

BOROUGH OF FANWOOD  
 Planning Board Hearing Application Form

Date Received: 4/8/24 Application #: 6-2024  
 Applicant name: Sydney & Gabe Berkowitz Address: 33 Chetwood Terrace  
 Owner name: Sydney & Gabe Berkowitz Address: \_\_\_\_\_  
 Address of Project: 33 Chetwood Terrace  
Fanwood, NJ 07023

Description of Project: Second floor addition and first floor interior alterations. Proposed rear deck in place of existing patio.

*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> ) <input checked="" type="checkbox"/>					
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: 184-115 (E-5) Variance Requested: SIDE YARD SETBACK  
 Permitted: 9.0 FT / 14 FT Present: 8.1 FT / 9.7 FT Proposed: 8.1 FT / 9.7 FT
- (b) Section: 184-115 (E-8) Variance Requested: MAXIMUM BUILDING COVERAGE  
 Permitted: 24% Present: 25.16% Proposed: 25.16%
- (c) Section: 184-134(D-2) Variance Requested: DECKS AND PATIOS (REAR YARD SETBACK)  
 Permitted: 25 FT Present: 17 FT Proposed: 17 FT
- (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: 70 FT X 110 FT Area of Lot: 7,700 SF
- 3. Building coverage (footprint), based on maximum of 120 feet lot depth:  
 Present: 25.16% % Proposed: 25.16% %
- 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area :  
 Present: 38.36 % Proposed: 33.66 %

5. Zone District: R-75 Block #: 95 Lot #: 8


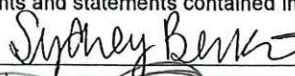
6. Present Use of Premises:  
Present: SINGLE FAMILY RESIDENCE Proposed: SINGLE FAMILY RESIDENCE

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

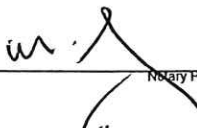
8. The following arguments are urged in support of this appeal: The property is undersized in width by 5 FT.  
The proposed work does not increase any existing non-conformities, only expands the non-conformity on one side.  
The new deck would replace existing patio with no change in rear yard setback, and therefore reducing impervious coverage to be conforming

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) \_\_\_\_\_  
Phone \_\_\_\_\_ Cell \_\_\_\_\_ E-mail \_\_\_\_\_

Sworn and Subscribed to before me this 3rd day of April 2026

  
Notary Public Michael G. Idenberg, Esq., Attorney at Law, NJ ID: 012782009

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 \_\_\_\_\_ No

Name: Dawn Heifetz, R.A., DPH DESIGNS, LLC

Mailing Address: 328 Park Avenue, Scotch Plains, NJ 07076

~~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 \_\_\_\_\_

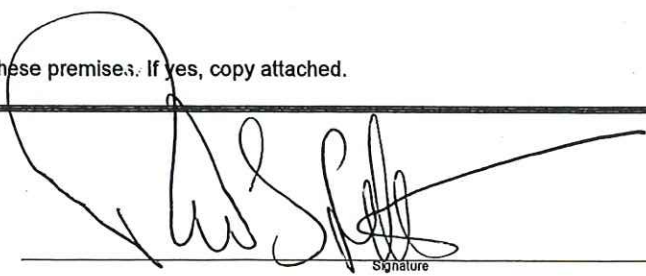
TO BE COMPLETED BY BOARD SECRETARY

There have ( ) have not (  ) been previous appeal(s) involving these premises. If yes, copy attached.

TO BE COMPLETED BY COMPLETENESS DESIGNEE

Application accepted as complete;

4/10/2026  
Date

  
Signature