

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

June 26, 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

6. Carried Residential Applications:

**1. Application #23-010, Elizabeth Assets Group, LLC.
3-18 33rd Street, Block 2307, Lot 7, Zone R-1-3**

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. Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Maintain the existing side yard setback from 5' and 4.8' where 8' is required and is 10.9' from neighboring structure on the south side where 12' is required as per section 125-32 C (4) Building coverage of 27.66% where 25% is permitted. Impervious coverage of 44.34% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. FAR increased from 24.2% to 49.6% where 40% is permitted required a D-4 Use variance as per Borough Ordinance 125-57D(1)(d)[1] Other variances and waivers may be required for this application

7. New Residential Applications:

**1. Application #23-013, Vincent Polisi,
12-72 6th Street, Block 5615, Lot 5, Zone R-2**

Property received a variance in 2006 for addition and alterations. 2006 variance granted building coverage 26.96%, impervious coverage 34.94%, increase the north side yard from 5' to 6.9'. FAR was not added to the ordinance until 2007 Lot is 4998 sq. ft. where 6500 sq. ft. is required. Proposal is to convert the attic area to living space, add a shed, patio, walkways and widen the driveway. Building coverage increases from 26.96% to 27.1% where 25% is permitted.

Impervious coverage increase from 34.9% to 46.9% where 35% is permitted. Side yard on the north side would be reduced to 4.10' where 6.9' and 5' was approved with prior variance and on the south side 9.4' where 10' is required as per Borough Ordinance section 125-12 schedule of area yard and building requirements. FAR would increase from 50.2% to 58.7% where 40% is permitted requires a D-4 variance as per Borough Ordinance 125-57D(1)(d)(1) Other variances and waivers may be required for this application.

Carried Commercial Application

- 1. Application #23-009, Chelsea Independent Senior Living, 16-00 River Road, Block 5724, Lots 1.02, 4 & 4.01, Zone B-4.** Proposed Monument sign. Proposed sign setback of 10' from the property line on River Road requires a setback variance. Proposed monument sign would be 47 sq. ft. where maximum area is limited to 8 sq. ft. per side as per Borough Ordinance 125-42. B.7(b) Proposed combined lettering is 27" where combined height of 16' is permitted as per Borough Ordinance 125-41. B.4. (b). Other variances and waivers may be required for this application. – **Carried to July 24, 2023. No Testimony to be heard. No further notice required.**

- 2. 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.

8. Public Comment

- 9. Resolutions:**
- 1. Application #23-011, Jesus & Kenia Valdes,
17-11 Eberlin Drive. Block 4800, Lot 17, Zone R-1-3-
Proposed Addition-Approved.**
 - 2. Application# 23-012, Jaryd Moran,
12 Randolph Terrace, Block 3606, Lot 6, Zone R-1-2
Proposed Patio-Approved**

10. Minutes to be Approved: May 22, 2023

11. Adjourn.