

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
MAY 19, 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 April 28, 2014:
 1. Application #2014-06, Vincent Fantacone
1-14 Berdan Avenue, Block 5517, Lot 47, Zone R-1-3
Existing non conforming two family on a corner lot. Proposed expansion requires a D-2 variance expansion of a non conforming as per Section 125-57D.(1)(d)[1] Proposed addition would reduce the building coverage from 27.8% to 27.3% where 25% is permitted. would 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' are required Maintain the front yard setback on 2nd Street of 14.29' and Berdan 18.51' where 25' is required. Reduce the existing driveway to 28' where 22' is permitted as per Section 125-48C(7) 6ft fence in front yard setback on 2nd Street where only 3' is permitted within the front yard setback as per Section 125-38 accessory within the front yard setback of 20.54' where 35' is required as per section 125-33
6. Residential New Business:
 1. Application # 2014-07, Derek and Renee Bruno,
3-29 17th Street, Block 4307, Lot 33, Zone R-1-3
Proposed 2nd floor addition. Maintain existing side yard setback of 2.4' where 8' is required. Exemption 125-32.C.4 requires that the existing side yard be more than 50% of the requirement where 8' is required. Maintain existing front yard setback of 24.68' where 25' is required as per Section 125-12 Schedule of area yard and building requirements.
 2. Application #2014-08, Danielle Gomez,
39-45 Sunderland Drive, block 1206, Lot 3, Zone R-1-3
Proposed addiiton/renovation would increase the impervious coverage from 37.62% to 39.78% where 35% is permitted. Maintain the existing side yard setback 5.5' and 6.0' where 8'is required. Maintain existing front yard setback of 20.62' where 25' is required as per Section 125-12 Schedule of area yard and building requirements

3. Application #2014-09, Donald and Christine Morris,
1 Addison Place, block 3724, Lot 13, Zone R-1-3
Property is a corner Lot. An accessory located within the front yard setbacks
requires 35'. Proposed air conditioning would be located 10' from front property
line where 35' is required as per section 125-33....

7. Commercial Business Carried from April 28, 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)

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