

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

SEPTEMBER 7, 2023

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. **Commercial Application:**
 1. ***Application #23-018, Shannon Holdings LLC/The Craftsman Restaurant 16-09 Maple Ave, Block 5834, Lot 2, Zone B-1***

Sit down restaurants and outdoor café' are permitted uses in the B-1 Zone. Proposal is to permit the beer garden and enclosed patio area to be used year round. Outdoor Café are only permitted to operate from March 1 to November 15 and on any other day that avoids inclement weather and allows for comfortable and safe use of the facilities C-2 variance is required as per Borough Ordinance 125-57D(1)(c)(2) Patio enclosure would require a front yard setback of 10' where 20' is required. Proposal is to relocate the dumpster which requires an amendment to the prior approved site plan as per Borough Ordinance 125-65 C. Accessory uses.[Amended 2-21-2017 by Ord. No. 2419-2017] (1) Uses customary and incidental to principal permitted or conditional uses provided the accessory use is limited to 25% of the overall property square footage and to 25% of the principal building's area. Parking variance required. 141 spaces provided where 218 spaces are required. Other variances and waivers may be required for this application.
7. Public Comment
8. Adjourn.