

BOROUGH OF FANWOOD
 Planning Board Hearing Application Form

Date Received: 5/6/20 Application #: 7-2024
 Applicant name: Farhana Ahmed Address: _____
 Owner name: EHSAN HOQUE Address: 27 cottage way, Fanwood NJ
 Address of Project: 27 cottage way Fanwood, NJ 07023
 Description of Project: 6' fence & 16' inch tall retaining wall

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: 184-108c Variance Requested: fence height
 Permitted: 4' Present: 4' Proposed: 6'
 - (b) Section: _____ Variance Requested: _____
 Permitted: _____ Present: _____ Proposed: _____
 - (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: Take home survey Area of Lot: 3841 sf
3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 25.10 % Proposed: 25.10 %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area :
 Present: 36.26 % Proposed: 36.26 %

5. Zone District: TAH Block #: 26.01 Lot #: 14.02

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:
PRIVACY

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.

Ehsan Hoque Fach Sene
Signature of Applicant (in the presence of Notary)

346-219-3082 Cell MUZAHID 1490@gmail.com
Phone E-mail

Sworn and Subscribed to before me this 06 day of 05 20 20
(date) (month) (year)

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 a more than 10% interest.
10. Non-refundable application fees to be paid when filed: By Commission Expires 2-7-31

- 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: Ehsan Hoque

Mailing Address: 24 cottage way, Fanwood NJ 07023

346-219-3082 Cell Muzahid 1490@gmail.com
Phone 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:

5/10/2006
Date

[Signature]
Signature

----- Forwarded message -----

From: **Raymond Sullivan** <zoning@fanwoodnj.org>

Date: Mon, May 4, 2026, 6:03 AM

Subject: RE: Variance Request -27 Cottage Way 4/28/2026 - Letter of Denial 4/28/2026, Follow Up 5/4/2026

To: Ehsan Hoque <muzahid1490@gmail.com>

Cc: Lisa Halloran <lhalloran@fanwoodnj.org>, Frank Spallone <fspallone@fanwoodnj.org>, Antonios Panagopoulos <apanagopoulos@tandmassociates.com>, Ty V. Apgar <tapgar@tandmassociates.com>, Diane Dabulas <ddabulas@cisnj.com>, Matthew Juckes <mpjuckes@gmail.com> <mpjuckes@gmail.com>, Clint Dickson <cdickson@fanwoodnj.org>

Subject: Variance Request -27 Cottage Way 4/28/2026 - Letter of Denial 4/28/2026

Subject: 27 Cottage Way- Letter of Denial 4/28/2026 / Hoque Residence

Good Afternoon Hoque Family,

In response to your inquiry the Zoning Department has completed the review of the progress plans which were presented to Zoning on Tuesday April 28, 2026.

Attached for your convenience is a copy of the Zoning Letter of Denial.

Pat Hoynes is the Planning Board secretary. Pat is available to discuss the application fees and provide you with a copy of the Board application. (Application Attached)

Zoning has identified the relief you will need for the proposed improvement. Proposed single family residence, located on a corner lot fronting Cottage Way and Terrill Road is seeking an opportunity to improve the recreational areas and provide a privacy buffer.

The privacy fence planned considers 147 linear feet 6' height solid pvc fence, to include a 24 inch retaining wall 97 linear feet is 6' height fence proposed and fronting Terrill Road 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

Here are some numbers that will assist you in the application process.
Pat and I are also available to help fill in any of the blanks.

Area: 3,841 sqft

Principal Coverage Existing 25.10% Proposed Principal Coverage
25.10% (Maximum 38%)

Total Improvement Coverage 36.26% Proposed Improvement
Coverage 36.26% (Maximum 52%)

Block: 26.01 Lot: 14.02
Zone: TAH

Zoning Notes:

- Kindly provide 4 copies of the architectural renderings (sample pave brochure page/ fence details) along with your application. (11*17 is acceptable for Planning Board Application)
- Please provide 4 full size copy of your parcel survey and clearly include the limits of the proposed improvement to scale on the survey copy.
- A Storm Water Management system is required for all improvements in excess of 200 sqft. Storm water management plans are subject to the approval of the Borough Engineer. Net increase 00 sqft.
(N/A)
- A Developers Agreement is not required prior to construction Administration/ Tax Assessment (N/A)
- A Zoning Application and \$50.00 Zoning Review fee is required (TASK COMPLETED))
- Grounds must remain complaint in respect to Construction, Engineering, and Zoning. The site shall remain free from blight.

In the event that our office may be of further assistance, please do not hesitate to contact me.

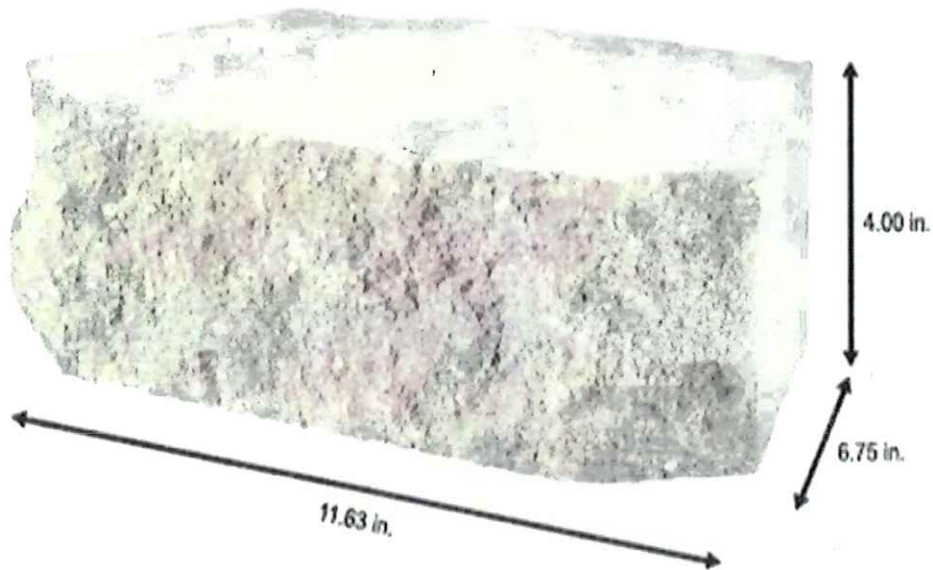
Thank you,

Raymond L. Sullivan
Municipal Land Use Official
Borough of Fanwood
908.322.5244 ext. 13

Best Seller

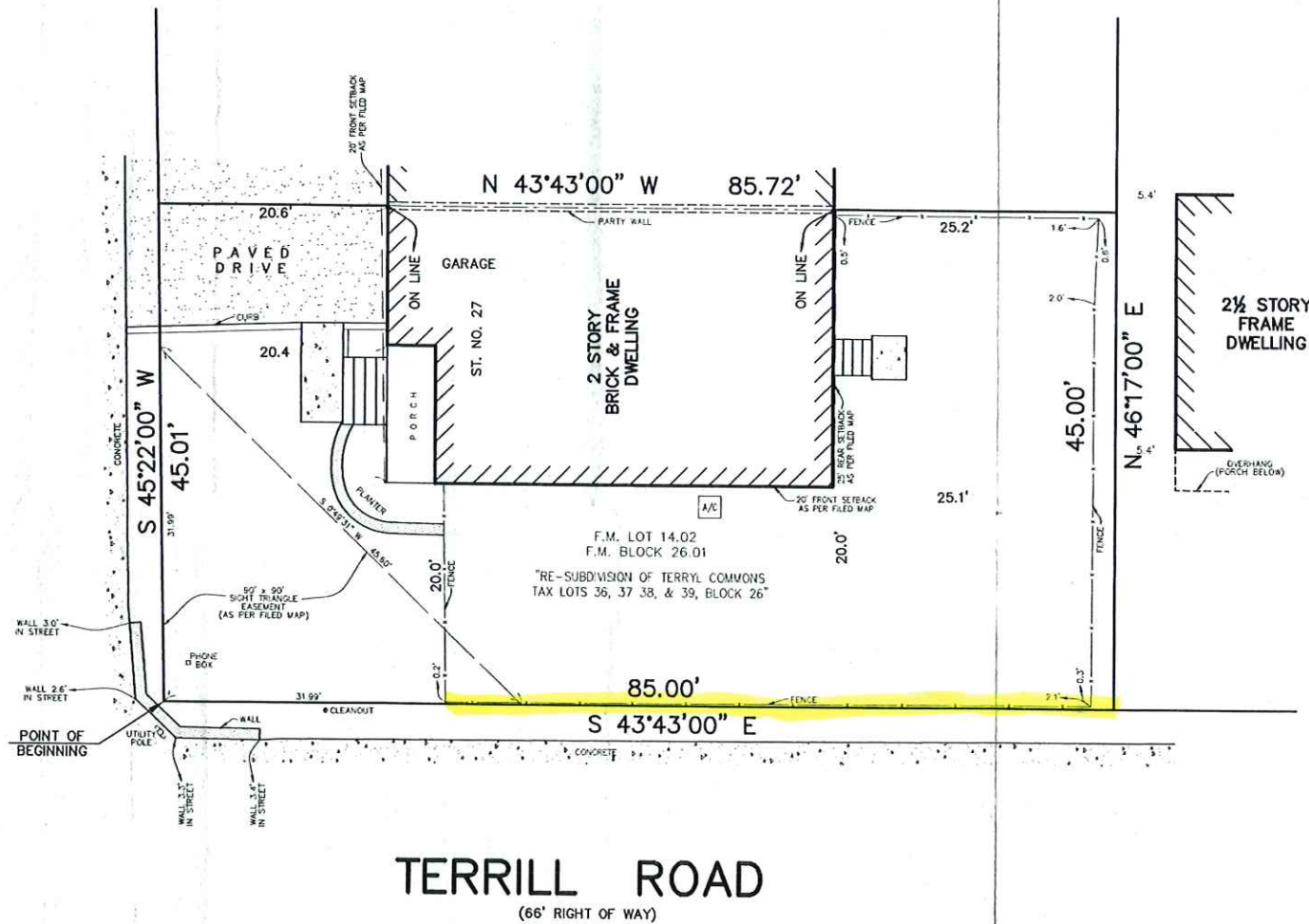
4 in. x 11.75 in. x 6.75 in. Pewter Concrete Retaining Wall Block

★★★★★ (6097) ✓ Questions & Answers (1137)



Sq. Ft. Per Piece	= 0.55 sq. ft.
Item Weight	= 22.4 lb.
Face Ft.	= 0.32 Face ft.

COTTAGE WAY
(50' RIGHT OF WAY)



TERRILL ROAD
(66' RIGHT OF WAY)



NOTES
1. THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEPTIONS:

	YES	NO
A. DEED OF RECORD	X	---
B. FILED MAP	X	---
C. FIELD SURVEY	X	---
D. TITLE SEARCH	---	X
E. TAX MAP	X	---
F. OTHER (SEE REFERENCES)	X	---

2. THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

3. THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.

5. PARCEL CONTAINS 3,841 S.F. ±.

RECORD DEED DEED BOOK 6368, PAGE 2067 TAX MAP SHEET No. 7

REFERENCE
PLAN OF SURVEY, PREPARED BY EKA ASSOCIATES, P.A., DATED 12/4/2002
SURVEY OF PROPERTY PREPARED BY MORGAN ENGINEERING & SURVEYING, DATED 4/17/2017.

FILED MAP DATA
"RE-SUBDIVISION OF TERRYL COMMONS, TAX LOTS 36, 37, 38 & 39, BLOCK 26," FILED ON APRIL 17, 2001 AS MAP No. 819-A.

PLAN OF SURVEY
TAX LOT 14.02 BLOCK 26.01
BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

CERTIFIED TO:
MO MOZAHID AND FARHANNA AHMED

James R. Watson 12/31/2020
JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 30750
PROFESSIONAL PLANNER N.Y. LICENSE NO. 50196

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

Proposed 6' fence with 16" Retaining wall and vegetation

