

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 9-16-24 Application #: 11-2025
 Applicant name: Adam & Maria Kois Address: 203 N. MARTINE AVE
 Owner name: Adam & Maria Kois Address: " " " "
 Address of Project: 203 N. MARTINE AVE
Fanwood, NJ 07023
 Description of Project: 2ND FLR ADDITION, 1st FLR DECK

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		For Informal Review: Complete this form to the best of your ability. Escrow may be requested for professional review.				
BULK VARIANCE	(2) ☒	Notes: ⁽¹⁾ Submit three sets of application & plans for file Zoning and Engineering. ⁽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.				
USE VARIANCE ⁽¹⁾	(2) ()					
CONDITIONAL USE ⁽¹⁾	(2) ()	Attach Form #17, available from Zoning Officer				
OTHER	(2) ()	Attach Forms as directed by Zoning Officer				

PROPERTY INFORMATION

1. The proposed building or use thereof is contrary to the following sections of the Land Use Ordinance (state specifically):

✓ (a) Section: 184-187 Variance Requested: CONTINUANCE OF NON-CONFORMITY
 Permitted: 1-FAMILY Present: 2-FAMILY Proposed: 2-FAMILY
 ✓ (b) Section: 184-188 Variance Requested: ALTERATION OF NC USE Lot size
 Permitted: 1 FAMILY Present: 2-FAMILY Proposed: 2-FAMILY
 184 ✓ (c) Section: 184-115 (E-4) Variance Requested: FRONT YARD SETBACK Lot Width
 115 Permitted: 30ft Present: 19.89' Proposed: 19.89'
 ✓ (d) Section: 184-163 (C-2) Variance Requested: DRIVEWAY WIDTH
 Permitted: 18' Present: 38' Proposed: 38'

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

2. Dimensions of Lot: _____ Area of Lot: 17,508 sq'
 3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 11.73 % Proposed: 11.85 %
 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 31.95 % Proposed: 32.04 %

5. Zone District: R-75 Block #: 10 Lot #: 17

6. Present Use of Premises:

Present: RESIDENCE Proposed: RESIDENCE

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:

LIVABILITY & INadequate 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.

Adam Kois
Signature of Applicant (in the presence of Notary)

917.612.1151

adam.kois@verizon.net

Sworn and Subscribed to before me this

16
(date)

day of

September
(month)

20 25
(year)

Notary Public

GBOLAHAN E OYEROGBA
Notary Public, State of New Jersey
My Commission Expires
January 10, 2030

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

Name: Adam & MARIA KOIS

Mailing Address: 203 N. MARTINE AVE

917 612 1151 AK
Phone

917.405.4832-mk
Cell

adam.kois@verizon.net
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

PUBLIC NOTICE

Notice is hereby given that the following action was taken by the FANWOOD BOARD OF ADJUSTMENT at their regular meeting held on December 18, 1980.

Petition of Frank Caldora regarding the use of the existing building on Lot 17 in Block 10, being 203 North Martine Avenue, Fanwood, New Jersey as a two-family dwelling, was granted.

Documents pertaining to this application are available for public inspection at the Borough Hall, 75 Martine Avenue North, Fanwood, New Jersey during normal business hours.

Any appeal from this decision must be filed with the proper authorities within 10 days of publication.

FRANK CALDORA
1405 Sylvan Lane
Scotch Plains, New Jersey

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

Zoning Denial

Owner: Kois Residence
Address: 203 North Martine Avenue
Address: Fanwood, NJ 07023
Zone: R-75 (2-Family Structure/Historic District)
Block/Lot: 10/17
Date: September 12, 2025

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

Proposed 2- family residence, located on mid-block lot fronting North Martine Avenue is seeking an opportunity to improve/expand upon the habitable and recreational areas about the parcel.

The project planned considers 298 sqft improvement via second floor expansion the 21 sqft rear bump out beyond the existing structure limits. The project shall also incorporate an open aired pervious deck feature as 405 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 21 sqft additional impervious surface coverage.

The improvements as identified shall qualify this project as a Zoning Board of Adjustment Use Variance as Expansion of a Pre-Existing Non-Conforming Structure.

The parcel and structure(s) are located in the Borough's Historic District.
Prior to the appearance before the Zoning Board the applicant shall secure a Certificate of Appropriateness via Borough Historic Preservation Commission

CERTIFICATE OF APPROPRIATENESS

The document by which the Historic Preservation Commission reports its recommendations for approval of an application for work to be performed on a historical landmark or on an improvement within a historic district, with or without conditions, to the Construction Code Official and/or Zoning Officer of the Borough. The Construction Code Official and/or Zoning Officer shall include any conditions so recommended in any permit issued by either or both of them which shall become a requirement of the permit. If the Historic Preservation Commission recommends against the issuance of a permit, the Construction Code Official and/or Zoning Officer, as the case may be, shall deny such permit.

Request for Relief:

§ 184-187 Continuance of nonconforming uses, buildings or structures.

Any nonconforming use, building or structure which lawfully existed at the time of the passage of this chapter may be continued and any such existing nonconforming building or structure may be reconstructed or structurally altered provided it shall meet the requirements of this article.

§ 184-188 Alteration, extension or enlargement of nonconforming uses, buildings or structures.

Nonconforming uses, buildings or structures in all zone districts shall conform to the following requirements.

A.

Any building, structure or use of land which is nonconforming because of use shall not be enlarged, extended or changed to another nonconforming use in any manner whatsoever.

B.

There shall be no structural alterations made to any nonconforming building or structure that is nonconforming because of use. Structural alterations may be made in a building or structure which is nonconforming because it fails to comply with height, area, yard, off-street parking or other like requirements of this chapter, so long as the structural alteration does not extend or enlarge the nonconformance.

Pre Existing Non-Conforming Conditions

Article: 184 – 115 (E-4) Front Yard Set Back Pre-Existing Non-Conforming Condition Principal Structure 30 feet required – 19.89 feet existing.

Article: 184 – 163 (C-2) Maximum Width Driveway 18 feet (including flares)
Pre-Existing Non-Conforming Condition offers 38 feet at the maximum

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

9/12/2025
Date

