

BOROUGH OF FAIR LAWN

Agenda for the Reorganization Meeting Of the Zoning Board of Adjustment

JANUARY 23, 2012

1. Call meeting to order at **7:00 p.m.**
2. Declaration by Zoning Secretary that meeting is being held in accordance with Open Public Meeting Law.
3. Roll Call.
4. Declare a Quorum
5. **New Board members and new alternates to be sworn in**
6. **Nomination for Chairman:**
7. **Nomination for Vice Chairman:**
8. **Nomination for Secretary to the Board:**
9. **Nomination for Board Professionals:**
 1. **Board Attorney:**
 2. **Board Engineer:**
 3. **Board Traffic Engineer:**
 4. **Board Planner:**
 5. **Court Stenographer:**
10. **Residential Business Carried:**
 1. Application#11-041, Mr. Feng Zhang,
36-09 Ferry Heights, Block 2606, Lot 23, Zone R-1-2
Proposed addition would increase the building coverage from 19.5% to 25.6% where 25% is permitted. Would increase the impervious coverage from 28% to 36.3% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Increase in FAR from 25.5% to 43.9% where 40% is permitted would require a D4 use variance as per Section 125-57.D.(1)(d)

2. Application#11-042, Gary & Richard Santana,
7-13 Berdan Avenue, Block 5611, Lot 40, Zone R-1-3
Proposed new driveway would result in two curb cuts where only one is permitted as per Section 125-48.C.(7) Would increase the impervious coverage from 32.72% to 38.61% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirement.

10. Residential New Business:

1. Application #12-001, Oleg & Liana Shames,
3-10 Hartley Place, Block 3325, Lot 17, Zone R-1-3
Proposed driveway widening and shed would increase the Impervious coverage from 48.25% to 52.22% where 35% is permitted as per Section 125-12 Schedule of area yard & building requirement.
2. Application #12-002, Helen Morganstern,
12-55 Lexington Street, Block 4611, Lot 26, Zone R-1-3
Proposed additions would increase the building coverage from 25% to 28.87% where 25% is permitted. Would increase the impervious coverage from 34.67% to 37.48% where 35% is permitted. Reduce the existing side yard setback from 7.45' to 6.6' where 10' is required as per Section 125-12 Schedule of area yard and building requirement.
3. Application #12-003, Laurie Brickel,
12-34 Western Drive, Block 4613, Lot 18, Zone R-1-3
Proposed addition and deck would increase the impervious coverage from 38.7% to 42.2% where 35% is permitted. Would maintain the existing side yard setback of 7.6', 7.7' and 5' where 8' is required. Would maintain the existing front yard setback of 24.8' where 25' is required as per Section 125-12 Schedule of area yard and building requirement
4. Application #12-004, Joel Berlin
26-02 Berdan Avenue, Block 3507, Lot 22, Zone R-1-2
Board must determine Res Judicata-Proposed new two car garage would have a front yard setback for accessory structure of 30' where 40' is required as per Section 125-12 Schedule of area yard and building requirement.

10. Public Comment

11. Correspondence/Resolution/Bills

12. Approve Minutes: November 21, 2011 / December 19, 2011

13. Adjourn.

