

AGENDA*
GLEN ROCK ZONING BOARD OF ADJUSTMENT

WORK SESSION: Wednesday, August 3, 2022 7:30 PM

MEETING: Thursday, August 11, 2022 7:30 PM

Roll Call

Sunshine Law

Approval of Minutes: July 14, 2022 regular meeting

Old Business:

Block 65, Lot 11.01

151 Greenway Road

Applicant: Mr. Ryan Rysinger and Ms. Stephanie Livanos

Memorializing resolution denying application 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.

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

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 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 206, Lot 1

57 Brookfield Avenue

Applicant: CB Lending Services, LLC

Applicant proposes to construct second story addition, which will, if constructed, encroach into the required front, front side yard and side yard setbacks. Applicant seeks relief from Borough Ordinance 230-54(B), where a front yard of 50' is required, 26.7' is proposed, a difference of 23.3', 230-22(B), where a front side yard of 37.5' is required, 27' is proposed, a difference of 10.5' and 230-54(C,) where a side yard of 8.38' is required, 4.6' is proposed, a difference of 3.76' and any other variances or waivers that are required in connection with this application.

Block 61, Lot 16

24 Oak Knoll Road

Applicant: Roland Yampolsky and Ann Pilosava

Applicant proposes to construct one 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 7.56' is required, 6.3' is proposed, a difference of 1.26' and any other variances or waivers that are required in connection with this application.

Block 13, Lot 13

129 Forest Road

Applicant: Mr. Richard Downey

Applicant proposes to install air conditioner condenser unit in front yard, which is not permitted. Applicant seeks relief from Borough Ordinance 230-14(A)(3), where a front yard of 50' is required, 35.9' is proposed, a difference of 14.1' 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**