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

JULY 22, 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 #2019-012, Lauren A. Elsaesser, 5-03 Hartley Place, Block 3408, Lot 12, Zone R-1-3
      Corner property. Proposed 1 Story addition and new 2 car attached garage. Expansion requires a C-1 variance as per Section 125-5. D.1(c)(1) Would increase building coverage from 28.41% to 39.95% where 35% is permitted. Would increase impervious coverage from 40.50% to 50.81% where 35% is permitted. Would maintain the existing front yard setback of 14.75’ on Hartley and 1’3 ¾’ on Ward Street where 25’ is required. Would reduce side yard setback on the West side from 26’10 ¼” to 2’8 ½” where 8’ is required. Deck coverage of 9% where 5% is permitted as per Section 125-12 Schedule of area yard and building requirements. Would increase the FAR from 43.01% to 60.78% where 40% is permitted. D-4 variance required as per Section 125-57. D.1(d)(1) Deck coverage of 9% where 5% is permitted.

   2. Application #2019-008- Michael & Constantino 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.

7. **New Residential Applications:**
   1. Application#2019-016, Megan Torchia, 0-54 E. Amsterdam Ave, Block 2214, Lot 2, Zone R-1-3
      Proposed rear one story addition would increase the impervious coverage from 38% to 39% where 35% is permitted. Would maintain existing side yard setback of 6’5” where 8’ is required as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Requires a D-2 expansion of a non-conforming as per Borough Ordinance Section 125-57. D(1)(d)(1)
2. Application#2019-017, Mark Kordukhayev
   38-17 Allwood Place, Block 2403, Lot 13, Zone R-1-2
   Corner Property. Proposed 6ft. fence located in the front yard setback along
   Allwood Place where only 3ft. is permitted as per Section 125-38 Fences &
   Walls.

8. Public Comment

9. Minutes to be Approved:   **June 20, 2019**

10. Adjourn.