

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

MAY 23, 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 #21-036, 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.

2. *Application #22-009, N Laterza Real Estate Holdings, Inc.*

7-36 Central Avenue, Block 5829, Lot 12-15, Zone R-1-3

Corner Property. Proposed subdivision of existing 100'x 100' lot. Would create two 50'x 50' non-conforming lots as per Borough Ordinance 125-65. Proposed removal of existing one family dwelling with a detached garage and replace with (2) one family dwellings. Both proposed new lots 12.01 & 12.02 would have a building coverage of 27.9% where 25% is permitted. Would have impervious coverage of 45.1% where 35% is permitted. Lot 12.01 would have a side yard of 6' and Lot 12.02 would have a side yard of 8' where 8' is required. Lot 12.02 would have a front yard setback on Chester Street of 12' where 25' is required as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Both lots 12.01 & 12.02 would have an FAR of 51% where 40% is permitted, requiring a D-4 variance as per Borough Ordinance 125-57. D.(1)(d)[1] **Other variances and waivers may be required for this application.**

7. Commercial Application Carried:

**1. Application #22-010, Broadway Medical Center, LLC.
*0-86 Midland Avenue, Block 3326.01***

Proposed subdivide, Lot 21 into 2 lots. Existing one family dwelling to remain on proposed lot 21.01 and provide parking for the Broadway Medical Center, LLC on the proposed new lot 21.02. The existing Broadway Medical Center front portion of the property is located with the B-2 zone along Broadway and the rear parking area is within the R-1-3 zone. The proposed new lot, 21.02 would provide additional parking to the Medical Center. Variances are required for Lot 21.01. Existing one family would remain and the subdivision would reduce the square footage of the lot from 10,695 to 5650 where 6500 is required. Would maintain the existing lot frontage of 50' on Midland where 65' is required. Would maintain the existing side yard setbacks of 6' on the north side and 13.3' on the south side where 8' is required. The proposed subdivision will change impervious coverage from existing 33.2% to 49.4% where 35% is permitted. **Other variances and waivers may be required for this application.**

8. New Residential Application:

**1. Application #22-106, Christina M. Floyd & Antonio Rodriguez
3-07 Lambert Road, Block 5621, Lot 17.01, Zone R-1-3**

Corner property. Proposed 6 ft. fence would be 15.3' setback from Lambert Road where 25' is required. Only 3 foot fences are permitted within the front yard setback as per Borough Ordinance 125-38 Fences and walls. Other variances and waivers may be required for this application

**2. Application #22-014, Chunbo Wang & Shuzhen Hao,
19-14 Burbank Street, Block 4523, Lot 3, Zone R-1-3**

Expansion of a non-conforming structure. Ordinance 125-32C (4) permits expansion without a variance provided requirements meet-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 and renovation. Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Would maintain the existing impervious coverage of 45.68% where 35% is permitted. Would maintain the existing front yard setback of 24.9' where 25' is required. Maintain the existing side yard setback from 5.2' and 5.3' where 8' is required and is not 12' from neighboring structure as required per section 125-32C (4) and 125-12 Schedule of area yard and building requirements. Other variances and waivers maybe required for this application.

**3. Application #22-015, Stacy Scimanico & Garrett Darvin,
7 Prescott Place, Block 1308, Lot 4, Zone R-1-2**

Proposed addition. Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Would increase the building coverage from 15.1% to 27% where 25% is permitted. Would increase the impervious coverage from 28.8% to 41.6% where 35% is permitted. Would maintain the existing front yard setback of 21' where 30' is required. Maintain the existing side yard setbacks 7.7' and 6.3' where 10' is required. Increase FAR from 23.2% to 42.9% where 37% is permitted. Proposed deck would have deck coverage of 6.4% where 5% is permitted. Would have a side yard setback on the west side of 4.6' where 12' is required as per Borough Ordinance 125-12 Schedule of area yard and building requirements. FAR requires a D4 variance as per Borough Ordinance 125-57D(1)(d)(1) Other variances and waivers may be required for this application.

**4. Application #22-017, 6-09 Christie Place, Inc.
6-09 Christie Place, Block 3521, Lot 5, Zone R-1-3**

Proposed addition and renovation. Expansion requires a C-1 variance as per Section 125-57.D.(1)(c)[1]. Would increase the building coverage from 27.9% to 29.8% where 25% is permitted. Would maintain the existing front yard setback of 5.1' where 25' is required as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Other variances and waivers may be required for this application.

9. Public Comment

- 10. Resolutions:**
1. Application #22-012- Ken Levine, 13-47 Zito Court, Block 1605, Lot 15, Zone R-1-2- Proposed addition- Approved.
 2. Application #22-013, Andrew Mamo, 12-07 20th Street, Block 4619, Lot 26, Zone R-1-3-Expansion of non-conforming. Proposed addition-Approved.

11. Minutes to be Approved: April 11, 2022 & April 25, 2022

12. Adjourn.