

GLEN ROCK ZONING BOARD
Minutes of the February 4, 2015 Work Session
7:30 PM

In attendance: Bruce Beal, Chairman, Diane Herrlett, Barbara Schineller, Bob Bourne, Kay Tuite and Al Tarleton. Also in attendance was Spencer Rothwell, Esq., Board Attorney.

The Board Secretary distributed the minutes of the previous month's meeting and Mr. Beal asked the Board members to review them before the next meeting.

Old Business:

Block 181, Lot 4

976 Maple Avenue

Applicant: Ms. Jennifer Wong and Mr. Ranjan Khan

Memorializing resolution granting a variance for an expanded driveway which exceeds the permitted width past 16' of the curb.

Mr. Rothwell will prepare the resolution, which will be memorialized at next week's regular meeting.

Block 19, Lot 12

34 High Street

Applicant: Nitas Patthanakittikul and Arin Kornchankul

Applicant proposes to construct attached garage, which will, if constructed, encroach into the required side yard setback. Applicant seeks relief from Borough Ordinance 230-54(C), where 8.2' is required, 3' is proposed, a difference of 5.2' and any other waivers or variances that are required in relation to this application.

The Board Secretary stated that she is waiting for a letter from the applicants, withdrawing the application. The applicants have revised their plans so that a variance is not required.

Block 129, Lot 8

475 Prospect Street

Applicant: Mr. Scott D'Elia

Applicant proposes to construct one story addition and second story addition which will, if constructed, encroach into the required front yard and side yard setback and exceed the permitted Effective Gross Floor Area Ratio. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard setback is required, 27.5' (steps) and 33.7' (second story) are proposed, a difference of 22.5' and 16.3' respectively, Borough Ordinance 230-54(C) where a 6' side yard is required, 4.97' is proposed, a difference of 1.03' and Borough Ordinance 230-54(J), where a EGFAR of 38.13% (2,669 . sq.ft.) is permitted, 47.16% (3,301 sq.ft.) is proposed, a difference of

9.03% (632 sq.ft.) and any other waivers or variances that are required in connection with this application.

The Board Secretary distributed revised plans which reduce the requested FAR variance. In addition, two variances were requested for the new driveway too close to the neighbor's proposed driveway.

New Business:

Block 152, Lot 24

245 Hamilton Avenue

Applicant: Mr. Raymond Carli

Applicant proposes to construct two story addition which will, if constructed, cause the Effective Gross Floor Area (EGFA) to exceed the permitted amount. Applicant seeks relief from Borough Ordinance 230-54(I) where 3,499.89 sq.ft. is permitted, 3,918.7 sq. ft is proposed, a difference of 418 sq.ft. and any other waivers or variances that are required in connection with this application.

There has been nothing new on this application since it was deemed complete. Mr. Beal did point out that there is a drainage right of way next to the property, making the property appear much larger than it is and distancing the property from the next door neighbor.

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

Respectfully submitted,

Nancy Spiller
Board Secretary