ZONING FORM #3

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 6-4-25 Application #: 6-2025.

Applicant name: Calvin Brown **Address:** 47 Cray Terrace Fanwood NJ 07023

Owner name: " **Address:** 47 Cray Terrace Fanwood NJ 07023

Address of Project: 47 Cray Terrace Fanwood NJ 07023
Fanwood, NJ 07023

Description of Project: Ground level Paver Patio in Backyard

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: Article 184 – 115 (E-9) Variance Requested: Improvement Coverage
Permitted: 35% Present: 33.48% Proposed: 48.80%

✓ (b) Section: Article 184 – 134 (D-2) Variance Requested: Patio rear property line
Permitted: setback 25 feet Present: Proposed: 6.0 feet to the rear property line

✓ (c) Section: Article 184 – 134 (D-2) Variance Requested: Patio side property line
Permitted: minimum side yard setback 8.0 feet Present: Proposed: 2.0 feet to the side property line

PNC (d) Section: 184-115 (E-1) Variance Requested: Lot Area R-75
Permitted: 7,500 sqft Present: Proposed: 6,416 sqft

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

2. Dimensions of Lot: 58X110 Area of Lot: 6416 sqft

3. Building coverage (footprint), based on *maximum of 120 feet lot depth*:
Present: 23.96 % Proposed: 23.96 %

4. Improvement coverage (building coverage + driveway, patio, etc.) based on *actual* lot area :
Present: 33.48 % Proposed: 48.80 %

5. Zone District: R-75 Block #: 107 Lot #: 20

6. Present Use of Premises:

Present: Grass backyard Proposed: Stone Grass level Paver deck

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:
These variances are sought to maximize the enjoyment and utility of the property, as the yard is undersized. The proposed improvements are largely out of view of neighbors due to existing fencing.

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.

Patricia Beth Hoynes
Notary Public
New Jersey
My Commission Expires 2.7.26.

Signature of Applicant (in the presence of notary)

917-312-3091 (Phone) 917-312-3091 (Cell) calvinbrown@gmail.com (e-mail)

Sworn and Subscribed to before me this 5/31/2025 (date) day of May (month) 20 25 (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 : $ 260 Cash.

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: Calvin Brown

Mailing Address: 47 Cray Terrace Fanwood NJ 07023

917-312-3091 (Phone) 917-312-3091 (Cell) calvinbrown@gmail.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: 6/4/25

Date Signature

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

Zoning Denial

Owner:	Brown Residence
Address:	47 Cray Terrace
Address:	Fanwood, NJ 07023
Zone:	R-75
Block/Lot:	78/31
Date:	May 29, 2025

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

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Single family residence, located on a mid-block fronting Cray Terrace is seeking an opportunity to improve the accessory areas to incorporate walkways, patio and combined retaining walls.
Note: The project may suggests change in grade which is subject to the review and approval via Borough Engineer.

There are non-conforming conditions to be presented about the proposed accessory patio and fence improvement to be further defined within the letter of denial.

The project offers a net 983 sqft additional impervious surface coverage considering all new improvements as patio, walkway, and retaining wall.

Request for Relief:

Article 184 – 115 (E-9) Improvement Coverage
Maximum Improvement Coverage 35% all impervious surface items.
Proposed 48.80%

Article 184 – 134 (D-2) Patio
Patios are permitted in the rear yard only and shall meet the minimum rear yard setback 25 feet.
Proposed suggests 6.0 feet to the rear property line.

Article 184 – 134 (D-2) Patio
Patios are permitted in the rear yard only and shall meet the minimum side yard setback 8.0 feet.
Proposed suggests 2.0 feet to the side property line.

Stormwater Management Plan: Permeable Paver Deck

Project Location: 47 Cray Terrace Fanwood NJ 07023

Project Description: Installation of a 983 square ft paver deck for outdoor living space.

I. Project Goals:

- Minimize stormwater runoff from the paver deck area.
- Maximize infiltration of stormwater into the ground.
- Improve water quality by filtering pollutants.
- Prevent erosion and minimize localized flooding.
- Comply with local stormwater management regulations.

II. Design and Materials:

A. Primary Strategy: Permeable Pavers

- **Paver Type:** Utilize permeable interlocking concrete pavers (PICP) with large joint openings designed for infiltration. These pavers will be installed over a layered base of varying-sized aggregate (e.g., washed stone, gravel) that allows water to pass through and slowly infiltrate into the subgrade.
- **Joint Material:** Joints between pavers will be filled with an open-graded aggregate (e.g., chip rock or #8 stone) to facilitate water flow, rather than sand which can clog the system.
- **Subgrade Preparation:** The subgrade will be properly graded to ensure stable support and to encourage infiltration, or directed to an underdrain system if infiltration is limited.

B. Supplemental BMPs (as applicable):

1. **Deck Grading and Sloping:**
    - The paver deck will be graded with a slight slope (e.g., 1-2%) away from any adjacent structures (e.g., house, foundation) to direct runoff towards infiltration areas.
    - If necessary, a linear trench drain (e.g., a shallow channel drain with a grate) will be installed along the edge of the deck closest to the house or where concentrated flow is expected, to capture runoff before it reaches the

foundation. This trench drain will connect to an underground perforated pipe system that leads to an infiltration area or other BMP.

2. **Infiltration Trench:**
    - This trench will consist of a gravel-filled excavation lined with geotextile fabric, allowing for temporary storage and gradual infiltration of stormwater.
    - Perforated pipe may be incorporated within the trench to distribute water evenly.
    - In situations where significant runoff volume or specific site constraints exist, strategically placed catch basins could collect excess runoff from the paver deck that doesn't infiltrate.
    - These catch basins would drain to an appropriately sized dry well, which is an underground chamber filled with gravel that allows stormwater to slowly infiltrate into the surrounding soil.

III. Maintenance Plan:

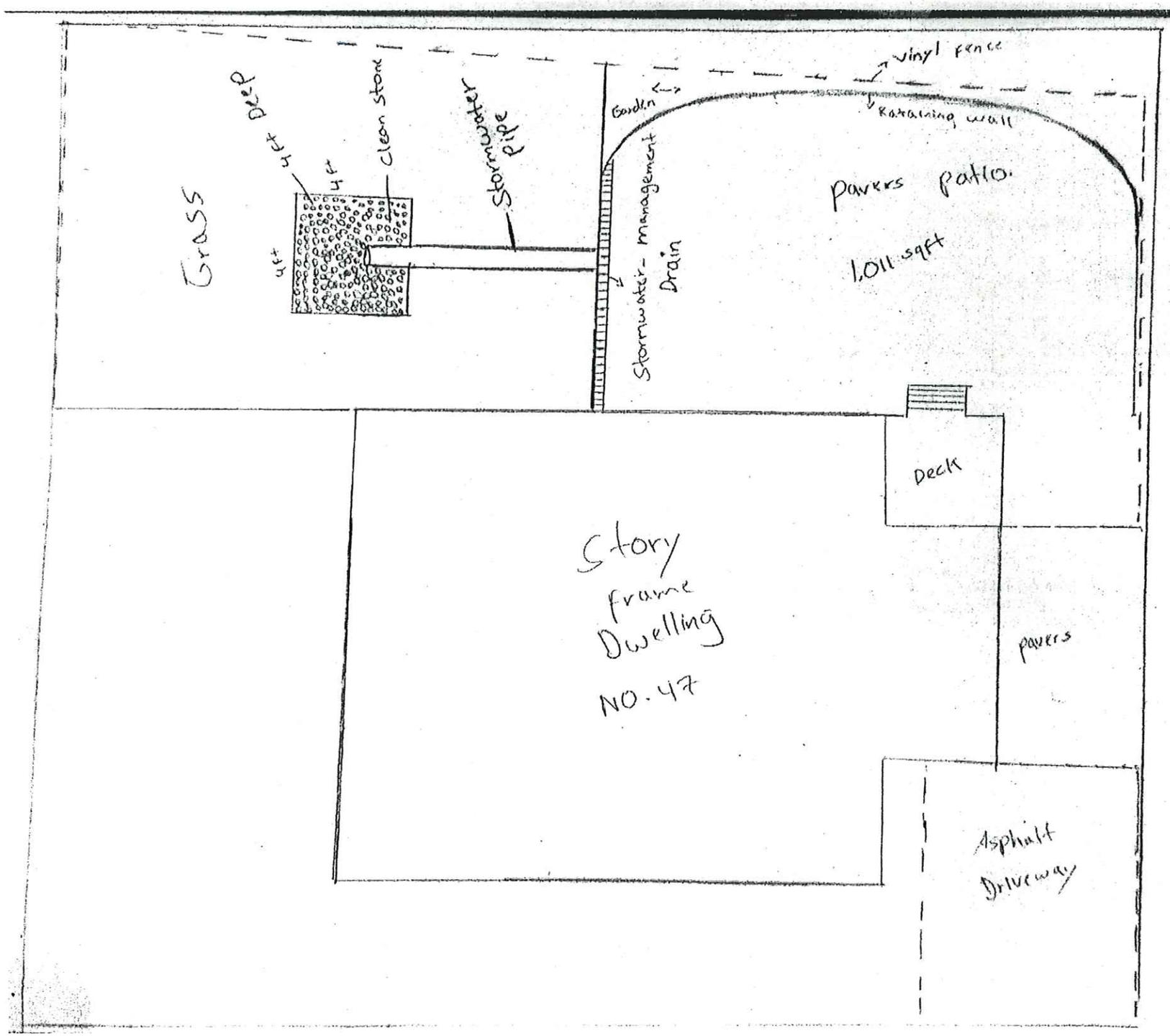
- **Regular Sweeping/Vacuuming:** Periodically sweep or vacuum the paver surface to remove debris (leaves, sediment, dirt) that could clog the joints and reduce permeability. Avoid pressure washing, as it can push debris deeper into the system.
- **Joint Material Replenishment:** Inspect and replenish joint aggregate as needed, especially after heavy rains, to maintain proper infiltration.
- **Vegetation Management (for rain gardens/vegetated areas):** Regularly weed and maintain vegetation in rain gardens and buffer strips to ensure their effectiveness. Prune plants as necessary to maintain desired aesthetics and function.
- **Drainage System Inspection:** Annually inspect any trench drains, catch basins, or dry wells for blockages or sediment accumulation. Clean out as needed.
- **Erosion Control:** Monitor surrounding areas for signs of erosion and address immediately with appropriate landscaping or stabilization measures.
- **Chemical Use:** Minimize or eliminate the use of fertilizers, pesticides, and de-icing salts on or near the paver deck, as these can contribute to stormwater pollution. Use environmentally friendly alternatives when possible.
- **Snow Removal:** Use a hand shovel or snow blower with a rubber edge to remove snow. Avoid using salt if possible, as it can damage pavers and contaminate groundwater.

IV. Regulatory Compliance:

- Consult with local municipal planning or engineering departments to understand specific stormwater management ordinances, permitting requirements, and design standards.
- Obtain all necessary permits before beginning construction.
- Ensure the design meets any requirements for managing the "first flush" of rainfall (typically the first 1 inch of runoff).

V. Construction Considerations:

- **Sediment and Erosion Control:** Implement temporary erosion and sediment control measures during construction (e.g., silt fences, straw wattles) to prevent sediment from entering storm drains or natural waterways.
- **Compaction:** Ensure proper compaction of the aggregate base layers to prevent settling and maintain the structural integrity of the paver deck.
- **Protection of Permeable Surfaces:** Protect permeable paver surfaces from sediment and construction debris during and after installation to maintain their infiltration capacity.


vinyl fence
Garden
Retaining wall
Grass
4ft deep
4ft
4ft
4ft
clean stone
Stormwater Pipe
Stormwater- management Drain
pavers patio.
1,011 sqft
Deck
Story frame Dwelling NO. 47
pavers
Asphalt Driveway

Total S'qft 983

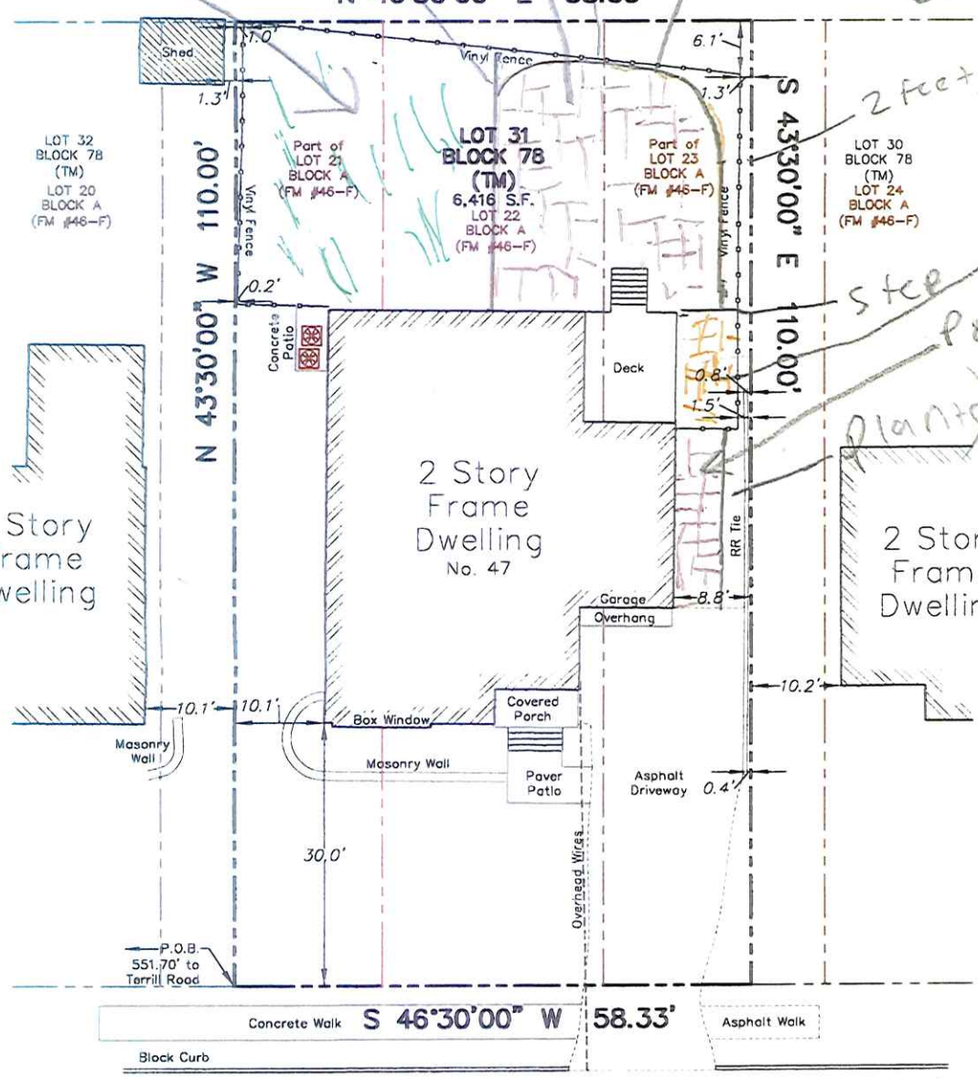
Pavers 4 inch High from Grass

Step and Storm Drain

6 feet Rear

Grass Area

Retaing Wall 60 linear feet 21 inchs from pavers



CRAY TERRACE

50' ROW

This survey certified to:
Calvin Brown
AmWest Funding Corp., its successors and/or assigns as their interest may appear
Kelly Title Group, LLC
Westcor Land Title Insurance Company
Eric S. Hausman, Esq

This survey references:
1) Deed Book 6508 Page 2314
2) Union County Filed Map No. 46-F
3) Survey of Property by David J. Von Steenburg, dated 04/10/23

Notes:
1) Field Survey Performed on 10/28/2024
2) Subject to documents of record
3) This survey is prepared in accordance with a title search provided by Kelly Title Group, LLC for Commitment No. KTG-4861 and Commitment Date of 09/12/2024.

INTENDED TO BE Lot 22 and Part of Lots 23 and 21 Block A as shown on a certain map entitled, "Map of Fairview, Section One, situated in the Borough of Fanwood, County of Union, NJ" filed in the Union County Clerk's Office on January 18, 1928 as Map No. 46-F.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

I declare that this plan is based on actual field survey performed by *Lakeland Surveying, Inc.*, under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

NO.	INITIALS	DATE	REVISIONS
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Lakeland Surveying
4 West Main Street | Rockaway | NJ
Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com
Certificate of Authorization #24GA28090000

PROJECT NUMBER 243221	
REFERENCE NUMBER KTG-4861	
PAPER SIZE 8.5"x14"	FIELD: JMC
SCALE 1"=20'	DWN BY: NB
DATE 10/29/2024	CHECKED: JSG

SURVEY OF PROPERTY
Tax Lot 31 - Block 78
47 Cray Terrace, Borough of Fanwood
Union County, New Jersey

☐ MARC J. CIFONE, N.J. P.L.S. N.J. LIC. NO. 24GS04132900
■ JEFFREY S. GRUNN, N.J. P.L.S. N.J. LIC. NO. 24GS04339900
☐ WILLIAM C. BUCHOK, N.J. P.L.S. N.J. LIC. NO. 24GS04341900

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).