

**BOROUGH OF FAIR HAVEN**  
**ZONING BOARD OF ADJUSTMENT**  
748 River Road – Fair Haven, NJ 07704  
Phone: (732) 747-0241 ext. \*215 Fax: (732) 747-6962

**Zoning Board Regular Meeting**  
**January 4, 2024                      7:15 PM**

**The Chair reserves the right to change the order of the Agenda.**

- 1. Public Announcement of Compliance (attached)**
- 2. Roll Call and Salute to Flag**
- 3. Board Reorganization**

Oaths of Office to Appointed and Re-appointed members  
Nominations and Election of Chair  
Nominations and Election of Vice-Chair  
Appointment of Board Secretary  
Board Professionals  
Appointment of Board Attorney  
Appointment of Board Engineer  
Appointment of Board Planner  
Approval of Meeting Dates for 2024  
Approval of Official Newspapers

- 4. Executive Session – to discuss appointments**
- 5. New Business**

**Chad Diacont – 36 DeNormandie Avenue, Block 50, Lot 5, Zone R-5**

The applicant is seeking Bulk Variance approval to construct a second story addition above a garage by converting an existing bedroom into two new bedrooms. The applicant has requested the following variances:

The *minimum required side yard setback* is 7 feet; whereas the existing dwelling and proposed addition are set back 6.9 feet. The *minimum required combined yard setback* is 16 feet; whereas the existing dwelling and proposed addition have a combined set back of 15.7 feet. The *maximum required floor area* is 2,200 sf; whereas the proposed floor area is 3,370 sf. The *minimum required rear yard set back* is 30 feet; whereas the existing dwelling (deck) will remain set back approximately 7 feet and the proposed addition is set back 29.1 feet.

- 6. Administrative Items**

Approval of Minutes from December 7, 2023 meeting  
Approval of a resolution for Ryan – 917 River Road, Block 51 Lot 8, Zone R-20  
Annual Report 2022  
Discussion about scheduling new matters

- 7. Public Comment**
- 8. Adjournment**

## **Public Announcement of Compliance**

**This is a regular meeting of the Fair Haven Zoning Board of Adjustment. Adequate notice of this meeting has been given pursuant to the provisions of the Open Public Meetings Act. At the time of the Board reorganization in January of this year, the Board adopted its regular meeting schedule for the year. Notice of the schedule was sent to and published in the Asbury Park Press on January 26, 2023, and the Two River Times on January 20, 2023. That Notice was also posted on the bulletin board in Borough Hall, and has remained continuously posted there as required by the Statute. A copy of the Notice is and has been available to the public and is on file in the Office of the Borough Clerk. A copy of the Notice has also been sent to such members of the public as have requested such information in accordance with the statute. Adequate notice having been given, the Board Secretary is directed to include this statement in the minutes of this meeting.**