

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 11/12/24 Application #: 16-2024

Applicant name: Gabrielle + Jonathan Weinstein Address: 136 2nd st.

Owner name: Gabrielle + Jonathan Weinstein Address: 136 2nd st.

Address of Project: 136 2nd st.
Fanwood, NJ 07023

Description of Project: 5 ft fence around rear yard to replace existing 4 ft 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	()					
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: 184-108-C Variance Requested: 5 ft fence
 Permitted: 4 ft fence Present: 4 ft Proposed: 5 ft fence
- (b) Section: 184-115 (E-1) Variance Requested: lot size
 Permitted: 7500 Present: 6882 Proposed: 6882
- (c) Section: 184-115 (E-2) Variance Requested: lot width
 Permitted: 75 lf Present: 70 lf Proposed: 70 lf
- (d) Section: 184-115 (E-4) Variance Requested: Front yard setback
 Permitted: 30 ft. Present: 24.1 ft Proposed: 24.1 ft.

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

2. Dimensions of Lot: 45' x 100' x 75' x 70' Area of Lot: 4500' 6,900 ft²

3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 10.25% % Proposed: 10.25% %

4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 27.31% % Proposed: 27.31% %

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-3) Variance Requested: Decks + Patios Rear Yard
Required: 30 lf. Present: 25 lf Proposed: 25 lf
- (f) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (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: _____

5. Zone District: 5 Block #: 85 Lot #: 15

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: increase safety/security/privacy
from foot traffic, plantings along fence line already taller than 5 ft, will not
impede sight line, other corner neighbors have fences taller than 5 ft

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.

Gabriel Weinstein
Signature of Applicant (in the presence of Notary)

Sworn and Subscribed to before me this 12 day of November 20 24

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: \$ 256. + 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 No

Name: Gabrielle Weinstein

Mailing Address: 136 2nd St. Fanwood, NJ 07023

Phone: 732-406-5695 Cell: 732-406-5695 E-mail: gabbyrosen27@gmail.com

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

Attorney Name: N/A

Name of Firm: _____

Mailing Address: _____

Telephone: _____ e-mail: _____

TO BE COMPLETED BY BOARD SECRETARY

There have () have (X) been previous appeal(s) involving these premises. If yes, copy attached.

TO BE COMPLETED BY COMPLETENESS DESIGNEE

Application accepted as complete: M. Stal

[Signature]
Signature

Date

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

Zoning Denial

Owner: Weinstein Residence
Address: 136 Second Street
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 85/15
Date: November 9, 2024

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

Proposed single family residence, located on a corner lot fronting Second Street and Burns Way is seeking an opportunity to improve the recreational areas and provide a privacy buffer. The privacy fence planned considers a total of 163 linear feet of 5' height fence proposed. The area and fronting Burns Way 99 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 (462 sqft) feature which encroaches into the front yard setback by 5 only feet.

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

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 picket – Proposed 5 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 6,882 sqft.

Article: 184 – 115 (E-2)

Lot Width Pre-Existing Non-Conforming Condition 75 linear feet required –70 linear feet exiting

Article: 184 – 115 (E-4)

Front Yard Set Back Pre-Existing Non-Conforming Condition Principal Structure 30 feet required – 24.1 feet exiting. (SECOOND)

Article: 184 – 115 (E-4)

Front Yard Set Back Pre-Existing Non-Conforming Condition Principal Structure 30 feet required – 250. feet existing (BURNS)

Article 184 – 134 –(D-2)

Decks and Patios are permitted in the rear yard only.

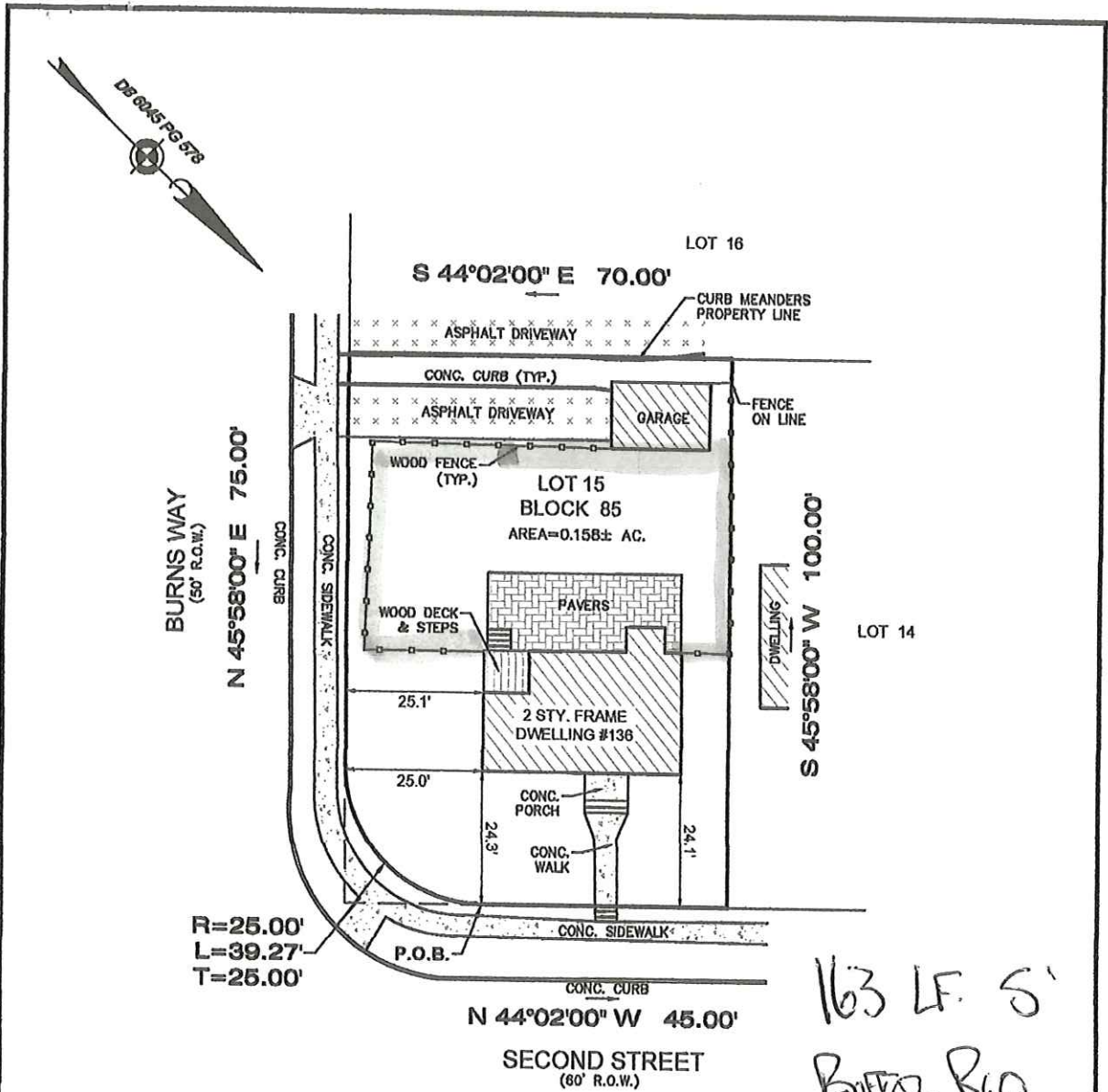
Requirement – Minimum 30 feet rear yard setback – Existing Condition 25 feet Requirement – Existing Condition 25 feet

Flood Hazard Determination Status: Zone X #29

In the event 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

11/9/2024
Date



BURNS WAY
(50' R.O.W.)
N 45°58'00" E 75.00'

S 45°58'00" W 100.00'

R=25.00'
L=39.27'
T=25.00'

SECOND STREET
(60' R.O.W.)
N 44°02'00" W 45.00'

163 LF. 5'
Buffer Req
99. Feet up
64. Mass Road
Wetzel

PREPARED FOR: JONATHAN R. WEINSTEIN
 TITLE INSURER: DEMOCRACY TITLE AGENCY (DE2088)
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 MORTGAGE HOLDER: GUARANTEED RATE AFFINITY, INC.
 its successors and/or assigns, as their interest may appear.
 BUYER'S ATTORNEY: MARTIN BRODSKY, Esquire
 BRODSKY & BRODSKY, LLC

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 8/30/20 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:46-5.1(3))

DB 6045 PG 678

CERTIFICATE OF AUTHORIZATION: 24GA2220600

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9890
FAX: 732-270-9891
www.morganengineeringllc.com

D.J.V.

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 16 BLOCK 85
BOROUGH OF FANWOOD
COUNTY OF UNION NEW JERSEY

Scale: 1"=20'	Drawn By: NR	Date: 8/30/20	JOB # 20-09228	CAD File # 20-09228NR	Sheet # 1 OF 1
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