

BOROUGH OF FANWOOD
 Planning Board Hearing Application Form

Date Received: 4/16/24 Application #: 2-2024
 Applicant name: RYAN & KELLY Mc CARTHY Address: 188 PLEASANT AVE.
 Owner name: SAME AS APPLICANT Address: SAME
 Address of Project: 188 PLEASANT AVE.
 Description of Project: ADD A 2ND STORY TO A RANCH STYLE HOME

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.

	CHECK WHERE APPLICABLE	MINOR	MAJOR	PRELIMINARY	FINAL	AMENDED
SITE PLAN ⁽¹⁾		(2) ()	(2) ()	(2) ()	(2) ()	(2) ()
SUBDIVISION ⁽¹⁾		()	(2) ()	(2) ()	(2) ()	(2) ()
INFORMAL REVIEW	()					
BULK VARIANCE	(2) <input checked="" type="checkbox"/>					
USE VARIANCE ⁽¹⁾	(2) ()					
CONDITIONAL USE ⁽¹⁾	(2) ()	Attach Form #17, available from Zoning Officer				
OTHER	(2) ()	Attach Forms as directed by Zoning Officer				

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):

- (a) Section: 184-115(E-5) Variance Requested: One Side Yard Setback
 Permitted: 14' Present: 13.39' Proposed: 13.39'
- (b) Section: 184-134(D-2) Variance Requested: Rear Yard Accessory Setback
 Permitted: 25' Present: 13' 3" Proposed: 13' 3"
- (c) Section: 184-115(E-7) Variance Requested: Building Height
 Permitted: 27' Present: 16.75' Proposed: 28.5'
- (d) Section: 184-115(E-8) Variance Requested: Max Building Coverage
 Permitted: 24% Present: 26.41 Proposed: 26.41

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

2. Dimensions of Lot: 70' x 105.61' Area of Lot: 7,430 SF
3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 26.41 % Proposed: 26.41 %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 38.67 % Proposed: 39.10 %

PATIO
200±

5. Zone District: R-75 Block #: 41 Lot #: 8

6. Present Use of Premises:
Present: SINGLE FAMILY Proposed: SINGLE FAMILY

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: APPLICANT PROPOSES TO ADD A 2ND FLOOR THAT IS DIRECTLY OVER THE ORIGINAL BLDG "FOOT PRINT".

EXISTING BLDG & TOTAL COVERAGES PRE-EXISTS; MINOR INCREASE TOTAL COVERAGE DOES NOT HAVE ANY SIGNIFICANT IMPACT TO INTENT & PURPOSE OF ZONING ORDINANCE

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.

[Signature]
Signature of Applicant (in the presence of Notary)
(908) 251-7117 ← Phone
ryanjmccarthy18@gmail.com e-mail

Sworn and Subscribed to before me this 11th day of April 2024

[Signature]
Notary Public

STEPHANIE I. HENDERSON
NOTARY PUBLIC OF NEW JERSEY
Commission # 2486450
My Commission Expires 08/17/2026

Note: If the applicant is a corporation or partnership, attach notarized list of names and addresses of stockholders or partners with a more than 10% interest.

10. Non-refundable application fees to be paid when filed: \$ 250

- 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: JIM RAMENTOL, GRA ARCHITECTS, INC.

Mailing Address: 310 SPRINGFIELD AVE BERKELEY HTS, NJ 07922

908-464-0106 Phone 908-216-7151 Cell j.ramentol@graarchitects.com E-mail

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

Attorney Name: NONE

Name of Firm: _____

Mailing Address: _____

Telephone: _____ e-mail _____

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: 4/24/2024

[Signature]

Date

Signature

Zoning Official Denial Notification
Borough of Fanwood
75 North Martine Avenue
Fanwood, New Jersey 07023

Zoning Denial

Owner: McCarthy Residence
Address: 188 Pleasant Avenue
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 41/8
Date: March 17, 2024/Revised April 20, 2024

The proposal does not comply with the following Zoning Regulations:

Zoning has identified the relief you will need for the proposed improvement.

Proposed partial second story addition adds 1,265 sqft, habitable space to the principal dwelling. The principal dwelling 26.41% and the improvement coverage 39.10% are greater than the maximum allowances via Municipal Land Use Ordinance. There are pre-existing non-conforming conditions about the principal dwelling to be defined within the letter of Denial.

Existing accessory improvement(s) as rear yard patio (200 sqft) is void of Borough approvals/permits/stormwater management. The project in total offers a net 200 (200 patio increase to the impervious surface coverage.

Request for Relief:

Article: 184 – 115 (E-8) Maximum Principal Dwelling Impervious Coverage 24% - Proposed 26.41%

Article: 184 – 115 (E-8) Maximum Improvement Impervious Coverage – 35% - Proposed 39.10%

Article: 184 – 115 (E-7) Maximum Improvement Height 27 feet – Proposed 28.5%

Article: 184 – 134 (D2) Patio Rear Yard Setback Required 25 feet – Existing/Proposed 3 feet

Pre Existing Non-Conforming Conditions

- Article: 184-115 (E-1) Area requirements minimum lot size 7,500 sqft. Pre-Existing condition 7,430 sqft.
- Article 184 –115 (E-5) Side yard setback required 14 feet – existing 13.39 feet
- Article 184 -115 (E-6) Rear yard se back to the principal structure minimum 25 feet – Pre Existing condition 12.83 feet
- Article: 184 – 134 (D2) Deck Rear Yard Setback Required 25 feet – Existing 13 feet

Flood Hazard Determination Status: Zone X #29

In the event that the Borough offices may be of further assistance regarding the application process please contact Board Secretary Ms. Pat Hoynes at 908.322.8236

Ray Sullivan
Ray Sullivan, Zoning Official
Borough of Fanwood

3/17/2024 and 4/20/2024
Date

March 29, 1961

MAYOR AND COUNCIL
Borough of Fanwood
Fanwood, N. J.

Gentlemen:

At the regular meeting of the Fanwood Planning Board held on March 27th, a resolution was adopted recommend approval of the application of Fred Fusco for a minor subdivision of Lot 1 (pt. of) in Block 41, a 50' x 100' strip of Central Railroad of New Jersey right-of-way to be attached to the rear of Lots 7 and 8 in Block 28 on South Avenue.

Yours very truly,

John Loving, Secy.
FANWOOD PLANNING BOARD