

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting

Zoning Board of Adjustment

NOVEMBER 25, 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 #2013-031, Alon and Maria Gesthalter,
16 Garwood Road, Block 3904, Lot 2, Zone R-1-1
Proposed addition would increase the building coverage from 28.27% to 34.68% where 25% is permitted Increase the impervious coverage from 34.68% to 40.50% where 35% is permitted Would reduce the existing side yard setback from 5.95' to 5.0' where 8' is required Would maintain the existing front yard setback of 13.96' where 25' is required as per Section 125-12 Schedule of area yard and building requirements
6. Commercial New Business:
 1. Application #2013-030, Patel Holdings, LLC
16-23 River Road, Block 5716, Lot 11.01, Zone B-4
Amendment to prior site plan approval. Amendment to the prior parking variance of 27 spaces . Section 125-57.D.(1)(d)[1] requires D-1 variance for the proposed conversion of two retail spaces to apartments on the first floor where no residence is permitted on the first floor of a mixed use building in the B-4 zone as per Section 125-A.(2) .
7. Public Comment
8. Correspondence/Resolution/Bills
 1. Resignation letter- William Lancaster
 2. Resolutions:
 1. Application #13-018, Nicholas and Sarah Trawinski
3-33 Lyncrest Avenue, Block 4315, Lots 33-36, Zone R-1-3
 3. Bills -

2. Application # 2013-25, Ralph Groth,
0-80 Elden Place, Block 2219, Lot 14, Zone R-1-3

3. Application # 2013-029, Nicholas and Michele DiGenio,
39-38 Sycamore Drive, Block 1110, Lot 21, Zone R-1-3

4. Application # 2006-038, Zap Lube
37-04 and 37-14 Broadway, Block 2201, lot 2 and 3

9. Approve Minutes:

10. Adjourn.