

**BOROUGH OF FAIR LAWN**  
**Agenda for Regular Meeting**  
**Zoning Board of Adjustment**  
**MARCH 24, 2014**

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#2014-02, Zilberman  
21-24 Christine Court, Block 1501 Lot 5, Zone R-1-2  
Proposed 12' x 26' in ground pool and two story addition. Would increase the impervious coverage from 31.2% to 41.9% where 35% is permitted as per section 125-12 Schedule of area, yard and building requirements. Would increase the FAR from 34.5% to 43.5% where 40% is permitted requires a D-4 FAR variance as per Section 125-57.D. (1) (d) [1]
6. Commercial Business Carried:
  1. Application # 201401, Rici Realty  
8-20 Cedar Street, Block 5820 lot 9, Zone R-1-3  
Change in use. Currently a non conforming business use. Proposed to change use to non conforming multi family use. Requires a D-1 use variance as per Section 125-57.D.(d)[1]. Amendment to site and parking requires a minor site plan variance as per Section 125-65. Existing building to remain and be converted to four residential units. Would reduce the front yard setback from 7.6' to 4.7' where 25' is required. Would maintain existing side yard setback of 2.7' where 10' is required. Would increase the building coverage from 29.2%
7. Public Comment
8. Correspondence/Resolution/Bills
9. Approve Minutes: December 16, 2013 and January 27, 2014
10. Adjourn.