

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

**WORK SESSION: Wednesday, July 6, 2022 7:30 PM**

**MEETING: Thursday, July 14, 2022 7:30 PM**

**Roll Call**

**Sunshine Law**

**Approval of Minutes: June 1, 2022 work session and June 9, 2022 regular meeting**

**Old Business:**

**Block 32, Lot 14**

**25 Harding Road**

**Applicant: Ravi Patel and Priya Garchgrat**

Memorializing resolution approving variance to construct roof overhang over existing front platform which will, if constructed, encroach into the required front yard setback

**Block 37, Lot 23**

**581 South Broad Street**

**Applicant: Jaipri Properties, LLC**

Applicant requests use variance, and preliminary and final site plan for construction of four (4) townhomes on parcel located in the C-3 Zone.- *At the request of the applicant, this matter has been postponed until the August, 2022 meeting.*

**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. – *At the request of the applicant this matter has been postponed until the November, 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 92, Lot 13**  
**57 Tonawanda Road**  
**Applicant: Kimberly and Daniel Kafafian**

*This matter has been withdrawn by the applicant.*

**Block 65, Lot 11.01**  
**151 Greenway Road**  
**Applicant: Mr. Ryan Rysinger and Ms. Stephanie Livanos**

Applicant proposes to construct inground swimming pool, pool surround patio and pergola, which will, if constructed encroach into the required side and rear setbacks to the property lines and principal structure. Applicant seeks relief from Borough Ordinance 230-112 (B) where 10' distance for the pool is required from the rear property line and principal structure, 6' and 5' respectively are proposed, a difference of 4' and 5', and 230-112 (C, ) where 10' distance for the pool patio is required from the rear and side property lines, 6' for both are proposed, a difference of 4' and any other variances or waivers that are required in connection with this application.

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

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