

BOROUGH OF FAIR LAWN

Agenda for Special Meeting

Zoning Board of Adjustment

DECEMBER 11, 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. **Commercial Business carried from November 24, 2014:**
 1. Application #2014-15, Varvara Property LLC/Oceanos Oyster Bar and Sea Grill 2-27 Saddle River Road, Block 1301, Lot, 13-15, Zone R-1-2
Proposed expansion to create additional dining room seating. Will create a dining room on first floor and move all offices to second floor at existing structure located on site currently being used for offices. Will create additional dining area on first floor of existing storage structure and move storage to second floor. Will remove an existing structure in rear of the property and create additional parking. Restaurant is not a permitted use in the R-1-2 zone which requires a D-2 variance for expansion as per Section 125-57.D.(1)(d)[1]. Would increase the impervious coverage from 86.1% to 87.5% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Required 10' minimum rear and side yard buffer where less than 10' is existing and 1.0' is proposed as per Section 125-42.F. Requires an amendment to existing parking variance. Presently site had 64 parking spaces with expansion site will have 71 spaces where 114 spaces are required. All other variances and/or waivers that may be required for this application.
6. Public Comment
7. Adjourn.