

BOROUGH OF FAIR HAVEN
ZONING BOARD OF ADJUSTMENT
748 River Road – Fair Haven, NJ 07704
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Zoning Board Regular Meeting
December 1, 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**
- **New Business**

Owens/Corej – 45 Second Street, Block 13 Lot 35, Zone R-5 (Brotsky)

Request to construct a second-story addition at the rear of the existing single-family residence. Minimum required single side yard setback for principal structure is 7 feet, where 5.2 feet is existing and proposed. Minimum required combined side yard setback is 16 feet, where 13 feet 7 inches is existing and proposed. Maximum floor area is 2,200 square feet, where 2,340 square feet is existing and 2,857 square feet is proposed.

Smith – 15 William Street – Block 45 Lots 24 & 25, Zone R-5 (Brotsky)

Request to construct a second-story addition to the existing single-family home, and to construct a new two-car garage. The following variances have been applied for: minimum side yard setback where 7 feet is required and 6.9 feet is proposed; maximum principal building height where 30 feet is the maximum and 35 feet is existing and proposed; minimum front yard setback where 25 feet is required and 25.5 feet is existing, and 21.5 feet is proposed to the new attached garage; minimum rear yard setback where 30 feet is required, 79 feet is existing and the proposed rear yard setback for the attached garage is 6.5 feet; maximum habitable floor area where 2,200 square feet is the maximum, 1,982 square feet are existing and 2,785 square feet is proposed; and required residential parking where three spaces are required behind the front yard setback line, 3 are existing and 0 are proposed.

Fantoni – 43 Woodland Drive, Block 63 Lot 4, Zone R-10A (Brotsky)

Request to erect a detached garage and convert the existing garage to habitable living space, requesting relief as follows: maximum habitable floor area, 3,220 square feet permitted, 3,209 square feet existing and 3,531 square feet proposed.

- **Administrative Items**
 - Approval of Minutes from November 3, 2022 meeting
 - Approval of resolution for Paolo – 78 Pine Cove Road, Block 78 Lot 13.7, Zone R-30 – pool
 - Discussion regarding ZB counsel for 2023
 - Discussion of changes to Ordinance 30-7.25 Fences and Walls
- **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.