

GLEN ROCK ZONING BOARD OF ADJUSTMENT  
Minutes of the April 30, 2014 Work Session  
7:30 PM

In attendance: Bruce Beal, Chairman, Robert Bourne, Denley Chew, Katherine Tuite, Barbara Schineller and William Mitchell. Also in attendance was Spencer Rothwell, Esq., Board Attorney.

Approval of Minutes: April 2, 2014 work session and April 10, 2014 regular meeting

Mr. Beal asked the Board members to minutes of the April 2 and April 10 meetings and to be contact the Board Secretary with any revisions or additions.

**Old Business:**

**Block 83, Lot 20**  
**83 Birchwood Road**  
**Applicant: Mr. & Mrs. Martin Petraitis**

Memorializing resolution approving variances to construct one story addition which will, if constructed, encroach into the required front side yard.

The Board Secretary distributed the draft of the resolution prepared by Mr. Rothwell. Mr. Beal asked the Board members to contact Mr. Rothwell or the Board Secretary with any additions or corrections. The resolution will be memorialized at next week's meeting.

**New Business:**

**Block 90, Lot 30**  
**725 Lincoln Avenue**  
**Applicant: William and Jennifer Lohr**

Applicant proposes to construct wood deck which will, if constructed, encroach into the required front side yard. Applicant seeks relief from Borough Ordinance 230-22(B), where 37.5' is required, 18.75' is proposed, a difference of 18.75' and any other variances or waivers that may be required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a wood deck which will encroach into the required front side yard.

**Block 150, Lot 9**  
**68 Ridge Road**  
**Applicant: Mr. & Mrs. Paul Moscatello**

Applicant proposes to construct second story addition which will, if constructed, encroach into the required side yard. Applicant seeks relief from Borough Ordinance 230-54C, where 7.13' is

required, 4.6' is proposed, a difference of 2.53' and any other variances or waivers that may be required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a second story addition which will encroach into the required side yard. The addition will be over an existing one car garage.

**Block 9, Lot 4**

**15 Grove Avenue**

**Applicant: Mr. Andrew Ramos**

Applicant proposes to construct two- one story additions and rear wood deck which will, if constructed, encroach into the required side yard and rear yard setbacks. In addition, applicant proposes to construct a one story garage addition requiring a variance for garage depth.

Applicant seeks relief from Borough Ordinance 230-54 (C), where a 14.4' side yard is required, 8.6' (building) and 6.3' (overhang) are proposed, a difference of 5.8' and 8.1' respectively, 230-54(D), where a 30' rear yard is required, 26.3' (deck) is proposed, a difference of 3.7', and 230-14 (A)(6), where a 20' interior depth dimension is required for a garage, 19' is proposed, a difference of 1' and any other variances or waivers that are required in connection with this application.

The Board members discussed the application. The applicant wishes to construct two one-story additions and a wood deck which would encroach into the required side yard and rear yard setbacks. Mr. Beal commented that the dwelling next to this house sits very far from the side yard.

As there was nothing further before the Board, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Nancy Spiller  
Board Secretary