

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the April 4, 2018 Work Session
7:30 PM

In attendance: Diane Herrlett, Chairwoman, Kay Tuite, Bill Mitchell, Barbara Schineller, Marc Sturiale and Denley Chew. Also in attendance was Kathryn Walsh, Esq., Board Attorney

Mrs. Herrlett asked the Board members to review the minutes of the January 31 and February 28 work session minutes and contact the Board Secretary with any additions or corrections.

Old Business:

Block 230, Lot 10
134 Elmwood Avenue
Applicant: Mr. David Chang

Memorializing resolution approving constructed driveway within 16' of the curb which is wider than permitted.

The Board Secretary distributed the draft of the resolution prepared by Mr. Rothwell. Mrs. Herrlett asked that the Board Members to review the draft and contact Mr. Rothwell with any additions or corrections. It will be voted on at the regular Zoning Board meeting next week.

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.

The Board received a revised parking radius plan. The Borough Engineer will review it at next week's regular meeting.

New Business:

Block 199, Lot 1
69 Monmouth Road
Applicant: Leslie and Alan Felsen

Applicant proposes to construct an overhang over front steps which will, if constructed, encroach into the required front yard setback. Applicant seeks relief from Borough Ordinance 230-54(B), where a front yard setback requirement is 50', 22' is proposed, a difference of 28' and any other variances or waivers that are required in connection with this application.

The Board members discussed the application. The applicant wishes to construct an overhang for existing front steps. As the steps are in the required front setback, a variance is required.

Block 20, Lot 19
43 Dean Street
Applicant: Abhinav Gupta

Applicant proposes to construct two story addition, which will, if constructed, encroach into the required front yard, side yard and total side yards. Applicant seeks relief from Borough Ordinance 230-54(B), where 50' front yard is required, 37.5' is proposed, a difference of 12.5', 230-54(C), where side yard of 6' is required, 5' is proposed, a difference of 1' and total side yard of 9.375' is required, 6.77' is proposed, a difference of 2.605' and any other variances and waivers that may be required in connection with this application.

The Board members discussed the application at a previous work session.

Block 152, Lot 9
62 Berkeley Place
Applicant: Ms. Luna Newton

Applicant proposes to construct third floor dormers which will, if constructed, encroach into the required front side yard. Applicant seeks relief from Borough Ordinance 230-22(B), where 37.5' is required, 27.14' is proposed, a difference of 10.36' and any other variances and waivers that may be required in connection with this application.

The Board members discussed the application at a previous work session.

Block 54, Lot 20
405 Lincoln Avenue
Applicant: Mr. Michael Sgarella

Applicant proposes to construct second story addition and front stair portico which will, if constructed, exceed the permitted total side yards and the portico width. Applicant seeks relief from Borough Ordinance 230-51(C), where total side yard permitted is 30'6' (front) and 31.5' (rear), 26'9' and 29' are proposed, a difference of 3.7' and 2.5' respectively and 230-20(D), where 7' wide portico is permitted, 11' is proposed, a difference of 4' and any other variances and waivers that may be required in connection with this application.

The Board members discussed the application at a previous work session.

As there was nothing further before the Board, the meeting was adjourned at 7:50 PM.

Respectfully submitted,

Nancy Spiller
Board Secretary