AGENDA*
GLEN ROCK ZONING BOARD

WORK SESSION: Wednesday, April 3, 2019 7:30 PM
REGULAR MEETING: Thursday, April 11, 2019 7:30 PM

Roll Call
Sunshine Law
Approval of Minutes: March 6, 2019 work session and March 14, 2019 regular meeting

Old Business:

Block 12, Lot 14
147 Marlboro Road
Applicant: Ms. Cila Merriam

Memorializing resolution approving variances to construct second story addition, which will, if constructed, encroach into the required front yard and rear yard and exceed the permitted Effective Gross Floor area.

Block 179, Lot 8
69 Ferndale Avenue
Applicant: Mr. & Mrs. Christopher Terry

Memorializing resolution approving variances for construction of a one story addition which is encroaching into the required side yard setback. Applicant seeks relief from Borough Ordinance 230-54(C), where a side yard setback of 6’ is required, 5.04’ is existing, a difference of .96’ and any other variances or waivers that are required for this application.

Block 17, Lot 10
366 South Maple Avenue
Applicant: 366 South Maple Avenue Assoc. LLC
Applicant requests use variance and preliminary and final site plan approval for construction of a three (3) story eight (8) unit multiple family residential building with first floor parking garage and any other variances or waivers that may be required in connection with this application.

At the request of the applicant, this matter has been postponed until the May, 2019 meetings.
**Block 38.01, Lot 1**  
594 Broad Street  
**Applicant: Wagmore Canine Club, LLC**

Applicant seeks a use variance and preliminary and final site plan approval to permit a doggie daycare facility in the C-3 Wholesale Commercial District.

**New Business:**

**Block 129, Lots 15 & 18**  
531-541 Prospect Street  
**Applicant: Sri Guru Singh Sabha, Inc**

Applicant seeks amended site plan approval for construction of a terrace and storage underneath for an existing house of worship, which is a conditional use in the A-2 zone where it is located and any variances and waivers that may be required in connection with this application.

**Block 243, Lot 31**  
50 Chadwick Place  
**Applicant: Iftach and Ruth Bashan**

Applicant has constructed front step which exceed the permitted width when encroaching into the required front yard setback. Applicant seeks relief from Borough Ordinance 230-20 (D), where 7’ wide platform and stairs are permitted, 9’ platform and stairs were constructed, a difference of 2’ and any other variances or waivers that are required for this application.

**Block 142, Lot 14**  
31 Hillman Avenue  
**Applicant: Anthony and Nicole Scotto**

Applicant has constructed inground swimming pool which violate several Borough Ordinance, contrary to the approved building permit. Applicant seeks relief from Borough Ordinance 230-112(B) requiring edge of pool not to be closer than 10’ to the principal building, 9’ was constructed, a difference of 1’, 230-112(C) where ground level patios adjacent to swimming pools must be no closer than 10’ to the side property line, 7’ was constructed, a difference of 3’, 230-54(G), where a maximum building coverage of 25% (2,444 sq.ft.) within 140’ of the front lot line is permitted, 27.3% (2,669 sq.ft.) was constructed, a difference of 225 sq.ft., and 230-112(H), which requires pool equipment to be located in the rear yard but pool equipment was installed in the side yard and any other variances or waivers that are required for this application.

**Block 119, Lot 17**  
19 Buckingham Place  
**Applicant: Mr. Noland Izar**

Applicant proposes to construct two decks, which will, if constructed, encroach into the required side and rear yard setbacks. Applicant seeks relief from Borough Ordinance 230-54(C), where a
side yard of 10.8’ is required, 6’ is proposed, a difference of 4.8’, Borough Ordinance 230-54(D), where a rear yard of 30’ is required, 12.75’ (rear deck) and 24.15’ (side steps) are proposed, a difference of 17.25’ and 5.85’ and any other variances or waivers that are required for this application.

Applicant has requested that this application be placed on the May, 2019 agenda to give sufficient time to notice.

Formal Action May Be Taken
*Agenda Subject to Amendment

Nancy Spiller
Board Secretary