

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: _____

Application #: _____

Applicant name: 157 North Avenue, LLC Address: 157 North Avenue, Fanwood, NJ 07023

Owner name: The Applicant is the Property Owner Address: " " "

Address of Project: 157 North Avenue, Fanwood, NJ 07023 (Block 54, Lot 10)

Description of Project: Two-Lot Subdivision (Subdivide existing Lot 10 into Proposed Lots 10.01 and 10.02)

If the applicant is not the owner, attach a notarized letter of authority or power of attorney, signed by the owner to file with this application.

Table with 7 columns: CHECK WHERE APPLICABLE, MINOR, MAJOR, PRELIMINARY, FINAL, AMENDED. Rows include SITE PLAN, SUBDIVISION, INFORMAL REVIEW, BULK VARIANCE, USE VARIANCE, CONDITIONAL USE, and OTHER.

Notes: (1) Submit two sets of the application and plans for review by both the Zoning Officer and the Borough Engineer (2) Legal notice is required: see Zoning Form #7 for instructions. All mounted exhibits must be mounted with removable glue. Permanent glue will not be accepted.

PROPERTY INFORMATION

1. The proposed building or use thereof is contrary to the following sections of the Land Use Ordinance (state specifically):

Form with 4 rows (a-d) for zoning sections. Each row includes fields for Section, Variance Requested, Permitted, Present, and Proposed.

Data to answer questions 2 through 5 may be found on your survey, or sought from your architect.

Table with 2 columns: Dimensions of Lot and Area of Lot. Rows for Existing Lot 10, Proposed Lot 10.1, and Proposed Lot 10.2.

Table with 2 columns: Present and Proposed. Rows for Building coverage and Improvement coverage percentages for Existing Lot 10, Proposed Lot 10.1, and Proposed Lot 10.2.

5. Zone District: R-75 (Single-Family Residence) Block #: 54 Lot #: 10

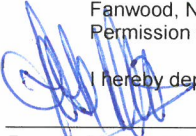
6. Present Use of Premises: _____

Present: Single-family residential on Existing Lot 10 Proposed: Single-family residential on Proposed Lots 10.1 and 10.2

7. Do any deed restrictions exist which affect this property? (check one) () Yes No
If yes, describe or attach a copy of deed: _____

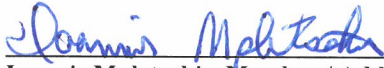
8. The following arguments are urged in support of this appeal: See attached Statement of Principal Points

9. I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board and the Zoning Officer of the Borough of Fanwood, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission to enter structures will be given for mutually agreeable times.



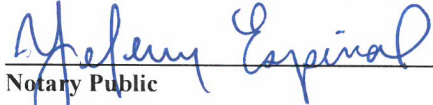
I hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true and correct.

Joseph Neves, Member / Address: 47 King Street, Edison, NJ 08820 / Phone: 908-346-0796 / E-mail: Jose.Jrn47@gmail.com

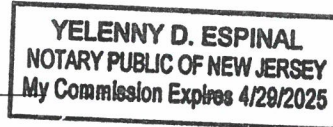


Ioannis Mpletsakis, Member / Address: 16 Lordina Drive, Edison, NJ 08817 / Phone: 732-672-5908 / E-mail: Johnny7996@hotmail.com

Sworn and Subscribed to before me this 5th day of May 2021



Notary Public



10. Non-refundable application fees to be paid when filed : \$ TBD

- Notes:
1. Checks should be made payable to "Borough of Fanwood, NJ"
 2. Periphery list fee, if required (see Zoning Form #7 for details), is additional
 3. Escrow fees, if required, must be submit as a separate check

CONTACT INFORMATION: Is the Contact the same person as the Applicant? Yes No _____

Name:	Joseph Neves, Member	Ioannis Mpletsaki, Member
Mailing Address:	47 King Street Edison, NJ 08820	16 Lordina Drive Edison, NJ 08817
Phone:	908-346-0796	732-672-5908
E-mail:	Jose.Jrn47@gmail.com	Johnny7996@hotmail.com

Attorney Information (if applicable). Corporations must be represented by an attorney.

Attorney Name: Stephen F. Hehl, Esq.

Name of Firm: Hehl Offices of Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C.

Mailing Address: 370 Chestnut Street, Union, New Jersey 07083

Telephone: 908-687-7000 e-mail SHehl@lawjw.com; w/ copy to JKoodray@lawjw.com

TO BE COMPLETED BY BOARD SECRETARY

There have () have not () been previous appeal(s) involving these premises. If yes, copy attached.

TO BE COMPLETED BY COMPLETENESS DESIGNEE

Application accepted as complete:

Date

Signature

**BOROUGH OF FANWOOD
TAX CERTIFICATION FORM**

APPLICANT: PLEASE PRINT OR TYPE ALL ENTRIES, EXCEPT SIGNATURE.

I hereby certify that no taxes or assessments for local improvements are due on property shown on the tax maps, Borough of Fanwood, New Jersey as:

Street Address: 157 North Avenue, Fanwood, New Jersey 07023

Block 54 Lot 10

Application To: (check one) Planning Board

Other _____

S-3-2021
Date

Colleen M. Huehn
Colleen M. Huehn, Tax Collector
Borough of Fanwood

FOR OFFICE USE ONLY

Received by: _____ On: _____

Tentative Meeting Date: _____ Note: _____

**BOROUGH OF FANWOOD
WAIVER OF TIME FRAME FOR PLANNING BOARD HEARING**

APPLICANT: *Your signature is required, so this document may not be submitted online.*

There is currently a high volume of applications before the Planning Board. It is possible that your application will be heard later than the time required by statute (120 days from the time the application is deemed complete by the Zoning Officer).

Without a signed "Waiver of the Time Frame" the Planning Board will deny your application within the 120 day period.

In order for the Planning Board to conduct your hearing after the 120 day period, please sign this waiver extending the time frame an additional 120 days.

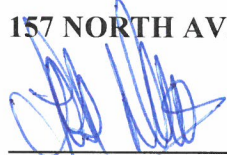
Concerning the following property:

Block: 54 Lot: 10 _____

Street Address: 157 North Avenue, Fanwood, New Jersey 07023

I hereby waive the time within which the board may act:

157 NORTH AVENUE, LLC



Joseph Neves, Member

Date: 5-5-2021

157 NORTH AVENUE, LLC



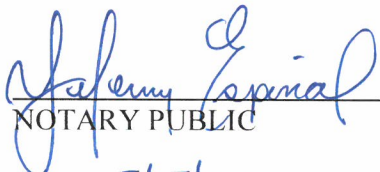
Ioannis Mpletsaki, Member

Date: 5-5-2021

CORPORATION DISCLOSURE AFFIDAVIT

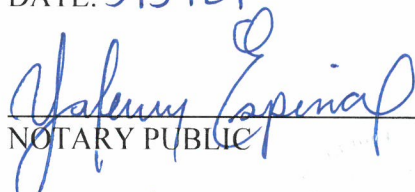
PURSUANT TO THE REQUIREMENTS OF N.J.S.A. 40:55D-48.1 ET SEQ., WE, **IOANNIS MPLETSAKIS, MEMBER** AND **JOSEPH NEVES, MEMBER**, HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND COMPLETE LIST OF THE NAMES AND ADDRESSED OF ALL INDIVIDUALS WHO OWN TEN PERCENT (10%) OR MORE STOCK OR OTHER INTEREST IN **157 NORTH AVENUE, LLC**, WHICH IS A LIMITED LIABILITY CORPORATION WITH OWNERSHIP INTERESTS IN THE PROPERTY LOCATED AT **157 NORTH AVENUE, FANWOOD, NEW JERSEY 07023, BLOCK 54, LOT 10**, FOR WHICH A MINOR SUBDIVISION APPLICATION HAS BEEN FILED WITH THE BOROUGH OF FANWOOD PLANNING BOARD. I FULLY UNDERSTAND THAT FAILURE TO DISCLOSE ANY AND/OR ALL OWNERSHIP PARTIES WITH TEN PERCENT (10%) OR MORE INTEREST IN THE LIMITED LIABILITY CORPORATION OR DELIBERATELY MISREPRESENTING ANY FACTS THEREON IS SUFFICIENT GROUNDS FOR DISAPPROVAL OF THE APPLICATION BY THE ENGINEERING DEPARTMENT AND CAN RESULT IN A FINE AS PROVIDED FOR BY THE STATUTE.

<u>NAME & TITLE</u>	<u>ADDRESS</u>	<u>% OF STOCK OR OTHER OWNERSHIP INTEREST</u>
Ioannis Mpletsaki, Member	16 Lordina Drive, Edison, NJ 08817	50%
Joseph Neves, Member	47 King Street, Edison, NJ 08820	50%



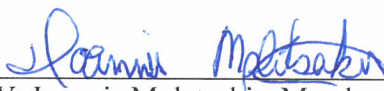
NOTARY PUBLIC

DATE: 5/5/21



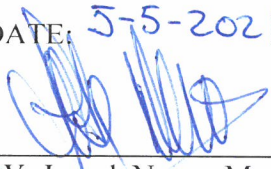
NOTARY PUBLIC

DATE: 5/5/21



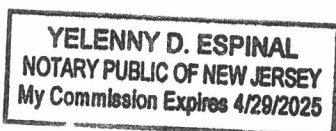
BY: Ioannis Mpletsakis, Member

DATE: 5-5-2021



BY: Joseph Neves, Member

DATE: 5-5-2021



APPLICANTS: 157 NORTH AVENUE, LLC
PROPERTY: 157 NORTH AVENUE
BLOCK 54, LOT 10
ZONE: R-75 (SINGLE-FAMILY) RESIDENCE

STATEMENT OF PRINCIPAL POINTS

The applicant / property owner, 157 North Avenue, LLC (the “Applicant”) seeks minor subdivision approval in connection with the property located at 157 North Avenue, Fanwood, further identified as Block 54, Lot 10 on the Borough of Fanwood’s Tax Maps (the “Property” or the “Site”). (See Exhibit A, Parcel Aerial). The Site is comprised of 17,575 square feet and is situated on the corner of North Avenue and Russell Road. (See Exhibit B, Google Earth Aerial). The Property is currently improved with a two (2)-story, one (1)-family dwelling which fronts North Avenue, a detached frame garage, rear yard patio, and associated improvements. (See Exhibit C, Google Street View Images). The Site is in the Borough’s R-75 (Single-Family Residence) Zone District (the “R-75 Zone”), which principally permits single-family residential dwellings.

The Applicant proposes to subdivide the existing Lot 10 into two (2) new lots: Proposed Lot 10.01 and Proposed Lot 10.02. Proposed Lot 10.01 will be comprised of 7,929 square feet. Proposed Lot 10.02 will be comprised of 9,646 square feet. The Applicant, at some point in the future will demolish the existing dwelling and associated improvements to make way for the construction of two (2) new single-family dwellings. As is depicted on the Minor Subdivision Plan, the new conceptual dwellings (Proposed Lot 10.01 maximum building footprint of 1,862 square feet; Proposed Lot 10.02 maximum building footprint 1,936 square feet) will front on Russell Road and will be accessed via new curb cuts and paved driveways. Any increase in impervious coverage will be mitigated by the installation of subsurface drywell systems on each of the proposed lots.

The Application is fully conforming and does not require any variance relief. The benefits of granting the Application far outweigh any perceived detriments. The Property is well suited to handle the proposed improvements, which will not encroach upon the neighboring properties or negatively impacting their light, air and/or open space. The Applicant will provide the necessary professional testimony demonstrating that the Application may be granted without negative impact to the neighboring properties or zone district. For these reasons, as well as those that may be introduced at the public hearing on this matter, the Applicant respectfully request that the Planning Board grant the relief sought herein.

EXHIBIT A

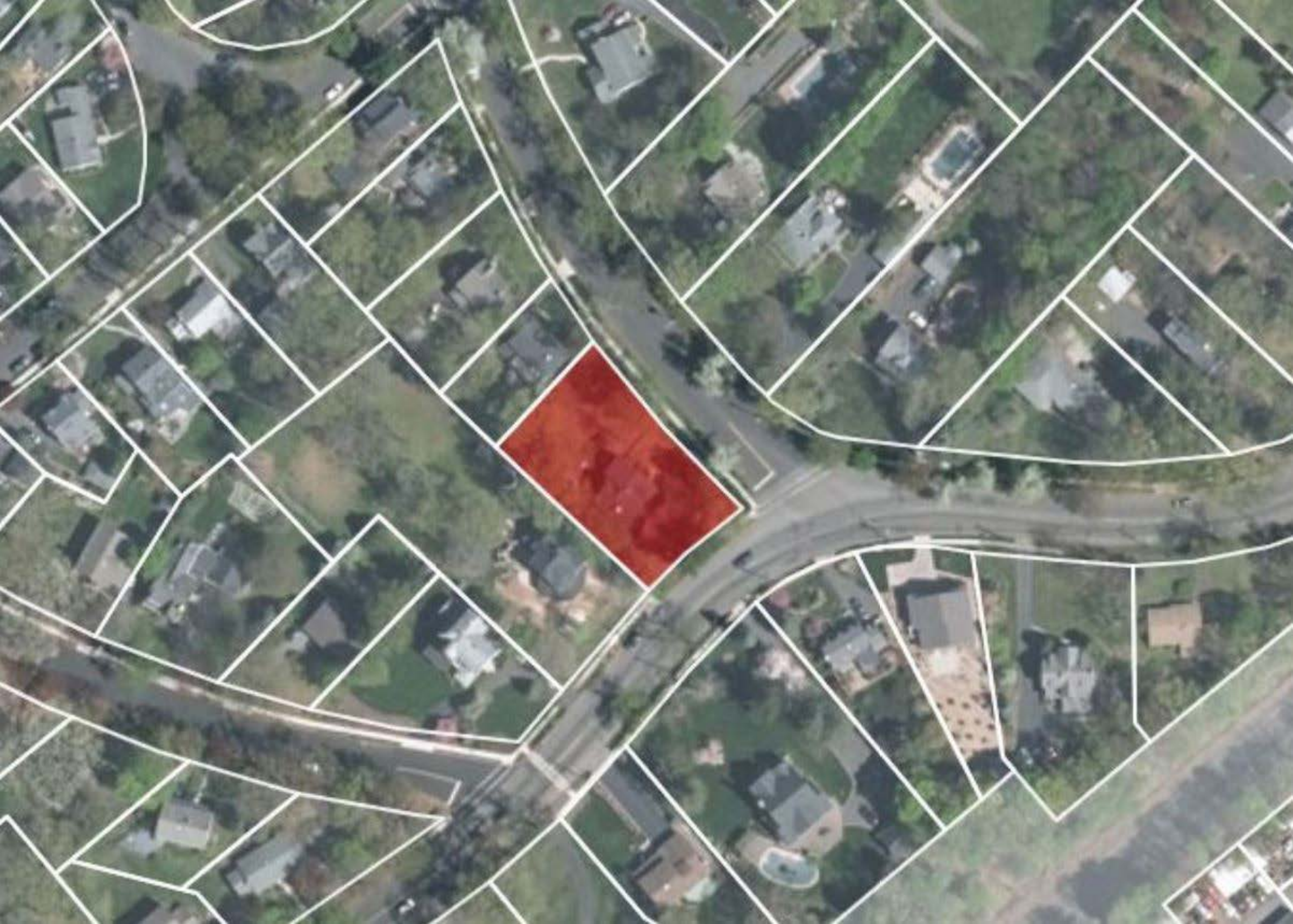
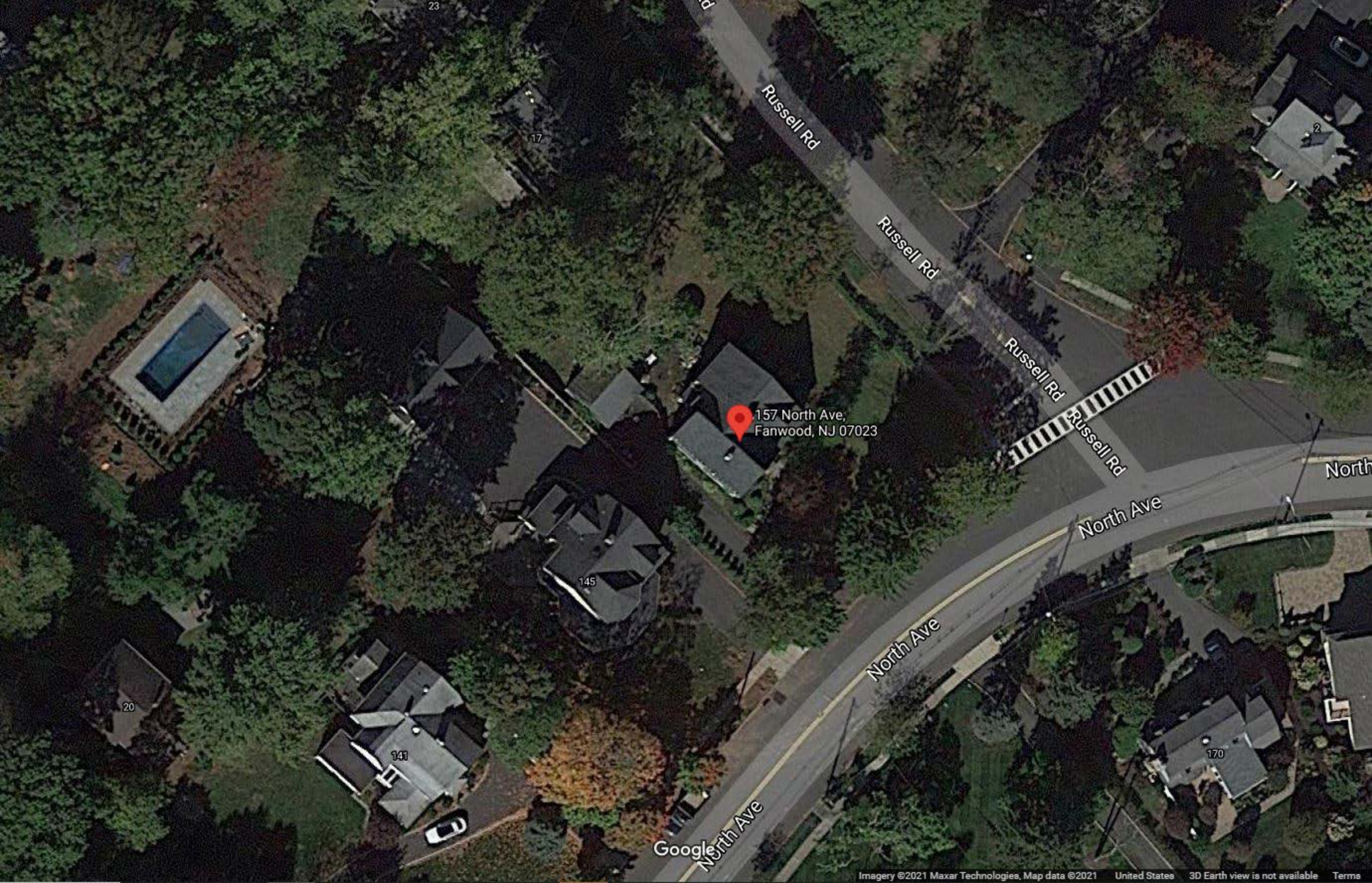


EXHIBIT B



23

17

2

Russell Rd

Russell Rd

Russell Rd

Russell Rd

157 North Ave,
Fanwood, NJ 07023

North

North Ave

145

North Ave

20

141

170

Google
North Ave

EXHIBIT C



Google



North Ave

RUSSELL
North Ave

Russell Rd

Google

BOROUGH OF FANWOOD Site Plan & Subdivision Checklist

Application Procedures

In addition to those items required by Zoning Form #3, Application for Hearing, an application for a site plan or subdivision plan must include (§ 184-82):

1. A **copy of the deed** for the subject property and any restrictions, easements or variances granted.
2. **One copy of the site plan or subdivision plan**, signed and sealed by the licensed professional preparer. All such plans shall contain the following information:
 - a) Title block containing the type of application, name and address of applicant and owner; name, address, signature, license number and seal of plan preparer; existing lot and block numbers; municipality and county, date prepared and date(s) of all plan amendments.
 - b) Signature block for signatures of Chair and Secretary of the Board.
 - c) The name of all adjoining property owners as disclosed by current Borough tax records.
 - d) A key map showing the location of the tract to be considered in relation to the surrounding area within at least 500 feet of the subject property.
 - e) Scale of map, both written and graphic. The scale shall consist of no more than 50 feet to the inch.
 - f) North arrow.
 - g) Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating tract area, lot area(s), lot width(s), all yard setbacks, building and impervious coverage, building height, floor area ratio, density and number of parking spaces, both as to required, existing and proposed, for the subject property. If the application involves a conditional use, compliance with the applicable conditional use standards shall be indicated on the plan.
 - h) Existing and proposed boundaries of the site(s) in question, with bearings and dimensions of same. The number of each existing tax lot in accordance with the tax map shall be shown.
 - i) Municipal boundary line(s), if any, crossing or adjacent to the subject property.
 - j) Location and width of existing easements or rights-of-way on or abutting the subject property, including but not limited to streets, utility and drainage easements, sight easements and access easements.
 - k) Location of existing and proposed buildings, with setbacks from property lines dimensions on the plan.
 - l) Location of existing and proposed paved areas, including parking and loading areas, driveways, sidewalks, etc., showing the design of such areas.
 - m) Location of natural features, including woodlands, all trees with a trunk caliper of at least six inches at a distance of four feet above the ground, streams and other bodies of water, wetlands, flood hazard areas and rock outcrops on the property, and also on adjacent properties if same affect the proposed development.
 - n) Location of any required dedication or reservation for streets or any area shown on the Borough's Master Plan.
 - o) Soil erosion and sedimentation control plan, if required pursuant to the Soil Erosion and Sediment Control Act.
 - p) Construction details and specifications sufficient to illustrate the nature of site improvements, including but not limited to the following, when appropriate: paving, curbing, walls, fences, utility

and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details, and barrier-free access design.

Applicant may also need to satisfy additional requirements as follows:

If you are applying for a	Then refer to:
Concept Plan	Zoning Form 19-a
Minor Subdivision Checklist	Zoning Form 19-b
Preliminary & Final Major Subdivision Checklist	Zoning Form 19-c
Minor Site Plan Checklist	Zoning Form 19-d
Preliminary & Final Major Site Plan Checklist	Zoning Form 19-e
Variance Application Or Appeal Without Site Plan Or Subdivision	Zoning Form 19-f

3. Upon approval at a hearing, a resolution will be developed to include any and all agreed modification to the original application.
4. Once the application has been approved, the applicant may submit revised final plans to the engineer for review before final submission and approval by Engineer, Planning Board Chair & Planning Board Secretary
5. The applicant may be required to provide performance guarantees, maintenance guarantees and engineering fees prior to the final plans being signed. In the case of major subdivisions, the applicant will be required to submit a translucent copy of the drawing, suitable for making prints.
6. The final map of all or a portion of a subdivision which is submitted for final Board approval in accordance with this chapter and which, if approved, shall be filed with the County Clerk complying with the Map Filing Law. If the subdivision is deemed minor, filing a deed clearly describing the approved minor subdivision will suffice.
7. Applicant will be required to provide multiple copies of the final signed and approved plans.