

BOROUGH OF FAIR LAWN

Agenda for Special Meeting

Zoning Board of Adjustment

MAY 26, 2016

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#2016-13, *A.D.P.P. Enterprises, Inc.*
16-09 Rt. 208 South, Block 4711, Lot 5, Zone R-1-3 & 14-08 Emerson Street, Block 4708, Lot 18, R-1-3
Property is located in the R-1-3 single family residential zone. Proposal to remove existing dwelling on Block 4711 Lot 5 and relocate lot lines using a portion of Block 4708, Lot 18, to create two new lots. Proposed new lots are Block 4711 Lot 5.01 and Block 4708, Lot 18.01. Block 4708 Lot 18.01 would maintain existing front yard setback of 21.1' where 25' is required as per Section 125-12 and would have no further changes. Proposed minor subdivision would give Block 4711 Lot 5.01 full access to Route 208 for egress and ingress. Minor subdivision requires approval as per Section 125-65 and 125-66. Proposal for Block 4711 lot 5.01 is for a Gas service Station with a convenient store which is not permitted in the R-1-3 zone and would require a D-1 variance. Proposed 24hr. business is not permitted in the R-1-3 zone and would require a D-1 variance. Would have imperious coverage of 46.3% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Sign variances required as per Section 124-41B (4) Sign variances required as per Section 124-41G.(4) Sign variance required as per Section 125-41B(12)
 2. Public Comment
 3. Adjourn.