

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

**WORK SESSION: Tuesday October 11, 2022 7:30 PM**  
**MEETING: Thursday, October 13, 2022 7:30 PM**

**Roll Call**

**Sunshine Law**

**Approval of Minutes: August 31, 2022 work session and the September 8, 2022 regular meeting**

**Old Business:**

**Block 37, Lot 23**

**581 South Broad Street**

**Applicant: Jaipri Properties, LLC**

Memorializing resolution to Deny requested 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 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 a zsecond 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 to the November 2022 meeting.*

**New Business:**

**Block 233 Lot 7  
35 Cornwall Rd.**

**Applicant: Patrick & Anne Chang**

Applicant proposes to install a 3ft. overhang over the front of the home which, if approved, will encroach into the required front yard setback. Applicant seeks relief from Borough Ordinance 250-54 (B) where a front yard setback is required at 50 ft. The existing structure is currently a 20 ft. front yard setback and the variance requested would have a 17ft. front yard setback (a difference of 3 ft. additional encroachment) and any other variances or waivers that are required in connection with this application.

**Block 166 Lot 10  
165 Glen Ave.**

**Applicant: Dorothy Gleckner**

Applicant proposes to keep existing driveway pavers that were installed to close to the side property line which, if approved, would encroach into the required setback of 2 ft. Applicant seeks relief from Borough Ordinance 230-33 ( E ) where a 2ft. setback is required from a driveway to a side yard and proposed is less than 1 ft., a difference of 1 ft. 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**

**Tracy Jeffery  
Board Secretary**