

**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 – Virtual Via Zoom**

**May 5, 2022 7:15 PM**

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

- **Public Announcement of Compliance (attached)**
- **Roll Call and Salute to Flag**
- **Old Business**

**Nick – 33 Cedar Avenue, Block 31 Lot 9, Zone B-2 (carried from February 3, 2022 meeting) – (Von Arx)**

Applicant seeks to renovate the existing two-bedroom house into a four-bedroom dwelling with covered porch, attached two-car garage, two-story rear addition of approximately 162 square feet, and a new basement. A request for variance relief includes lot depth, front yard setback, minimum rear yard setback, maximum building height, maximum habitable floor area ratio, maximum habitable floor area, together with any other variances and design waivers.

- **New Business**

**Geres and Vitale – 946 River Road, Block 62 Lot 2, Zone R-10A – (Aikins)**

Request to construct addition and internal renovations to the existing residential dwelling. Applicant seeks a variance for the maximum allowable lot coverage where 40% is the maximum, 46.2% exists, a pre-existing non-conforming condition, and being increased to 47.5%. The proposed addition above the garage increases the Habitable Floor Area (HFA) from the existing 1,831 SF, increasing 489 SF, to a new HFA of 2,320 SF, and HFA ratio of 28.32%, where 28% is allowed.

- **Administrative Items**
  - Email addresses for Board members
  - RFP for Board professionals – Planner
  - Approval of minutes from April 7, 2022 meeting
  - Discussion of March 7, 2022 Land Use Committee Memo
  - In-person meetings
  - Approval of resolution for Porter, 87 Lewis Lane, Block 79 Lot 14, Zone R-30
  - Approval of resolution for Pimpinella, 435 River Road, Block 22 Lot 8, Zone R-15
- **Public Comment**
- **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 19, 2022, and the Two River Times on January 20, 2022. 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.



**BOROUGH OF FAIR HAVEN  
PUBLIC NOTICE**

PLEASE BE ADVISED THAT THE THURSDAY, MAY 5, 2022 FAIR HAVEN ZONING BOARD OF ADJUSTMENT MEETING WILL BE "BROADCASTED" FROM BOROUGH HALL, 748 RIVER ROAD, FAIR HAVEN, NJ. DUE TO COVID-19 AND THE NEED FOR SOCIAL DISTANCING, THE MEETING WILL BE AVAILABLE TO THE PUBLIC IN A LIVE FEED THROUGH THE ZOOM MEETING PLATFORM.

THE MEETING WILL BEGIN AT ITS NORMAL TIME OF 7:15 P.M.

THE PUBLIC MAY PARTICIPATE IN THIS MEETING (SEE BELOW FOR ACCESS INFORMATION; SEE ALSO THE BOROUGH WEBSITE <https://www.fairhavernj.org/zoning-board> FOR FURTHER INFORMATION/INSTRUCTIONS). ANY QUESTIONS SHOULD BE DIRECTED TO THE BOARD SECRETARY AT THE PHONE NUMBER OR EMAIL ADDRESS BELOW.

BELOW IS THE LINK TO ACCESS THE MEETING:

**Join from a PC, Mac, iPad, iPhone or Android device.**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85930004525>

Or One tap mobile :

US: +13017158592,,85930004525# or +16465189805,,85930004525#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 646 518 9805 or +1 267 831 0333

**Webinar ID: 859 3000 4525**

International numbers available: <https://us02web.zoom.us/j/85930004525>

FROM A LAND LINE OR CORDLESS TELEPHONE, YOU CAN **PRESS \*9 TO RAISE YOUR HAND**, IF YOU WOULD LIKE TO BE HEARD/SPEAK DURING PUBLIC COMMENT ON AGENDA ITEMS AND/OR GOOD OF THE BOROUGH.

SANDRA PAPA

ZONING BOARD SECRETARY [spapa@fhboro.net](mailto:spapa@fhboro.net)

NOTE: IF AT THE TIME OF THE MEETING YOU ARE HAVING DIFFICULTY ACCESSING THE PROCEEDINGS OR NEED ASSISTANCE DOING SO, CONTACT SANDI PAPA on (732)245-6111 OR [spapa@fhboro.net](mailto:spapa@fhboro.net).