

**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 (In person at Borough Hall)**  
**July 7, 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**

**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.

- **New Business**

**Peralta – 88 Buena Vista Avenue, Block 64 Lot 6.01, Zone R-10A**

Request to finish existing room above garage. Applicant seeks variance relief for Habitable Floor Area where existing is 3216 square feet, proposed is 3664 square feet, and maximum allowed is 3220 square feet.

**Mehl/McDevitt – 226 Fair Haven Road, Block 42 Lot 10, Zone R-5 - (Brodsky)**

Request to construct a second-story addition over the existing garage. Applicant seeks variance relief for Habitable Floor Area where 2,200 square feet is allowed, 2,598 square feet is existing and 3,259 is proposed.

- **Administrative Items**

- Approval of minutes from June 2, 2022 meeting
- Approval of minutes from June 2, 2022 Executive Session
- Pending resolution for Board Planner – Clarke Caton Hintz
- Discussion of March 7, 2022 Land Use Committee Memo
- Approval of resolution for Powell, 41 Heights Terrace, Block 68 Lot 5, Zone R-10B
- Weimer, 152 Oxford, Block 9 Lot 21, Zone R-7.5 – request to amend variance approval to move and reduce size of garage
- 2021 Annual Report

- **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.**