

AGENDA*
GLEN ROCK ZONING BOARD OF ADJUSTMENT
SPECIAL MEETINGS

Please note: These special meetings will be held virtually on a Zoom Webinar. Please see log-in information at www.glenrocknj.net

SPECIAL WORK SESSION: Wednesday, March 2, 2022 7:30 PM
SPECIAL MEETING: Thursday, March 10, 2022 7:30 PM

Roll Call
Sunshine Law
Approval of Minutes: February 10, 2022

Old Business:

Block 183, Lot 5
32 Thornbury Avenue
Applicant: Mr. & Mrs. Machin

Memorializing resolution approving variances to construct 2 story addition and second story addition which will, if constructed, encroach into the required front and front side yard setbacks.

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

Memorializing resolution approving variances to construct a second story addition and a one-story addition, which will, if constructed, encroach into the required front side yard setback.

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

Memorializing resolution approving variances 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.

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.

Block 37, Lot 23

581 South Broad Street

Applicant: Jaipri Properties, LLC

Applicant requests use variance only for construction of five (5) townhomes on parcel located in the C-3 Zone.

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.

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

New Business:

Block 72, Lot 4

168 Rock Road

Applicant: Scott Bella

Applicant proposes to construct 6' fence on the property line adjacent to a municipal parking lot, which will, if constructed, exceed the permitted height. Applicant seeks relief from Borough Ordinance 230-27(B) where a 4' fence is permitted, 6' fence is proposed, a difference of 2' and any other variances and waivers that may be required in connection with this application.

Block 33, Lot 5
26 Harding Road
Applicant: Alex Hopwood and Vanessa Tilson

Applicant proposes to construct 2nd story addition, 2 story addition and rear wooden deck which will, if constructed, encroach into the required front yard, rear yard and exceed the permitted building/structure coverage. Applicant seeks relief from Borough Ordinance 230-54(B), where a front yard of 50' is required, 36.7' (2nd story addition,) a difference of 13.3', 230-54(D), where a rear yard of 30' is required, 25.9' is proposed (deck,) a difference of 4.1', and 230-54(G), where a building/structure coverage of 25% (1,375 sq.ft.) is permitted, 28.5% (1,567.5 sq.ft) is proposed, a difference of 3.5% (192.5 sq.ft.) and any other variances and waivers that may be required in connection with this application.

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

Nancy Spiller
Board Secretary