

BOROUGH OF FANWOOD
 Planning Board Hearing Application Form

Date Received: 12-4/24 Application #: 17-2024
 Applicant name: Dynamic Home Creations Address: 1103 East 2nd St Plainfield NJ 07062
 Owner name: Piyush Bardolia Address: 127 2nd St Fanwood NJ 07023
 Address of Project: 127 2nd St
 Description of Project: 2nd floor addition/1st floor extension to existing setbacks

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) (✓) | | | | | |
| 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: Article: 184-115(E-5) Variance Requested: Side Yard set back
 Permitted: 8ft/13ft Present: 3.9'/12.2' Proposed: 3.9'/12.2'
 - (b) Section: Article 184-115(E-1) Variance Requested: Lot size
 Permitted: 7500 square feet Present: 6500 Proposed: 6500
 - (c) Section: 184-134(D-2) Variance Requested: Deck + Patio setback
 Permitted: 8ft Present: 3.9 Proposed: 3.9
 - (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: 650' X 130' Area of Lot: 6500
3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 18.83 % Proposed: 22.5 %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area :
 Present: 26.09 % Proposed: 26.09 %

5. Zone District: B 75 Block #: 89 Lot #: 12

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

7. Do any deed restrictions exist which affect this property? (check one) () Yes (X) No
If yes, describe or attach a copy of deed:

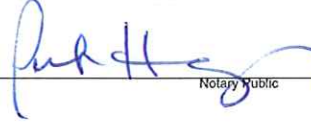
8. The following arguments are urged in support of this appeal: Growing family looking to expand space.

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)

Sworn and Subscribed to before me this 4 day of December 20 24


Notary Public **Patricia Beth Hoynes**

Note: If the applicant is a corporation or partnership, attach ^{New Jersey} notarized list of names and addresses of stockholders or partners with a more than 10% interest.
My Commission Expires

10. Non-refundable application fees to be paid when filed: \$ 200 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: Jevon O'Neal
Mailing Address: 1103 East 2nd st. Plainfield NJ 07062
Phone: 973-985-0141 Cell service@dynamichomecreations.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: 12/17/24 
Date Signature

I, Piyush Bardolia of 127 Second Street, Fanwood, NJ
07023

give permission to Jevon O'Neal to represent me
before the Joint Planning Board and Board of
Adjustment of the Borough of Fanwood with respect to
an anticipated expansion of my home at 127 Second
Street, Fanwood, NJ 07023



16 Dec 2024

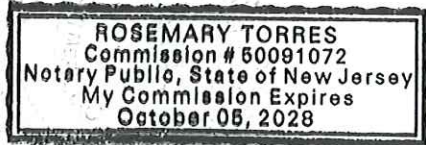
Homeowner

Date



12/16/2024

Notary



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

Zoning Denial

Owner: Bardolia Residence
Address: 127 Second Street
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 89/12
Date: November 7, 2024

Zoning has identified the relief you will need for the proposed improvement. Proposed single family residence, located on a mid-block fronting Second Street is seeking an opportunity to improve the habitable areas and provide a 2-story rear and side yard addition. There are pre-existing non-conforming conditions about the principal dwelling to be defined within the letter of denial.

The project offers a net 240 sqft additional impervious surface principal coverage. The project is planned over an existing 240 sqft patio area thus creating a net 0 additional Impervious surface coverage

Request for Relief:

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

Expansion Pre-Existing Non-Conforming Condition

Principal Structure 8.0 feet required – 3.90 feet exiting/ proposed 2 story expansion

Principal Structure 13.0 feet required – 12.20 feet exiting.

Pre Existing Non-Conforming Conditions

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

Minimum lot size 7,500 sqft.

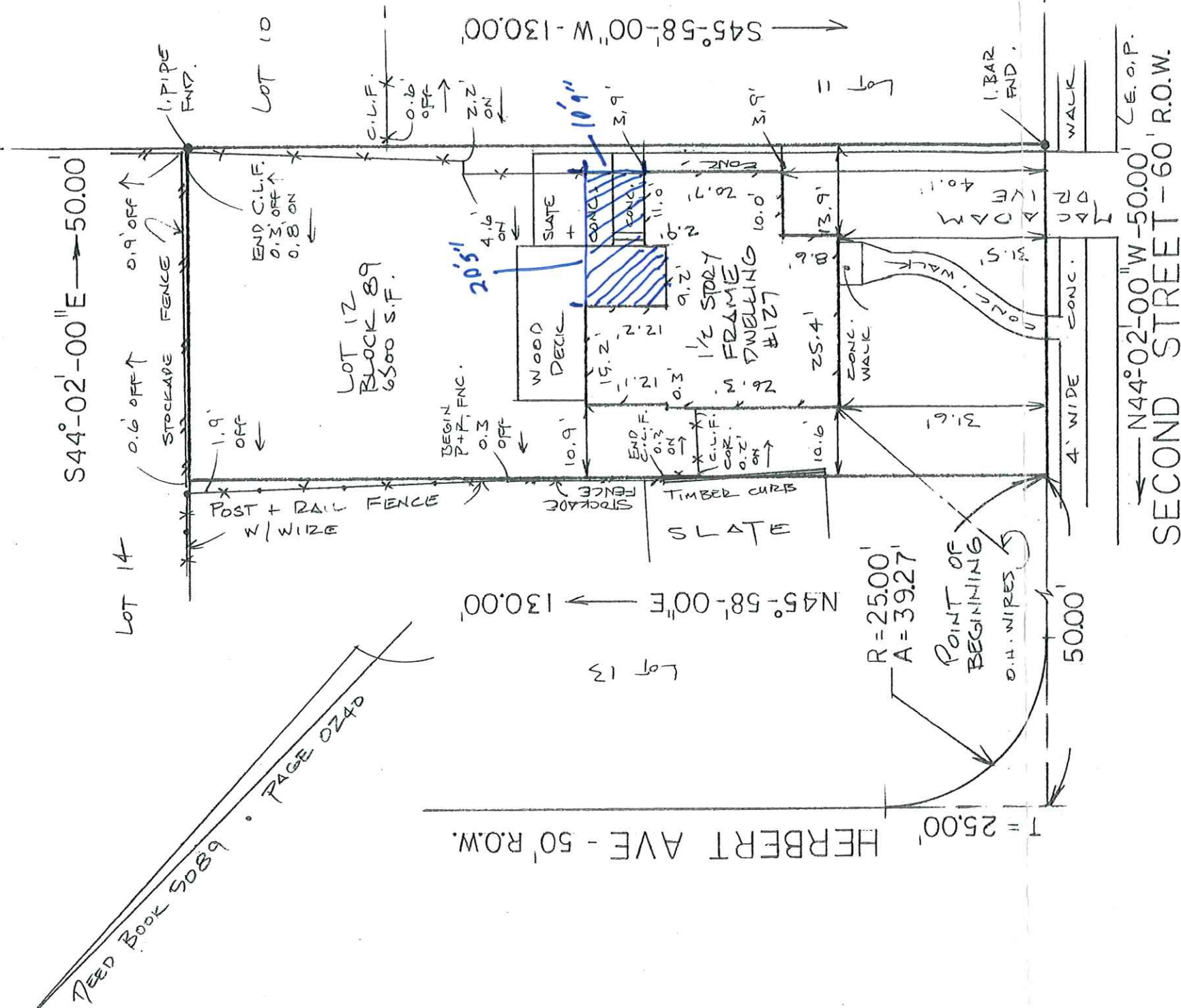
Pre-Existing condition 6,500 sqft.

Article 184 – 134 D 2

Decks and Patios

Side Yard setback 8 feet required – Existing Slate only Condition (112 sqft) Side yard existing 3.90 feet – Proposed 3.90 feet

Flood Hazard Determination Status: Zone X #29



This Survey Certified To:
 Piyush Bardolia and Jigna Bardolia
 Safeguard Title Agency SG-3212
 First American Title Insurance Company-NJ
 Synergy Bank, its successors and/or assigns as their interest may appear
 James Miner, Esq.

Being known and designated as Lot 12, block 89 as shown on the Tax Maps of The Borough of Fanwood. Being also known as all of Lots 15A and 15B, and part of Lots 17A and 17B as shown on a certain map entitled "Map of Fanwood Terrace" situated in the Borough of Fanwood, Union County, New Jersey. Filed in the Union County Clerk's office on November 7, 1927 as Map #29F.

A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d)

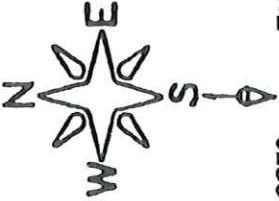
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS OR AGREEMENTS EITHER WRITTEN OR IMPLIED. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, ETC.

PLAN OF SURVEY BEING Lot 12, Block 89 SITUATED IN THE BOROUGH OF FANWOOD UNION COUNTY, NEW JERSEY

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.
Harvey L. Laterre 6-13-03
HARVEY L. LATERRE, P.L.S.
 LICENSED PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NUMBER 19461
 Certificate of Authorization # 24CA27995600
THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.

| REVISIONS | |
|-----------|--------------|
| No. | REMARKS DATE |
| | |
| | |
| | |
| | |
| | |

PRECISION SURVEYING TECHNOLOGY L.L.C.
 55 CARTER DRIVE - SUITE L-1
 EDISON, N.J. 08817



PHONE (732) 339-9350 FAX (732) 339-9354
 SCALE 1" = 20' DATE 6-9-03
 DRAFT TED JOB NO. 03-05-193

NOTE: 1) UNDERGROUND UTILITIES, IF ANY, NOT SHOWN