

ZONING FORM #3

**BOROUGH OF FANWOOD
Planning Board Hearing Application Form**

Date Received: 3/22/2024 Application #: 1 - 2024
 Applicant name: Jaurez Mariela/John Address: 320 North Avenue B 64 L 8
 Owner name: Jaurez Mariela/John Address: 320 North Avenue, Fanwood NJ 07023
 Address of Project: 320 North Avenue, Fanwood NJ Block 64 Lot 8
Fanwood, NJ 07023
 Description of Project: Various - Pre Existing Conditions, New Improvements and Land Use Violations

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) (X)	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: Reference Addendum Variance Requested: _____
 Permitted: Form 3 Additional Variance Present: _____ Proposed: _____
- (b) Section: Land Interpretation Variance Requested: _____ Lot size
 Permitted: User Guide 3/14/2024 Present: _____ Proposed: _____
- (c) Section: See Attachments Variance Requested: _____ Lot Width
 Permitted: Updated 3/22/2024 Present: _____ Proposed: t
- (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: 90 W * 257 L Area of Lot: 23,093 sqft
- 3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 6.42% Proposed: 6.42%
- 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 19.33% Proposed: 27.99%

BOROUGH OF FANWOOD
Additional Variance Listing

PROPERTY INFORMATION: 320 North Avenue, Planning Board Application – Variance List 3/22/24

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

- (e) Section: 184-163 (C) Variance Requested: Width Width as presently Original 18' Driveway offered
Required: _____ Present: _____ Proposed: _____
- (f) Section: 184-163 (C-2) Variance Requested: Driveway Setback
Required: _____ Present: _____ Proposed: _____
- (g) Section: 184-163 (F) Variance Requested: Circular Driveway
Required: _____ Present: _____ Proposed: _____
- (h) Section: 184-108 (F) Variance Requested: Fence Height
Required: _____ Present: _____ Proposed: _____
- (i) Section: 184-161 (B1) Variance Requested: Parking Front Lawn
Required: _____ Present: _____ Proposed: _____
- (j) Section: 184-145 (A) Variance Requested: Commercial Parking
Required: _____ Present: _____ Proposed: _____
- (k) Section: 184-145 (H) Variance Requested: Trailer Parking
Required: _____ Present: _____ Proposed: _____
- (l) Section: 184-145 (K1) Variance Requested: Commercial Equip Storage
Required: _____ Present: _____ Proposed: _____
- (m) Section: 184-146 (6) Variance Requested: Outside of Doors Storage
Required: _____ Present: _____ Proposed: _____
- (n) Section: 224-008 Variance Requested: Property Maintenance
Required: _____ Present: _____ Proposed: _____
- (o) Section: 250-002 Variance Requested: Storm Water Management
Required: _____ Present: _____ Proposed: _____

(p) Section: 250-003 Variance Requested: Somerset Soils
(Movement/Stabilization)

Required: _____ Present: _____ Proposed: _____

(q) Section: 250-004 Variance Requested: Fill Quality/
Tickets/Topography

Required: _____ Present: _____ Proposed: _____

(r) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

(s) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

Juarez

Response from Mariela Serrano to Variances listed herein:

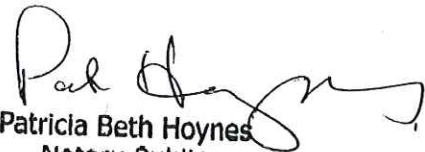
I do not agree that the conditions on my property are accurately reflected by the variances listed herein, for example:

1. Only one commercial vehicle which is permitted by code
2. Personal, not commercial trucks on the property
3. Commercial equipment was sold and removed from the property several months ago in 2023
4. There is no outdoor storage beyond a small pallet of siding for home repair requested by the borough..
5. No parking in front lawn
6. I need advice on driveway placement and have no current proposal.



Mariela Serrano *Juarez*

Homeowner



Patricia Beth Hoynes
Notary Public
New Jersey

My Commission Expires 2-7-24


5. Zone District: R-150/Historic District Block #: 64 Lot #: 08

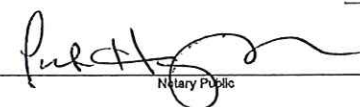
6. Present Use of Premises:
Present: Single Family Residence Proposed: Single Family Residence **

7. Do any deed restrictions exist which affect this property? (check one) () Yes () No
If yes, describe or attach a copy of deed:
There may exist a shared driveway access easement agreement

8. The following arguments are urged in support of this appeal:
Owner desires to improve the interior/exterior principal structure, improve grounds and improve upon final grade. On premises limited commercial product staging.

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)
908.356.3838 Phone landerverde_2021@hotmail.com Cell E-mail

Sworn and Subscribed to before me this 26th day of March 20 24

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: \$ 260 My Commission Expires 2-7-24

- 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: Mariela and John Jaurez

Mailing Address: 320 North Avenue, Fanwood NJ 07023

908.356.3838 Phone landerverde_2021@hotmail.com Cell 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 () been previous appeal(s) involving these premises. If yes, copy attached.

TO BE COMPLETED BY COMPLETENESS DESIGNEE

Application accepted as complete: 5/5/2024 
Date Signature

MUNICIPAL LAND USE AND INTERPRETATION USER GUIDE - JULY 11, 2023 – March 14, 2024

320 North Avenue Block 64 Lot 8 -- Owners: Mariela and John Jaurez

Residential/Historic District Zone R-150 – Special Flood Hazard Area -- Designation Zone X, Panel 29

Municipal Land Use Article	Subject	Interpretation	Applicant Request for Relief
184-163 (C)	Driveway Width	Original driveway offered 10'	Width as presented to PB 38'
184-163 (C-2)	Driveway Setback	Original 0' as shared driveway concept	May consider a 3' East buffer; Expansion Non-Conforming Use
184-163 (F)	Driveway Circular	Minimum frontage 100'	Minimum frontage 100'; Parcel 94.31'
184-108 (F)	Retaining Wall/Fence	Maximum height residential 6' side/rear yards	Proposed 4' retaining wall plus 6' solid a top = 10' measured from lowest adjacent grade
184-161 (B1)	Parking Front Lawn	Prohibited	Request for relief to accommodate parking with a front annex and/or circular driveway
184-145 (A)	Multiple Commercial Parking	Limit 1 commercial	Multiple commercial vehicles and accessory Use
184-145 (H)	Trailer Parking	Non-permitted; combined with other accessory Limit 18 feet length and 10 feet height	Applicant request to retain use and storage oversized commercial accessory
184-145 (K1)	Commercial Equipment Storage	Storage commercial product outside of doors prohibited	Applicant request to retain use and storage oversized commercial accessory
184-146 (6)	Outside of Doors Storage	Storage commercial product outside of doors prohibited	Applicant request to retain use and storage oversized commercial accessory (snow plow/extension ladders)
224-008	Property Maintenance	Inspection Required	Inspection Required
250-002	Storm Water Management	Engineering Requirement	Engineering Report (separate)
250-003	Somerset Soils (Movement/Stabilization)	Engineering Requirement	Engineering Report (separate)
250-004	Fill Quality/Tickets/Topography	Engineering Requirement	Engineering Report (separate)
			Raymond L. Sullivan
			Municipal Land Management/Zoning Official
			July 11, 2023, Revised 9/6/23, 9/27/23, 2/6/24, 2/20/24, 3/14/2024

R. SULTAN
 HAND USE OFFICIAL

CONCRETE 320 NORTH
 IS SLOPE TO 20 SLOPE

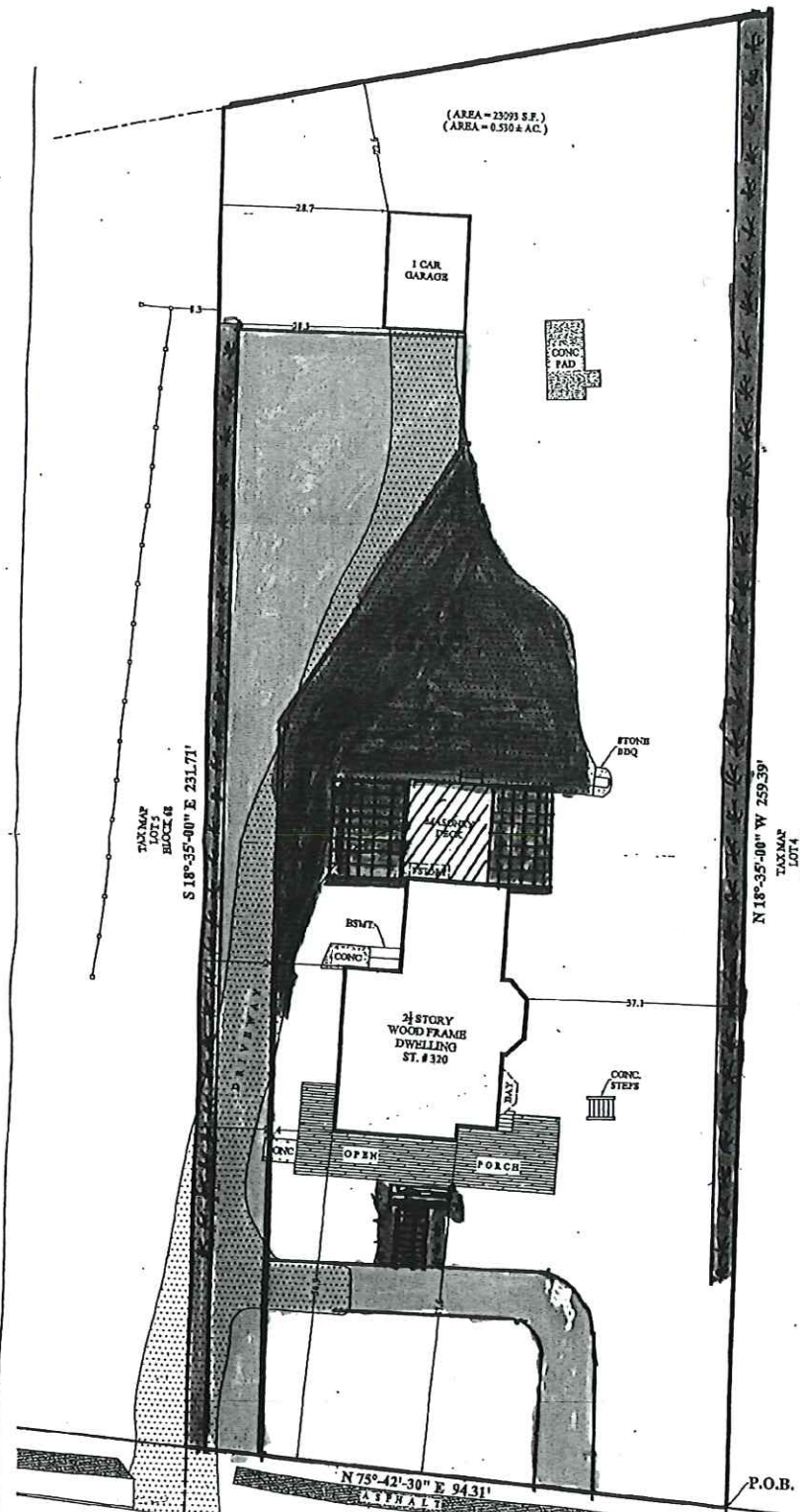
ADDRESS: WYRANG
 PRA- WYRANG
 NEW CONCRETE

PROPOSED IMPROVEMENTS
 PER SITE VISIT
 9:00 4/4/2023

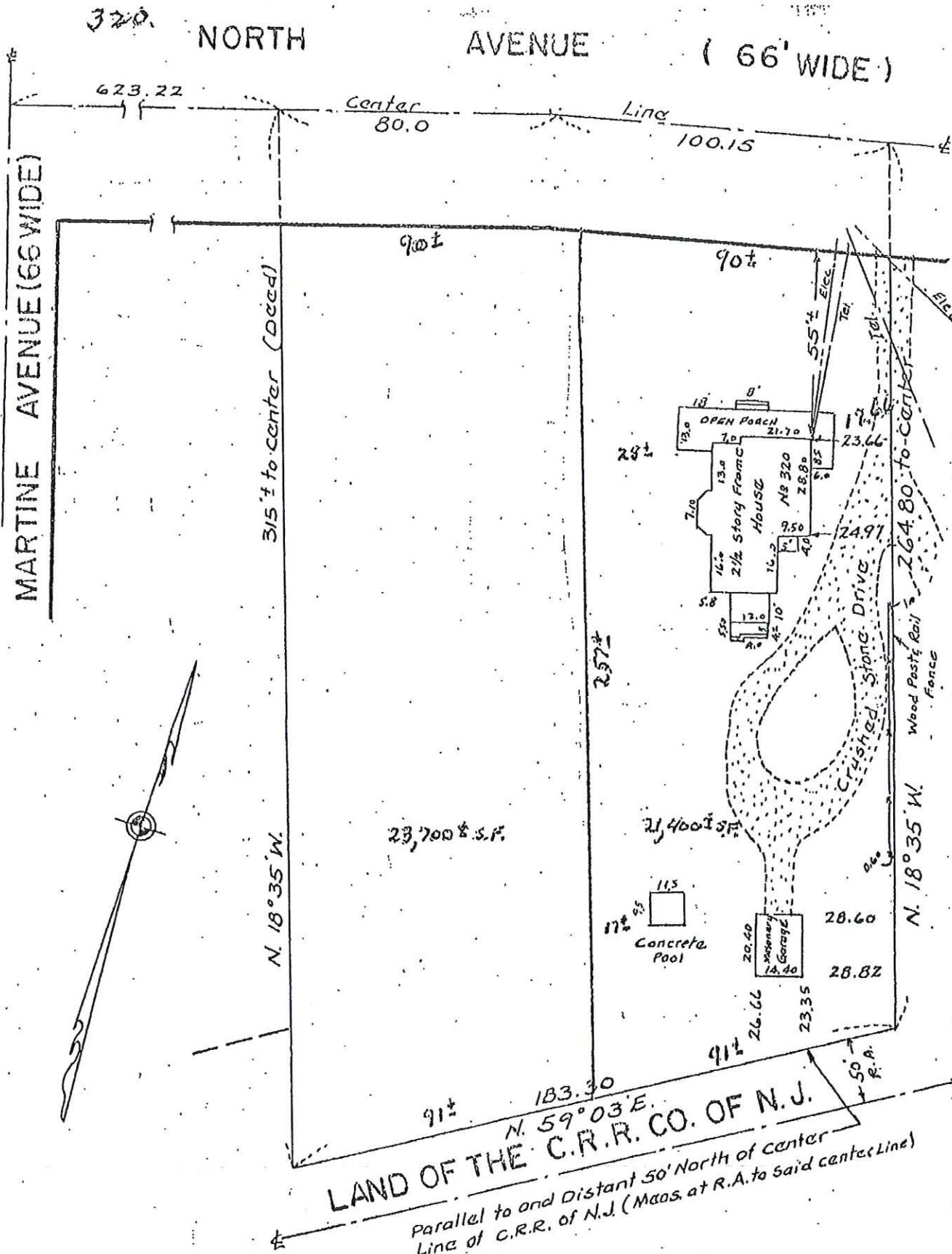
Road DW. 2520
 SURF 2520 = NET 2

Asb. DW = NET 600±
 Asb. PATIO FRONT WALL = 100±
 Asb. ROOF PATIO L = 180±
 Asb. ROOF PATIO R = 180±

NET 3600 IMPROVEMENTS
 SURFED



SURVEY OF PROPERTY SITUATED IN THE BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY.



(AREA = 23093 S.F.)
(AREA = 0.530 ± AC.)

1 CAR
GARAGE

CONC
PAD

GRAVEL
DRIVEWAY

STONE
BBQ

MASONRY
DECK

1 STORY

2½ STORY
WOOD FRAME
DWELLING
ST. # 320

CONC.
STEPS

BAY

OPEN
PORCH

BSMT.

CONC.

CONC.

OPEN
PORCH

GRAVEL

DRIVEWAY

S 18°-35'-00" E 231.71'

TAX MAP
LOT 5
BLOCK 68

N 18°-35'-00" W 259.39'

TAX MAP
LOT 4
BLOCK 68

N 75°-42'-30" E 94.31'
ASPHALT

P.O.B.

28.7

8.3

28.3

22.6

37.1

57.6

56.9

24.7

23.4