

**AGENDA  
GLEN ROCK ZONING BOARD OF ADJUSTMENT**

**WORK SESSION: Wednesday November 6, 2024, 7:30 PM**  
**MEETING: Thursday November 14, 2024, 7:30 PM**

**Roll Call**

**Sunshine Law**

**Approval of Minutes: October 7, 2024 work session meeting and the October 10, 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 71 Lot 8**

**641 Doremus Ave.**

**Michael & Bridgette Iozzia**

Memorializing resolution to approve front yard setback variance and EGFAR variance for two story addition.

**Block 52 Lot 2**

**71 Lowell Rd.**

**Applicant: Michael & Viette Grinberg**

Memorializing resolution to approved front yard setback variance.

**Block 12 Lot 16**  
**159 Marlboro Rd.**

**Applicant: Yesenia Mendoza & Bryan Flores**

Memorializing resolution to approved front yard setback, side yard setback, sum of side yard setbacks and rear yard setback for a second story addition.

**New Business:**

**Block 230 Lot 11**  
**123 Fairmount Ave.**

**Applicant: Sunil Vyas**

Applicant is requesting an extension to a variance granted on October 15, 2023. See letter

**Block 171 Lot 1**  
**537 Harristown Rd.**

**Applicant: Babk Ahmadi**

Applicant is seeking relief from Ordinance 230-54B which requires a front yard setback of 50' and is proposed at 28.7', a difference of 21.3 for a second story dormer addition. The proposed addition will be added over existing nonconforming setbacks and all other variances and waivers that are requested in connection to this application.

**Block 227 Lot 8**  
**37 Beverly Rd.**

**Applicant: Andrew Coppolecchia**

Applicant is seeking relief from Ordinance 230-112A for a pool patio. A final as-built indicates a 7ft setback where 10ft is required, a difference of 3ft and all other variances or waivers requested in connection to this application.

**Block 59 Lot 7**  
**78 Glen Boulevard**

**Applicant: Barry & Jennifer Gladstein**

Applicant is seeking relief for and addition and new covered front steps from Ordinance 230-54B where a front yard setback is required at 50' and is proposed at 24', a difference of 26'.

Applicant is also seeking relief from Ordinance 230-22B for a front side yard setback where 37.5' is required and is proposed at 28.4', a difference of 9.1'. Applicant is also seeking relief from Ordinance 230-54D which requires a rear yard setback of 30' and is proposed at 26.3', a difference of 3.7' and all other variances and waivers that are requested in connection to this application.

**Block 2 Lot 6**  
**430 S Maple Ave.**

**Applicant: Julianne & Craig Taylor**

Applicant is seeking relief from Ordinance 230-54B where a front yard setback is required at

50', is proposed at 36.66' to 2<sup>nd</sup> story addition (to align with existing), 26.54' to the proposed front open porch and 29.17' to the proposed new front steps (left), 22.54' to the new proposed front steps (right), a difference of 13.34', 23.46', 20.83' and 27.46' respectively. Applicant is also seeking relief from Ordinance 230-54J where the maximum EGFAR permitted is 2722.51 SF and is proposed at 3731 SF, a difference of 1009.49 SF. The proposed additions represent only a net increase of 158 sq. ft. to the existing nonconforming condition of 3573 SF. Applicant is also seeking relief from Ordinance 230-54G where a maximum building coverage permitted is 25% and is proposed at 26.28%, a difference of 1.28% (91.75sf) and all other variances and waivers that are requested in connection to this application.

**Block 199 Lot 23**

**1 Belvidere Rd.**

**Applicant: Tom Gengler**

Applicant is seeking relief from Ordinance 230-22B where a front side yard setback is required at 35', is proposed at 21'3', a difference of 13.9'. Note: proposed covered porch will align with existing front side yard setback and all other variances and waivers that are requested in connection to this application.

**Formal Action May and Will Be Taken**

**\*Agenda Subject to Amendment**

**Tracy Jeffery, Board Secretary**