

BOROUGH OF FANWOOD
 Planning Board Hearing Application Form

Date Received: 9/24/2024 Application #: 14-2024
 Applicant name: Zakaria Rochdi Address: 164 Watson Road
 Owner name: Zakaria Rochdi Address: 164 Watson Road
 Address of Project: 164 Watson Road
Fanwood, NJ 07023
 Description of Project: Installation of fence

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		For Informal Review: Complete this form to the best of your ability. Escrow may be requested for professional review.				
BULK VARIANCE	(2) <input checked="" type="checkbox"/>	Notes: (1) Submit three sets of application & plans for file, Zoning and Engineering (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.				
USE VARIANCE (1)	(2) ()					
CONDITIONAL USE (1)	(2) ()	Attach Form #17, available from Zoning Officer				
OTHER	(2) ()	Attach Forms as directed by Zoning Officer				

PROPERTY INFORMATION

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

- (a) Section: 184-108C Variance Requested: Fence Height
 Permitted: 4 ft Present: 4ft Proposed: 6ft
- (b) Section: 184-114(E5) Variance Requested: Lot size
 Permitted: 7,500 Present: 6,965 Proposed: 6,965
- (c) Section: 184-114(E5) Variance Requested: Side Yard Setback
 Permitted: 10 feet Present: 5.8 ft Proposed: 5.8ft
- (d) Section: 184-114(E6) Variance Requested: Rear Yard Setback
 Permitted: 30ft Present: 8.7ft Proposed: 8.7ft

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

- 2. Dimensions of Lot: 76.62 x 120 x 42.25 x 114.42 Area of Lot: 6,965 sqft
- 3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 17.37% Proposed: 17.37%
- 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 33.25% Proposed: 33.25%

5. Zone District: R-75 Block #: 35 Lot #: 10

6. Present Use of Premises:
Present: Residence Proposed: Residence

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:
Privacy for busy traffic on martine ave.

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)
908-458-2488 Phone 908-458-2488 Cell zrochdi@yahoo.com e-mail
Sworn and Subscribed to before me this 10 day of 2 2024
(date) (month) (year)
[Signature]
Notary Public

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: \$ 260

- 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: Zakaria Rochdi
Mailing Address: 164 Watson Road, Fanwood NJ, 07023
908-458-2488 Phone 908-458-2488 Cell zrochdi@yahoo.com e-mail

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:
10/12/2024 Date [Signature] Signature

BOROUGH OF FANWOOD
Additional Variance Listing

PROPERTY INFORMATION

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

- (e) Section: 184-134 (D-2) Variance Requested: Deck/Patio ^{Rear} Setback
Required: 25 ft Present: 3 ft Proposed: 3 ft
- (f) Section: 184-134 (D-2) Variance Requested: Deck/Patio ^{Side Yard} setback
Required: 10 ft Present: 3 ft Proposed: 3 ft
- (g) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (h) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (i) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (j) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (k) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (l) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (m) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (n) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (o) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____

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

Zoning Denial

Owner: Rochdi Residence
Address: 164 Watson Road
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 35/10
Date: September 18, 2024

Zoning has identified the relief you will need for the proposed improvement. Proposed single family residence, located on a corner lot fronting North Martine Avenue and Watson Road is seeking an opportunity to improve the recreational areas and provide a privacy buffer.

The privacy fence planned considers 86 linear feet is 6' height fence proposed and fronting North Martine Avenue; 56 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 considers a preexisting rear yard patio (616 sqft) feature which encroaches into the rear yard setback; 3 feet and side yard setback 3 feet offered.

The project offers a net 00 sqft additional impervious surface coverage.
The project proposal must respect the line of site triangle.

Request for Relief:

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: 184-114 (E-1) Area requirements

Minimum lot size 15,000 sqft.
Pre-Existing condition 6,965 sqft.

Article: 184 – 114 (E-5) Side Yard Set Back

Pre-Existing Non-Conforming Condition
Principal Structure 10 feet required – 5.8 feet existing.

Article: 184 – 114 (E-6) Rear Yard Set Back

Pre-Existing Non-Conforming Condition
Principal Structure 30 feet required -8.7 feet existing

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 3 feet

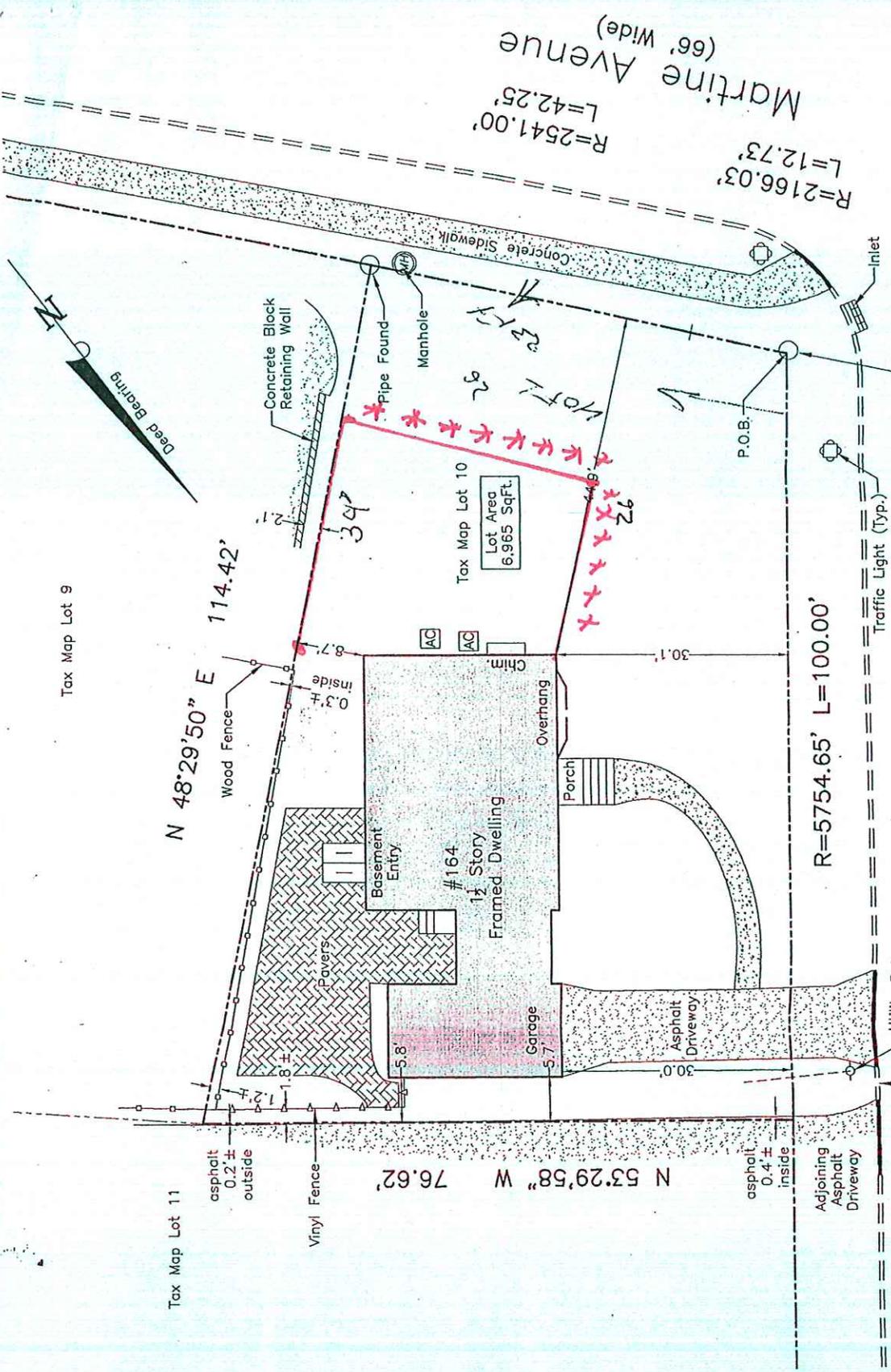
Requirement – Minimum 10 feet side yard setback – Existing Condition 3 feet

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

9/18/2024
Date



Tax Map Lot 9

N 48°29'50" E 114.42'

N 53°29'58" W 76.62'

Watson Road
(50' Wide)
R=5754.65' L=100.00'

Tax Map Lot 10
Lot Area
6,965 SqFt.

Martine Avenue
(66' Wide)
R=2541.00'
L=42.25'
R=2166.03'
L=12.73'

as shown on the
wood, Union County,

ap. The surveyor takes
, and other utilities.
s of record and
r Deed and are
overnmental authority.
to N.J.A.C. 13:40-5.2.

Boundary Survey
Tax Lot 10 - Block 35
164 Watson Road
Borough of Fanwood
Union County, New Jersey

49 Sullivan Street
Westwood, NJ 07675
Phone: (201) 403-5801
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt
Andrew A. Schmidt
NJ Professional
Land Surveyor
No. 24GS04330100



Drawn: JTC
Checked: AS
Date: 08-29-24
Scale: 1" = 20'

