

**BOROUGH OF FAIR LAWN**  
**Agenda for Regular Meeting**  
**Zoning Board of Adjustment**  
**FEBRUARY 23, 2015**

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 #2015-01, Frank Angotti, 24-05 Rosalie Street, Block 3320, Lot 25, Zone R-1-3  
The proposed driveway widening and new walkways would increase the impervious coverage from 34.22% to 42.7% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
  2. Application #2014-02, Alex Lorenzo, 0-122 Tunbridge Road, Block 1210, Lot 17, Zone R-1-3  
The existing side yard setback is 5.23' where 8' is required and 10.5' from the neighboring structure where 12' is required. Expansion of a non conforming 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 met—the existing non conforming side or front yard setbacks are not less than 50% of the required side yard or front yard setbacks, but is no closer than 12 feet to the existing dwelling on the adjoining property.
6. Commercial Business Carried January 26, 2015:
  1. Application # 2014-27, FL Development, LLC  
2-09 28<sup>th</sup> 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 New Business

1. Application #2015- 03, 12-04 Properties LLC/Racko Medical, 12-04 Saddle River Road, Block 1609, Lot 2

1970 approved non conforming use of a medical building in a R-1-2. Proposal to expand and use the existing attic space as general office use. Condition of prior approval was attic was to be used for storage only. D-2 variance required for expansion of a non conforming use as per Section 125-57.D.(1)(d)[1]. Minor site plan approval required for changes to parking areas and site as per Section 125-65. Parking variance required for 24 spaces proposed and 20 spaces required as per Section 125-48A(2) Proposed new handi-cap ramp will in increase the impervious coverage from 37.2% to 41.9% where 35% is permitted and reduce the front yard setback on Berdan 25.2.' to 4' where 30' is required.

08. Public Comment
09. Correspondence/Resolution/Bills
10. Approve Minutes:
11. Adjourn.