

**AGENDA\***  
**GLEN ROCK ZONING BOARD OF ADJUSTMENT**  
**SPECIAL MEETING**

**Please note: This special meeting will be held virtually on a Zoom Webinar.**

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/83888235603?pwd=bkZ4R1BVRXhycjNGZ29vUDBJOnVDZz09>

**WORK SESSION:                    Wednesday, February 2, 2022                    CANCELLED**  
**REGULAR MEETING:            Thursday, February 10, 2022                    7:30 PM**

**Roll Call**

**Sunshine Law**

**Approval of Minutes:    December 1, 2021 work session and December 9, 2021 regular meeting**

**Reorganization Meeting**

Election of Chairman and Vice-Chairman

Appointment of Board Attorney

Appointment of Board Secretary

Appointment of Zoning Official

Ratification of Borough Engineer

Ratification of By-Laws

Ratification of Borough Planner

**Old Business:**

**Block 127, Lots 19 & 24**

**Property off Grove Street abutting Ho-Ho-Kus Brook**

**Applicant: Philip and Stella Gulmy, LLC**

Applicant requests preliminary and final site plan approval with a use variance to allow the property to be used for parking and storage of landscaping vehicles, including truck, trailers and related items of equipment in the A-2 Residential Zone and any other variances or waivers that may be required in connection with this application. *At the request of the application, this matter has been postponed until the March 10, 2022 meeting.*

**Block 237, Lot 8**

**204 Fairmount Avenue**

**Applicant: E. Zlobinskiy**

Memorializing resolution approving variance for additions to an existing home which have exceeded the permitted and effective gross floor area (EGFA) with conditions.

**Block 164, Lot 9**

**53 Abbington Terrace**

**Applicant: Mr. Jacob Brown**

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

**Block 37, Lot 23**

**581 South Broad Street**

**Applicant: Jaipri Properties, LLC**

Applicant requests preliminary and final site plan and use variances for construction of five (5) townhomes on parcel located in the C-3 Zone.

**New Business:**

**Block 224 Lot 1**

**318 Cornwall Road**

**Applicant: Mr. Ted Park**

Applicant proposes to construct 2<sup>nd</sup> 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.

**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

**Block 183, Lot 5**

**32 Thornbury Avenue**

**Applicant: Mr. & Mrs. Machin**

Applicant proposes to construct 2 story addition and second story addition which will, if constructed, encroach into the required front and front side yard setbacks. Applicant seeks relief

from Borough Ordinance 230-54(B), where a front yard of 50' is required, 43.6' is proposed, a difference of 6.4' and 230-22(B), where a front side yard of 37.5' is required, 25.3' is proposed, a difference of 12.2' and any other variances and waivers that are required in connection with this application.

**Block 74, Lot 4**  
**630 Doremus Avenue**  
**Applicant: Elizabeth and Graham Heydt**

Applicant proposes to construct a second story addition and a one story addition, which will, if constructed, encroach into the required front side yard setback. Applicant seeks relief from Borough Ordinance 230-22(B) where a 37.5' front side yard setback is required, 14.6' (step), 16.1' (first floor) and 16.5' (second floor) are proposed, a difference of 22.9, 21.4' and 21.0' respectively and any other variances and waivers that may be required in connection with this application.

**Block 83, Lot 9**  
**70 Tonawanda Road**  
**Applicant: John Badertscher**

Applicant proposes to construct two story addition and second story addition and patio which will, if constructed, encroach into the required front yard, front side yard and side yard. Applicant seeks relief from Borough Ordinance 230-54 (B), where a 50' front yard setback is required, 49.8' is proposed, a difference of .2', 230-22(B), where a front side yard set back of 37.5' is required, 33.4' is proposed, a difference of 4.1' and 230-14 (A)(3), where a patio must be 6' from the property line, 2.1' is proposed, a difference of 3.9' and any other variances and waivers that may be required in connection with this application.

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

**Nancy Spiller**  
**Board Secretary**