

# **BOROUGH OF FAIR LAWN**

## **Agenda for Regular Meeting**

### **Zoning Board of Adjustment**

**NOVEMBER 23, 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 #2015-34, Robert & Joan Naddy,  
22-01 Morlot Avenue, Block 3522, Lot 7.01, Zone R-1-3  
Proposed 6ft. fence within the front yard setback on 22<sup>nd</sup> street where only 3ft. is permitted as per Section 125-38 Fences and walls.
2. Application #2015-35, Chaitanya Prasad Prassanna,  
0-23 Saddle River Road, Block 1101, Lot 12, Zone R-1-1  
Property has 14' wide lot frontage where 75' is required. Proposed addition and Renovations would reduce the front yard setback from 31.5' to 23.7' where 35' is required. Would maintain existing side yard setback of 5.1' where 15' is required. Maintain existing rear yard setbacks of 5.11' and 9.11' where 20' is required. Would increase the building coverage from 24.9% to 26.7% where 25% is permitted. Would increase the impervious coverage from 46.14% to 52.80% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
3. Application #2015-36, Irina Aksen & Sergey Lysenko,  
36-19 Hillside Terrace, Block 2614, Lot 22, Zone R-1-2  
Proposed Shed to be installed 7" and 16" from the property lines where 4' is required as per Section 125-33 Accessory buildings, structures and uses.
4. Application #2015-37, Raj Narayanan,  
3-44 Hartley Place, Block 3325, Lot 1, Zone R-1-3  
Property is a corner lot. Proposed expansion on a non-conforming lot. Proposed second floor addition would maintain the existing front yard setback of 9.03' on Hartley and maintain the existing front yard setback of 16.81' on Watkins where 25' is required. Maintain the existing side yard setback of 2.27 where 8' is required as per 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.(d)[1]

**6. Commercial Business Carried:**

1. Application #2015-27, 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.
7. Public Comment
8. Correspondence/Resolution/Bills
9. Approve Minutes: **October 20, 2015 & October 26, 2015**
10. Adjourn.