

BOROUGH OF FANWOOD
 Planning Board Hearing Application Form

Date Received: 6/26/24 Application #: 13-2024
 Applicant name: JOSEPH DUNN Address: 170 CORIELL AVE
 Owner name: JOSEPH DUNN Address: 170 CORIELL AVE
 Address of Project: 170 CORIELL AVE
Fanwood, NJ 07023

Description of Project: IMPROVE REAR YARD RECREATIONAL AREA AND PROVIDE PRIVACY BUFFER.

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) (X)					
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: 184-134-D2 Variance Requested: REAR PATIO EXPANSION - SETBACK.
 Permitted: 25 FT REAR YARD. Present: 18 FT Proposed: 17 FT
- (b) Section: 184-108 C Variance Requested: 6 FT PRIVACY FENCE ENCLOSES FRONT YARD SETBACK.
 Permitted: 4 FT FENCE Present: 4 FT FENCE Proposed: 6 FT W VEG BUFFER.
- (c) Section: _____ Variance Requested: _____
 Permitted: _____ Present: _____ Proposed: _____
- (d) Section: _____ Variance Requested: _____
 Permitted: _____ Present: _____ Proposed: _____

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

- 2. Dimensions of Lot: _____ Area of Lot: 4980 SQFT
- 3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 20.84 % % Proposed: 20.84 % %
- 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area :
 Present: 32.65 % % Proposed: 34.63 % %

5. Zone District: R75 Block #: 105 Lot #: 1


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

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

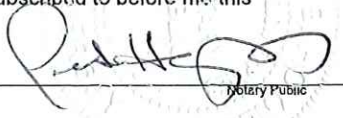
8. The following arguments are urged in support of this appeal: REPLACING 4FT CHAIN LINK FENCE WITH 6FT PRIVACY FENCE ON CORNER LOT. EXPAND REAR PATIO AREA FOR ENTERTAINING.

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 of Applicant (in the presence of Notary)

Sworn and Subscribed to before me this 26th day of June 2024

 Notary Public

Patricia Beth Hoynes
Notary Public
New Jersey
My Commission Expires 2-7-24

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: \$ 250.00 + 10

- 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 X No

Name: JOSEPH DUNN

Mailing Address:

Phone: 908 889 8351 X Cell: 973 604 2261 X E-mail: Joedd199@yahoo.com

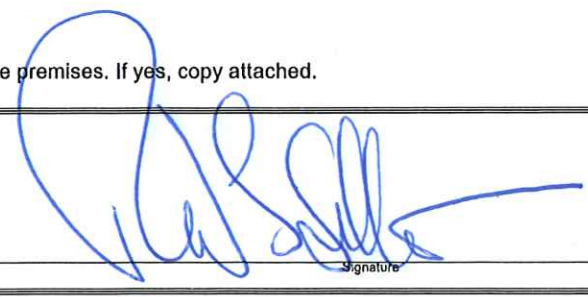
Attorney Information (if applicable). Corporations must be represented by an attorney.

Attorney Name: _____
Name of Firm: _____
Mailing Address: _____
Telephone: _____ e-mail: _____

TO BE COMPLETED BY BOARD SECRETARY

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

TO BE COMPLETED BY COMPLETENESS DESIGNEE

Application accepted as complete: 6/26/24 Date  Signature

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

Zoning Denial

Owner: Dunn Residence
Address: 170 Coriell Avenue
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 105/1
Date: June 20, 2024

Proposed single family residence, located on a corner lot fronting Coriell Avenue and Robin Road is seeking an opportunity to improve the recreational areas and provide a privacy buffer. The project considers a rear yard patio expansion feature which encroaches into the rear yard setback; 17 feet offered.

The privacy fence planned considers 70 linear feet is 6' height fence proposed and fronting Robin Road; 43 linear feet encroaches upon the front yard setback whereas the *maximum height permitted is 4 feet plus a vegetative buffer.*

There are pre-existing non-conforming conditions about the principal dwelling to be defined within the letter of denial.

The project offers a net 99 sqft additional impervious surface coverage.

Request for Relief:

Article 184 – 134 –(D-2) Decks and Patios

Patios are permitted in the rear yard only.

Requirement – Minimum 25 feet rear yard setback – Existing Condition 18 feet – Proposed Expansion offers 17 feet rear yard set back

Article 184 -108 C – Fences and above ground walls

Requirement – Maximum – the maximum height of a fence fronting a street/right of way is 4 feet maximum height. – The existing condition is a 4 feet chain link – Proposed 6 feet height plus the vegetative buffer requirement

Pre Existing Non-Conforming Conditions

Article: 184-115 (E-1) Area requirements

Minimum lot size 7,500 sqft.

Pre-Existing condition 4,980 sqft.

Article: 184 – 115 (E-4) Front Yard Set Back

Robin Road 8.02 feet Pre-Existing Non-Conforming Condition
Principal Structure 30 feet required – 8.02 feet exiting/proposed (Robin Road).

Article: 184 – 115 (E-5) Side Yard Set Back
Pre-Existing Non-Conforming Condition
Principal Structure 8 feet required – 6.0 feet exiting.

Article: 184 – 115 (E-2) Parcel Width
Pre-Existing Non-Conforming Condition
Required 75 linear feet - 50.0 feet exiting

Article: 184 – 115 (E-6) Rear Yard Set Back
Pre-Existing Non-Conforming Condition
Principal Structure 25 feet required – 18 feet exiting

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

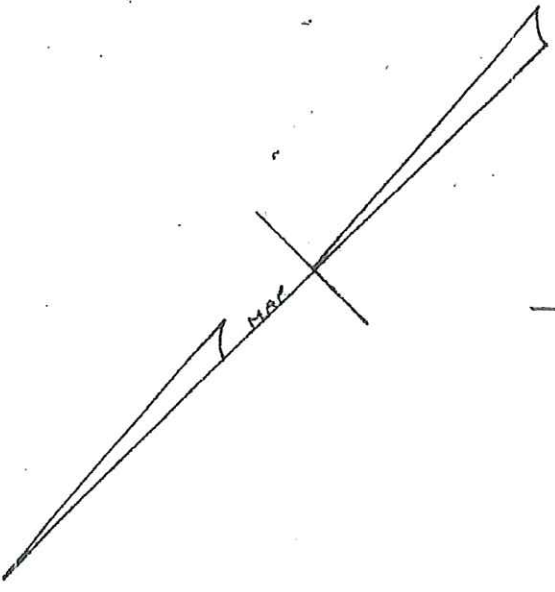
Ray Sullivan
Ray Sullivan, Zoning Official
Borough of Fanwood

6/20/2024
Date

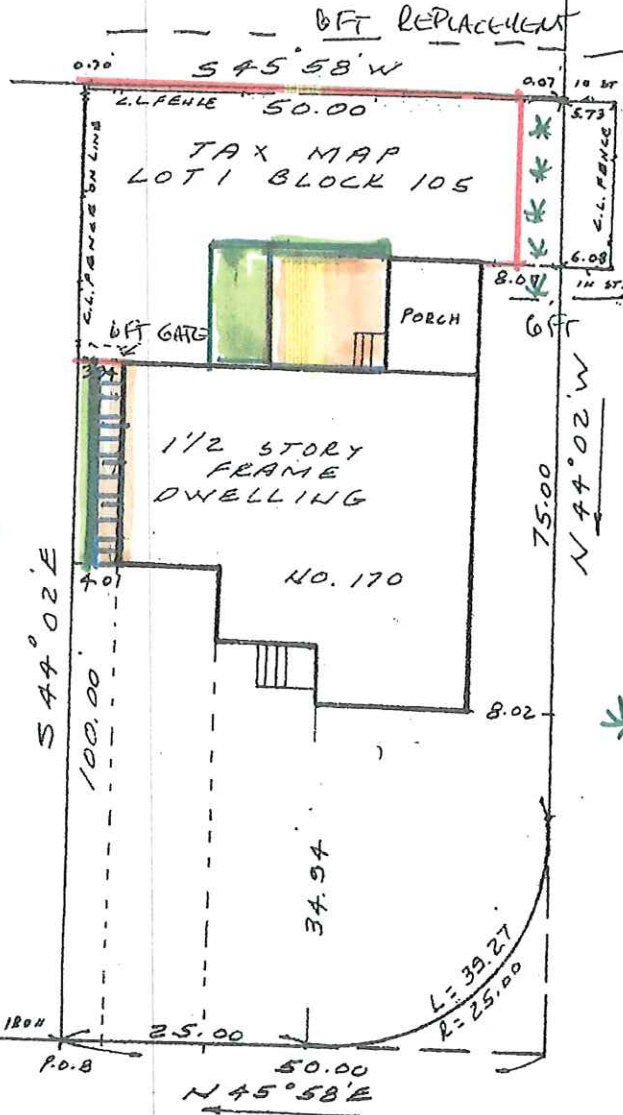
MAP OF PROPERTY

SITUATED IN

THE BOROUGH OF FANWOOD, UNION CO. N.J.



REPLACE 4 FT FENCE
W/ 6 FT VINYL FENCING



ROBIN 50'w ROAD
(FORMERLY HITTLE STREET)

* = VEGETATION
ROW PLANTED

IMPROVEMENT
34.63%

CORIELL 50'w AVENUE

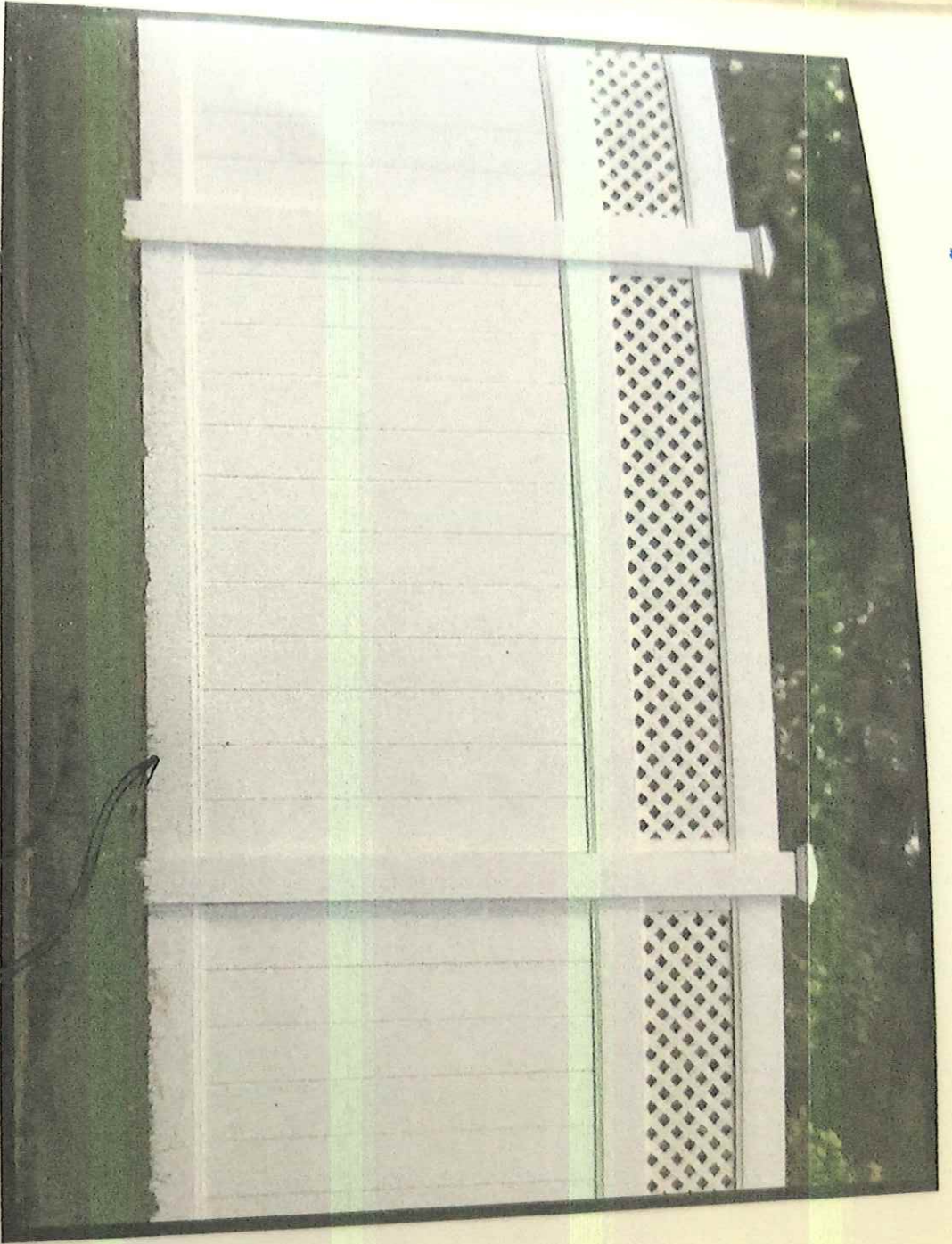
70 LF 6' FENCE
- VAR = 43 LF FRONT YARD

DRANGE =
144 sq ft REAR PATIO
44 sq ft SIDE WALK

GREEN = ASSES. PATIO
VAR = NET 77 sq ft
ASSES. WALK
= NET 22 sq ft

View Impervious Surface
= NET 99 sq ft

MAP REFERENCE:
AT A-A-B IN BLOCK P ON MAP ENTITLED
MAP OF FANWOOD TERRACE, LOCATED IN THE
BOROUGH OF FANWOOD, UNION CO. N.J., SEPTEMBER 1927,
FILED IN THE UNION CO. REGISTER'S OFFICE
AS MAP NO. 29-F



**Charleston
Premium**



Color Selection:



Bluestone Blend



Driftwood



Limestone Quarry Blend



Limestone Quarry Blue



Montauk Blue



Oceanside



Onyx/Natural



Platinum



Riverbed Blend



Ruby/Onyx



Sahara/Chestnut



Sahara/Chestnut/Lite



Sandstone Blend



Sandstone Lite



Slate



Stone Harbor



Toffee/Onyx



Toffee/Onyx/Lite

 = Special Order Only

Note: We can't guarantee that your monitor's display of color will be accurate. Please contact a dealer or Cambridge representative to view samples.

Need a Professional Installer?

Our sales specialists can assist with finding professional installers in your area.

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Find an Authorized Dealer

Check our dealer locator for an authorized cambridge distributor near you.

[Locate a Dealer](#)

Need Financing?

Get the money you need for the home improvement project you want.

[Learn More](#)

With ArmorTec... Your Outdoor Dreams Come True!

170 CORIELL AVE

3 FOOT VEGATATIVE BUFFER

ILLUSTRATION

