

# **BOROUGH OF FAIR LAWN**

## **Agenda for Regular Meeting**

### **Zoning Board of Adjustment**

**SEPTEMBER 28, 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 #2015-28, Robert & Mary Walsh,  
328 Howard Avenue, Block 3710, Lot 10, Zone R-1-3  
A Corner Property. Proposed Air Conditioner Unit would have a 10' setback from Bancroft Place where 35' is required as per Section 125-33 Accessory Buildings, Structures and uses.
  2. Application #2015-29, Smith Sebastian & Marguerite St. John  
7-10 River Road, Block 5507, Lot 7, Zone R-2  
Proposed rear one story addition would increase the building coverage from 30.64% to 32.64% where 25% is permitted. Removal of patio would decrease the impervious coverage from 45.34% to 44.70% where 35% is permitted. Would maintain existing side yard setback of 1.5' where 10' is required as per Section 125-12 Schedule of area yard and building requirements. FAR would increase from 47% to 49%. D-4 variance is required as per Section 125-57.D. (1)(d)[1]
6. **Commercial Business Carried:**
  1. Application #2015-20, MJRL Real Estate Holdings  
22-05 Maple Avenue, Block 5826, Lot 3, Zone OBS-1  
Proposal to create an apartment in the basement and maintain the existing office on the 1<sup>st</sup> floor. This would 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.
  2. Application#2015-26, Fitnaholics Unanimous,  
15-01 Pollitt Drive, Block 4802, Lots 3 & 5, Zone I-2  
Proposed Fitness Studio is not a permitted use in the I-2 Zone.  
D-1 Variance required as per Section 125-57(1)(d)[1]

7. Public Comment
8. Correspondence/Resolution/Bills
9. Approve Minutes: April 30, 2015, May 4, 2015, May 14, 2015 & May 18<sup>th</sup>, 2015
10. Adjourn: