

AGENDA*
GLEN ROCK ZONING BOARD OF ADJUSTMENT

WORK SESSION: Wednesday, May 4, 2022 7:30 PM
MEETING: Thursday, May 12, 2022 7:30 PM

Roll Call

Sunshine Law

Approval of Minutes: April 6, 2022 work session and April 14, 2022 regular meeting

Old Business:

Block 71, Lot 9

645 Doremus Avenue

Applicant: Mr. & Mrs. Jose Aranda

Memorializing resolution approving variances to construct second story addition which will, if constructed, encroach into the required side yard setback

Block 176, Lot 21

17 Waldron Avenue

Applicant: Jeremy Fink and Raz Pele

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

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.- *at the request of the applicant, this matter is postponed until the June, 2022 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 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 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.

Block 122, Lot 1
53 Central Avenue
Applicant: Timothy and Elizabeth Martyn

Applicant proposes to construct one story addition which will, if constructed, encroach into the

required front side yard setback. Applicant seeks relief from Borough 230-22 (B), where a front side yard setback of 37.5' is required, 30.27' is proposed, a difference of 7.23' and any other variances and waivers that may be required in connection with this application.

Block 216, Lot 3

136 Winslow Terrace

Applicant: Mr. Adar Farkash

Applicant proposes to construct attic addition over existing one-story garage to be used as habitable living space. Applicant seeks relief from Borough Ordinance 230-54 (J), where a Effective Gross Floor Area of 3,569 sq. ft. is permitted, 4,012 sq. ft. is proposed for a difference of 443 sq. ft. and any other variance 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**