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

JUNE 22, 2020

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. New Residential Applications:

1. Application#2020-009, Nicole Waterhouse, 26-02 Morlot Ave, Block 3414, Lo 8, Zone R-1-3
   Proposed 12’ x 20’ in ground pool and patio will increase the existing impervious coverage from 48.5% to 63.2% where 35% is permitted. In-ground pool would have a side yard setback of 4’6 where 10’ is required and a front yard setback on Tryon Place of 11’2” where 35’ is required. Proposed pool equipment would have a side yard setback of 1’ 7” where 4’ is required and a front yard setback of 1’1” where 35’ is required. Proposed patio would have side yard setback of 2’2” and 2’1” where 4’ is required. As per sections 125-37 Swimming pools. Section 125-12 schedule of area yard and building requirements.

2. Application# 2020-010, Daniel & Erika Castro, 327 Howard Ave, Block 3706, Lot 7, Zone R-1-3
   Proposal to replace existing garage damaged by a tree and proposal is to expand the garage. The new garage will increase the existing building coverage from 33.2% to 39.5% where 25% is permitted. The existing side yard setback was 1.79’ and 1.77 and proposal is to reduce it to 1.9’ where 8 ft. is required as per Borough Ordinance 125-12 Schedule of area yard and building requirements.

3. Application# 2020-011, Kenneth Peck, 16-02 Kipp Street, Block 4509, Lot 22, Zone R-1-1
   Proposed 6ft. fence located in the front yard setback where only a 3ft fence is permitted as per Section 125-38 fences and walls.
4. **Application# 2020-12, Phyllis Hughes, 9-14 Mayfair Terrace, Block: 3506, Lot: 21, Zone: R-1-2**
   Expansion of a non-conforming requires a C-1 variance as per Borough Ordinance section 125-57(D)(1)(c)(1). Proposed additions and renovations will reduce the existing front yard setback form 25.05’ to 23’ where 25’ is required. Maintain the existing side yard setback of 4.48 and 6.1’ where 10’ is required for each side yard as per Borough ordinance section 125-12 Schedule of area yard and building requirements. FAR D-4 variance required FAR will increase from 29.8% to 49.7% where 40% is required as per Borough ordinance section 125-57(D)(1)(d)(1)

5. **Public Comment**

6. **Resolutions**

7. **Minutes to be Approved:** *April 27, 2020, May 18, 2020 & June 1, 2020*

8. **Adjourn.**