BOROUGH OF FAIR LAWN
Agenda for Regular Meeting
Zoning Board of Adjustment
May 21, 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 New Business:**

1. Application#2018-012, Auturo Montepara,
   9-09 Canger Place, Block 6504, Lot 26&27, Zone R-1-3
   Proposed 1 Story addition. Expansion requires a D-1 variance as per Section 125-57.D.(1)(d)(1) Would reduce the existing front yard setback of 26 to 21.50” where 25’ is required. Would maintain the existing side yard setback from 5.9’ and 6’ where 8’ is required. Would increase the existing building coverage from 23% to 33.40% where 25% is permitted. Would increase the impervious coverage from 29.50% to 40% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Increase of existing FAR from 18.6% to 54.5% where 40% is permitted as per Section 125-57.D.(1)(d)(1)

2. Application# 2018-013, Alexander & Anna Pinkhas,
   18-16 Jordan Road, Block 2710, Lot 2, Zone R-1-2
   Proposed 14’ x 30’ In-ground pool and patio will increase the impervious coverage from existing 41% to 48.9% where 35% is permitted. The proposed pool will have a 8’ setback from the rear and side property lines where 12’ is required as per Section 125-37B and 125-12 Schedule of area yard and building requirements.

3. Application# 2018-014, Sergey Pavlenko,
   8-04 Berdan Avenue, Block 5521, Lot 5, Zone R-1-3
   Expansion of a non-conforming structure. Ordinance 125-32B(1) permits expansion without a variance provided requirements are met. Any structure may be restored or repaired in the event of partial destruction, provided the restored structure is of no greater size than the original one and occupies no greater area than occupied by the original one.
   Existing lot is 55’x 95’ where 65’x100’ is required. Proposed renovation and additions to existing structure will result in more than partial destruction of the existing non-conforming structure. Will require a C-1 variance to rebuild as per
Section 125-57.D.(1)(c)(1) Would maintain the existing side yard setbacks of 7.1 and 7’ where 8’ is required. Would maintain the existing rear yard setback of 15.8’ where 20’ is required. Would maintain the existing impervious coverage of 36.9% where 35% is permitted.

7. **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 #18-006, 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.

8. Public Comment

9. Correspondence/Resolution/Bills

10. Approve Minutes: **March 26, 2018 & April 23, 2018**

11. Adjourn.