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MEMORANDUM

TO: Borough of Fanwood Unified Planning/Zoning Board

FROM: Antonios Panagopoulos, P.E., Borough of Fanwood Engineer

SUBJECT: **Planning Board Application Review**
Jacob Liozou
208 Second Street
Block 105, Lot 8

DATE: **January 17, 2025**

Cc: Pat Hoynes, Board Secretary
Diane Dabulas, Board Attorney
Raymond Sullivan, Zoning Officer

As requested, I have reviewed the Application documents for the referenced project, which include the following documents:

- Plans prepared by Murphy & Hollows Associates, LLC dated November 28, 2023 and consisting of one sheet.

The Applicant is requesting approval for an improvement made on the site without proper approvals. The improvements include a new 14'x13' stone fire pit that is located within and a patio in the rear yard that increased impervious area by approximately 401 SF combined.

The following engineering comments are offered:

1. The applicant proposes the following variances:
 - a. Existing Lot Area is 5000 SF, where 7500 SF is required. This is a pre-existing, non-confirming variance that poses a hardship for the subject property, as there is no opportunity to make the lot larger.
 - b. Front yard setback is 24.8' where 30' is required. This is a pre-existing, non-confirming item that is not being changed.
 - c. The Lot Width is 50' wide, where 75' wide is required. This is a pre-existing, non-confirming variance that poses a hardship for the subject property, as there is no opportunity to make the lot larger.
 - d. The Side Yard Setback on the south side of the property is 6.8', where 8' is required. This is a pre-existing, non-confirming variance that poses a hardship for the subject property, as there is no opportunity to make the lot larger or move the house.
 - e. The provided setbacks for the 2 patios is 3' along both side yard property lines, where 8' is required. These are new required variances.

2. The Site has a slope that goes from North to South and East to West. The Applicant has provided a drainage plan that will capture any new stormwater at the down-side of the new improvements and has been sized to address the Borough Ordinance requirements. I have no objections with the proposed drainage improvements.
3. The Applicant shall provide detailed testimony regarding the proposed improvements and the need for the variances.
4. All soil excavated as part of this project shall be removed from the site or approved by the Borough Engineer for grading.

Should you have any questions, please advise.