

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 9-8-25Application #: 10-2025Applicant name: MARTI MERRILLAddress: 56 POPLAR PLACE, FANWOOD, NJ 07023Owner name: MARTI BETH MERRILL REVOCABLE TRUSTAddress: 56 POPLAR PLACE, FANWOOD, NJ 07023Address of Project: 56 POPLAR PLACE

Fanwood, NJ 07023

Description of Project: ADDITION OF 2-CAR GARAGE, FRONT ENTRY, PARTIAL 2ND FL AND INT. ALTERATIONS

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: 184-115(E-4) Variance Requested: FRONT YARD SETBACK
 Permitted: 30' Present: 30.01' Proposed: 19.75' TO PORCH
- ✓ (b) Section: 184-115(E-5) Variance Requested: SIDE YARD SETBACK Lot size
 Permitted: 15' (LEFT SIDE) Present: 26.9' Proposed: 6.58'
- ✓ (c) Section: 184-115(E-5) Variance Requested: COMBINED SIDE YARD SETBACK Lot Width
 Permitted: 25' Present: 37.70' Proposed: 17.38'
- ✓ (d) Section: 184-163 C Variance Requested: DRIVEWAY WIDTH
 Permitted: 18' Present: ± 11' Proposed: 20'

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

- ✓ 2. Dimensions of Lot: 122.70' x 140' Area of Lot: 9232 SF
- ✓ 3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 1128 SF (12.2%) Proposed: 1810 SF (19.6%)
- ✓ 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 2312 SF (25.0%) Proposed: 2820 SF (31.09%)

5. Zone District: R-75 Block #: 77 Lot #: 9

6. Present Use of Premises:

Present: SINGLE FAM. RES. Proposed: SINGLE FAM. RES. (UNCHANGED)

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:

*NO GARAGE ON PROPERTY,
A DETACHED GARAGE IN THE REAR OF THE PROPERTY WOULD SIGNIFICANTLY INCREASE
IMPERVIOUS SURFACE. * NO PROTECTION FROM WEATHER AT FRONT PORCH

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]
Signature of Applicant (in the presence of Notary)
908-264-8583
Phone

Sworn and Subscribed to before me this

29th day of

August 20 25
e-mail MBMASSISTANT@OUTLOOK.COM
(month) (year)

[Signature]
Notary Public

LINDA DICOSMO
NOTARY PUBLIC
State of New Jersey
My Commission Expires 12/27/2027

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: \$ 0 pd.

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: MARTI MERRILL

Mailing Address: 56 Poplar Place 07023 Fanwood NJ 07023

908-264-8583
Phone

Cell

MBMASSISTANT@OUTLOOK.COM
E-mail

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

Attorney Name: N/A

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: Merrill Residence
Address: 56 Poplar Place
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 77/9
Date: July 2, 2025

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

Proposed single family residence, located on a mid-block fronting Poplar Place is seeking an opportunity to improve the habitable areas and provide a 1-story side-yard and front porch feature (682 sqft) and increase second story habitable addition/ flow modification (1,099 sqft).

The project shall increase the habitable space an additional 1,099 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 583sqft additional impervious surface principal coverage.
The project, side yard garage is planned over an existing driveway area. Considering the impervious adjustments in plan thus creates a net 583 only additional Impervious surface coverage

Request for Relief:

Article: 184 – 115 (E-4) Front Yard Set Back

S1. Principal Structure 30.0 feet req. – 30.01 feet exiting – Proposed 19.75 (to porch)

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

S1. Principal Structure 10.0 feet req. – 10.80 feet exiting/proposed 2 story expansion

S2. Principal Structure 15.0 feet req. – 6.58 feet exiting/proposed 2 story expansion

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

25 linear feet required 37.70 linear feet existing = 17.38 linear feet proposed

Article 184 – 163 C. Driveways

Driveway Maximum Width 18 feet Existing Condition 10.00 – Proposed 22.00
(including Belgium Blocks Curb, measured from outside edge)

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

7/2/2025

Date