

**BOROUGH OF FAIR LAWN**  
**Agenda for Regular Meeting**  
**Zoning Board of Adjustment**  
**March 21, 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 #2016-07, Tsirina & Pavel Sheynerman,  
31-06 Grunstra Place, Block 2809, Lot 12, Zone R-1-2  
Proposed addition would increase the building coverage to 28% where 25% is Permitted. Would increase the impervious coverage to 40% where 35% is permitted as per Schedule of area yard and building requirements. FAR would increase to 42% where 40% is permitted. D-4 variance required as per Section 125-57.D. (1)(d)[1]
  2. Application #2016-08, Janice Aquilina,  
17-17 Well Drive, Block 2706, Lot 25, Zone R-1-2  
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, no closer than 12ft. to the existing dwelling on the adjoining property proposed 2<sup>nd</sup> floor Dormer addition. Maintain the existing front yard setback of 23.50' and 26.96' where 30' is required. Would maintain the existing side yard setback of 4.51' and 4.54' where 10' is required as per Section 125-32C (4) and as per Section 125-12 Schedule of area yard and building requirements.
  3. Application #2016-09, Abraham Weintraub,  
5-18 4<sup>th</sup> Street, Block 5405, Lot 23, Zone R-1-3  
Proposed addition would increase the building coverage from 25.9% to 28.2% where 25% is permitted. Removal of walkways would decrease the impervious coverage from 37.8% to 36.9% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. FAR would increase from 37% to 47% where 37% is permitted. D-2 variance is required for expansion of a non-conforming structure as per Section 125-57.D.(1)(d)[1]

4. Application #2016-10, Domingo & Elsie Perez,  
0-22 34<sup>th</sup> Street, Block 2217, Lot 9, Zone R-1-3  
Corner Property. Proposed 6ft. fence within the front yard setback on Ryan Road  
where only 3ft. is permitted as per Section 125-38.A. Fences and Walls.
  
6. Public Comment
  
7. Correspondence/Resolution/Bills
  
8. Approve Minutes: **February 22, 2016**
  
9. Adjourn.