BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
March 26, 2018

1. Call meeting to order at 7:00 p.m.
2. Declaration by Chairman that meeting is being held in accordance with Open Public Meeting Law.
3. Roll Call.
4. Declare a Quorum
5. Flag Salute

6. **Residential Carried Business:**
   1. Application #18-005, Andrew & Sara Markowitz, 4-55 Lyncrest Avenue, Block 4404, Lot 31, Zone R-1-3
      Proposed addition would increase the building coverage from 14.15% to 27.5% where 25% is permitted. Would maintain the existing side yard setbacks of 6.04’ and 6.09’ and 7.29’ where 8ft. is required. Would increase the impervious coverage from 22.7% to 28.2% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Proposed FAR increase from 14.49% to 45% where 40% is permitted requires a D-4 variance as per Section 125-57.D.(1)(d)[1]

7. **Residential New Business:**
   1. Application#18-006, Regina & Ronald Kucheruck, 12 Winslow Terrace, Block 1108, Lot 15, Zone R-1-3.
      Expansion of a non-conforming structure. Ordinance 125-32.C.(4) permits expansion without variance provided requirements meet existing non-conforming side or front yards setbacks and are not less than 50% of the required side or front yard setbacks but in no case closer than 12ft. to the existing dwelling on the adjoining property.
      Proposed 2nd floor dormer addition. Would require a C-1 variance as per Section 125-57.D.(1)(c)(1) Would maintain the existing building coverage of 26.3% where 25% is permitted. Would maintain the existing impervious coverage of 42.2% where 35% is permitted. Would maintain the existing side yard setback of 5.99% on east side where 8’ is required. Would maintain the existing side yard setback of 6.10’ and 6.16’ on west side where 8’ is required and is 8.85’ from neighboring structure on the west side where 12’ is required to the existing dwelling on the adjoining property as per Section 125-32D(1)(c)[1]and Section 125-12 Schedule of area yard and building requirements.
2. Application# 18-007, Edward Balkofsky,  
24-16 Watkins Avenue, Block 3319, Lot 50, Zone R-1-3  
Proposed 6ft. fence located in the front yard setback on Watkins Avenue where only a 3ft. fence is permitted as per Section 125-38.A. Fences and Walls.

8. **Commercial Business Carried:**

1. Application #2017-30, Core mark Fairlawn, LLC.  
16-00 River Road, Block 5274, Lot 1.02, Zone B-4  
The proposed use of a Gas Station is not specifically listed as a permitted use in the B-4 zone therefore it is prohibited and requires a D-1 use variance as per Section 125-25.B (2) and any other variances and/or waivers that may be required for this application.

2. Application#18-001, Broadway Medical Center LC, 22-18 Broadway  
Block 3226.01, Lot 26-33, Zone B-2  
Applicant proposes to add a second medical office building and associated parking to be shared with and used in conjunction with the existing medical office building located on site. Applicant seeks--Preliminary and final major site plan--Use variance--Height variance--Sign variances --parking variance to permit 202 spaces where 216 spaces are required.

9. **New Commercial Business:**

1. Application #18-006, T- Mobile Northeast, LLC, 12-56 River Road, Block 5613, Lot 10. Proposed Telecommunication facility located on the roof of the existing building. The property is located in the B-4 River Road Business zone and the R-2 residential zone. D-1 use variance, D-6 Height and site plan approval is required. As per Section 125-57D Any other waivers or variance that may be required.

2. Public Comment

3. Correspondence/Resolution/Bills


5. Adjourn.