

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



Date Received: 11/25/24 Application #: 18-2024  
 Applicant name: Laura Freire Address: 128 Glenwood Rd. Fanwood  
 Owner name: Laura Freire & Christopher Monzo Address: 128 Glenwood Rd. Fanwood  
 Address of Project: 128 Glenwood Rd.

Fanwood, NJ 07023

Description of Project: Allow two backyard chickens with chicken coop

*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 <sup>(1)</sup>		(2) ( )	(2) ( )	(2) ( )	(2) ( )	(2) ( )
SUBDIVISION <sup>(1)</sup>		( )	(2) ( )	(2) ( )	(2) ( )	(2) ( )
INFORMAL REVIEW	( )					
BULK VARIANCE	(2) ( )					
USE VARIANCE <sup>(1)</sup>	(2) ( )					
CONDITIONAL USE <sup>(1)</sup>	(2) ( )	Attach Form #17, available from Zoning Officer				
OTHER	(2) ( )	Attach Forms as directed by Zoning Officer				

**Notes:**

- <sup>(1)</sup> Submit two sets of the application and plans for review by both the Zoning Officer and the Borough Engineer
- <sup>(2)</sup> 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: Article 184-115(E) Variance Requested: min. lot size 7,500sqft; existing is 6,500sqft.  
 Permitted: 7,500sqft. Present: 6,500sqft Proposed: \_\_\_\_\_
- (b) Section: Article 184-115(E-5) Variance Requested: side yard set back  
 Permitted: 8.5ft / 13ft Present: 8ft / 12.2ft Proposed: \_\_\_\_\_
- (c) Section: 184-115-E1 Variance Requested: housing chickens on undersized lot  
 Permitted: 7500 Present: 6500 Proposed: NO CHICKENS
- (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: 100' x 65' Area of Lot: 6,500 sq. ft
- 3. Building coverage (footprint), based on maximum of 120 feet lot depth:  
 Present: 17.53% Proposed: 17.53%
- 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area :  
 Present: 27.7% Proposed: 27.7%

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

## Zoning Denial

Owner: Freire/Monzo Residence  
Address: 128 Glenwood Road  
Address: Fanwood, NJ 07023  
Zone: R-75  
Block/Lot: 74/16  
Date: November 6, 2024

Zoning has identified the relief you will need for the proposed improvement. Proposed single family residence, located on a mid block fronting Glenwood Road is seeking an opportunity to improve the recreational areas and provide a chicken coop for educational purposes. There are pre-existing non-conforming conditions about the principal dwelling to be defined within the letter of denial.

The project offers a net 18 sqft additional impervious surface coverage.  
The project proposal must respect the line of site triangle.

### Request for Relief:

#### **Article 118-28 E- 1**

Chicken coops and runs are limited to zones R-75 & R-150 with a minimum lot size of 7,500 total square feet. Where practicable, chicken coops and runs shall be located in the rear yard of the property and fifteen (15) feet from the rear and side property lines; in no circumstances shall said coops and runs be permitted in the front yard of any property. Moreover, the entirety of any chicken coop and run shall be placed closer to the dwelling on the lot in question than to the dwelling(s) on any adjoining lot(s).

### Pre Existing Non-Conforming Conditions

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

Minimum lot size 7,500 sqft.  
Pre-Existing condition 6,500 sqft.

#### **Article: 184 – 115 (E-5) Side Yard Set Back**

Pre-Existing Non-Conforming Condition  
Principal Structure 8.5 feet required – 8.00 feet existing.  
Principal Structure 13.0 feet required – 12.20 feet existing.

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

11/6/2024  
Date



