

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

September 19, 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 #22-018, Erika & Samuel Youssof
33-03 Nicholson Drive, Block 2524, Lot 27, Zone R-1-2**
Expansion of a non-conforming structure. Ordinance 125-32C (4) permits expansion without variance provided requirements are 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. Expansion requires a C-1 variance as per section 125-57D(1)(c)(1). Would increase the building coverage from 26.8% to 28.8% where 25% is permitted. Would decrease the impervious coverage from 49.9% to 48.4% where 35% is permitted. Would maintain the existing front yard setback of 25' where 30' is required. Maintain the existing side yard setback from 7.6' and 6.2' where 10' is required as per section 125-32C (4) and 125-12 Schedule of area yard and building requirements. Far would increase from 18% to 42.7% where 40% is permitted. Requires a D-4 variance as per Borough ordinance 125-57D(1)(D)(1) Other variances and waivers may be required for this application.

**3. 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 #22-027, Nicolas & Alisha Holzman,
7-27 Park Ave, Block 5522, Lot 24, Zone R-1-3**

Proposed patio would increase the impervious coverage from 32% to 37% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Would have a side yard setback of 3’ where 4’ is required as per Borough Ordinance 125-34 A(4) Other variances and waivers may be required for this application.

8. Public Comment

9. Resolutions:

10. Minutes to be Approved: August 23, 2022

11. Adjourn.