

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

OCTOBER 22, 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#12-020, Kevin Frick,
15-07 Everett Terrace, Block 4714, Lot 2, Zone R-1-3
Proposed 35'x19' In ground pool with 3' walkway around would increase the Impervious coverage from 32.01% to 44.07% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirement.

Application carried to meeting of November 26, 2012. To be heard or withdrawn. No Testimony this evening.

2. Application#12-036, Mladen & Frankia Komarica,
28-12 Berkshire Road, Block 3209.01, Lot 1, Zone R-1-3
Proposed overnight parking of two commercial vehicles in a residential zone where two are permitted but one must be garaged. Weight of vans exceed the permitted three quarter ton capacity. Section 125-40.A.(b) 125-40.A.(b){1}
D-1 Use variance required as per Section 125-57.D.(1)(d){1}

Application carried to the meeting of November 26, 2012. No Testimony to be heard.

6. **Residential New Business:**

1. Application #12-037, Scott Gross,
45 South Broadway, Block 1105, Lot 9, Zone R-1-3
Proposed one story rear addition would increase the building coverage from 17.6% to 28.64% where 25% is permitted. Would increase the impervious coverage from 35.26% to 41.88% where 35% is permitted. Would maintain the existing side yard setbacks of 6.8' where 8' is required as per Section 125-12 Schedule of area yard and building requirements.

2. Application #12-038, James Noonan
3-27 Pickett Place, Block 1309, Lot 15, Zone R-1-2
Proposed addition would increase the Building coverage from 18.9% to 27.7% where 25% is permitted. Would increase the impervious coverage from 34.5% to 35.3% where 35% is permitted. Would have side yard setbacks of 5.5', 7.7' and 6.5' where 10' is required. Proposed new roof over existing landing would decrease the existing front yard setback from 21' to 18' where 30' is required as Per Section 125-12 Schedule of area yard and building requirements.
3. Application#12-039, Avi Holczer
2-34 17th Street, Block 4312, Lot 1, Zone R-1-3
Board must determine Res Judicata. Prior owner was denied a 6' fence within the corner lot transition area 125-42.D. instead of permitted 3ft. fence in 1986 application. Proposed 6ft. fence in the front yard setback where only 3ft. is permitted as per Section 125-38 Fences & walls.
4. Application #12-040, Mustafa Gazilov,
8-02 Forest Street, Block 5819, Lot 1, Zone R-1-3
Remove existing deck and replace with a larger decl. Proposed deck would be 4' from the front yard setback where 35% is required for accessory structures within the front yard as per Section 125-12 Schedule of area yard and building Requirements and Section 125-33 A (2) accessory building structures and use.

7. Commercial New Business:

1. Application#12-041, Sebastian E. Lentini,
37-01 Broadway, Block 2320, Lots 10, 11&12, Zone B2/R-1-3
Preliminary & Final amended site plan approval. The application requests approval of directional bollards and new signage (directional & parking) in lieu of a traffic control automatic gate & different signage than the one requested in 2006, as well as installation of a speed bump. Application will be the subject of a public hearing before the Zoning Board of Adjustment relating to the settlement of the litigation, pursuant to the requirements of the case of Whispering Woods vs. Middletown Twshp. Section 125-65&125-41.B.
10. Public Comment
11. Correspondence/Resolution/Bills
12. Approve Minutes: **June 18, 2012 & July 16, 2012**
13. Adjourn.