

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
July 25, 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

Residential New Business:

1. Application#2016-28, Jennifer Tsakarakis,
5-19 5th Street, Block 5403, Lot 10, Zone R-1-3
Proposed 15'x24' Above Ground Pool would increase the impervious coverage from 37.10% to 41.61% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
2. Application # 2016-29, Beyshys Wong,
7-12 Richard Street, Block 5716, Lot 14, Zone R-1-3
Proposed 2nd story addition would maintain existing impervious coverage of 36% where 35 is permitted as per Section 125-12 Schedule of area yard and building requirements. FAR would increase from 40% to 40.1% where 37% is permitted. D-4 Variance required as per Section 125-57D.(1)(d)[1]
3. Application # 2016-30, James Gilson & Carolyn N. Scharf
32-09 Hillside Terrace, Block 2611, Lot 28, Zone R-1-2
Proposed 8ft. fence along the rear yard property line where 6ft. is permitted as per Section 125-38 Fences and Walls.
4. Application #2016-31, Angel Cedeno,
0-72 Elden Place, Block 2219, Lot 12, Zone R-1-3
Proposed 24x15' Above Ground Pool would increase the existing impervious coverage from 36.15% to 39.17% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
5. Application#2016-32, John & Jennnifer Niemiec,
30-07 Southern Drive, Block 3414, Lot 33, Zone R-1-3
Proposed 21' Above Ground Pool would increase the existing impervious coverage from 39.67% to 42.55% where 35% is permitted as per Section 125-12 of area yard and building requirements.

6. Application #2016-33, Denise Beardsley,
9-08 Henderson Blvd, Block 5805, Lot 3, Zone R-1-3
Property is located in the R-1-3 Zone. Applicant is requesting a Zoning Certification for a pre-existing non-conforming two-family dwelling. Proposed expansion of a non-conforming would require a D-2 variance as per Section 125-57.D.(1)(d)[1]

Commercial Business Carried:

1. Application #2014-23- Pac Management LLC/Glen Motors Toyota,
19-01 Pollitt Drive, Block 4802, Lot 1, Zone I-1
Proposed 4 signs where only one sign is permitted as per Section 125-41.B. (3)
Proposed height of Toyota Logo sign exceeds the permitted height of 16". Proposed Channel letter sign for Service Reception exceeds the permitted height of 16".
Proposed Express Maintenance Sign exceeds the letter height of 16" as per Section 125- 41.B.4 (b)

6. Public Comment

7. Correspondence/Resolution/Bills

8. Approve Minutes: **June 27, 2016**

9. Adjourn.