

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

**WORK SESSION: Wednesday November 2, 2022, 7:30 PM**  
**MEETING: Thursday, November 10, 2022, 7:30 PM**

**Roll Call**

**Sunshine Law**

**Approval of Minutes: October 1, 2022, work session and the October 13, 2022 regular meeting**

**Old Business:**

**Block 233 Lot 7**

**35 Cornwall Rd.**

**Applicant: Patrick & Anne Chang**

Memorializing resolution to Approve requested variance for a 3ft overhang not the required front yard setback.

**Block 166 Lot 10**

**165 Glen Ave.**

**Applicant: Dorothy Gleckner**

Memorializing resolution to Approve requested variance for a driveway too close to the property line.

**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 removed from the agenda and is not pursuing at this time.*

**Block 256, Lot 3**  
**15 Beekman Place**

**Applicant: Saumyag Kantharia**

Applicant proposes to construct two 2 story additions and a 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.

**New Business:**

**Block 90 Lot 26**  
**705 Lincoln Ave.**

**Applicant: Amy Ali**

Applicant proposes to construction an addition, which will, if constructed, encroach into the Front Side Yard and require variances for Maximum Building Coverage and EGFAR. Applicant seeks relief from Borough Ordinance 230-22(B), where a Front Side Yard is 37.5' is required and proposed at 9.6'. (Note- existing Front Side yard setback is 9.6'). Ordinance 230-54(G) where a maximum building coverage permitted is 25% and is proposed at 26.68% and Ordinance 230-54(J) where a maximum EGFAR is .36 and is proposed at .393. (Max 2130.95 sq. ft- proposed at 2274.1 sq. ft.- a difference of 143.15 sq. ft.) and any other variances and waivers that may be required in connection to this application.

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

**Tracy Jeffery**  
**Board Secretary**