

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting

Zoning Board of Adjustment

JUNE 22, 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 #2015-16, Eufenio & Anna Nunez,
0-118 Tunbridge Road, Block 1210, Lot 18, Zone R-1-3
The Board must rule on “Res Judicata” as the Zoning Board in 1998 ruled to deny a request for a 6ft. fence in the front yard setback. The property is a Corner property. Proposed 6ft. fence in the front yard setback on Sycamore Street where only 3ft. is permitted as per Section 125-38 Fences and Walls.
 2. Application #2105-17, Carla Copeland & Julian Koslow,
10 Beekman Crescent, Block 3807, Lot 5, Zone R-1-3
Proposed new covered side entry and changes to front walk would increase the impervious coverage from 38% to 39% where 35% is permitted. Would reduce the existing side yard setback from 9.62’ to 5.62’ where 8’ is required as per Section 125-12 Schedule of area yard and building requirements.
 3. Application #2015-18, Vitaliy Gomelskiy & Olga Gomelskaya,
15-05 Ellis Avenue, Block 4513, Lot 13, Zone R-1-3
Proposed 1st and 2nd floor additions would maintain existing front yard setback of 20.05’ where 25’ is required. Would maintain the existing side yard setback of 6.22’ where 8’ is required. Would increase the existing impervious coverage from 37.08% to 39.63% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. FAR would increase from existing 38.47% to 44.16% where 40% is permitted and require a D-4 variance as per Section 125-57.D.(1)(d)[1]

New Commercial Business:

1. Application #2105-19, Glen Stubaus, Architect
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.

10. Public Comment

11. Correspondence/Resolution/Bills

12. Approve Minutes: **December 22, 2014 & February 2, 2015** Re-organization.

13. Adjourn.