

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the June 3, 2015 Work Session
7:30 PM

In attendance: Bruce Beal, Chairman, Diane Herrlett, Kay Tuite, Barbara Schineller and Denley Chew. Also in attendance was Spencer Rothwell, Esq. Board Attorney

Mr. Beal asked the Board members to review the minutes of the May 6, 2015 work session and the May 14, 2015 regular meeting and contact the Board Secretary with any additions or correction.

Old Business:

Block 65, Lot 12

157 Greenway Road

Applicants: Mr. & Mrs. Brian Sulborsky

Memorializing resolution approving the construction of an open front porch and second story dormer additions, which will, if constructed, encroach into the required front yard and side yard.

The Board Attorney is preparing the resolution draft for the Board's consideration. Mr. Beal asks that the Board contact the Board Secretary or the Attorney with any additions or corrections when the draft is received.

Block 206, Lot 7

34 Hazelhurst Avenue

Applicant: Kayur Parekh and Namrata Palicha

Memorializing resolution approving the construction of a second story addition which will, if constructed, encroach into the required front side yard setback.

The Board Attorney is preparing the resolution draft for the Board's consideration. Mr. Beal asks that the Board contact the Board Secretary or the Attorney with any additions or corrections when the draft is received.

Block 63, Lot 4

102 Greenway Road

Applicant: Mark and Katarzyna Ura

Applicant proposes to construct second story addition, two story addition and front porch which will, if constructed encroach into the required front yard, side yard, rear yard and total side yards, and exceed the permitted Effective Gross Floor Area Ratio (EGFAR.) Applicant seeks relief from Borough Ordinance 230-54(B), where a 47.5' front yard setback is required (average setback study), 46.44' (foundation of house) and 40.73' (porch) are proposed, a difference of 1.06' and 6.77' respectively, 230-54 (C) where a side yard setback of 9.6' is required, 9.35' is proposed, a difference of .25' and a total side yard of 20' is required, 19.55' is proposed a difference of .45', 230-54(D) where a rear yard setback of 30' is required, 23.29' (foundation to house) and 20.01' (steps) are proposed, a difference of 9.9' and 6.71' respectively, and 230-54(J) where an EGFAR of .365 (3,029.5 sq.ft.) is permitted, .3954 (3,281.78 sq.ft.) is proposed, a

difference of .0304 (252.28 sq.ft) and any other variances and waivers that are required in connection with this application. Applicant has submitted new plans reducing the size, number and intensity of variances requested.

The Board reviewed the changes proposed by the applicant which eliminates the need for the EGFAR variance and other variances. The Board will review all the changes at the regular meeting next week.

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.

There has been no further correspondence from last month from the applicant. The Applicant requested a proposal as there were going to be a few Board members absent from last month's meeting.

Nancy Spiller
Board Secretary