

**BOROUGH OF FAIR LAWN**  
**Agenda for Special Meeting**  
**Zoning Board of Adjustment**

**SEPTEMBER 24, 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. **Commercial Business:**
  1. Application #2105-27, VR II, 20-19 Fair Lawn Ave, LLC.  
20-19 Fair Lawn Avenue, Block 4701.01, Lot 1, Zone B-1  
Proposal to remove existing building and replace with a new 24hr. 7-Eleven Convenience store. Retail establishments which are located in the B-1 Restricted Business Zone and which seek to operate 24 hours per day shall be permitted as a conditional use as per Section 125-43.3. Applicant cannot meet all the requirements of the conditional use and requires a D-1 Use variance as per Section 125-57D(1)(d)[1] Would require bulk variances as per Section 125-12 Schedule of area yard and building requirements.--Lot width of 91.2' Front yard setback of 9' on Pollitt Drive. Side yard setback of 5.6' and 9'. Parking variance 14 spaces required and 12 provided. Sign variances as per Section 125-41. Preliminary and final major site plan approval required as per Section 125-65A. And any other variances and/or waivers that may be required for this application
  
6. Public Comment
  
7. Adjourn.