

ZONING FORM #3

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

Date Received: _____ Application #: _____

Applicant name: Kathryn & Peter Hill Address: 60 MIDWAY AVE, Fanwood

Owner name: Kathryn & Peter Hill Address: 60 MIDWAY AVE, Fanwood

Address of Project: 60 Midway Ave, Fanwood, NJ 07023

Description of Project: Proposed second floor expansion over existing first floor volume

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) <input checked="" type="checkbox"/>					
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: 184-115E5 Variance Requested: Side yard setback
 Permitted: 8 feet .in. Present: 2'-11" Proposed: 2'-11"
- (b) Section: 184-115E5 Variance Requested: Side yard totals
 Permitted: 18 feet Present: 13'-11" Proposed: 15 feet
- PNC (c) Section: 184-115(E-1) Variance Requested: Area requirement
 Permitted: 7,500 sf Present: 6,730 sf Proposed: 6,730 sf
- (d) Section: 184-115(E-2) Variance Requested: width requirement
 Permitted: 75 lf Present: 52.01 lf Proposed: 52.01 lf

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

2. Dimensions of Lot: Approx. 51'-7" x 127'-6" Area of Lot: 6,721 sf

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

Present: 15.6% Proposed: 17.0%

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

Present: 33.6% Proposed: 34.9%

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: <u>184-163 E</u>	Variance Requested: <u>Driveway Setback</u>
	Required: <u>3 ft</u>	Present: <u>0 ft</u> Proposed: <u>0 ft</u>
(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: R-75 Block #: 26 Lot #: 2

6. Present Use of Premises: _____
 Present: Single family residential Proposed: Single family residential

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

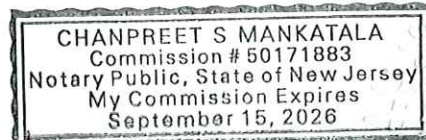
8. The following arguments are urged in support of this appeal: _____
Applicant seeks to add a second floor addition atop an existing first floor volume, therefore there will
be no increase to the existing non-conformities.

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.

Kathryn S Hill
 Signature of Applicant (in the presence of Notary)
(916) 397-9169 Phone Kelizabethhill@gmail.com e-mail
 Sworn and Subscribed to before me this 31st day of MARCH 20 25

Chanpreet S Mankatala
 Notary Public



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: \$ 250 fee / \$10 list fee

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: Kathryn & Peter Hill

Mailing Address: 60 Midway Ave Fanwood, NJ 07023

(916) 397-9169 Phone (530) 574-7539 Cell Kelizabethhill@gmail.com e-mail

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

Attorney Name: NA

Name of Firm: NA

Mailing Address: NA

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:

Date

Signature

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

Zoning Denial

Owner: Hill Residence
Address: 60 Midway Avenue
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 26/2
Date: April 2, 2025

Zoning has identified the relief you will need for the proposed improvement.
Proposed single family residence, located on a mid-block fronting Midway is seeking an opportunity to improve the habitable areas and provide a 2-story side yard (128sqft) and rear yard addition/ flow modification (25 sqft).
There are pre-existing non-conforming conditions about the principal dwelling to be defined within the letter of denial.

The project offers a net 87sqft additional impervious surface principal coverage.
The project, side yard is planned over an existing 128 sqft porch area and 25 sqft .
Considering the impervious adjustments in plan thus creates a net 87 only additional Impervious surface coverage

Request for Relief:

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

Expansion Pre-Existing Non-Conforming Condition

S1. Principal Structure 8.0 feet req. – 2.11 feet exiting/proposed 2 story expansion

Article 184 -115 (E 5) – Combined Side Yard Setback

18 linear feet required 13.11 linear feet existing = 15. linear feet proposed

Pre Existing Non-Conforming Conditions

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

Minimum lot size 7,500 sqft.

Pre-Existing condition 6,730 sqft.

Article: 184-115 (E-2) Width requirements

Minimum Width in R-75 = 75 linear feet – Subject Parcel offers 52.01 linear feet

Article 184 – 163 E. Driveways

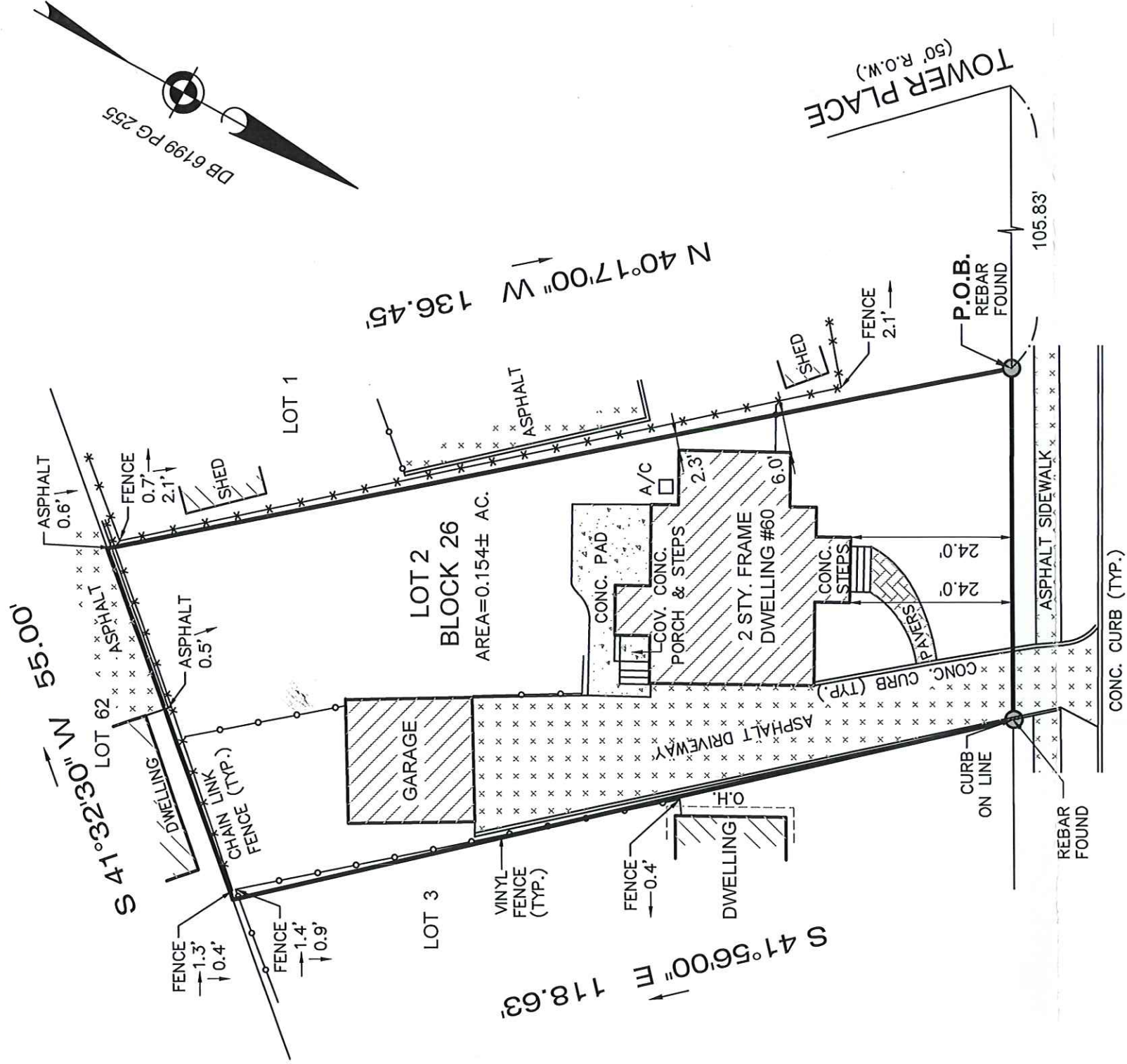
Side yard Offset required 3 feet – Existing Condition 0.00 – Proposed 0.00

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

4/2/2025
Date



R=7,437.05'
L=52.01'

MIDWAY AVENUE
(66' R.O.W.)
(40' PAVEMENT WIDTH)

PREPARED FOR: KATHRYN HILL

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 3/20/25 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 DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 6199 PG 255

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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David J. VonSteenburg

DAVID J. VONSTEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 2 BLOCK 26

BOROUGH OF FANWOOD

COUNTY OF UNION

NEW JERSEY

Scale: 1"=20'	Drawn By: J.V.S.	Date: 3/20/2025	JOB #: 25-01666	CAD File #: 25-01666_JVS	Sheet #: 1 OF 1
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