

BOROUGH OF FANWOOD  
 Planning Board Hearing Application Form

Date Received: 1/20/24 Application #: 1-2026

Applicant name: Brian and Ilyse Wittenberg Address: 23 Russell Road, Fanwood N.J

Owner name: Brian and Ilyse Wittenberg Address: 23 Russell Road, Fanwood N.J

Address of Project: 23 Russell Road  
Fanwood, NJ 07023

Description of Project: Proposed 2-story addition and alteration to residence.

*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 <sup>(1)</sup>		( <sup>2</sup> ) ( )	( <sup>2</sup> ) ( )	( <sup>2</sup> ) ( )	( <sup>2</sup> ) ( )	( <sup>2</sup> ) ( )
SUBDIVISION <sup>(1)</sup>		( )	( <sup>2</sup> ) ( )	( <sup>2</sup> ) ( )	( <sup>2</sup> ) ( )	( <sup>2</sup> ) ( )
INFORMAL REVIEW	( )					
BULK VARIANCE	( <sup>2</sup> ) (X)					
USE VARIANCE <sup>(1)</sup>	( <sup>2</sup> ) ( )					
CONDITIONAL USE <sup>(1)</sup>	( <sup>2</sup> ) ( )	Attach Form #17, available from Zoning Officer				
OTHER	( <sup>2</sup> ) ( )	Attach Forms as directed by Zoning Officer				

**Notes:**  
<sup>(1)</sup> Submit two sets of the application and plans for review by both the Zoning Officer and the Borough Engineer  
<sup>(2)</sup> 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: Article 184-134 B2 Variance Requested: 242 sf above maximum shed allowed  
 Permitted: 100 sf maximum Present: NA Proposed: 342 sf
  - (b) Section: Article 184-115 (E-5) Variance Requested: 5.05 ft side yard under minimum allowed  
 Permitted: 10 ft Present: 4.95 ft Proposed: 4.95 ft
  - (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: Irregular 80' x 167' Area of Lot: 11,094 sf
3. Building coverage (footprint), ~~based on maximum of 120 feet lot depth:~~ NA for R-75 zone  
 Present: 13.26% % Proposed: 18.85% %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area :  
 Present: 31.69% % Proposed: 33.58% %

5. Zone District: R-75 Block #: 54 Lot #: 8

6. Present Use of Premises:  
Present: Single-Family Residence Proposed: Single-Family Residence

7. Do any deed restrictions exist which affect this property? (check one) ( ) Yes ( ) No  
If yes, describe or attach a copy of deed:

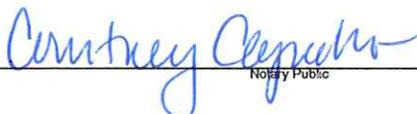
8. The following arguments are urged in support of this appeal:  
See attached letter from architect

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) Kyle Z. Wittenberg  
Phone 914-522-1413 Cell \_\_\_\_\_ e-mail wittwedding12@gmail.com

Sworn and Subscribed to before me this 20 day of January 20 24

  
Notary Public

COURTNEY AGNELLO  
Notary Public, State of New Jersey  
Comm. # 50163019  
My Commission Expires 8/19/2026

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 : \$ 250 unpaid

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 \$10 paid.  
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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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:

Date \_\_\_\_\_ Signature \_\_\_\_\_