

BOROUGH OF FAIR HAVEN
ZONING BOARD OF ADJUSTMENT
748 River Road – Fair Haven, NJ 07704
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Zoning Board Regular Meeting

October 5, 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**
4. **New Business**
 - **Whispering Woods Hearing - Santos versus the Fair Haven Zoning Board and Paolo/Personette – 78 Pine Cove Road, Block 78 Lot 13.07, Zone R-30** (the applicant requested an adjournment)
 - **Ryan – 917 River Road, Block 51 Lot 8, Zone R-20**
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 20,0000 square feet where 6,606 square feet is existing and proposed; *minimum lot width* and lot frontage is 100 feet where 61.12 feet is existing and proposed; *minimum lot depth* is 150 feet where 104.5 feet is existing and proposed; *minimum required front yard setback for principal building* is 50 feet where 18.1 feet to the house is existing and proposed, and 14.1 feet to the front porch is existing and proposed; *minimum required single side yard setback for principal building* is 14 feet where 5.6 feet is existing and proposed; *minimum required combined total of two side yard setbacks for principal building* is 35 feet where 21.3 feet 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
5. **Administrative Items**
 - Approval of Minutes from September 7, 2023 meeting
 - Pending Annual Report 2022
 - Resolution for contract for Board Attorney
 - Resolution for contract for Board Planner
 - Resolution for contract for Board Engineer
 - Approval of resolution for Hoffman/Kane – 149 Lincoln Avenue, Block 15 Lot 10, Zone R-5
 - Approval of resolution for Sullivan, 47 Lake Avenue, Block 20 Lot 15, Zone R-5
 - Approval of resolution for Rice, 45 Maple Avenue, Block 40 Lot 15, Zone R-5
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.