

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

APRIL 11, 2022

1. Call meeting to order at **7:00 p.m.**
2. Declaration by Chairman that meeting is in accordance with Open Public Meeting Law.
3. Roll Call.
4. Declare a Quorum
5. Flag Salute
6. Swearing in of new Alternate IV to the Board.
7. Vote for Chairman

New Residential Application:

1. *Application #22-009, N Laterza Real Estate Holdings, Inc.*
7-36 Central Avenue, Block 5829, Lot 12-15, Zone R-1-3
Corner Property. Proposed subdivision of existing 100' x 100' lot. Would create two 50' x 50' non-conforming lots as per Borough Ordinance 125-65.
Proposed removal of existing one family dwelling with a detached garage and replace with (2) one family dwellings. Both proposed new lots 12.01 & 12.02 would have a building coverage of 27.9% where 25% is permitted. Would have impervious coverage of 45.1% where 35% is permitted. Lot 12.01 would have a side yard of 6' and Lot 12.02 would have a side yard of 8' where 8' is required. Lot 12.02 would have a front yard setback on Chester Street of 12' where 25' is required as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Both lots 12.01 & 12.02 would have an FAR of 51% where 40% is permitted, requiring a D-4 variance as per Borough Ordinance 125-57. D.(1)(d)[1]
Other variances and waivers may be required for this application.

New Commercial Application:

1. *Application #22-010, Broadway Medical Center, LLC.*
0-86 Midland Avenue, Block 3326.01
Proposed subdivide, Lot 21 into 2 lots. Existing one family dwelling to remain on proposed lot 21.01 and provide parking for the Broadway Medical Center, LLC on the proposed new lot 21.02. The existing Broadway Medical Center front portion of the property is located with the B-2 zone along Broadway and the rear parking area is within the R-1-3 zone. The proposed new lot 21.02 would provide additional parking to the Medical Center.
Variances are required for Lot 21.01. Existing one family would remain and the subdivision would reduce the square footage of the lot from 10,695 to 5650 where

6500 is required. Would maintain the existing lot frontage of 50' on Midland where 65' is required. Would maintain the existing side yard setbacks of 6' on the north side and 13.3' on the south side where 8' is required. The proposed subdivision will change impervious coverage from existing 33.2% to 49.4% where 35% is permitted. Other variances and waivers may be required for this application.

Carried Commercial Application:

1. *Application #21-037, I Learn Schools, Inc.*

33-00 Broadway, Block 2218, Lot 13, Zone B-2/R-1-3

Proposed amended site plan approval. Prior use and site plan approval was granted July 5, 1983. Amendment proposes to construct a second driveway for egress only on the eastern portion of the site along 34th Street and to change the existing driveway off Broadway to an ingress only driveway. Original approval had 142 spaces required with 144 spaces provided. A loss of 5 parking spaces would reduce the number of space on the site to 139 spaces with the proposed changes and current uses in the building, the site now requires 139 spaces as provided in the revised plans. Borough Ordinance 125-42B- prohibits a business- any side street extending through such residential district shall not be used for any business purposes. Use variance 125-57D(1)(d)(1) and amended site plan 125-66 General provisions. Other variances and waivers may be required for this Application.

8. Public Comment

9. **Memorialized Resolutions:**

1. #22-002, Timothy & Christy Murphy, 17-11 Parmelee Ave, Block 5804, Lot 24, Zone R-1-3- Proposed Generator-Approved.
2. #22-003, Pravaker Rai, 44 Albert Ave, Block 6806, Lot 2, Zone R-1-3
Proposed two story rear addition- Denied.
3. #22-004, Laura Cronk & David Wilson, 9 Ballard Place, Block 3804, Lot 11
Zone R-1-3-Proposed addition- Approved
4. #21-029, Mark & Lisa Catarella, 30-25 Heywood Ave, Block 2805, Lot 8. R-1-2
Proposed Addition-Approved.

5. Adjourn.