

BOROUGH OF FAIR LAWN

Agenda for Special Meeting

Zoning Board of Adjustment

MARCH 8, 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:**

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

6. Public Comment
7. Adjourn.