

GLEN ROCK ZONING BOARD
Minutes of the September 7, 2016 Work Session
7:30 PM

In attendance: Bruce Beal, Diane Herrlett, Janet Chen, Bill Mitchell, Bob Bourne and Denley Chew. Also in attendance was Spencer Rothwell, Esq., Board Attorney

Mr. Beal asked the Board members to review the minutes of 6/1 and 6/9/16 and be prepared to vote on them at next Thursday's meeting.

Old Business:

Block 175, Lot 1.03

5 Romary Court

Applicant: Mr. & Mrs. Tedd Kochmann

Memorializing resolution granting variance to construct one story addition which will cause the dwelling to exceed the permitted effective gross floor area.

Mr. Beal asked the Board members to review the draft of the resolution prepared by Mr. Rothwell and be prepared to vote on them at next Thursday's meeting.

Block 195, Lot 15

384 Boulevard

Applicant: Ms. Debra Varney

Memorializing resolution granting variance to construct second story addition which will, if constructed, encroach into the required front and side yard setbacks, exceed the permitted total side yard and exceed the permitted stair width.

Mr. Beal asked the Board members to review the draft of the resolution prepared by Mr. Rothwell and be prepared to vote on them at next Thursday's meeting.

Block 135, Lot 1

739 Harristown Road

Applicant: Mr. David Lindley

Memorializing resolution for partial approval and partial denial of variances to construct a driveway which, if constructed, would exceed the permitted width and convert an unfinished attic to habitable space which was cause the Effective Gross Floor Area to exceed the permitted square footage.

Mr. Beal asked the Board members to review the draft of the resolution prepared by Mr. Rothwell and be prepared to vote on them at next Thursday's meeting.

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 – **Postponed at the request of the applicant.**

The applicant has requested an adjournment until the October meeting, which will be mentioned at the meeting next week. Mr. Rothwell stated that the application is automatically approved if the Board does not act upon it within 120 days from the day it is deemed complete if the applicant does not waive the time.

If the applicant is not ready to be heard in October, the application will be dismissed without prejudice.

New Business:

Block 18, Lot 15

412 Maple Avenue

Applicant: Mr. Mark O'Neill

Applicant constructed patio in the front yard and seeks relief from Borough Ordinance 230-14(A)(3) which does not permit patios in the front yard or the front side yard in the case of a corner property and any other variances or waivers that are required in connection with this application.

The applicant constructed a patio in the front yard without a permit.

Block 136, Lot 13

802 Harristown Road

Applicant: Mr. & Mrs. Rosario Patane

Applicant proposes to construct second story addition and two one story additions which will, if constructed, encroach into the required front and side yards, exceed the permitted width of front steps and exceed the permitted Effective Gross Floor Area (EGFA.) Applicant seeks relief from Borough Ordinance 230-54(B), where 50' front yard is required, 41.30' (garage) and 43.70' (porch) are proposed, a difference of 6.3' and 3.62' respectively, 230-54(C) where a side yard of 8.52' is required, 4.9' is proposed, a difference of 3.62', 230-20(D), where a 7' wide step is permitted, 8' is proposed, a difference of 1' and 230-54(J) where a EGFA of 3336.76 sq. ft is permitted, 3,666 sq. ft. is proposed, a difference of 329.24 sq. ft. and any other variances or waivers that are required in connection with this application.

The Board members discussed the application. The applicant will require multiple variances including one for the EGFAR. It is currently a small home constructed on a small lot.

**Block 125, Lot 8
43 Central Avenue**

Applicant: Mr. & Mrs. Todd Finkenstadt

Applicant proposes to construct one story addition, which will, if constructed, encroach into the required front side yard setback. Applicant seeks relief from Borough Ordinance 230-22(B), where a front side yard of 37.5' is required, 28.5' is proposed, a difference of 9' and any other variances or waivers that may be required in connection with this application. **Postponed at the request of the applicant to the October meeting.**

**Nancy Spiller
Board Secretary**