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July 30, 2021

Via Federal Express & Electronic Mail

Historic Preservation Commission
BOROUGH OF FANWOOD
75 North Martine Ave
Fanwood, New Jersey 07023
Attn: Joan Skubish, Chair
JoanMarie@prodigy.net

Re: Certificate of Appropriateness Application & Meeting Request
Applicant: 157 North Avenue, LLC
Property: 157 North Avenue
Block 54, Lot 10
File No.: 21-000427

Dear Chairperson Skubish and Honorable Commission Members:

This office represents 157 North Avenue, LLC (the “Applicant”), the owner of the property located at 157 North Avenue (Block 54, Lot 10) (the “Property”).

The Applicant has filed a Minor Subdivision Application with the Borough of Fanwood Planning Board. Therein, the Applicant seeks to subdivide the Property, which is comprised of 17,575 square feet, into two (2) new, fully conforming lots. To facilitate the proposed subdivision and future residential development, the Applicant is also proposing the demolition of the existing dwelling, detached frame garage, and associated improvements. The Property is located in the Borough’s R-75 (Single-Family Residence) Zone District and the Fanwood Park Historic District. As such, pursuant to Ordinance Section 168-6.A the Applicant is required to obtain a Certificate of Appropriateness from the Historic Preservation Commission before proceeding with its Application before the Planning Board.

Enclosed please find eight (8) collated sets containing the following:

- Planning Board Application Packet, including the following forms and supplemental documents:
 - Planning Board Hearing Application Form (Zoning Form #3);
 - Tax Certification Form (Zoning Form #5);
 - Waiver of Time Frame for Planning Board Hearing (Zoning Form #30);
 - Corporation Disclosure Affidavit;
 - Statement of Principal Points; and
 - Subdivision Checklist (Zoning Form #19).

- Minor Subdivision Plan, prepared by EKA Associates, P.A., dated May 5, 2021, consisting of the following seven (7) sheets:
 - Sheet 1 of 6: Cover Sheet;
 - Sheet 2 of 6: Minor Subdivision Plan;
 - Sheet 3 of 6: Conformance Grading Plan;
 - Sheet 4 of 6: Soil erosion & Sediment Control Plan;
 - Sheet 5 of 6: Soil Erosion & Sediment Control Notes & Details;
 - Sheet 6 of 6: Construction Details; and
 - Sheet 1 of 1: Boundary & Topographic Survey.

Electronic (PDF) copies of the enclosed can be viewed and/or downloaded here:
https://www.dropbox.com/sh/cqzciain5o8o57i/AABm8EkMKfUbzD9g1iHP7G_ta?dl=0.

This office has filed Open Public Records Act (OPRA) Requests with both the New Jersey Department of Environmental Protection - Historic Preservation Office (HPO) and the Borough seeking relevant records or documents related to the Property. We will share the results of these requests as soon as they become available. The Applicant also respectfully requests that the Historic Preservation Commission share any records in its possession related to the Property. The Applicant has retained the services of an architect to perform an architectural survey / assessment of the Property and the existing dwelling. This report will be provided once it is completed.

At this time, the Applicant respectfully requests that this matter be listed on the Historic Preservation Commission's **Thursday, September 2, 2021** meeting agenda. Kindly please advise if this meeting will be conducted virtually or in-person.

Please contact this office with any questions or if additional information is required.

Thank you for your consideration of this matter.

Respectfully submitted,

/s/ Joshua J. Koodray
Joshua J. Koodray, Esq.

The Fanwood Historic Preservation Commission
157 North Avenue, LLC
July 30, 2021
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JJK

Enclosures

cc: Dian U. Dabulas, Borough Attorney
Pat Hoynes, Planning Board Secretary
Antonios Panagopoulos, Borough Engineer
Scott Pierce, Vice Chair
Raymond L. Sullivan, Zoning Official
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