

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received:

10/14/25

Application #:

13-2025

Applicant name:

Ashley + Steven Smith

Address:

201 Pleasant Ave Fanwood NJ 07023

Owner name:

Ashley + Steven Smith

Address:

201 Pleasant Ave Fanwood NJ 07023

Address of Project:

201 Pleasant Ave

Fanwood, NJ 07023

Description of Project: Proposed second floor expansion over existing first floor volume
and first floor rear addition

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) ☒					
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: 184-115E5 Variance Requested: Side yard setback
 Permitted: 20% of 72'-1" = 14'-5"; 14'-0" min. Present: 12'-9" Proposed: 12'-10"
- (b) Section: 184-115E5 Variance Requested: Side yard totals
 Permitted: 33% of 72'-1" = 23'-9" Present: 23'-6" Proposed: 23'-7"
- (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: Approx. 72'-1" x 140'-8" Area of Lot: 8,678 sf
3. Building coverage (footprint), based on *maximum* of 120 feet lot depth:
 Present: 1,123 sf = 12.9%; 23.5% max. % Proposed: 1,374 sf = 15.8%; 23.5% max. %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on *actual* lot area :
 Present: 1,809 sf = 20.8%; 35% max. % Proposed: 1,984 sf = 22.8%; 35% max. %

5. Zone District: R-75 Block #: 24 Lot #: 16

6. Present Use of Premises: _____

Present: Single family residential Proposed: Single family residential

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: _____

Applicant seeks to add a second floor addition atop an existing first floor volume, therefore there will be no increase to the existing non-conformities. As well as add a first floor addition at the rear of the house, which

steps in from the existing rear corner as to not make the non-conforming side yard setback worse
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)

908 591 2751

Phone

908 591 2751

Cell

azsmith1209@gmail.com

e-mail

Sworn and Subscribed to before me this

9

(date)

day of

October

(month)

20

25

(year)

Courtney Agnello
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: \$ 240

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: Ashley + Steven Smith

Mailing Address: 201 Pleasant Ave Fanwood NJ 07023

732-492-7541

Phone

908 591 2751

Cell

Smith.stevanf@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 () 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: Smith Residence
Address: 201 Pleasant Avenue
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 24/16
Date: October 15, 2025

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

Single family residence, located on a mid-block fronting Pleasant Avenue is seeking an opportunity to improve the principal residence to include an addition net 251 sqft plus a partial only second floor (561sqft)

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

The project offers a net 175 sqft additional impervious surface coverage considering all new improvements.

Request for Relief:
Expansion Pre-Existing Non-Conforming Condition

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

S1. Principal Structure 15 feet req. – 12.10 proposed existing improvement

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

25 linear feet required and 23.80 linear feet proposed

Pre-Existing Non-Conforming Condition

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

S1. Principal Structure 15 feet req. – 12.10 proposed existing improvement

S2 Principal Structure 13.0 feet required – 8.8 existing improvement

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

25.0 linear feet required 23.80 linear feet proposed

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

10/15/2025

Date

