

GLEN ROCK ZONING BOARD  
Minutes of the September 2, 2015 Work Session  
7:30 PM

In attendance: Diane Herrlett, Vice-Chairman, Barbara Schineller, Al Tarleton, Bob Bourne, Bill Mitchell, Katherine Tuite, Denley Chew and Janet Chen. Also in attendance was Andrew Kohut, Esq., Board Attorney.

Mrs. Herrlett asked the Board members to review the minutes of the August 5 work session and August 13 regular meeting and be prepared to vote on the at next Thursday's regular meeting. They should contact the Board Secretary with any additions or corrections.

**Old Business:**

**Block 30, Lot 16**

**412 Ackerman Avenue**

**Applicant: David and Victoria Robinson**

Memorializing resolution approving variance to expand an existing single family home which does not have a garage, as required by Borough Ordinance § 230-18.

The Board Secretary distributed the resolution draft prepared by Mr. Kohut. Mrs. Herrlett asked the Board members to review the draft and contact either Mr. Kohut or the Board Secretary with any additions or corrections.

**Block 131, Lot 7**

**44 East Gramercy Place**

**Applicant: Robert and Ayeda Rush**

Memorializing resolution approving variance to construct rear yard deck, which will, if constructed, encroach into the required rear yard setback.

The Board Secretary distributed the resolution draft prepared by Mr. Kohut. Mrs. Herrlett asked the Board members to review the draft and contact either Mr. Kohut or the Board Secretary with any additions or corrections.

**Block 115, Lot 44**

**792 Maple Avenue**

**Applicant: Diane and James Litvany**

Memorializing resolution denying variance to reconstruct garage, construct second story addition and roof overhang which will, if constructed, encroach into the required front yard, front side yard, side yard, rear yard and exceed the permitted floor area ratio.

The Board Secretary distributed the resolution draft prepared by Mr. Kohut. Mrs. Herrlett asked the Board members to review the draft and contact either Mr. Kohut or the Board Secretary with any additions or corrections.

**New Business:**

**Block 127, Lots 22 and 23**

**432 Grove Street**

**Applicant: 432 Grove Street LLC**

Zoning Officer made a determination that a proposed use of the property does not fall under the use variance granted by a previous owner. Applicant requests relief from that determination.

The Board Secretary stated that there has been no recent contact with the applicant or any update for the Board.

**Block 10, Lot 1**

**118 Forest Road**

**Applicant: Refined Homes Investor, LLC**

Applicant proposes to construct second story addition and two story addition which will, if constructed, encroach into the required front side yard. Applicant seeks relief from Borough Ordinance 230-22(B), where 37.5' front side yard setback is required, 20.04' is proposed, a difference of 17.46' and any other variance or waivers that are required in connection with this application.

The Board members went over the application. The applicant wishes to renovate and expand an existing home which only requires a variance for the front side yard setback. Mrs. Herrlett stated that the home has been vacant for some time.

**Block 151, Lot 2**

**20 Ridge Road**

**Applicant: Jennifer and Michael Casas**

Applicant proposes to construct extension of front porch which will, if constructed, encroach into the required front yard. Applicant seeks relief from Borough Ordinance 230-54B, where 50' front yard is required, 45' is proposed, a difference of 5' and any other variances or waivers that are required in connection with this application.

The Board members went over the application. The applicant wishes to expand an existing front porch so that it spans the entire front of the home. A front yard variance is required. The Board members noted that the site plan does not accurately reflect what the applicant proposes. The applicant was in attendance and stated she will contact the architect and submit a revised site plan to the Board Secretary before the regular meeting next week.

**Block 115, Lot 44**

**792 Maple Avenue**

**Applicant: Mr. & Mrs. James Litvany**

Applicant proposes to reconstruct garage destroyed by fire, construct second story addition over garage, construct entry roof over rear stairs, construct stairs on side yard and construct roof overhang requiring multiple variances. Applicant seeks relief from Borough Ordinance 230-54(B) where 50' is required, 35' (front roof) is proposed, a difference of 15', 230-22(B), where a front side yard of 37.5' is required, 33' (rear entry roof on Rodney St.) and 34.5' (second floor

addition) are proposed, a difference of 4.5' and 3.0' respectively, 230-54(D) where a rear yard of 30' is required, 22.8' (second floor addition) is proposed, a difference of 7.2' and 230-54(C), where side yards of 7.5' and 8.0' are required, .5' (side steps) and 3.3' (front roof) are proposed, a difference of 7.0' and 4.7' respectively and any other variances or waivers that are required in connection with this application. This application will not be discussed at the September 2, 2015 work session.

This application was not discussed at the work session as notice was not served in time for this meeting. It has been included on the agenda for the regular meeting on September 10.

As there was no further business before the Board, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Nancy Spiller  
Board Secretary