

AGENDA*
GLEN ROCK ZONING BOARD OF ADJUSTMENT

WORK SESSION: Wednesday, August 31 2022 7:30 PM
MEETING: Thursday, September 8, 2022 7:30 PM

Roll Call

Sunshine Law

Approval of Minutes: August 3, 2022 work session and the August 11, 2022 regular meeting

Old Business:

Block 201 Lot 1

57 Brookfield Avenue

Applicant: CB Lending Services, LLC

Memorializing resolution approving variances to construct a second story addition, which will, if constructed require a front yard, front side yard and side yard setbacks.

Block 61 Lot 16

24 Oak Knoll Road

Applicant: Roland Yampolsky and Ann Pilosava

Memorializing resolution approving a variance to construction a one-story addition, which will, if constructed encroach into the required side yard setback.

Block 13 Lot 13

129 Forest Road

Applicant: Mr. Richard Downet

Memorializing resolution approving a variance to install an air conditioning condenser unit in the front side yard.

Block 37, Lot 23

581 South Broad Street

Applicant: Jaipri Properties, LLC

Applicant requests use variance, and preliminary and final site plan for construction of four (4) townhomes on parcel located in the C-3 Zone. *Application to continue at the September meeting.*

Block 224 Lot 1
318 Cornwall Road

Applicant: Mr. Ted Park

Applicant proposes to construct 2nd story addition, front canopy, and install an air conditioner condenser unit which will, if constructed, encroach into the required front yard and front side yard. Applicant seeks relief from Borough Ordinance 230-54(B) where a 50' front yard setback is required, 48.3' (steps) are proposed, a difference of 1.7', 230-22(B), where a front side yard of 37.5' is required, 36.0' is proposed, a difference of 1.5' and 230-14 (A)(3), where no structures are permitted in the front side yard of a corner property and the installation of an air conditioner condenser unit is proposed and any other variances and waivers that are required in connection with this application. – *At the request of the applicant this matter has been postponed until the November, 2022 meeting.*

Block 256, Lot 3
15 Beekman Place

Applicant: Saumyag Kantharia

Applicant proposes to construct two 2 story additions and second story addition, which will, if constructed, encroach into the required rear yard. Applicant seeks relief from Borough Ordinance 230-54(D), where a 30' rear yard is required, 13.6' is proposed, a difference of 16.4' and any other variances and waivers that may be required in connection with this application – *At the request of the applicant, this matter has been postponed until the October 2022 meeting.*

New Business:

Block 81 Lot 16
16 Kent Rd.

Applicant: Amit Sinha

Applicant proposes to finish an existing unfinished attic area to include one office, one bedroom and one full bathroom. Applicant seeks relief from Borough Ordinance .021230-54 (J) where a maximum EGFAR is .363 and the proposed EGFAR is .40, a difference of 343.5 sq. ft. and any other variances or waivers that are required in connection with this application.

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

Tracy Jeffery
Board Secretary