

AGENDA*
GLEN ROCK ZONING BOARD OF ADJUSTMENT

WORK SESSION: Wednesday, April 6, 2022 7:30 PM
MEETING: Thursday, April 14, 2022 7:30 PM

Roll Call

Sunshine Law

Approval of Minutes: March 3, 2022 work session and March 10, 2022 regular meeting

Old Business:

Block 72, Lot 4

168 Rock Road

Applicant: Scott Bella

Memorializing resolution approving variance to construct 6' fence on the property line adjacent to a municipal parking lot.

Block 33, Lot 5

26 Harding Road

Applicant: Alex Hopwood and Vanessa Tilson

Memorializing resolution approving variances 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.

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. – *At the request of the applicant this matter has been postponed until the July, 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 September, 2022 meeting.*

New Business:

Block 71, Lot 9

645 Doremus Avenue

Applicant: Mr. & Mrs. Jose Aranda

Applicant proposes to construct second story addition which will, if constructed, encroach into the required side yard setback. Applicant seeks relief from Borough Ordinance 230-54 (C), where a side yard of 7.2' is required, 5.1' is proposed, a difference of 2.1' and any other variances and waivers that may be required in connection with this application.

Block 176, Lot 21

17 Waldron Avenue

Applicant: Jeremy Fink and Raz Pele

Applicant proposes to construct second story addition which will, if constructed, encroach into the required front and rear yard setbacks. Applicant seeks relief from Borough Ordinance 230-54(B), where a front yard setback of 50' is required, 41' is proposed, a difference of 9' and 230-54(D), where a rear yard setback of 30' is required, 23.5' (stairs) and 27.4' (addition) is proposed, a difference of 6.5' and 2.6' respectively and any other variances and waivers that may

be required in connection with this application.

Block 71, Lot 7

635 Doremus Avenue

Applicant: Samir and Nitu Sawhney

Applicant requests extension of variances granted April 8, 2021, for front yard and front side yard encroachments of second story addition and installation of HVAC. – *to be heard at the May, 2022 meeting.*

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

Nancy Spiller
Board Secretary