

**AGENDA  
GLEN ROCK ZONING BOARD OF ADJUSTMENT**

**WORK SESSION: Wednesday December 4, 2024 7:30 PM**

**MEETING: Thursday December 12, 2024, 7:30 PM**

**Roll Call**

**Sunshine Law**

**Approval of Minutes: November 6, 2024 work session meeting and the November 14, 2024 Regular meeting**

**Block 127 Lot 21**

**432 Grove St.**

**Applicant: Mark Gallagher**

Applicant is seeking a Use variance from Sections 230-52 and 230-53 to permit the applicant to operate his excavating business and storage of commercial vehicles and equipment used in his excavating business operations within a Residential A-2 zone and all other variances and waivers that are requested in connection to this application. *Application continuing from the February meeting. Application has requested to be carried to the April meeting. Application was carried to the May meeting. The case is to be continued to June meeting. As per applicant's attorney-request to be carried to the July meeting. Applicant's attorney requested t be carried to the August meeting. Application is carried to the October meeting without further notice. Application carried to the December meeting without further notice.*

**Old Business:**

**Block 230 Lot 11**

**123 Fairmount Ave.**

**Applicant: Sunil Vyas**

Memorializing resolution to approve an extension of variance granted October 15, 2023.

**Block 171 Lot 1**

**537 Harristown Rd.**

**Applicant: Babk Ahmadi**

Memorializing resolution to approve front yard setback for a second story addition over existing nonconforming front yard setback and variance for driveway width to allow a required K turn.

**Block 227 Lot 8**

**37 Beverly Rd.**

**Applicant: Andrew Coppolecchia**

Memorializing resolution approving a side yard setback for a pool patio.

**Block 59 Lot 7**

**78 Glen Boulevard**

**Applicant: Barry & Jennifer Gladstein**

Memorializing resolution to approve front yard setback, front side yard setback and rear yard setback for proposed additions and deck.

**Block 2 Lot 6**

**430 S Maple Ave.**

**Applicant: Julianne & Craig Taylor**

Memorializing resolution to approve a front yard setback, maximum building coverage and maximum EGFAR for proposed addition and renovation for an existing 2-family dwelling being converted in to a single family dwelling.

**Block 199 Lot 23**

**1 Belvidere Rd.**

**Applicant: Tom Gengler**

Memorializing resolution to approve a front yard setback for a covered roof over front entry.

**New Business:**

**Block 61 Lot 13**

**50 Oak Knoll Rd.**

**Applicant: Brian Whelan**

Applicant is seeking relief from Ordinance 230-54B where a 50' front yard setback is required and is proposed at 30.7 ft for a second-floor addition directly over existing nonconforming front yard setback, a difference of 19.3' and a front yard setback of 33.1' to a proposed covered front porch, a difference of 16.9'. Applicant is also seeking relief from Ordinance 230-54C for a side yard setback where 14.64' is required and is proposed at 10.4', a difference of 4.24' for proposed 2<sup>nd</sup> floor addition, directly over existing nonconforming side yard setback and all other variances or waivers requested in connection to this application.

**Formal Action May and Will Be Taken**

**\*Agenda Subject to Amendment**

**Tracy Jeffery, Board Secretary**