

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the June 4, 2014 Work Session
7:30 PM

Mr. Beal asked the Board members to review the minutes of the April 30 and May 8 meetings and contact the Board Secretary with any additions or corrections.

Old 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.

The Board Secretary distributed copies of the resolution draft prepared by Mr. Rothwell. Mr. Beal asked the Board members to review the draft and contact Mr. Rothwell or the Board Secretary with any additions or corrections.

It will be memorialized at next week's meeting.

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.

The Board Secretary distributed copies of the resolution draft prepared by Mr. Rothwell. Mr. Beal asked the Board members to review the draft and contact Mr. Rothwell or the Board Secretary with any additions or corrections.

It will be memorialized at next week's meeting.

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.

The Board Secretary distributed copies of the resolution draft prepared by Mr. Rothwell. Mr. Beal asked the Board members to review the draft and contact Mr. Rothwell or the Board Secretary with any additions or corrections.

It will be memorialized at next week's meeting.

New Business:

Block 137, Lot 2

646 Prospect Street

Applicant: Mr. & Mrs. Frank Ramdayal

Applicant proposes to construct two story addition and rear deck which will, if constructed, encroach into the required rear yard setback. Applicant seeks relief from Borough Ordinance 230-54(D), where a 30' rear yard setback is required, 27.2' (addition) and 18.5' (deck) are proposed, a difference of 2.8' and 11.5' respectively 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 a two story addition and rear deck requiring rear yard setback variances. Mr. Beal noted that the property has an unusual shape.

Block 83, Lot 8

50 Ferndale Avenue

Applicant: Mr. & Mrs. Michael Kelly

Applicant proposes to construct one story addition and wood deck, which will, if constructed, encroach into the required front side yard setback. Applicant seeks relief from Borough Ordinance 230-22(B), where a 37.5' front side yard is required, 17.6' is proposed, a difference of 19.9' and any other variances or waivers that are required in connection with this application.

The Board members discussed the application. The Board Secretary noted that this property was not always a corner lot. The creation of Jennifer Place caused this property to be a corner lot which requires the side yard setback to be 37.5' instead of the 12% of the width of the lot for an interior lot.

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

Respectfully submitted,

Nancy Spiller
Board Secretary