

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

JULY 31, 2023

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

Commercial Application:

- 1. *Application #23-002, 13-13 River Road, LLC. 13-13 River Road, Block 5610, Lot 29&39, Zone B-4.*** Proposed new mixed use building with 6 residential units above. Proposed six (6) residential units exceed the permitted density in the B-4 River Road Affordable Housing Overlay District as per Borough Ordinance 49-12C (3) Borough Ordinance 125-57D(1)(d)[1] D-5 density variance required. No off street parking spaces shall be situated beneath or within the footprint of a building located within the B-4 zone as per Borough Ordinance 125-25 C(6)(d) and the ground level foot print of any building may not be exceeded in its rear by more than two feet by any higher story of the building as per Borough Ordinance 125-25C (4) Site plan required as per Borough ordinance 125-65 B (4) Parking variance required for 22 spaces required where only 15 spaces are provided as per Borough Ordinance 125-48A. Waivers required for one (1) loading space where zero (0) is proposed 125-48. B and no buffer proposed in the rear where a buffer of no less than 5' at the rear lot shall be provided and a fence shall be provided at the rear lot line 125-25. C. (1). Other variances and waivers may be required for this Application.

6. Public Comment

7. Adjourn.

