

GLEN ROCK ZONING BOARD OF ADJUSTMENT  
Minutes of the March 4, 2015 Work Session  
7:30 PM

In attendance: Bruce Beal, Chairman, Diane Herrlett, William Mitchell, Barbara Schineller, Denley Chew, Robert Bourne and Al Tarleton. Also in attendance was Spencer Rothwell, Esq., Board Attorney.

Mr. Beal asked the Board members to review the minutes of the February 4, 2015 work session and the February 12, 2015 regular meeting and contact the Board Secretary with any additions or corrections.

**Old Business:**

**Block 129, Lot 8**

**475 Prospect Street**

**Applicant: Mr. Scott D'Elia**

Memorializing resolution approving construction of a 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, and construction of a driveway which will encroach on the required distance between it and a driveway on an adjacent property.

The Board Secretary will distribute a draft of the resolution when she receives it from Mr. Rothwell. Mr. Beal asked the Board members to review the draft when they get it and contact Mr. Rothwell or the Board Secretary with any additions or corrections.

**Block 152, Lot 24**

**245 Hamilton Avenue**

**Applicant: Mr. Raymond Carli**

Memorializing resolution approving the construction of a two story addition which will, if constructed, cause the Effective Gross Floor Area (EGFA) to exceed the permitted amount.

The Board Secretary will distribute a draft of the resolution when she receives it from Mr. Rothwell. Mr. Beal asked the Board members to review the draft when they get it and contact Mr. Rothwell or the Board Secretary with any additions or corrections.

**New Business:**

**Block 194, Lot 6**

**361 Boulevard**

**Applicant: Lucas and Anna Kovalcik**

Applicant proposes to construct two one-story additions, which will, if constructed, encroach into the required front and side yard setbacks. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard is required, 37.87' (addition) and 32.12' (steps) are proposed, a difference of 12.13' and 17.88' respectively and 230-54(C) where a 8.67' side yard is required,

3.3' (side addition) and 6.33' (rear addition) are proposed, a difference of 5.37' and 2.34' respectively and any other waivers or variances that are required in connection with this application.

The Board members reviewed the application. It was noted that the existing home sits in the front yard setback and that even though one of the additions is in the side yard, it encroaches into the required front yard. It was also noted that there is a drainage easement on the side of the property where the variance is requested.

**Block 144, Lot 5**

**72 Delmar Avenue**

**Applicant: Ms. Orlee Goldfeld and Mr. Marc Wolfe**

Applicant proposes to construct new front stoop that will, if constructed, encroach into the required front yard setback. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard is required, 41' is proposed, a difference of 9' 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 new front stoop which will encroach into the required front yard. Mr. Beale suggested that the applicant contact her architect to discuss possible hardships with the property. Mr. Chew noted that the FAR, while not above the permitted amount, is exactly what is permitted and the applicant will have to be very careful during construction not to exceed the FAR.

**Block 134, Lot 26**

**841 Harristown Road**

**Applicant: Jason and Cristal Whalen**

Applicant proposes to construct second story addition and one story addition which will, if constructed, encroach into the required front and side yard setbacks and exceed the permitted total side yards. Applicant seeks relief from Borough Ordinance 230-54(B), where 50' front yard is required, 49.84' is proposed, a difference of .16' and 230-54(C), where a side yard of 8.4' is required, 4.62' is proposed, a difference of 3.78' and a total side yard of 17.5' is required, 16.61' is proposed, a difference .89' 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 floor addition over the existing one story home. In addition, they wish to construct a one story addition in the rear of the house. Several variances are required, some of which are very small in nature. Mr. Beal noted that many of the houses on the block have already been expanded.

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

**Nancy Spiller**  
**Board Secretary**