BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
April 23, 2018

1. Call meeting to order at 7:00 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. Residential New Business:

   1. Application#18-008, Nicole & Tom Grace,
      6 Allen Place, Block 3704, Lot 4, Zone R-1-3
      Expansion of a non-conforming structure. Ordinance 125-32C(4) permits
      expansion without variance provided requirements meet existing non-conforming
      side or front yard setbacks, are not less than 50% of the required side or front
      yards setbacks but in no case closer than 12ft. to the existing dwelling on the
      adjoining property.
      Proposed One Story Rear Addition. Expansion requires a C-1 variance as per
      Section 125-57.D.(1)(c)(1)Would maintain the existing front yard setback of 18.8’
      where 25’ is required. Maintain the existing side yard setback from 3.8’ where 8’
      is required and is 11.67’ and 7.75’ from neighboring structure where 12’ is
      required, as per Section 125-32C(4) and 125-12 Schedule of area yard and
      building requirements.

   2. Application#18-009, Michael & Donna Raymond,
      5 Katherine Ave, Block 6804, Lot 12, Zone R-1-3
      Expansion of a non-conforming structure. Ordinance 125-32C(4) permits
      expansion without variance provided requirements meet existing non-conforming
      side or front yard setbacks, are not less than 50% of the required side or front
      yards setbacks but in no case closer than 12ft. to the existing dwelling on the
      adjoining property.
      Proposed 2nd floor Dormer Addition. Would require a C-1 variance as per Section
      125-57D(c) Existing front yard setback on Katherine Avenue is 12’ where 25’ is
      required which is less than 50% of the requirement per Section 125-32C(4)
      Would maintain the existing front yard setback of 19.7’ and 19.3’ on Pomona
      Avenue per Section 1125-12 Schedule of area yard and building requirements.
7. 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 #18-006, T-Mobile Northeast, LLC, 12-56 River Road, Block 5613,
   Lot 10. Proposed Telecommunication facility located on the roof of the existing
   building. The property is located in the B-4 River Road Business zone and the
   R-2 Residential zone. D-1 use variance, D-6 Height and site plan approval is
   required. As per Section 125-57D Any other waivers or variance that may be
   required.

8. Public Comment

9. Correspondence/Resolution/Bills

10. Approve Minutes: March 26, 2018 minutes

11. Adjourn.