BOROUGH OF FAIR LAWN
Agenda for Regular Meeting of the
Zoning Board of Adjustment

SEPTEMBER 24, 2018

1. Call meeting to order at 8:00 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. Flag Salute

6. Commercial Business Carried:

1. Application #2017-30, Core mark Fairlawn, LLC. 16-00 River Road, Block 5274, Lot 1.02, Zone B-4 The proposed use of a Gas Station is not specifically listed as a permitted use in the B-4 zone therefore it is prohibited and requires a D-1 use variance as per Section 125-25. B (2) and any other variances and/or waivers that may be required for this application.

2. Application#2018-23, Brexit LLC d/b/a Link Fitness and Performance, 21-05 Morlot Avenue, Block 3519, Lot 1 & 4, Zone I-2-Proposed Gym/Speed School/Fitness Center is not permitted in the I-2 Zone. D-1 Use variance required as per Section 125-57.D.(1)(d)[1] would increase the impervious coverage from 95.7% to 95.8% where 80% is permitted as per Section 125-12 Schedule of area yard and building requirements. Site plan approval as per Section 125-65.B. Sign variance required for wall sign with height of 6 ft. where 34” is permitted. A wall sign letter height of 22.5 inches where 16inches is permitted as per Section 125-41.B.(4)(b) signs and other waivers, variances or relief from the Fair Lawn Zoning and Land Use code which may be required in connection with this application. No Testimony. Carried for purpose of vote only.

7. Public Comment

8. Correspondence/Resolution/Bills

9. Approve Minutes: July 23, 2018

10. Adjourn