

AGENDA*
GLEN ROCK ZONING BOARD OF ADJUSTMENT

WORK SESSION: Wednesday, June 1, 2022 7:30 PM
MEETING: Thursday, June 9, 2022 7:30 PM

Roll Call

Sunshine Law

Approval of Minutes: May 4, 2022 work session and May 12, 2022 regular meeting

Old Business:

Block 127, Lots 19 & 24

Property off Grove Street abutting Ho-Ho-Kus Brook

Applicant: Philip and Stella Gulmy, LLC

Memorializing resolution approving 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 71, Lot 7

635 Doremus Avenue

Applicant: Samir and Nitu Sawhney

Memorializing resolution approving 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

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

Block 216, Lot 3
136 Winslow Terrace
Applicant: Mr. Adar Farkash

Memorializing resolution denying request by applicant to allow the attic addition over existing one-story garage to be used as habitable living space

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 32, Lot 14
25 Harding Road
Applicant: Ravi Patel and Priya Garchgrat

Applicant proposes to construct roof overhang over existing front platform which will, if constructed, encroach into the required front yard setback. Applicant seeks relief from Borough

Ordinance 230-54(B,) where a front yard of 35' (average setback study) is required, 28' is proposed, a difference of 7' and any other variances and waivers that are required in connection with this application.

Block 92, Lot 13

57 Tonawanda Road

Applicant: Kimberly and Daniel Kafafian

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 50' front yard setback is required, 31.8' is proposed, a difference of 18.2' and 230-54(D) where a rear yard of 30' is required, 18' is proposed, a difference of 12' 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**