

GLEN ROCK ZONING BOARD
Minutes of the May 31, 2017
7:30 PM

In attendance: Bruce Beal, Chairman, Diane Herrlett, Kay Tuite, Janet Chen, Marc Sturiale, Denley Chew, Bill Mitchell and Bob Bourne. Also in attendance was Katherine Walsh, Esq., Board Attorney.

Old Business:

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.

The applicant submitted revised plans which were distributed to the Board members.

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.

This application was carried over from last month and no new information was received.

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.

This application was carried over from last month and no new information was received.

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

This application was carried over from last month and no new information was received.

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.

This application was carried over from last month and no new information was received.

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.

This application was carried over from last month and no new information was received.

Block 12, Lot 8
506 Prospect Street

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 and any other variances or waivers that might be required in connection with this application. This application was carried over from last month and no new information was received.

This application was carried over from last month and no new information was received.

**Block 7, Lt 10
41 Beech Road**

Applicant: Mr. John Boscoe

Applicant proposes to construct new front steps, which will, if constructed, encroach into the required front yard setback. Applicant seeks relief from Borough Ordinance 230-54(B), where 50' is required, 21.7' is proposed, a difference of 28.3' and any other variances or waivers that might be required in connection with this application.

The Board members reviewed the application. The applicant wishes to construct new front steps which will encroach into the required front yard. Mr. Beal made the observation that the home appears a lot further back from the street as there is a deep easement at the front of the property.

**Block 13, Lot 6
166 Marlboro Road**

Applicant: Ms. Maureen Wiener

Applicant proposes to construct enclosed vestibule and front steps which will, if constructed, encroach into the required front yard setback and exceed the permitted step width. Applicant seeks relief from Borough Ordinance 230-54(B), where 36.36' front yard setback (average setback study) is proposed, 32.5' (enclosed porch) is proposed, a difference of 3.86', 230-20 (D) where 31.36' (front yard setback for steps) is required, 28' is proposed, a difference of 3.36' and 230-20(D) where a stair width of 7' is permitted, 10.5' is proposed, a difference of 3.5' and any other variances or waivers that might be required in connection with this application.

The applicant did not notice in time to be heard at either this meeting or the June 8 meeting. As there are new plans for the Glen Park Village application, the Board will have a special meeting to hear all of the residential applications on June 15. Ms. Wiener will have notice for the June 15 meeting as her previous notice was not timely. All of the other applicants will have the new date announced at the June 8 meeting so no new notice will be needed.

As there was nothing before the Board, the meeting was adjourned at 7:45 pm.

**Nancy Spiller
Board Secretary**