

**BOROUGH OF FAIR LAWN  
ZONING BOARD OF ADJUSTMENT  
Special Meeting  
Of September 7, 2010**

Following are the minutes of the Fair Lawn Zoning Board of Adjustment's Special meeting held on September 7, 2010

Chairman Todd Newman called the regular meeting to order at 7:10 p.m. and declared that the meeting was being held in accordance with the Open Public Meeting Law.

Roll Call: Present: Mr. Karas, Mr. Puzio, Ms. Spindel,  
Mr. Newman Mr. Meer  
Absent: Mr. Diner, Mr. Frankel, Mr. Blecher,

Due to ineligibility to vote, the following members were absent: Mr. Lowenstein,  
Mr. Sacchinelli  
Ms. Taylor

Also in attendance were William Soukas, Board Attorney and Cathy Bozza, Zoning Board Secretary.

**Commercial New Business:**

1. Application#09-038, 18-35 River Road, LLC.  
18-35 River Road, Block 5834, Lot 1, 3&4, Zone I-2  
A preliminary and final site plan approval for development for  
Retail/Commercial use and 64 Residential unit garden apartment building.  
Sign variances, 125-41.B.(3)(b)125-41.C.(3) and waivers

Mr. Newman opened the meeting and stated that we were here tonight for the memorialization of the Resolution regarding Application#2009-038, 18-35 River Road, LLC. Before going forward and asking for a motion, he asks if there are any questions or comments from the attending Board Members.

Mr. Karas states that his only comment was before the meeting started, in which he asked both the Attorney for the Applicant and the Attorney for the Board as to whether they were both satisfied with the Resolution. Both of them indicated that they were and he will rely on that information.

Mr. Newman agrees and comments, it was quite luminous work and that both Attorneys are Professionals and that a lot of effort went into this from our Board Attorney, Mr. Soukas for the preparation of the Resolution He wants to thank both of them. He feels this will be a great thing for Fair Lawn.

Mr. Newman asks for a motion to accept the Resolution.

Mr. Meer made a motion to accept the Resolution and Ms. Spindel seconded the motion.  
Ms. Spindel seconds the motion.

VOTE: Mr. Karas, Ms. Spindel, Mr. Meer & Mr. Newman

**Motion carries.**

**Adjourn**

Mr. Karas made a motion to adjourn this meeting and Mr. Meer seconded the motion.

TIME: 7:20 P.M.

VOTE: All Present - AYE.

Respectfully submitted,

Cathy Bozza  
Zoning Board Clerk