

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 10/1/25

Application #: 12-2025

Applicant name: Joseph Pegas

Address: 295 Midway Ave, Fanwood NJ 07023

Owner name: Joseph and Lauren Pegas

Address: 295 Midway Ave, Fanwood NJ 07023

Address of Project: 295 Midway Avenue

Fanwood, NJ 07023

Description of Project: 256 sqft Gazebo in Front Yard

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) ① Section: ARTICLE No. 184 -134 Variance Requested: Private gazebo in front / side yard
 Permitted: Rear Only Present: _____ Proposed: Front/side yard
- (b) ② Section: ARTICLE No. 184 -134 Variance Requested: Larger and taller gazebo
 Permitted: 100 sqft. / 12 feet max height Present: _____ Proposed: 303 sqft. / 16' 9" height
- (c) ③ Section: ARTICLE No. 184 -134 Variance Requested: Private gazebo in front yard
 Permitted: No closer than 10' from side or rear Present: _____ Proposed: Midway 39'
- (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: Triangular 292'x142'x295' Area of Lot: 20,813 SQFT
3. Building coverage (footprint), based on *maximum of 120 feet lot depth*:
 Present: 9.70 % Proposed: 9.70 %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on *actual lot area* :
 Present: 21.35 % Proposed: 21.35 %

5. Zone District: R-75 Block #: 17 Lot #: 1

6. Present Use of Premises:
 Present: Residence Proposed: Residence

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: Property is a corner lot with triangular shape, two fronts and no rear yard. The gazebo will be mostly blocked from view by existing landscaping and is designed to blend in with the house. The cost of a covered porch extension was cost prohibitive at over \$80K.

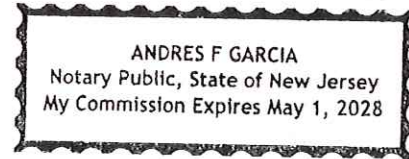
9. I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board and the Zoning Officer of the Borough of Fanwood, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission 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) [Signature]
 718-877-8583 718-877-8583 joe.pegas@cbre.com
 Phone Cell e-mail

Sworn and Subscribed to before me this 11th day of September 20 25
 (date) (month) (year)

[Signature]
 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 X No

Name: Joseph Pegas
 Mailing Address: 295 Midway Ave, Fanwood NJ, 07023
 718-877-8586 joseph.pegas@gmail.com
 Phone Cell 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:

10/20/2025
 Date

[Signature]
 Signature

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

Zoning Denial

Owner: Mr. Pegas
Address: 295 Midway Avenue
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 17/1
Date: July 7 2025/ Revised August 22, 2025

The proposal does not comply with the following Zoning Regulations:
Zoning has identified the relief you will need for the proposed improvement.

Proposed single family residence, located on a corner parcel and fronting Midway Avenue and Woodland Avenue is seeking an opportunity to improve the habitable recreational areas and provide seasonal shelter from the elements.

There are pre-existing non-conforming conditions about the principal dwelling and accessory to be defined within the letter of denial.
Note: Prior approvals via Fanwood Planning Board

The project offers a 303 sqft pergola and 16.9' height, impervious surface coverage.

The project, front yard improvement is planned over an existing/approved 324 sqft front yard patio area. Considering the existing impervious accessory features thus creates a net 0 sqft only additional Impervious surface coverage

Request for Relief:

Article 184 – 134 C1,2,3 Pergola/Gazebo

Gazebos are accessory structures and are subject to the provisions of this article.
Gazebos shall comply with the following:

(1) Yard location. Gazebos shall be permitted only in the rear yard or in the side yard for corner lots.

(2) 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.

(3) No gazebo shall be closer than 10 feet from any side or rear property line, except where the gazebo is on a side street yard, in which case it shall be no closer than 30 feet from the side property line.

Proposed free standing Pergola/Gazebo 303 sqft is offered in the front yard fronting Midway Avenue

Pre Existing Non Conforming Conditions Approved Via Planning Board Resolution

* Article 184 – 115 (E4) Front Yard Setback Primary dwelling 30 feet required
5.7 feet existing (Woodland Avenue)

* Article 184-134 (C1) Accessory Structure – Green House
Rear and side yards only 80sqft accessory measures 22 feet from Midway Avenue

* Article 184-134A – A detached garage shall be no closer than the established front yard depth.
Existing 7.0 feet front yard and 1' from the side yard (Note: 2 preexisting conditions)

Article 184-134 E3: Private Swimming Pool

Location. Swimming pools shall be permitted in the rear yard only.
The swimming pool shall not be closer than 15 feet from any side or rear property line.

Proposed Front Yard Midway Avenue	38 feet
Woodland Avenue	42 feet

Flood Hazard Determination Status: Zone X FEMA Panel 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

July 7, 2025
August 22, 2025 (rev.)

Date