BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
August 27, 2018
AMENDED

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 carried from July 23, 2018
   1. Application#2018-012, Auturo Montepara, 9-9 Canger Place, Block 6504, Lot 26 & 27, Zone R-1-3 Proposed 1 Story addition. Expansion requires a D-1 variance as per Section 125-57.D.(1)(d)(1) Would reduce the existing front yard setback of 26 to 21.50" where 25' is required. Would maintain the existing side yard setback from 5.9' and 6' where 8' is required. Would increase the existing building coverage from 23% to 33.40% where 25% is permitted. Would increase the impervious coverage from 29.50% to 40% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Increase of existing FAR from 18.6% to 54.5% where 40% is permitted as per Section 125-5.D. (1)(d)(1)-APPLICATION HAS BEEN WITHDRAWN

2. Application#2018-021, Khatrina Paikidze, 26-10 Southern Drive, Block 3415, Lot 19, Zone R-1-3 Proposed addition and paver patio and walkways would increase the impervious coverage to 51.1% where 35% is permitted. Would increase building coverage from 25% to 29% where 25% is permitted. Would maintain the existing side yard setbacks of 5.7' where 8' is required as per Section 125-12 Schedule of area yard and building requirements. Increase the FAR from 38% to 46% where 40% is permitted requires a D-4 variance as per Section 125-5D (1) (d) [1] - Application carried to August 27, 2018. No further notice required. REQUEST TO CARRY APPLICATION TO OCTOBER 29, 2018 REGULAR MEETING NO FURTHER NOTICE
7. **Commercial Application carried from July 23, 2018**

1. Application #2018-10, Fair Lawn Enterprises, LLC. 18-03 Maple Ave, Block 5830, Lot 30-33, Zone OBS-1 Pre-existing non-conforming use as a Service Station. Proposal to demolish a portion of the existing structure. Remaining portion of building proposed to be used as an office and snack store. Install 3 additional pumps and extend canopy. Bulk variances required as per Section 125-12 Schedule of area yard and building requirements. Expansion of a non-conforming use requires a D-2 use variance as per Section 125-57.D.(1)(d)[1] Minor site plan required as per Section 125-65. Sign variances as per Section 125-41 and any other variances and/or waivers that may be required for this application.

**APPLICATION HAS BEEN WITHDRAWN WITHOUT PREJUDICE.**

8. **New Residential Applications**

1. Application # 2018, Adam Lizewski, 10-04 Charles Street, Block 4529, Lot 4, Zone R-1-3
   Appeal of a decision by an Administrative Officer. Expansion of a non-conforming structure. Ordinance 125-32C (4) permits expansion without variance provided requirements are met-existing non-conforming side and 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 as per Section 125-32B (1) Any structure may be restored or repaired in the event of partial destruction.
   Proposed addition and renovation. Removal of more that partial destruction (50%) of the existing a structure and rebuild on existing foundation requires a C-1 variance to rebuild as per section 125-57D(1)(c)[1] Would maintain the existing front yard setback of 16.3’ where 25’ is required. Would reduce the existing impervious coverage from 40.44% to 40% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.

2. Application #2018-19, Asaf Nachmias, 7-57 Westmoreland Avenue, Block 5719, Lot 1, Zone R-1-3.
   Corner property Proposed 6ft fence located on Raymond Street would exceed the permitted 3’ height as per Section 125-38 Fences and walls

3. Application #2018-20, Jerome and Yelena Zacks, 40-02 Paterson Street, Block 1410, Lot 15, Zone R-1-2
   Corner property Proposed 6ft fence located on John Street would exceed the permitted 3’ height as per Section 125-38 Fences and walls

4. Application # 2018-21, Gregozy Kubasta, 28-21 Berdan Avenue, Block 3603, Lot 10, Zone R-1-2
   Expansion of a non-conforming structure. Ordinance 125-32C(4) permits expansion without 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 add a level. Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Would maintain the existing front yard setback of 21.50’ where 30’ is required. Maintain the existing side yard setback from 3.75’ where 10’ is required as per section 125-32C(4) and 125-12 Schedule of area yard and building requirements.

9. **Appeal of Administrative Office:**
   Jose Lopez, 42-32 De Bruin Drive, Block 1702, Lot 49 –
   *Carried to September 6, 2018*

10. **Commercial Business Carried from July 23, 2018:**

    1. 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 it 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 requirement. Site plan approval as per Section 125-65B. Sign variance required for a wall sign with height of 6 feet where 34” is permitted. A Wall sign letter height of 22.5 inches where 16 inches is permitted as per section 125-41B(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.

9. **New Commercial Business:**

    1. Application #2018-17, Rupis Permanent Makeup LLC, 13-09 River Road, Unit A, Block 5610, Lot 27, Zone B-4
    Proposed permanent makeup/ Tattoo is not a permitted use in the B-4 one,
    D-1 use variance required as per Section 125-57D(1)(d)[1]

8. **Public Comment**

9. **Correspondence/Resolution/Bills**

10. **Approve Minutes:**

11. **Adjourn.**