

GLEN ROCK ZONING BOARD
Minutes of the December 2, 2015 Work Session

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

Mr. Beal asked the Board members to review the minutes of the September 2, 2015 work session and the September 10, 2015 regular meeting and be prepared to vote on them at next week's regular meeting.

Old Business:

Block 127, Lots 22 and 23

432 Grove Street

Applicant: 432 Grove Street LLC

Memorializing resolution overturning Zoning Officer's determination

The Board Secretary distributed the resolution draft prepared by Mr. Rothwell. Mr. Beal asked the Board members to review the draft and call either Mr. Rothwell or the Board Secretary with any corrections. The Board will be voting on it at the regular meeting next week.

Block 10, Lot 1

118 Forest Road

Applicant: Refined Homes Investor, LLC

Memorializing resolution for variances to construct second story addition and two story addition which will, if constructed, encroach into the required front side yard.

The Board Secretary will forward the resolution to the Board Members once she receives it from the Board Attorney. Mr. Beal asked the Board members to review it and contact the Board Secretary or Mr. Rothwell with any corrections or additions.

Block 151, Lot 2

20 Ridge Road

Applicant: Jennifer and Michael Casas

Memorializing resolution for variances to construct extension of front porch which will, if constructed, encroach into the required front yard

The Board Secretary will forward the resolution to the Board Members once she receives it from the Board Attorney. Mr. Beal asked the Board members to review it and contact the Board Secretary or Mr. Rothwell with any corrections or additions.

Block 115, Lot 44
792 Maple Avenue

Applicant: Mr. & Mrs. James Litvany

Memorializing resolution for variances 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.

The Board Secretary distributed the resolution draft prepared by Mr. Rothwell. Mr. Beal asked the Board members to review the draft and call either Mr. Rothwell or the Board Secretary with any corrections. The Board will be voting on it at the regular meeting next week.

New Business:

Block 77, Lot 16
10 Hillview Terrace

Applicant: Mr. Thomas DaSilva

Applicant proposes to construct second story addition and front canopy, which will, if constructed, encroach into the required front and side yard setbacks. Applicant seeks relief from Borough Ordinance 230-54B, where 50' front yard is required, 32.81' (second story) and 30.2' (front canopy) are proposed, a difference of 17.91' and 19.8' respectively, and 230-54C where a side yard of 12' is required, 10.4' is proposed, a difference of 1.6' and any other variances or waivers that may be required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a second story addition and front canopy where front yard variances and side yard variances are required.

The property is on a corner; however no variances concerning the front side yard are needed.

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

Respectfully submitted,

Nancy Spiller
Board Secretary