

BOROUGH OF FAIR LAWN
Agenda for Regular Meeting of the
Zoning Board of Adjustment
FEBRUARY 28, 2022

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. **Carried Residential Applications:**

1. Application#21-029, Mark & Lisa Caterella,

30-25 Heywood Avenue, Block 2805, Lot 8, 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 addition; enlarge front porch and patio installed prior to this application without approval. Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Would increase the impervious coverage from 33.9% to 44.25% where 35% is permitted. Would maintain the existing front yard setback of 25.32' where 30' is required. Maintain the existing side yard setback of 5.64' and 5.68' on east side and maintain the existing side yard setbacks of 5.72' and 5.80' on the west side where 10' is required and is 11.63' and 11.42' from neighboring structure where 12' is required as per section 125-32C (4) and 125-12 Schedule of area yard and building requirements. Other variances and waivers may be required for this application.

2. Application #21-036, Jacob & Donna Taylor,
5-19 Hazel Place, Block 4413, Lot 8, Zone R-1-3

Proposed 12' x 26' in ground pool would have a rear yard setback of 5.5' where 10' is required. Would have a side yard setback on the southern side 4' where 10' is required. Proposed patio would be 18" from the side yard setback on the south side where 4' is required. Would increase the impervious coverage from 35% to 43.6% where 35% is permitted as per Borough Ordinance 125-37 and 125-12 Schedule of area yard and building requirements. Other variances and waivers may be required for this application

New Residential Application:

3. **Application #21-001, Son & Thann Pham,
39-25 Sunderland Drive, Block 1206, Lot 8, Zone R-1-3**
C-1 expansion of a nonconforming variance is required as per Borough Ordinance 125-57(D)(1)(d)(1) Would increase the impervious coverage from 36.72% to 40.97% where 35% is permitted. Would maintain the existing front yard setback of 20.40' where 25' is required. Would maintain the existing side yard setback of 6' and 6.10' where 8' is required as per Borough Ordinance 125-12 Schedule of area yard and building requirements

New Commercial Application:

1. **Application #21-037, I Learn Schools, Inc.
33-00 Broadway, Block 2218, Lot 13, Zone B-2/R-1-3**
Proposed amended site plan approval. Prior use and site plan approval was granted July 5, 1983. Amendment proposes to construct a second driveway for egress only on the eastern portion of the site along 34th Street and to change the existing driveway off Broadway to an ingress only driveway. Original approval had 142 spaces required with 144 spaces provided. A loss of 5 parking spaces would reduce the number of space on the site to 139 spaces with the proposed changes and current uses in the building, the site now requires 139 spaces as provided in the revised plans. Borough Ordinance 125-42B- prohibits a business- any side street extending through such residential district shall not be used for any business purposes. Use variance 125-57D(1)(d)(1) and amended site plan 125-66 General provisions. Other variances and waivers may be required for this application.

4. Public Comment

5. **Resolutions:**

1. Resolution # 2021-011, Roman Inasaridze,
23-07 Rosalie Street, Block 3323, Lot 23&24, Zone R-1-3
Proposed addition and renovation to an existing 2 family dwelling. -
Approved with conditions.
2. Resolution #21-032, Sinatra Properties, LLC.
10-04 Bellair Avenue, Block 4527, Lot 15, Zone R-1-3
Proposed addition and renovation – Denied.
3. Resolution #21-033. Jeff Ayes,
7-56 Westmoreland Ave, Block 5720, Lot 8, Zone R-1-3
Corner property. Proposed shed – Denied.

4. Resolution #2021-016, Falvio & Margaret Gross, dba Johnny & Hanges,
23-20 Maple Ave, Block 5903, Lot 4
Proposed Drive-through window. -Denied.

6. **Minutes to be Approved:** January 24, 2022 Re-Organization

7. Adjourn.