

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
APRIL 27, 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 Carried:**
 1. Application #2015-06, Leonid & Melinda Ritenban,
3-11 Hartley Place, Block 3322, Lot 31&32, Zone R-1-3
Proposed addition of a family apartment would create a two family dwelling in the R-1-3 Zone where only one family dwellings are permitted as per Section 125-17. D-1 use variance required as per Section 125-57.D(1)(d)[1] FAR of 39% where 37% is permitted as per Section 125-12 Schedule of area yard and building Requirements. Would require a D-4 FAR variance as per Section 125-57.D(1)(d)[1]

6. **Residential New Business:**
 1. Application #2015-08, Brandon Schmidt.
9-10 Burbank Street, Block 4523, Lot 4, Zone R-1-3
Proposed new covered rear patio and covered entrance would increase the building coverage from 26.21% to 31.10% where 25% is permitted. Would increase the impervious coverage from 42.25% to 51.66% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
 2. Application #2015-09, David Bostock,
1 Burlington Place, Block 3713, Lot 7, Zone R-1-3
Corner Property: Proposed Air Conditioner Condenser would be located 14.90' from Burlington Place and would be located 31.60' from Howard Avenue where 35' is required for Accessory Building Structures or uses as per Section 125-33(2) Accessory building structures and uses.
 3. Applications #2015-10, Rosaling Gundling,
63 Heights Avenue, Block 6905, Lot 30, Zone R-1-3
Proposed Additions and Renovations of a non-conforming structure requires A D-2 variance as per Section 125-D(1)(d)[1]
Ordinance 125-32 provides for expansion of a non-conforming structure provided

- the requirements are met. Exemption 125-32C.4 requires the existing non-conforming front yard setback be more than 50% of the requirement. R-1-3 Zone requires a 25' front yard setback. Proposed expansion requires a variance to maintain the existing front yard setback of 9.95' where 25' is required as per Section 125-12 Schedule of area yard and building requirements.
4. Application #2015-11, George Sabsovich,
38-14 Allwood Place, Block 2404, Lot 52, Zone R-1-2
Pergola and patio would have a side yard setback of 3' where 4' is required. Hot tub would have a side yard setback of 8' where 12' is required as per Section 125-12 Schedule of area yard and building requirements. Pergola would have Front yard setback of 30.3' and Hot tub would have a front yard setback of 34' where 40' is required as per Section 125-33(2) Accessory Building structures and uses.
 5. Application #2015-12, Steven & Hope Alexander,
36-11 Berdan Ave, Block 2618, Lot 20, Zone R-1-2
Proposed 2nd floor addition would maintain the existing side yard setback of 10.8' and 11.2' where 12' is required as per Section 125-12 Schedule of area yard and building requirements. Proposed 2nd story addition would have a height of 35.5' where 30' is permitted. Requires a D-6 Height variance as per Section 125-57.D(1)(d)[1]
 6. Application #2015-13, Wade Klein,
5 Barry Place, Block 3802, Lot 23, Zone R-1-3
Proposed placement of new Air Conditioning Condenser would have a 30' front yard setback where 35' is required in the R-1-3 Zone as per Section 125-33 (2) Accessory Building structures and uses.
 7. **Commercial Business Carried:**
 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 ½ 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.
APPLICATION CARRIED TO APRIL 30, 2015.
NO TESTIMONY TO BE HEARD.

2. 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.

**APPLICATION CARRIED TO MAY 4, 2015.
NO TESTIMONY TO BE HEARD.**

3. Application #2015-04, PSE&G,
17-01 Nevins Road, Block 4901, Lot 1
Proposed improvements are an Emergency Generator, Pothead Structures, Station Light and Power Transformers Enclosure, an Isolation wall, additional Lighting protection, Drainage improvements and a Sound mitigation wall. Use variance as per Section 125-57.D(1)(d)[1] for Height of principal structure. (5) New Lighting Mast Structures. Side and rear yard setbacks. Any and all other variances/or waivers that may be required for this application.

**APPLICATION CARRIED TO MAY 14, 2015
NO TESTIMONY TO BE HEARD.**

4. Application #2015-05, PSE&G,
Property Owner is Interior Renovations Services, LLC
4-24 Banta Place, Block 3411, Lot 1
Preliminary Final Site Plan required as per Section 125-65A and use variances Required as per Section 125-57.D.(1)(d)[1] to divide the current property at 424 Banta Place. Proposal is to permit a parking lot for Interior Renovations Services, LLC located at 419 & 421 Banta and for proposed temporary lay down parking area to support upgrades at PSE&G substation. Variance required per Section 125-28C(5) for Outdoor storage of equipment and materials. Any and all other Variances/or waivers that may be required for this application.

**APPLICATION CARRIED TO REGULAR MEETING OF MAY 18, 2015
NO TESTIMONY TO BE HEARD.**

10. Public Comment

11. Correspondence/Resolution/Bills

12. Approve Minutes: **December 15, 2014**

13. Adjourn.