

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
DECEMBER 22, 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 # 2014-24, Nata1, LLC
5-32 John Street, Block 2401, Lot 2, Zone R-1-2
Existing non conforming lot. Lot is 50' x 110.52' where 75' x 100' is required.
Proposal is to remove existing structure and build new one family dwelling. C-1 variance is required as per section 125-57.d.(1)(c)[1]
 2. Application # 2014-25, Jablonowski
7-17 Forest Street, Block 5829, Lot 24, Zone R-1-3
The existing front yard setback is 1'9" where 25' is required expansion of a nonconforming structure requires a D-2 variance as per section 125-57-D(1)(d)[1] – Ordinance 125-32C(4) permits expansion without variance provided requirements are meet-existing non conforming side or front yard setbacks are not less than 50% of the required side or front yard setbacks, but in no closer than 12 feet to the existing dwelling on the adjoining property
 3. Application # 2014-25, Oster
1-15 Cyril Avenue, Block 4325, Lot 30, Zone R-1-3
Proposed new front covered porch and driveway expansion would increase the prior approved building coverage from 26.3% to 28.52% where 25% is permitted. Would increase the prior approved impervious coverage of 37% to 44% where 35% is permitted. Would decrease the front yard setback from 25' to 20' where 25' is permitted as per Section 125-12 Schedule of area yard and building requirements
6. New Commercial Business:
 1. Application # 2014-27, FL Development, LLC
2-09 28th Street, Block 3308, Lot 27-31, R-1-3
Proposed subdivision requires approval as per Section 125-65.A Proposed new Lot 31 will have lot area of 6000 sq ft where 6500sq ft is required as per Section 125-12 Schedule of area yard and building requirement. D-4 FAR for 48% where 40% is permitted as per Section 125-57.D(1)(d)[1]

Proposed Lot 27 would require a D-2 for the expansion of the existing two family dwelling which will remain and be renovated as per Section 125-57.D.(1)(d)[1] Existing front yard setback of 21.7' where 25' is required. Impervious coverage of 42% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements D-4 for 64% where 40% is permitted as per Section 125-57.D(1)(d)[1]

7. Commercial Business carried from Dec 15, 2014:

1. Application#2014-10, Barrister Land Development Corp.,
41-25 and 41-29 Dunkerhook Road, Fair Lawn, NJ
Block 1702, Lots 5 & 6
D-1 use variance as a Health Care Facility is not a permitted use in the R-12 Single family zone.
D-6 height Variance as 30' is permitted and 38' is proposed.
D-6 Density as per Section 125-57.d.(1)(d)
Major site plan required as per Section 125-65.A
Impervious coverage of 52.2% where 35% is permitted
Three story facility where only 2 ½ stories are permitted as per Section 125-12 Schedule of area yard and building requirements.
Sign variance as per Section 125-41
Any other variances and/or waivers that may be required for this application

NO testimony – carried to announce new meeting date with a re-notice to be required

8. Public Comment
9. Correspondence/Resolution/Bills
10. Approve Minutes:
11. Adjourn.