

**AGENDA  
GLEN ROCK ZONING BOARD OF ADJUSTMENT**

**WORK SESSION: Wednesday September 4, 2024, 7:30 PM**

**MEETING: Thursday September 12, 2024, 7:30 PM**

**Roll Call**

**Sunshine Law**

**Approval of Minutes: June 5, 2024 work session meeting and the June 13, 2024 regular meeting.**

**Approval of Minutes: July 1, 2024 work session minutes and the July 8, 2024 regular Meeting.**

**Approval of Minutes: July 31, 2024 work session minutes and the August 8, 2024 regular Meeting.**

**Old Business:**

**Work Session-** Discuss EGFAR- draft made to discuss

**Block 127 Lot 21**

**432 Grove St.**

**Applicant: Mark Gallagher**

Applicant is seeking a Use variance from Sections 230-52 and 230-53 to permit the applicant to operate his excavating business and storage of commercial vehicles and equipment used in his excavating business operations within a Residential A-2 zone and all other variances and waivers that are requested in connection to this application. *Application continuing from the February meeting. Application has requested to be carried to the April meeting. Application was carried to the May meeting. The case is to be continued to June meeting. As per applicant's attorney-request to be carried to the July meeting. Applicant's attorney requested t be carried to the August meeting. Application is carried to the October meeting without further notice.*

**Block 152 Lot 8**

**74 Berkeley Pl.**

**Applicant: Amy & Glenn Handler**

Applicant is seeking relief for a pergola from Borough Ordinance 230-54-J which requires a maximum EGFAR of 3230.50 SF is permitted and is proposed at 3543 SF, a difference 312.50 SF. Applicant is also seeking relief from Ordinance 230-54-G which permits a maximum building coverage of 25% and is proposed at 26.4%, a difference of 1.4% and all other variances or waivers that are requested in connection to this application. *Applicant had carried over from the May meeting. Application to continue at the September meeting.*

**Block 182 Lot 7**  
**23 Ferndale Ave.**

**Applicant: Thomas & Tabitha Pugliese**

Memorializing resolution approving requested variance for EGFAR.

**New Business:**

**Block 8 Lot 12**  
**101 South Highwood Ave.**

**Applicant: David Cho**

Applicant is seeking relief from Ordinance 230-14-A(3) where a 6ft minimum is required for an air conditioning unit and 5ft. is proposed, a difference of 1ft. and all other variances or waivers that are requested in connection to this application.

**Block 130 Lot 11**  
**568 Rock Rd.**

**Applicant: Kristina & Denis Gjini**

Applicant is seeking relief from Ordinance 230-54(B) where a front yard setback is required at 50ft. and is proposed at 32.1ft., a difference of 17.9ft. (second story addition is proposed over existing non-conforming front yard setback) and is seeking relief from Ordinance 230-54(C) where a side yard setback is required at 7.2ft. and is proposed at 5.3ft, a difference of 1.9ft. (second story addition is proposed over existing non-conforming side yard setback) and all other variances or waivers that are requested in connection to this application.

**Block 228 Lot 12**  
**73 Pinelynn Rd.**

**Vanessa Huh & Daiji Shikama**

Applicant is seeking relief from Ordinance 230-54-B which requires a minimum front yard setback of 50 ft and is proposed at 49.3ft, a difference of 0.7ft. (proposed 2<sup>nd</sup> story addition over existing non-conforming attached garage) and is seeking relief from Ordinance 230-22-B where a minimum front side yard setback is required at 37.5ft. and is proposed at 28.6ft., a difference of 8.9ft. and 14.ft. (2<sup>nd</sup> story addition over existing nonconforming attached garage and a new front open portico to replace existing non-conforming open portico) and all other variances or waivers that are requested in connection to this application.

**Block 33 Lot 13**

**1 Bergen St.**

**Applicant: Mt. Bethel Church**

Applicant is seeking relief from Ordinance 230-22 Corner Lots for proposed second floor dormer additions over pre-existing non-conforming front yard setback where 50ft is required and proposed at 13.7ft (pre-existing non-conforming) and for a front side yard setback where 35ft. is required and proposed at 5.7ft. (pre-existing non-conforming) and all other variances or waivers that are requested in connection to this application.

**Formal Action May and Will Be Taken**  
**\*Agenda Subject to Amendment**

**Tracy Jeffery, Board Secretary**