

**BOROUGH OF FAIR LAWN
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Of AUGUST 25, 2014**

Following are the Fair Lawn Zoning Board of Adjustment's Meeting Minutes from the Zoning Board Regular meeting held on August 25, 2014.

Chairman Todd Newman called the Special meeting to order at 7:13 p.m. and declared that the meeting was being held in accordance with the Open Public Meeting Law.

Roll Call: Present: Mr. Seibel, Mr. Sacchinelli, Mr. Puzio, Mr. Pohlman,
Mr. Racenstein, Mr. Naveh, Mr. Lowenstein & Mr. Newman.

Absent: Mr. Gil, Mr. Blecher, Mr. Sacchinelli & Mr. Puzio.

Also in attendance were Bruce Rosenberg, Board Attorney; Candice Galaraza, Court Reporter; Ann Peck, Assistant Zoning Officer & Cathy Bozza, Zoning Assistant.

Board Professionals in Attendance: None.

Commercial Business Carried from July 21, 2014:

1. Application #2014-15, Varvara Property LLC/Oceanos Oyster Bar and Sea Grill
2-27 Saddle River Road, Block 1301, Lot, 13-15, Zone R-1-2
Proposed expansion to create additional Dining room seating. Will create a Dining room on first floor and move all offices to second floor at existing structure located on site currently being used for offices. Will create additional Dining area on first floor of existing storage structure and move storage to second floor. Will remove an existing structure in rear of the property and create additional parking. Restaurant is not a permitted use in the R-1-2 zone which requires a D-2 variance for expansion as per Section 125-57.D. (1) (d) [1]. Would increase the impervious coverage from 86.1% to 87.5% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Required 10' minimum rear and side yard buffer where less than 10' is existing and 1.0' is proposed as per Section 125-42.F. Will require an amendment to existing parking variance. Presently site had 64 parking spaces, with expansion, site will have 71 spaces where 114 spaces are required. All other variances and/or waivers that may be required for this application.

Mr. Newman opens the Meeting to announce the carrying of Application #2014-15, Varvara Property/Oceanos Bar & Sea Grill, 2-27 Saddle River Road, Block 1301, Lot 13-15, Zone R-1-2

Extension of Time granted.

Application is carried to the Regular Meeting of October 27, 2014. No Testimony to be heard.

Mr. Newman moves to Order of Business:

Memorialized Resolutions:

1. Application #2014-16, Alyssa & Michael Locascio,
0-160 Blue Hill Ave; Block 1207, Lot 13, Zone R-1-3
Corner property-Proposed 6ft. fence in front yard setback where 3ft. is permitted.
Approved.

Mr. Seibel makes a motion to accept this Resolution and Mr. Racenstein seconds the motion.

VOTE: All Present-AYE

Minutes:

1. Mr. Lowenstein makes a motion to approve the minutes of June 23, 2014 and Mr. Pohlman seconds this motion.

VOTE: All Present – AYE

1. Mr. Seibel makes a motion to approve the Special Meeting minutes of June 26, 2014 and Mr. Pohlman seconds this motion.

VOTE: All Present – AYE

Vouchers:

1. Winnie Banta Hetherington Asalian & Kahn in the amount of \$270.00 for Professional Services regarding Barrister Development, LLC.

Mr. Lowenstein makes a motion to approve this Voucher and Mr. Naveh seconds the motion.

VOTE: All Present – AYE

Adjourn:

Mr. Racenstein made a motion to adjourn this meeting and Mr. Lowenstein seconded the motion.

TIME: 7:15 P.M.

VOTE: All Present - AYE.

Respectfully submitted,

Cathy Bozza
Zoning Board Clerk