

**BOROUGH OF FAIR LAWN**  
**Agenda for Regular Meeting of the**  
**Zoning Board of Adjustment**

**NOVEMBER 21, 2022**

**Amended**

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 #22-028, Gabriela & Alexia Geraldo,  
0-31 East Amsterdam Ave, Block 2212, Lot 5, Zone R-1-3***

Expansion of a non-conforming structure. Ordinance 125-32 C (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). Would maintain the existing front yard setback of 20.6' where 25' is required. Would maintain the rear yard setback of 18.9' where 20' is required. Would increase the building coverage from 22.7% to 27.1% where 25% is permitted. Would increase impervious coverage from 35.4% to 36.3% where 35% is permitted as per Borough ordinance 125-12 Schedule of area yard and building requirements. FAR would increase from 20.3% to 45.7% where 40% is permitted. Requires a D-4 Variance as per Borough Ordinance 125-5D(1)(d)(1)

**Other variances and waivers may be required for this application.**

**7. New Residential Applications:**

***1. Application #22-030, Adam & Kerry Komet,  
21 Albert Ave, Block 6904, Lot 26, Zone R-1-3***

Proposed second floor addition over first floor and deck will increase the building coverage from 21.27% to 27.17% where 25% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building coverage.

**Other variances and waivers may be required for this application.**

**2. Application #22-031, Alex & Farida Mercedes  
21 Franciscan Way, Block 3818, Lot 11, Zone**

Proposed paved area used as recreational space/patio would have a side yard setback of 0' where 4' is required as per Borough Ordinance 125-34. A. (4) **Other variances and waivers may be required for this application.**

**3. Application #22-032, Daniel & Illanna Shapiro,  
20 Godwin Avenue, Block 2810, Lot 17, Zone R-1-2**

Proposed addition and renovation. Removal of all sheathing on the first floor resulting in more than 50% of the existing structure demolished. Demolition of more than partial destruction requires a variance on an existing non-conforming lot.

Partial destruction of the existing structure requires a C-1 variance to rebuild as per Borough Ordinance 125-57. D.(1)(c)[1] Would maintain the existing side yard setback of 11.4' where 12' is required. Lot is located within the R-1-2 single family residential zone which has a lot frontage of 65' where a lot frontage of 75' is required as per Borough Ordinance Section 125-12 Schedule of area yard and building requirements. **Other variances and waivers may be required for this application.**

**4. Application# 22-033, Carl & Catherine Boda,  
17-14 Berdan Avenue, block 4508, Lot 39, Zone R-1-1**

**Proposed driveway expansion would increase the impervious coverage from 48.5% to 50.7% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements.**

**8. Public Comment**

**9. Resolutions:**

**RESOLUTION 2022-26-** Gumkowski, 37-02 Sycamore Drive, Block 2220 Lot

**RESOLUTION 2022-29-** Monaco, 8 Reading Terrace, Block 3607 Lot 4

**11. Minutes to be Approved:     *October 24, 2022***

**12. Approval of :**

**2023 Calendar  
Annual report 2021**

**13. Adjourn.**