

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting

Zoning Board of Adjustment

MARCH 18, 2013

1. Call meeting to order at **7:00 p.m.**
2. Declaration by Chairman that meeting is being held in accordance with Open Public Meeting Law
3. Roll Call.
4. Declare a Quorum
5. **Residential New Business:**
 1. **Application#13-003, Elena Canubas,**
39-15 Northern Drive, Block 1303, Lot 5, Zone R-1-3
Proposed enlargement of the front steps would reduce the front yard setback from 25' 1 to 21' 1" where 25' is required as per Section 125-12 Schedule of area yard & building requirements
 2. **Application#13-004, Sherri Reeves,**
30-07 Gentner Road, Block 3811, Lot 9, Zone R-1-2
Proposed Addition and Renovations, New Foyer and Front Steps would reduce the existing front yard setback from 31' 3" to 21' where 30' is required. Changes to walkways and driveway would increase the impervious coverage from 29.55% to 37.58% where 35% is required as per Section 125-12 Schedule of area yard and building requirement.
6. **Commercial New Business:**
 1. **Application#13-005, PSE&G,**
17-01 Nevins Road, Block 4901, Lot 1, Zone I-1
Proposed upgrades and modernize the station. New transformers and equipment-two story switchgear/control house building an addition to existing control hours building and modernize the lightening protection system. New equipment will have a side yard of 21.5' where 50' is required. Lightening rod with a height of 71' where 40' height is permitted. D-6 Height variance required as per Section 125-57.D. (d) {1}
 2. **Application#13-006, DaVita, Inc.**

15-00 Pollitt Drive, Block 4804, Lot 3, Zone I-1

The Interpretation as to the use of a Medical Dialysis Center being permitted under the Ordinance as offices are permitted. Proposed Medical/Dialysis Center is not permitted in the I-1 Industrial Zone. D-1 Use variance required as per Section 125-57.D.(d){1} Restriping and changes to the Parking Lot require minor Site plan approval as per Section 125-65.B(4) Parking variance to permit 95 spaces where 1 space every 100 sf. of net building floor requires 167 spaces as per 125-48. Sign variances to permit two wall signs on the front and side where only one sign is permitted on each. Sign Projection from face of building 13" instead of 10" permitted, maximum letter height of 5'3" and 5'5" where 16" is permitted. Permit one sign above roof line where none are permitted. Height of Awning sign 4'1" where 8" is permitted as per Section 125-41.

10. Public Comment
11. Correspondence/Resolution/Bills
12. Approve Minutes:
13. Adjourn.