

BOROUGH OF FANWOOD
Planning Board Hearing Application Form



Date Received: 2-6-25 Application #: 2-2025
 Applicant name: JENNIFER O'SHAUGHNESSY Address: 191 PATERSON ROAD
 Owner name: (SAME) Address: _____
 Address of Project: 191 PATERSON ROAD
Fanwood, NJ 07023
 Description of Project: REPLACE EXIST. COVERED PORCH w/ HOUSE ADDITION & SMALLER PORCH

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) (X)					
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: 184-115(E4) Variance Requested: FRONT YARD SETBACK PATERSON RD.
 Permitted: 30' Present: 15.8' Proposed: 15.8' (EXPANSION)
- (b) Section: 184-115(E4) Variance Requested: FRONT YARD SETBACK RUSSELL RD.
 Permitted: 30' Present: 18.8' Proposed: 18.8' (EXPANSION)
- (c) Section: _____ Variance Requested: _____
 Permitted: _____ Present: _____ Proposed: _____
- (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: 107.41' X 79.43' IRR Area of Lot: 6,589 SF
3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 24.23 % Proposed: 24.23 %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 35.81 % Proposed: 33.89 %

5. Zone District: R-75 Block #: 29 Lot #: 12

6. Present Use of Premises: _____

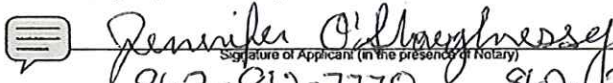
Present: SINGLE FAMILY RES. Proposed: SINGLE FAMILY RES.

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: EXIST. NON-CONFORMING CORNER LOT
PROPOSED WORK IS TO EXPAND HOUSE WHERE A COVERED PORCH IS W/ ROOM ABOVE,
NO FURTHER ENCROACHMENTS NOR INCREASE IN BLDG. COVERAGE.

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)
862-812-7770 862-633-1940 joshuaug0127@yahoo.com
Phone Cell E-mail

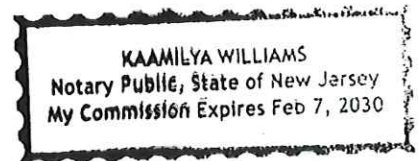
Sworn and Subscribed to before me this 04 day of April 20 25
(date) (month) (year)


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: \$ _____

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 X

Name: JOSEPH KAISER ARCHITECT

Mailing Address: 55 UNION PLACE #240 SUMMIT, NJ 07901

(908) 800-2080
Phone

Cell

JOSEPH@JOSEPHKAISER.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 () 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: O' Shaughnessy Residence
Address: 191 Paterson Road
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 29/12
Date: March 25, 2025

Zoning has identified the relief you will need for the proposed improvement.

Proposed single family residence, located on a corner parcel fronting Paterson Road and Russell Road is seeking an opportunity to improve the habitable areas and enclosures.

The project converts 180 sqft of the 360 sqft front porch into habitable space.

The project also considers 360 sqft habitable space above the existing front porch.

The net increase habitable space offers 540 sqft.

The net increase to impervious surface coverage is (-127 sqft) as a side walkway has eliminated.

Request for Relief:

Article 184 – 115 –(E4) – Front Yard Setback Paterson Road

Patios are permitted in the rear yard only.

Requirement – 30 feet front yard setback – Existing Condition 15.8 feet – Proposed 15.8 feet (EXPANSION)

Article 184 – 115 –(E4) – Front Yard Setback Russell Road

Patios are permitted in the rear yard only.

Requirement – 30 feet FRONT yard setback – Existing Condition 18.8feet – Proposed 18.8 feet (EXPANSION)

Pre Existing Non-Conforming Conditions

Article 184 115 E1 Lot Area

7,500 required

Existing Conditions 6,589 sqft

Article 184 115 E6 Rear Yard Setback

25 feet required

Existing Conditions 9.7 feet plus
23.5 feet to the addition

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

Date

March 26, 2025