

**BOROUGH OF FAIR HAVEN**  
**ZONING BOARD OF ADJUSTMENT**  
748 River Road – Fair Haven, NJ 07704  
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**Zoning Board Regular Meeting**  
**December 7, 2023 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. Old Business**

**Ryan – 917 River Road, Block 51 Lot 8, Zone R-20 (carried from 10/5 meeting)**

Request to construct a new two-story addition and second story addition to the existing residential dwelling, as well as new deck. Variance relief requested: *Minimum lot area* is 20,000 SF where 6,606 SF is existing and proposed; *minimum lot width* and lot frontage is 100' where 61.12' is existing and proposed; *minimum lot depth* is 150' where 104.5' is existing and proposed; *minimum required front yard setback for principal building* is 50' where 18.1' to the house is existing and proposed, and 14.1' to the front porch is existing and proposed; *minimum required single side yard setback for principal building* is 14' where 5.6' is existing and proposed; *minimum required combined total of two side yard setbacks for principal building* is 35' where 21.3' is existing and proposed; *maximum permitted lot coverage* is 35% where 59.43% is existing and 45.06% is proposed; *maximum permitted habitable floor area ratio* is .18 where .278 is existing and .395 is proposed.

- 4. New Business**

**MAD – 550 River Road, Block 33 Lot 10, Zone R-5**

Request for approval to convert the existing building to a personal fitness studio on the first floor and another personal service or commercial use on the second floor, together with related site improvements on the property. Variance relief requested: A "D" or "Use" Variance to permit a personal fitness studio on the first floor and another personal service or commercial use on the second floor whereas such commercial uses are not permitted uses in the R-5 Zone; *Lot frontage* is 70' required, whereas the existing lot frontage is 58'; *minimum lot width* is 70' required, whereas the existing lot width approximately 60' (existing non-conformity condition); *minimum front yard Set back (Principal)* is 25' required, whereas 17' exists from River Road (existing non-conformity condition); *minimum Rear yard setback (Principal)* is 30' required, whereas 9.5' exists (existing non-conformity condition); *maximum building height* is 30' allowed, whereas 33.17' exists to the top of the cupola (existing non-conformity condition); *maximum cupola dimensions* are 4' long by 4' wide by 6' tall allowed, whereas the cupola measures 5' long by 5' wide by 10.58' tall (existing non-conformity condition); *maximum lot coverage* is 50% required, whereas 71.64% exists and 70.79% is proposed; *maximum sign area for freestanding sign* is 2 SF allowed, whereas 25 SF is proposed; *maximum height for freestanding sign* is 4' allowed, whereas 12' exists (existing non-conformity); *maximum area height for window sign* – signs are not permitted within the residential zone, whereas one 10' SF window sign is proposed in the main entrance door; additionally, any and all variances, design waivers and/or relief necessary to approve application.

**5. Administrative Items**

Approval of minutes from November 2, 2023

**6. Correspondence**

**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 and the Star Ledger 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.**