

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
AUGUST 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. **Residential New Business:**
 1. Application 2015-25, Olieri Investments/Ron Garner
27-01 Urban Place, Block 3415, Lot 5, Zone R-1-3
Ordinance 125-32C(4) permits expansion without variance provided requirements meet-existing non conforming side or front yard setbacks which are not less than 50% of the required side or front yard setbacks but no closer than 12ft. to the existing dwelling on the adjoining property proposed 2nd floor addition. Maintain existing side yard setback of 5.5' where 8' 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 1125.D.(1)(d)[1]

6. **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.

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.

7. **Commercial New Business:**

1. 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]
8. Public Comment
9. Correspondence/Resolution/Bills
10. Approve Minutes: **March 12, 2015 & March 23, 2015 & April 27, 2015**
11. Adjourn.