

# **BOROUGH OF FAIR LAWN**

## **Agenda for Regular Meeting**

### **Zoning Board of Adjustment**

**JULY 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 New Business:**

1. Application #2015-21, Bryan & Lisa Press,  
15 Allen Place, Block 3704, Lot 9, Zone R-1-3  
Proposed rear one story addition would maintain the existing front yard setback of 11.1' where 25' is required. Would maintain existing side yard setback of 6.4' where 8' is required. Would reduce the existing rear yard setback from 15' to 11' where 20' is required. Would increase the Building coverage from 29.3% to 32.9% where 25% is permitted. Would increase the impervious coverage from 51.4% to 56.7% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. FAR would increase from 49% to 52% where 40% is permitted as per Section 125-57.D. (1)(d)[1]
2. Application #2105-22, Peter Rosas,  
15-22 George Street, Block 5715, Lot 4, Zone R-1-3  
Ordinance -125-32 C (4) permits expansion without a variance provided requirements are met. The existing non-conforming side or front yard setbacks are not less than 50% of the required side or front yard setbacks and no closer than 12ft. to the existing dwelling on the adjoining property.  
Proposed 2<sup>nd</sup> floor addition: would maintain existing side yard setback of 3-17' and 3.04' where 8' is required. Would maintain the existing front yard setback of 11.75' and 11.80' where 25' is required as per Section 125-12 Schedule of area yard and building requirements. Expansion of a non-conforming structure requires a D-2 variance as per Section 125-57.D.(1)(d)[1]
3. Application #2015-23, Joseph & Diana Torregrossa,  
16-05 Hunter Place, Block 2708, Lot 26, Zone R-1-3  
Convert an existing garage into a Family Room and add an addition for a new One Car Garage. Would have a front yard setback on High Street of 20' where 25' is required as per Section 125-12 Schedule of area yard and building requirements.

**Commercial Business Carried:**

1. Application #2015-05, PSE&G,  
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.
  
2. Application #2015-19, Loved Companion, LLC  
17-50 River Road, Block 5723, Lot 6, Zone I-2  
Proposed Pet Funeral & Crematory is not a permitted use as per Section 125-28  
I-1 & I-2 Industrial zone. Requires a use variance as per Section 125-57.D. (1) [1]  
Change of use in an Industrial zone requires a Site plan approval as per Section  
125-65.B.(2). Parking variance required as 19 spaces are required and 14 spaces  
are provided as per Section 125-48. Addition variances and/or waivers may be  
required upon submittal of a complete application.

**APPLICATION CARRIED TO REGULAR MEETING OF AUGUST 25,  
2015. NO TESTIMONY TO BE HEARD.**

**New Commercial Business:**

3. Application #2015-20, MJRL Real Estate Holdings  
22-05 Maple Avenue, Block 5826, Lot 3, Zone OBS-1  
Proposal to create a residence which is not permitted and would require a D-1  
Variance as per Section 125-57.D. (1)(d)[1] Minor changes to the site require  
Minor site plan approval as per Section 125-65.
  
10. Public Comment
  
11. Correspondence/Resolution/Bills
  
12. Approve Minutes: **February 2, 2015 Special Meeting, Oceanos Restaurant**  
**February 23, 2015 Regular Meeting**  
**February 26, 2015 Special Meeting, Barrister Development**

13. Adjourn.