

AGENDA*
GLEN ROCK ZONING BOARD

WORK SESSION: **Wednesday, May 3, 2017** **7:30 PM**
REGULAR MEETING: **Thursday, May 11, 2017** **7:30 PM**

Roll Call

Sunshine Law

Approval of Minutes: **March 9, 2017 regular meeting, April 5, 2017 work session and April 13, 2017 regular meeting**

Old Business:

Block 225, Lot 7

556 Harristown Road

Applicant: Mr. & Mrs. Michael Pannacciulli

Memorializing resolution approving variance(s) to construct two one-story additions which will, if constructed, encroach into the required side yards and exceed the permitted total side yards.

Block 116, Lot 4

201 Rock Road

Applicant: The Shubert Organization

Memorializing resolution approving amended minor site plan approval and use variance for installation of roof railing and HVAC equipment which exceeds 10% of the permitted height in the C-2 Central Business District.

Block 127, Lots 2 and 3

569 and 575 Prospect Street

Applicant: Glen Park Village, L.L.C.

Applicant requests use variance for construction of an apartment complex in the A-2 residential zone.

New Business:

Block 183, Lot 9

247 Main Street

Applicant: Ms. Julie Cunningham

Applicant proposes to construct two story portico which will, if constructed, encroach into the required front yard setback. Applicant seeks relief from Borough Ordinance 230-54(B) where a 50' front yard setback is required, 42' is proposed, a difference of 8' and any other variances and waivers that are required in connection with this application.

Block 149, Lot 19

59 Ridge Road

Applicant: Mr. & Mrs. Frank Facciolo

Applicant proposes to construct canopy over existing front steps which will, if constructed, exceed the permitted width permitted in the front yard setback. Applicant seeks relief from Borough Ordinance 230-20 (D) where a 7' wide canopy is permitted, 10' is proposed, a difference of 3' and any other variances and waivers that are required in connection with this application.

Block 250, Lot 9

5 Franklin Place

Applicant: Ms. Bella Zolotnitsky

Applicant proposes to construct second story addition which will, if constructed, encroach into the required front yard, front side yard and rear yard. Applicant seeks relief from Borough Ordinance 230-54(B), where 50' front yard is required, 36.8' is proposed, a difference of 13.2', 230-22(B), where a front side yard of 37.5' is required, 36.37' is proposed, a difference of 1.13' and 230-54(D), where a rear yard of 30' is required, 15' (addition) and 8.6' (stairs) are proposed, a difference of 15' and 21.4' respectively and any other variances and waivers that are required in connection with this application

Block 30, Lot 4

22 Amherst Court

Applicant: Mr. Andrew Lasher

Applicant proposes to construct several additions which will, if constructed, encroach into the required front yard and side yard. Applicant seeks relief from Borough Ordinance 230-54(B), where a 35' front yard is required (average setback study), 14.7', 9.7' and 26.95' are proposed, a difference of 20.3', 15.3' and 8.05' respectively and 230-54(C), where a side yard of 8.64' is required, 7.1' is proposed, a difference of 1.54' and any other variances and waivers that are required in connection with this application.

Block 16, Lot 4
174 Sycamore Terrace
Applicant: Elli and Brooke Rothenberg

Applicant proposes to construct second story addition which will, if constructed, encroach into the required rear yard setback. Applicant seeks relief from Borough Ordinance 230-54(D) where 30' rear yard setback is required, 23.92' is proposed, a difference of 6.08' and any other variances or waivers that might be required in connection with this application.

Block 12, Lot 8
506 Harristown Road
Applicant: Mr. Om Dodeja

Applicant proposes to construct second story addition which will, if constructed, encroach into the required rear yard setback. Applicant seeks relief from Borough Ordinance 230-54(D), where a 30' rear yard is required, 15.5' (steps) and 17.9' (addition) are proposed, a difference of 14.5' and 12.1' respectively.

***Agenda Subject to Amendment**

Nancy Spiller
Board Secretary