

**GLEN ROCK ZONING BOARD OF ADJUSTMENT**  
**Minutes of the April 6, 2016 Work Session**  
**7:30 PM**

In attendance: Bruce Beal, Chairman, Denley Chew, Kay Tuite, Diane Herrlett, Barbara Schineller, Janet Chen and William Mitchell. Also in attendance was Spencer Rothwell, Esq., Board Attorney.

**Roll Call**

**Sunshine Law**

**Approval of Minutes: March 2, 2016 work session and March 10, 2016 regular meeting**

**Old Business:**

**Block 56, Lot 35**

**27 Concord Avenue**

**Applicant: Mr. and Mrs. Marlo Carrillo**

Memorializing resolution approving variances to construct second story addition, new front stairs and portico which will, if constructed, encroach into the required front and side yard setbacks.

The Board Secretary will distribute the draft of the resolution prepared by Mr. Rothwell. Mr. Beal asked the Board members to review it and contact Mr. Rothwell or the Board Secretary with any changes or additions.

**Block 243, Lot 16**

**144 Chadwick Place**

**Applicant: Mr. and Mrs. David Viscardi**

Memorializing resolution approving variances to construct second story addition and two story addition which will, if constructed, encroach into the required side yard setback and exceed the permitted total side yard.

The Board Secretary will distribute the draft of the resolution prepared by Mr. Rothwell. Mr. Beal asked the Board members to review it and contact Mr. Rothwell or the Board Secretary with any changes or additions.

**Block 135, Lot 10**

**133 East Gramercy Place**

**Applicant: Mr. & Mrs. Joshua Bratspies**

Memorializing resolution to construct a two story addition and second story addition which will, if constructed, exceed the permitted building/structure coverage.

The Board Secretary will distribute the draft of the resolution prepared by Mr. Rothwell. Mr. Beal asked the Board members to review it and contact Mr. Rothwell or the Board Secretary with any changes or additions.

**Block 169, Lot 7**

**258 Gramercy Place**

**Applicant: Katja Andreo**

Memorializing resolution approving variances to construct two story addition which will, if constructed, encroach into the required rear yard.

The Board Secretary will distribute the draft of the resolution prepared by Mr. Rothwell. Mr. Beal asked the Board members to review it and contact Mr. Rothwell or the Board Secretary with any changes or additions.

**New Business:**

**Block 62, Lot 10**

**77 Greenway Road**

**Applicant: Mr. Bradley Buchmann**

Applicant proposes to construct new one family dwelling on existing foundation, and additional two story addition, one story addition and one story open porch addition which will, if constructed, encroach into the required front and rear yard setbacks and exceed the permitted floor area. Applicant seeks relief from Borough Ordinance 230-54(B) where a 48.25' front yard setback is required (average setback study) and 45.0' is proposed, a difference of 3.25', 230-54(D) where a 30' rear yard is required, 27' (building) and 23.67' (rear stairs) are proposed, a difference of 3.0' and 6.33' respectively, and 230-54 (J) where a floor area of 38.32% (2,623.9 sq.ft.) is permitted, 45% (3,081.1 sq.ft) is proposed, a difference of 6.68% (457.7 sq ft.) and any other variances or waivers that are required with this application.

The Board members discussed the applicant. The applicant is purchasing this home with the intention of bringing it down to the foundation and adding a two story addition and a one story addition. The applicant is requesting a front yard variance, rear yard variance and floor area variance.

The applicant was present at the work session and stated he had some difficulties staking out the proposed setbacks because of existing conditions on the property but did the best he could.

**Block 115, Lot 15**

**216-220 Rock Road**

**Applicant: New York SMSA Limited Partnership d/b/a/ Verizon Wireless**

Applicant seeks site plan approval and use variance for installation of a network wireless communications facility atop the Glen Rock Inn.

The Board members discussed the variance needed for this application. As it is a use variance, five affirmative votes are needed to pass the motion.

As this application involves a cell phone antenna, Mr. Beal suggested that the Board enlist the expertise of Bruce Eisenstein, Ph.D., an expert in the field who assisted the Board several years ago with a cell tower application. The Board members and the applicant agreed. The applicant's attorney stated she will forward Dr. Eisenstein a copy of the application. Mr. Beal stated he spoke to Dr. Eisenstein who said he would be available for next week's meeting.

As there was nothing further before the Board, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Nancy Spiller  
Board Secretary