

# **BOROUGH OF FAIR LAWN**

## **Agenda for Regular Meeting of the Zoning Board of Adjustment**

**MARCH 21, 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.

7. **New Residential Applications:**

1. **Application# 21-003, Pravaker Rai,**

**Albert Avenue, Block 6806, Lot 2, Zone R-1-3**

Proposed 2 story rear addition and renovation. Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Proposed removal of existing sunroom would increase the front yard setback from 12.2' to 20' where 25' is required. Would increase the building coverage from 28.5% to 31.8% where 25% is permitted. Would increase the impervious coverage from 33.8% to 37.7% where 35% is permitted as per Borough ordinance 125-12 schedule of area yard and building requirements. FAR would increase from 20.6% to 54.8% where 37% is permitted requires a D-4 variance as per Borough Ordinance 125.57 D (1)(d)(1) Other variances and waivers may be required for this application.

2. **Application # 21-004, Laura Cronk & David Wilson,**  
**9 Ballard Place, Block 3804, Lot 11, 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). FAR would increase from 41% to 42% where 40% is permitted and would require a D-4 variance as per Borough Ordinance 125-57D(1)(d)(1) Would maintain the existing front yard setback of 10.1' where 25' is required as per Borough ordinances 125-12 Schedule of area yard and building requirements and Section 125-32C (4) Other variances and waivers may be required for this application.

8. **Carried 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.

9. Public Comment

10. **Resolutions:**

1. #22-00- Marc Leibman, Board Attorney, Professional services for one year.
2. #22-00- Paul Azzolina, Board Engineer, Professional services for one year.
3. #22-00- Brian A. Intindola, Board Traffic Engineer, Professional services for one year.
4. #22-00- Peter Van den Kooy, Board Planner, Professional services for one year.
5. #2022-001, Son Truong Pham & Thann Hoai Pham, 39-25 Sunderland Drive Block 1206, Lot 8, Zone R-1-3/C-1 Expansion of a Non-Conforming- Approved.
6. #2022-002, Timothy & Christy Murphy, 17-11 Parmelee Ave, Block 5804, Lot 24, Zone R-1-3- Approved.

11. Minutes to be Approved:

12. Adjourn.