

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting Zoning Board of Adjustment

JANUARY 26, 2015

Reorganization

Meeting Canceled due to weather

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. Swear in of re-appointed and new appointed members
6. Nomination of Chairman
7. Nomination of Vice Chairman
8. Nomination of Secretary
9. Review of RFQ's -- Board Attorney
10. Review of RFQ's – Board Engineer
11. Review of RFQ's -- Board Traffic Engineer
12. Review of RFQ's – Board Planner
13. Re-Appointment of Court Stenographer
14. Commercial application carried from December 11, 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.

No testimony will be given ---special meeting date to be announced

15. Commercial application carried from December 22, 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 ?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 will be given –special meeting date to be announced with a notice to be required

2. 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 125-12Schedule of area yard and building requirements D-4 for 64% where 40% is permitted as per Section 125-57.D(1)(d)[1]

16. Public Comment

17. Correspondence/Resolution/Bills

18. Approve Minutes:

- October 16, 2014 special meeting
- October 23, 2014 special meeting

19. Adjourn.