

**BOROUGH OF FAIR LAWN
ZONING BOARD OF ADJUSTMENT
Special Meeting
of September 28, 2006**

Following are the minutes of the Fair Lawn Zoning Board of Adjustment's regular meeting held on **Thursday, September 28, 2006**.

Chairman Scott Levy called the special meeting to order at 7:30 p.m. and declared that the meeting was being held in accordance with the Open Public Meeting Law.

Roll Call: Present were: Mr. Charipper, Mr. Meer, Mr. Newman, Mr. Levy, and Mr. Sacchinelli.

Absent were: Mr. Karas, Mr. Nakashian, Ms. Spindel, Mr. Blecher, Mr. Salerno and Mr. Diner.

Also in attendance were Bruce Rosenberg, Board Attorney; Karen Kocsis, Court Reporter, Ann Peck, Assistant Zoning Officer and Carol LoPiccolo, Zoning Board Clerk.

1. Commercial Old Business:

1. Application #2006-018, Sebastian E. Lentini (McDonald's)
37-01 Broadway, Block 2320, Lots 10-12, Zone B-2/R-1-3
Amendment to approved use/site plan approval requires site plan approval as per RGO Section 125-6.

Mr. Levy: "McDonald's has sent a letter requesting an adjournment. There will be no public comment tonight."

Mr. Salvatoriello: "McDonald's Corporate has gotten involved in this situation. The Mayor and Borough Manager met with Corporate Counsel. They also had a meeting with Counsel for IHOP. Settlement negotiations are going on. We thought it would be in the best interest to adjourn. The amended site plan might change due to these negotiations. We want an accurate site plan and would like an agreement. The attorney from McDonald's Corporate urged us to request this adjournment."

Mr. Salvatoriello consented to an extension of time.

Mr. Levy: "This will be adjourned to October 16, 2006. The attorney will be there."

Katherine Karas: "I represent IHOP and consent to the adjournment request."

Mr. Obsuth: "Will we be notified again?"

Mr. Levy: "No. If they come to an agreement and come in with a new site plan, they will have to re-notice."

Public Comment

There was no public comment.

Resolutions

1. Application #06-067 - MBB Art, Inc. (Bill Cirignano - Screamin Ink), 34-09 Broadway, Block 2315, Lot 12, B-2 Zone - Use Variance - Approved.
2. Resolution for extension of variance for 38-48 Vanore Drive, Block 2504, Lot 41, Zone R-1-2, granted May 16, 2006 for a deck. Resolution adopted June 2, 2005 - Approved.

Mr. Meer made a motion to accept these Resolutions and Mr. Charipper seconded the motion.

Vouchers

Voucher submitted by Karen Kocsis in the amount of \$425.00 for the September 18, 2006 meeting.

Mr. Meer made a motion to approve this voucher and Mr. Newman seconded the motion.

VOTE: All Present - YES.

Minutes

Mr. Charipper made a motion to approve the minutes for the September 18, 2006 meeting and Mr. Sacchinelli seconded the motion.

VOTE: All Eligible - YES.

Adjourn

Mr. Newman made a motion to adjourn this meeting and Mr. Charipper seconded the motion.

VOTE: All Present - YES.

TIME: 7:45 p.m.

Respectfully submitted,

Carol LoPiccolo
Zoning Board Clerk