

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

OCTOBER 24, 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 #22-026, Grzegorz Gumkowski,
37-02 Sycamore Drive, Block 2220, Lot 1, Zone R-1-3**
Proposed 28' x 12' in-ground pool would increase the impervious coverage from 48.5% to 50.8% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Would have a side yard setback of 5' on the south and 10' setback on the east side lines where 10' is required as per Borough Ordinance 125-37 B. Swimming pools, tennis courts and similar private recreational facilities. **Other variances and waivers may be required for this application.**
2. **Application #22-021, Anthony Dilenno III,
8-03 Cedar Street, Block 5819, Lot 59, Zone R-1-3**
Proposed new one family dwelling on a vacant lot. Proposed one family dwelling will meet the Zoning Department requirements and coverages. Without a "Grandfather Clause" in the Ordinance, a C-1 variance is required as per the Borough Ordinance 125-57. D.(1)(c)[1] The existing lot is located in the R-1-3 single family zone which requires a lot to be 65'x 100'. Existing lot is 50' x 100' and does not conform to the lot requirements as per Borough Ordinance Section 125-12 Schedule of area yard and building requirements. Other variances and waivers may be required for this application.

7. New 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.

2. Application #22-029, Laura Monaco,

8 Reading Terrace, Block 3607, Lot 4, Zone R-1-3

Radburn attached home. Lot size is 18.50' x 88.52' where 75' x 100' is required. Proposal to remove existing 149 square foot slate patio and replace with a 202.25 square foot patio. Increase the impervious coverage from 58.5% to 61.7% where 35% is permitted as per Borough Ordinance Section 125-12 Schedule of area yard and building requirements. Would have a side yard setback of 32 inches where 4' is required as per Borough Ordinance Section 125-34(4)

Other variances and waivers may be required for this application

8. Public Comment

9. Resolutions:

- 1.** Application #22-018, Erika & Samuel Youssof
33-03 Nicholson Drive, Block 2524, Lot 27, Zone R-1-2
Expansion of a non-conforming structure. Proposed Addition. – Approved.
- 2.** Application #22-027, Nicolas & Alisha Holzman,
7-27 Ark Ave, Block 5522, Lot 24, Zone R-1-3- Proposed patio- Approved.
- 3.** Application #22-023, Summit Health Management,
17-17 Route 208, Block 4801, Lot 2, Zone I-1
Proposed Medical Offices with an Urgent Care Facility. – Approved.

11. Minutes to be Approved: September 19, 2022

12. Adjourn.