

# **BOROUGH OF FAIR LAWN**

## **Agenda for Regular Meeting**

### **Zoning Board of Adjustment**

**FEBRUARY 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. New Residential Business:**

1. Application #13-002, Mara Oliva,  
4-22 17<sup>th</sup> Street, Block 4403, Lot 19, Zone R-1-3  
Proposed Deck and walkway would have Deck coverage of 6.79% where 5% is permitted. Would have side yard setback of 3', 3'4', 3'3' where 4' side yard setback is required as per Section 125-12 Schedule of area, yard and building requirement.

**6. Commercial New Business:**

1. Application #2013-00, Hadco-Fair Lawn Senior Housing, LP  
River Road, Block 5834, Lot 1.02, Zone I-2  
As per Section 125-65 General Provision- Proposed amendments to prior Preliminary and Final Site plan approvals. Amend from 64 Garden apartments with 14 affordable housing units to Age Restricted Senior Apartment with 63 One Bedroom affordable housing units and one two bedroom unit. Reduce the building foot print to 21,127sf. Eliminate Parking variance and request acceptance from RSIS requirements. Amend Approved Height variance from approved 40' to 36'3' where 30' is permitted. Amend Density variance. Decrease impervious coverage. Additional Dumpster added to Site plan as approved in Resolution 2008-068, as such accepting the benefit of all prior approvals, waivers and variances granted. Amend the Developers Agreement to add 2 additional years to extend the period of compliance for construction to April 18, 2015. Include any additional variances, exceptions, design waivers or other approvals as may be required.

10. Public Comment
11. Correspondence/Resolution/Bills
12. Approve Minutes: **January 28, 2013**
13. Adjourn.