

**BOROUGH OF FAIR LAWN**  
**Agenda for Regular Meeting**  
**Zoning Board of Adjustment**  
**April 18, 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. **Residential New Business:**
  1. Application#2016-011, Marian & Semion Yakubovich, 851 Van Riper Place, Block 2504, Lot 29, Zone R-1-2  
Proposed 2<sup>nd</sup> floor addition and rear 2 story addition would maintain the existing front yard setback of 27.8' where 30' is required. Would reduce the existing impervious coverage from 38.6% to 37.9% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Would increase the FAR from 23.96% to 41% where 37% is permitted. D-4 variance is required as per Section 125-57D(1)(d)[1]
  2. Application#2016-012, Daniel Furphy, 31-11 Southern Drive, Block 2415, Lot 8, Zone R-1-3  
Expansion of a non-conforming structure. Ordinance 125-32C(4) permits expansion without variance provided requirements are met-existing non-conforming side or front yard setbacks are not less than 50% of the required  
Side or front yard setbacks but in no closer than 12ft to the existing dwelling on the adjoining property. Proposed rear one story addition. Would maintain the existing side yard setback of 7.0' and 7.2' where 10' is required and is 10.31' from neighboring structure where 12' is required as per Section 125-32C(4) and as per Section 125-12 Schedule of area yard and building requirements.
  3. Application#2016-014, John Clifford, 39-09 Sycamore Drive, Block 1209, Lot 24, Zone R-1-3  
Proposed additions and new front porch would increase the building coverage from 24.3% to 26.6% where 25% is permitted. Would increase the impervious coverage from 39.8% to 41.3% where 35% is permitted. Maintain the side yard setbacks of 5.1ft. and 6.5' where 8' is required. Would decrease the existing front yard from 25' to 21' where 25' is required as per Section 125-12 Schedule of area yard and building requirements. Building height of 33' 6" where 30' is permitted requires a D-6 Height variance as per Section 125-57D(1)(d)[1]
  4. Application#2016-015, Kulwant & Swarnjit Malik, 0-78 Midland Ave, Block 3226.01, Lot 19, Zone R-1-3  
Expansion of a non-conforming structure. Ordinance 125-32C(4) permits expansion without variance provided requirements are met-existing non-conforming side or front yard setbacks are not less than 50% of the required

Side or front yard setbacks but in no closer than 12ft to the existing dwelling on the adjoining property. Proposed 2<sup>nd</sup> floor rear addition. Would maintain the existing side yard setback of 5.57' and 6.07' where 8' is required and is 11.58' from neighboring structure where 12' is required as per Section 125-32C(4) and as per Section 125-12 Schedule of area yard and building requirements.

5. Application#2016-016, Valerian Arva,  
7-02 Park Ave, Block 5502, Lot 16, Zone R-1-3  
Installation of a Shed 3' from property line where 4' is required as per Section 125-3, Accessory building structures and uses.

6. **Commercial Business Carried:**

1. Application # 2016-02, Fair Lawn J & S Holdings, LLC  
23-08 Maple Avenue, Block 5903, Lot 5, 5.01 & 36,  
Proposed new Dunkin Donuts --"Fast Food Restaurants" are not permitted in the B-1 zone and would require a D-1 use variance- Proposed 24 hr. establishment- 24hr establishments are only permitted in the B-1 Zone for a retail establishment not "Fast Food Restaurant"--requires a D-1 use variance as per Section 125-57.D(1)(d)[1] Would require a variance for front yard setback of 11' where 20' is required as per Section 125-12 -- A waiver is required for loading area proposed 11' x 56' where ordinance requires 12' x 56' as per Section 125-48 Parking and loading areas--- Sign variances required as per Section 125-41 -Only one sign is permitted for each principal use three are proposed---Proposed free-standing sign does not meet requirements for size of sign, height of sign and setback from the front yard property line. Proposed coffee cup logo does not meet the size. Proposed channel letters exceed the permitted 16' total height permitted by ordinance Major site plan approval is required as per Section 125-65 and any other variances and/or waivers that may be required for this application.

7. Public Comment
8. Correspondence/Resolution/Bills
9. Approve Minutes: March 21, 2016
10. Adjourn.