

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

Date Received: 6/17/25Application #: 7-2025Applicant name: Michael Marcovecchio/Lauren Rogalin Address: 123 Farley Ave, Fanwood, NJ 07023Owner name: Michael Marcovecchio/Lauren Rogalin Address: 123 Farley Ave, Fanwood, NJ 07023Address of Project: 123 Farley Ave, Fanwood, NJ 07023  
Fanwood, NJ 07023Description of Project: Improve the recreational areas with paver patio & privacy buffer

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) (X)					
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: 184-134-(D-2) Variance Requested: Proposed patio 10ft rear setback  
 Permitted: Min 25ft rear setback Present: 25 ft Proposed: 5-10ft 10ft
- (b) Section: 184-134-(C-2) Variance Requested: Gazebo privacy screen-Proposed 14x14  
 Permitted: 100 s.f. Present: -- Proposed: 196 s.f.
- (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: 120' x 124' x 124' x 124' Area of Lot: 19,025 sq ft
3. Building coverage (footprint), based on maximum of 120 feet lot depth:  
 Present: 11.52 % Proposed: 11.52 %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:  
 Present: 24.97 % Proposed: 26.44 %

5. Zone District: R-75 Block #: 26 Lot #: 23

6. Present Use of Premises:

Present: Rear yard (grass) Proposed: 256 patio with gazebo

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: The nature and characteristics of our corner property and home provide limited area for a private recreational area. The proposed patio improves an under utilized area of the property. Therefore, our family respectfully requests the variance be granted in this case.

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)

908-230-9199

Phone

908-230-9199

Cell

michael@cornerstonepropgroup.com

E-mail

Sworn and Subscribed to before me this

16th

(date)

day of

June

(month)

20

25

(year)

*Jill A. Rebuth*

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.

JILLA. REBUTH  
Notary Public, State of New Jersey  
Comm. # 2296945  
My Commission Expires 3/5/2028

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

Name: Michael Marcovecchio

Mailing Address: 123 Farley Ave, Fanwood, NJ 07023

908-230-9199

Phone

908-230-9199

Cell

michael@cornerstonepropgroup.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:

6/20/202

Date

*[Signature]*

Signature



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

## Zoning Denial

Owner: Marcovecchio Residence  
Address: 123 Farley Avenue  
Address: Fanwood, NJ 07023  
Zone: R-75  
Block/Lot: 26/23  
Date: October 8, 2024/ June 20, 2025 (revised)

Zoning has identified the relief you will need for the proposed improvement.  
Proposed single family residence, located on a corner parcel fronting Farley Avenue and Stewart Avenue, is seeking an opportunity to improve the recreational areas and provide a privacy buffer.

The patio extension (280 additional) sqft added to the existing 750 sqft patio planned offers a 10' rear yard setback. Additionally, a 196 sqft (14\*14) covered pavilion atop the 280 patio expansion project. The height of the pavilion offer's a maximum height of 11.7 feet at the center peak.

The project offers a combined net 280 sqft additional impervious surface coverage.  
Note: The plan suggests construction within a storm easement, a Hold Harmless Agreement shall require

### Request for Relief:

#### **Article 184 – 134 –(D-2) Decks and Patios**

Patios are permitted in the rear yard only.

Requirement – Minimum 25 feet rear yard setback – Existing Condition 25 feet –  
Proposed 10 feet

#### **Article 184 – 134 –(C-2) Gazebo**

Gazebos are permitted in the rear yard only.

Requirement – Gazebos shall not be larger than 100 square feet in the floor area, nor greater than 12 feet in height and no premises shall have more than one gazebo, regardless of its size.  
Pavilion offer 196 sqft (14'\*14')

### Pre-Existing Non-Conforming Conditions

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

\_\_\_\_\_  
10/8/2024 & 6/20/25  
Date

309.94'

