

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the July 2, 2024 work session

In attendance: Herrlett, Bourne, Schineller, Mitchell, Tuite, Chadwick. Also in attendance Ms. Razin, Esq., Board Attorney

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 carried to the May meeting. Case is to be continued to June meeting. As per applicant's attorney- request to be carried to the July meeting. Application was carried to the August meeting as requested by applicant's attorney- no further notice is required.*

Block 129 Lot 25

400 Grove St.

Applicant: Jane Eliya & Reinaldo Pereira

Memorializing resolution approving the requested variance to permit commercial vehicle storage on a residential lot.

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.*

Block 155 Lot 4

285 Hamilton Ave.

Applicant: Kristina & Jason Janicki

Memorializing resolution approving the requested variances for a front side yard setback and rear yard setback for an addition.

Block 52 Lot 13

33 Windham Place

Applicant: Alex & Elizabeth Tullo

Memorializing resolution approving requested variances for a side yard setback and a setback variance for a combined side yard setback

New Business:

Block 79 Lot 19

5 Hillview Terrace

Applicant: John Mennella

Applicant is seeking a variance for an addition from Ordinance 230-54B which requires a Front Side Yard setback of 35' and is proposed at 18.8', a difference of 16.2' and all other variances or waivers that are requested in connection to this application.

Block 55 Lot 12

521 Doremus Ave.

Applicant: Ildefonso Cua

Applicant is seeking variances for a one-story addition from Ordinance 230-54G which permits a maximum building coverage of 25% and is proposed at 26.2%, a difference of 1.2%. Applicant is also seeking relief from Ordinance 230-54J which permits a maximum EGFAR of .363% and is proposed at .4%, a difference of 3.6% and all other variances and waivers that are requested in connection to the application.

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

Tracy Jeffery, Board Secretary