

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the June 5, 2024 Work Session

Roll Call: Herrlett, Bourne, Chen, Schineller, Chew, Tuite, Chadwick, Razin

Old Business:

Work Session- Discuss EGFAR- draft made to discuss- being worked on by Mr. Snieckus and Ms. Jeffery

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 continued to June meeting.*

Block 129 Lot 25

400 Grove St.

Applicant: Jane Eliva & Reinaldo Pereira

Applicant is seeking a Use variance from Section 230-52 for approval to permit parking and/or overnight storage of commercial vehicles/equipment (pickup trucks, trailers, skid steer wheel and track loader, mini excavator) in a residential zone, together with various backyard improvements/sports facilities and all other variances or waivers that are requested in connection to this application. *Case is continued to June meeting.*

Block 183 Lot 4

38 Thornbury Ave.

Applicant: Stacy Tobin

Memorializing resolution approving requested variance for side yard setback.

Block 254 Lot 16.04

44 Keith Place

Applicant: Charlene & Joseph Irineo

Memorializing resolution approving variances for a rear yard setback for an inground pool.

New Business:

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.

Block 155 Lot 4
285 Hamilton Ave.

Applicant: Kristina & Jason Janicki

Applicant is seeking relief for a second story addition and a two-story addition. Applicant is seeking relief from Ordinance 230-54-B where a minimum front side yard setback is required at 37.5ft. and is proposed at 14.31ft, a difference of 23.19ft. (to align with existing dwelling) and from Ordinance 230-54-D where a 30ft rear yard setback is required and is proposed at 17.4' to the second story addition (to align with existing) and proposed at 15.4ft to the upper cantilever, a difference of 12.6ft. and 14.6ft. respectively and all other variances or waivers that are requested in connection to this application.

Block 52 Lot 13
33 Windham Place

Applicant: Alex & Elizabeth Tullo

Applicant is seeking relief for an addition from Ordinance 230-51-C which requires a 12.46ft. side yard setback and is proposed at 9.5ft., a difference of 2.96ft and a side yard setback of 9.6ft. to the roof alteration, a difference of 2.86ft. (both to align with existing structure). Applicant is also seeking relief from 230-51-C which requires a minimum sum of side yards at 31.14ft. and is proposed at 29ft., a difference of 2.14ft (to align with existing non-conforming structure) 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