

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

APRIL 24, 2023

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. **New Commercial Applications:**
 1. **Application #23-002, 13-13 River Road, LLC.
13-13 River Road, Block 5610, Lot 29&39, Zone B-4
Proposed new mixed use building with 6 residential units above.**

Proposed six (6) residential units exceed the permitted density in the B-4 River Road Affordable Housing Overlay District as per Borough Ordinance 49-12C (3) Borough Ordinance 125-57D(1)(d)[1] D-5 density variance required.

No off street parking spaces shall be situated beneath or within the footprint of a building located within the B-4 zone as per Borough Ordinance 125-25 C(6)(d) and the ground level footprint of any building may not be exceeded in its rear by more than two feet by any higher story of the building as per Borough Ordinance 125-25C (4) –Site plan required as per Borough ordinance 125-65 B (4) Parking variance required for 22 spaces required where only 15 spaces are provided as per Borough Ordinance 125-48A. Waivers required for one (1) loading space where zero (0) is proposed 125-48. B and no buffer proposed in the rear where a buffer of no less than 5’ at the rear lot shall be provided and a fence shall be provided at the rear lot line 125-25. C. (1). Other variances and waivers may be required for this application.
 2. **Application #23-009, Chelsea Independent Senior Living,
16-00 River Road, Block 5724, Lots 1.02, 4 & 4.01, Zone B-4**

Proposed monument sign. Proposed sign setback of 10’ from the property line on River Road requires a setback variance. Proposed monument sign would be 47 sq. ft. where maximum area is limited to 8 sq. ft. per side as per Borough Ordinance 125-42. B.7(b) Proposed combined lettering is 27” where combined height of 16’ is permitted as per Borough Ordinance 125-41. B.4. (b). Other variances and waivers may be required for this application.

7. Public Comment

- 8. Resolutions:**
1. Application #23-003- Matthew & Elizabeth Estersohn
3-18 Howard Ave, Block 3713, Lot 9, Zone R-1-3-
Proposed Addition- Approved.
 2. Application #23-004, Christopher & Floriana Allen,
21 Margaret Ct. Block 1304, Lot 8, Zone R-1-2
Proposed addition & driveway expansion- Approved w/conditions.
 3. Application #22-026, Tobon Giraldo Investments, LLC.
24-09 Raphael Street, Block 3319, Lots 23 & 24.
Reconsideration of 1st denial for Proposed Expansion-Denied.

9. Minutes to be Approved: March 27, 2023

10. Adjourn.