

BOROUGH OF FANWOOD Planning Board Hearing Application Form

Date Received: 10/30/25

Application #: 14-2025

X Applicant name: DONALD RUCKER

Address: 120 FOREST RD

X Owner name: DONALD RUCKER

Address: 120 FOREST RD

Address of Project: 120 FOREST RD

Fanwood, NJ 07023

Description of Project: FENCE -

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) X	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: 184-108(C) Variance Requested: Left fence in front yard
 Permitted: 4 ft height Present: 0 Proposed: Left
- PNC (b) Section: 184-114(C)(4) Variance Requested: Front yard setback not size
 Permitted: 30 ft. Present: 26.08 ft. Proposed: 26.08 ft.
- (c) Section: _____ Variance Requested: _____ Lot Width _____
 Permitted: _____ Present: _____ Proposed: t
- (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: _____ Area of Lot: 14,848.
3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 8.78 % Proposed: 8.78 %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 13.92 Proposed: 13.92 %

5. Zone District: R-75 Block #: 37 Lot #: 3

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:

Buffer to Midway Traffic & Noise
PRIVACY AND SECURITY

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)

973-787-4603
Phone

Sworn and Subscribed to before me this

11.13.25 day of
(date)

NOVEMBER
(month)

20 25
(year)

RUCKED01@15@GMAIL
e-mail

Notary Public

Patricia Beth Hoynes
Notary Public

Note: If the applicant is a corporation or partnership, attach notarized list of names and addresses of stockholders or partners with more than 10% interest.

10. Non-refundable application fees to be paid when filed: \$ 260

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: Ronald Rucker

Mailing Address: 120 Forest

Phone

973-787-4603

Cell

Rucked01@15@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: Rucker Residence
Address: 120 Forest Road
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 37/3
Date: October 22, 2025

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

Proposed single family residence, located on a corner lot fronting Forest Road and Midway Avenue is seeking an opportunity to improve the recreational areas and provide a privacy buffer. The privacy fence planned considers 170 linear feet 6' height solid pvc fence. 170 linear feet 6' height fence proposed and fronting Midway Avenue encroaches upon the front yard setback whereas the maximum height permitted is 4 feet plus a vegetative buffer.

There are pre-existing non-conforming conditions about the principal dwelling to be defined within the letter of denial.

The project offers a net 00 sqft additional impervious surface coverage.
The project proposal must respect the line of site triangle.

Request for Relief:

Article 184 -108 C – Fences and above ground walls Requirement – Maximum – the maximum height of a fence fronting a street/right of way is 4 feet maximum height. –Proposed 6 feet height plus the vegetative buffer requirement

Pre Existing Non-Conforming Conditions

Article: 184 – 114 (E-4) Front Yard Set Back Pre-Existing Non-Conforming Condition Principal Structure 30 feet required – 26.08 feet exiting. (Midway Avenue)

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

10/22/2025
Date

9/10/75

Read after minutes

BE IT REED by the Mayor and Council of the Borough of Fanwohat the recommendation of the Planning Board that application of Graybar Associates to subdivide Lot n Block 37 into 3 lots be classified as a minor subdivon and, as such, be approved, be rejected, and BE ITRTHER RESOLVED that said application be disapproved, fche reason that surface water drainage conditions as psently existing and produced by construction resultinfrom said subdivision, as now proposed, will adversely afft the developaent of said parcel and adjoining property.