

GLEN ROCK ZONING BOARD OF ADJUSTMENT  
Minutes of the January 7, 2015 Work Session  
7:30 PM

In attendance: Bruce Beal, Chairman, Diane Herrlett, Bill Mitchell, Kay Tuite, Denley Chew, Barbara Schineller, Janet Chen, Bob Bourne and Al Tarleton.

Mr. Beal asked the Board members to review the minutes of the December 3, 2014 work session and the December 11, 2014 regular meeting and be prepared to vote on them at next week's meeting.

**Reorganization Meeting**

Election of Chairman and Vice-Chairman  
Appointment of Board Attorney  
Appointment of Board Secretary  
Appointment of Zoning Official  
Ratification of Borough Engineer  
Ratification of By-Laws  
Ratification of Borough Planner

A nominating committee was formed and will present their recommendations at next week's meeting.

**Old Business:**

**Block 182, Lot 13**

**51 Robinson Avenue**

**Applicant: Mr. Eugenios Athanasatos and Ms. Ourania Ziotas**

Memorializing resolution approving variances to convert an existing sunroom into a family room with new landing and steps and raise the roof of an existing attic for additional living space which will, if constructed, encroach into the required rear yard setback and exceed the permitted Effective Gross Floor Area (EGFA.)

Mr. Rothwell will forward drafts of the resolution for the Board's consideration. It will be voted on at next week's 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 applicant has requested that the application be postponed until the February, 2015 meeting.

**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 EGFA 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 applicant submitted one copy of a revised plan; however, Mr. Berninger had not sufficient time to review the changes. Mr. Beal suggested that after Mr. Berninger has had a chance to verify the numbers, the applicant should submit a sufficient amount of copies as soon as possible so the Board members will have time to review the plans prior to the regular meeting.

**New Business:**

**Block 181, Lot 4**

**976 Maple Avenue**

**Applicant: Ms. Jennifer Wong and Mr. Ranjan Khan**

Applicant expanded an existing driveway which now exceeds the permitted width past 16' of the curb. Applicant seeks relief from Borough Ordinance 230-33(B), where a 25' width driveway past 16' of the curb is permitted, 34' is existing, a difference of 9' and any other waivers or variances that may be required in connection with this application.

The Board members discussed the application. The homeowners expanded their driveway in excess of the permitted 25' width. Mr. Beal noted that the lot is a flag lot which results in a very long, skinny driveway that enters onto a busy county road.

**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.

The Board members discussed the application. The applicant wishes to construct a two story addition which will cause the EGFAR to exceed the permitted amount. No other variances are required in connection with this application.

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

Respectfully submitted,

Nancy Spiller  
Board Secretary