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

APRIL 29, 2019

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. Residential Carried:
   1. Application #2019-003- Henry & Rachel Erasmo, 8-13 Forest Street, Block 5818, Lot 74, Zone R-1-3
      Proposed addition would increase the FAR from 21.9% to 44.3% where 40% is permitted as per Section 125-57D(1)(d)[1]

7. New Residential Applications:
   1. Application #19-006, Eddie Romero, 9-03 Henderson Blvd, Block 5801, Lot 1, Zone R-1-3
      Corner Property. Proposed 4ft. fence located in the front yard setback on Ontario Avenue where only a 3ft. fence is permitted as per Section 125-38 Fences & Walls.

   2. Application #19-007, Tom & LeeAnn Murphy
      2-10 Cyril Avenue, Block 4328, Lot 13, Zone R-1-3
      Expansion of a non-conforming structure requires a C-1 variance as per Section 125-57. D.(1)(c)[1]. Proposed expansion and patio will increase the impervious Coverage from 46.6% to 50.6% where 35% is permitted. Would increase the building coverage from 25.1% to 30.2% where 25% is permitted. Would maintain the existing side yard setback of 5.5’ where 10’ is required as per /section 125-12 Schedule of area yard and building requirements.

   3. Application #19-008, Michael & Constantina Dininno, 0-42 Plaza Road, Block 3332.01, Lot 1, Zone R-1-3
      Corner Property. Proposed 6ft. fence in the front yard setback on Plaza & Cambridge where only a 3ft. fence is permitted as per Section 125-38 Fences & Walls.
4. Application #19-009, Julie Ann McColley,
   17-16 Well Drive, Block 2804, Lot 3, Zone R-1-2
   Expansion of a non-conforming structure. Ordinance 125-32C (4) permits
   expansion without a variance provided requirements are met. Existing non-
   conforming side or front yard setbacks are not less than 50% of the required side
   or front yard setbacks, but in no case closer than 12 feet to the existing dwelling
   on the adjoining property.
   Proposed 1 Story Rear Addition. Expansion requires a C-1 variance as per Section
   125-57. D.(1)(c)[1]. Maintain the existing side yard setback from 5’2” where 8’ is
   required and is 10’3” from neighboring structure where 12’ is required as per
   Section 125-32. C.(4) and 125-12 Schedule of area yard and building
   requirements.

8. Public Comment

9. Minutes to be Approved: **March 14, 2019 & March 25, 2019**

10. Adjourn.