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 #2019-28, B & T Home Buyers,**
   8-12 Henderson Ave, Block 5817, Lot 5, Zone R-1-3
   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, and in no case closer than 12 feet to the existing dwelling on the adjoining property.

   Lot is 37.50’ x 100 where 65’ x 100 is required. Proposed addition and renovation. Expansion requires a C-1 variance as per Borough Ordinance Section 125-57D (1)(c)[1]. Would maintain the existing building coverage of 35% where 25% is permitted. Would maintain the existing impervious coverage of 47.5% where 35% is permitted. Would maintain the existing front yard setback of 12.36’ where 25’ is required. Maintain the existing side yard setback from 2.4” where 8’ is required and is 11.4’ from neighboring structure where 12’ is required as per Borough Ordinance Section 125-32(4) and 125-12 Schedule of area yard and building requirements. Increase FAR from 53% to 57% where 40% is permitted as per Borough Ordinance Section 125-57D(1)(d)[1]

   **2. Application# 2109-024- Alexander Slipets & 31-06 Gentner Road, LLC.**
   31-06 Gentner Road, Block 2808, Lot 8, Zone R-1-2
   Demolition of more than partial destruction requires a variance.

   Proposed addition and renovation. Removal of more than partial destruction of the existing structure and rebuild on existing foundation requires a C-1 variance to rebuild as per Borough Ordinance 125-57. D.(1)(c)[1] Would maintain the existing impervious coverage of 37% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements.
3. Application# 19-030, Sunitha Byja,
37-16 Van Duran Ave, Block 2519, Lot 5, Zone R-1-3
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, and in no case closer than 12 feet to the existing dwelling on the adjoining property.

Lot is 62’ x 100’ where 75’ x 100’ is required. Proposed addition and renovations require a C-1 variance as per Section 125-57. D. (1) (c) [1]. Would maintain existing building coverage of 27.2% where 25% is permitted. Would maintain impervious coverage of 43.6% where 35% is permitted. Would maintain the existing front yard setback of 25.3’ where 30’ is required. Maintain the existing side yard setback from 3.7’ where 10’ is required as per Borough Ordinance Section 125-32 C (4) and 125-12 Schedule of area yard and building requirements. Proposed increase to FAR from existing 31.2% to 46.3% where 40% is required as per Borough Ordinance Section 125-57 D (1) (d) [1]

7. New Residential Applications:

1. Application# 19-031, Vanco & Katerina Visileva
10-09 Utica Terrace, Block 1512, Lot 10, 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, and in no case closer than 12 feet to the existing dwelling on the adjoining property.

Proposed Addition. Expansion requires a C-1 variance as per Section 125-57. D. (1)(c)[1]. Would increase the impervious coverage from 45.8% to 47.2% where 35% is permitted. Would maintain existing front yard setback of 24.75’ and 24.76’ where 30’ is required. Would maintain existing side yard setbacks of 5.78’ and 5.69’ where 10’ is required as per Borough Ordinance 125-12 Schedule of area yard & building requirements.

2. Application # 19-032, Puzio’s Property, LLC.
0-84 Fair Lawn Parkway, Block 2207, Lot 26, Zone R-1-3
Removal of all sheathing and leaving the existing studs. New studs were installed raising the height of the ceiling by one foot leaving existing stud work alongside serving no purpose. All existing walls of the first floor have been removed or of no structural value to the home.

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, and in no case closer than 12 feet to the existing dwelling on the adjoining property.
Addition. Expansion requires a C-1 variance as per Section 125-57. D.(1)(c)[1]. Would maintain the existing front yard setback of 23’7” where 25’ is required as per Borough Ordinance Section 125-32. C. (4) and 125-12 Schedule of area yard and building requirements.

8. Public Comment

9. Minutes to be Approved:

10. Adjourn.