

# **BOROUGH OF FAIR LAWN**

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

**MARCH 27, 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. **New Residential Applications:**
  1. **Application #23-003, Matthew & Elizabeth Estersohn, 318 Howard Ave, Block 3713, Lot 9, Zone R-1-3**

Proposed addition would increase the building coverage from 40% to 41% where 24% is permitted. Increase impervious coverage from 65.6% to 66.6% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Far would increase from 56.6% to 57.7% where 40% 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 #23-004, Christopher & Floriana Allen, Margaret Court, Block 1304, Lot 8, Zone R-1-2.**

Proposed addition and driveway expansion. Increase the building coverage from 24.5% to 25.5% where 25% is permitted. Maintain existing side yard setbacks of 5.03' and 5.67' where 10' is required. Maintain front yard setback of 29.04' where 30' is required. Prior installed patios and walkways without approval. Increased impervious coverage from 35% to 51.4% where 35% is permitted. New proposal will increase impervious coverage further from 51.4% to 55.13% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. FAR increases from 34% to 41.8% where 40% is permitted. D-4 Variance required as per Borough ordinance 125-57D(1)(d)(1). Other variances and waivers may be required for this application.

**7. Public Comment**

- 8. Resolution:** 1. **Application #23-001, Elizabeth & Richard Wyler,  
5-11 Lyons Ave, Block 5626, Lot 6, Zone R-1-3**  
Expansion of a non-conforming structure. Proposed addition  
and open front porch.

- 9. Minutes to be Approved: June 27, 2022 & February 27, 2023**

- 10. RFQ for Planner.** CME Associates  
Gregory Associates LLC  
Neglia Engineering  
BFJ Planning

**11. Discussion on Annual Report.**

**12. Adjourn**