

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
JUNE 23, 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 Business Carried from May 19, 2014:
 1. Application #2014-06, Vincent Fantacone
1-14 Berdan Avenue, Block 5517, Lot 47, Zone R-1-3
Request a Certificate of nonconformity-Existing non conforming two family on an undersized corner lot. Proposed expansion requires a D-2 variance expansion of a non-conforming as per Section 125-57D.(1)(d)[1] Proposal would reduce the building coverage from 27.8% to 27.3% where 25% is permitted. Reduce the existing impervious coverage from 51.8% to 48.5% where 35% is permitted. Maintain side yard setbacks of 4.84' and 5.09' where 8' is required. Maintain the front yard setback of 14.29' on 2nd St. and maintain 18.51' on Berdan where 25' is required. Proposed FAR of 42.75% where 40% is permitted requires a D4 variance as per Section 125-57D.(1)(d)[1] Reduce the existing driveway to 28' where 22' is permitted as per Section 125-48C.(7) Proposed 6ft fence in front yard setback on 2nd St where only 3' is permitted in the front yard setback as per Section 125-38.A Fences. Proposed deck-accessory within the front yard setback on 2nd St. would be 20.54' where 35' is required as per Section 125-33
6. Residential New Business:
 1. Application # 2014-11, Trigub
39-16 Tierney Place, Block 1608 Lot 6, Zone R-1-2
Expansion of a non conforming structure. Maintain the existing front yard setback of 24.9' where 30' is required. Ordinance 125-32 provides for expansion of a non conforming structure provided the requirements are met. Any nonconforming structure may be continued upon the lot may be restored or repaired in the event of partial destruction. The proposed removal of most of the existing structure will exceed the partial destruction requiring a variance to rebuild as per Section 125-32.B.1...
 2. Application # 2014-12, Itkin
17-09 Greenwood Drive, Block 3701 Lot 16, Zone R-1-2

Existing non conforming lot. Lot is 67.1' x 112.8' where 75' x 100' is required. Proposal is to rebuild the structure using the existing foundation and expand the structure. C-1 variance is required as per section 125-57.D.(1)(c)[1]

3. Application # 2014-13, Grambone
5 Pomona Avenue, Block 6902 Lot 14, Zone R-1-3
Proposed expansion of an existing non conforming structure. Maintain the existing front yard setback of 6.22' where 25' is required as per section 125-12 schedule of area yard an building requirements. Exemption 125-32.C.4 requires that the existing front yard be more than 50% of the requirement where 25' is required.
4. Application # 2014-14, Matriss
2-34 Kenneth Avenue, Block 4324 Lot 1, Zone R-1-3
Proposed replacement of an existing 4' fence in the front yard setback and replace with a 6ft fence in the front yard setback where only 3ft is permitted as per Section 125-38 Fences and walls

7. Commercial Business Carried from Special meeting June 5, 2014:

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% to 30.4% where 25% is permitted. Would decrease the impervious coverage from 93% to 80.1% where 35% is permitted as per Section 125-12 Driveway would have a 0' setback from property line where 1' is required as per Section 125-48.C(7)
No testimony will be given – Carried to Special meeting August 4, 2014

8. Public Comment
9. Correspondence/Resolution/Bills
10. Approve Minutes: April 28, 2014
May 19, 2014
11. Adjourn.