

**BOROUGH OF FAIR LAWN**  
**Agenda for Regular Meeting**  
**Zoning Board of Adjustment**  
**Amended**

**FEBRUARY 27, 2012**

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 Business Carried:**

1. Application#11-034- Bill Nguyen,  
2-30 30<sup>th</sup> Street, Block 3305, Lot 8, Zone R-1-3  
The proposed driveway expansion would increase the impervious coverage from 39.55% to 45.71% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements

**Application to be withdrawn without prejudice.**

2. Application #12-004, Joel Berlin  
26-02 Berdan Avenue, Block 3507, Lot 22, Zone R-1-2  
Board must make a determination as to 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.

6. **Residential New Business:**

1. Application#11-040, Iris & Eduardo Galan,  
39 Garwood Road, Block 2811, Lot 2, Zone R-1-2  
Board must make a determination as to Res Judicata. Proposed driveway expansion and walkways would increase the impervious coverage from 35.5% to 39.95% where 35% is permitted as per Section 125-12 Schedule of area yard and building

**Application to be carried to the March 19, 2012 meeting.**

1. Application # 12-005, Michael and Michele Rosenblum  
18-05 Hillery Street, Block 2710, Lot 6, Zone R-1-2  
Proposed addition would increase the Building coverage from 19.65% to 26% where 25% is permitted. Would increase the FAR from 34.6% to 45.6% where 37% is permitted. Would maintain existing side yard setback of 6.87' where 10' required as per Section 125-12 Schedule of area yard and building requirements. FAR would require a D variance as per Section 125-57.D. (1)[d]
2. Application#12-006, Simran Sethi,  
5-22 Elizabeth Street. Block 1406, lot 8, Zone R-1-2  
Proposed addition would increase the building coverage from 20.53% to 25.44% where 25% is permitted. Would increase the impervious coverage from 34.53% to 38.83% where 35% is permitted. Would reduce the rear yard setback from 27.40% to 13.06% where 20' is required. Increase the FAR from 26.29% to 40.60% where 37% is permitted as per Section 125-12 Schedule of area yard and building requirements. FAR requires a D variance as per Section 125-57.D. (d) [1]
3. Application#12-007, Gurpal Singh Farmah,  
29-01 Rutgers Terrace, Block 3621, Lot 25, Zone R-1-2  
Proposed rebuild of an existing non conforming structure. Would maintain existing side yard setback of 6.17' & 9.64 where 10' is required. Would maintain the existing front yard setback of 24.8' where 30' is required as per Section 125-12 Schedule of area yard and building requirements. D variance required as per Section 125-32. B.(2).
4. Application #12-008, Robert Kessler  
37Gardenview, Block 2606, Lot 14, Zone R-1-2  
Proposed hot tub would have a side yard setback of 7.42' where 12' is required as per Section 125-37.B
5. Annual Report
6. Public Comment
7. Correspondence/Resolution/Bills
8. Approve Minutes:
9. Adjourn.