

**BOROUGH OF FANWOOD
Planning Board Hearing Application Form**

Date Received: 3-30-20 Application #: 3-2020
 Applicant name: Kevin Valentin Address: 35 3rd Street
 Owner name: Kevin Valentin Address: 35 3rd Street
 Address of Project: 35 3rd Street
Fanwood, NJ 07023
 Description of Project: 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 ⁽¹⁾		(2) ()	(2) ()	(2) ()	(2) ()	(2) ()
SUBDIVISION ⁽¹⁾		()	(2) ()	(2) ()	(2) ()	(2) ()
INFORMAL REVIEW	()					
BULK VARIANCE	(2) <input checked="" type="checkbox"/>					
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: 184-134 (D-2) Variance Requested: Rear Yard Setback
 Permitted: 25' Present: 25' Proposed: 2.5 feet'
- (b) Section: 184-115 (E9) Variance Requested: Maximum Improvement Coverage
 Permitted: 35% Present: _____ Proposed: 40.01%
- PNC.* (c) Section: 184-115 (E-1) Area Variance Requested: Lot AREA
 Permitted: 7500 Present: 6400 Proposed: 6400
- (d) Section: 184-115 (E4) Variance Requested: Front Yard Setback
 Permitted: 30' Present: 29.7 Proposed: 29.70

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: 4400
- 3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 22.07% % Proposed: 22.07% %
- 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 33.45% % Proposed: 40.01% %

5. Zone District: R-75 Block #: 60 Lot #: 27

6. Present Use of Premises:
Present: residence Proposed: residence

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

8. The following arguments are urged in support of this appeal: Create a safe area where my kids, ages 4 and 2, can play being that my house is located on 3rd street which is a cut through for two main roads with a high volume of traffic making it unsafe for them to play in the front yard.

9. 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.

x Kevin
Signature of Applicant (in the presence of Notary)

Phone: _____ Cell: 646-796-8802 E-mail: Kevin.v214@yahoo.com

Sworn and Subscribed to before me this 30 day of March 20 24

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: \$ 260 Cash rec'd

- 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

7 Name: Kevin Valentin
Mailing Address: 35 3rd Street
Phone: _____ Cell: 646-796-8802 E-mail: Kevin.v214@yahoo.com

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

Pat Hoynes

From: Raymond Sullivan
Sent: Wednesday, March 25, 2026 2:39 PM
To: Kevin Valentin
Cc: Antonios Panagopoulos; Diane Dabulas; Pat Hoynes; Matthew Juckes (mpjuckes@gmail.com); Mike Ross; Lisa Halloran; Frank Spallone
Subject: 35 3rd Street Letter of Denial 3/25/26
Attachments: Complete-Application-Packet 2025 version.pdf; Denial 60-27.doc; 20260325080229865.pdf; 20260325080326068.pdf; 20260325080336377.pdf

Subject: 35 Third Street Letter of Denial 3/25/2026 / Valentine Residence

Good Afternoon Valentine Family,

In response to your inquiry the Zoning Department has completed the review of the progress plans which were presented to Zoning on Wednesday, March 25, 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. (See Attached)

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

Proposed single family residence, located on a mid-block fronting Third Street is seeking an opportunity to improve the accessory areas and provide a rear yard walkway and patio Net 420 sqft area.

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

The project offers a net 420 sqft additional impervious surface principal coverage and encroachment into a Drainage easement; A Hold Harmless Agreement shall apply as a condition of resolution

Request for Relief:

Article: 184 – 115 (E-9) Maximum Improvement Coverage

35% Improvement coverage is the maximum; Proposed 40.01%

Article 184 134 (D-2) - Decks and Patios

Set back requirements minimum 25 feet rear yard setback; Proposed 2.5 feet

Construction within a 10' wide Drainage Easement (Hold Harmless Agreement Shall Apply)

Pre Existing Non-Conforming Conditions

Article 184 -115 (E 1) – Area

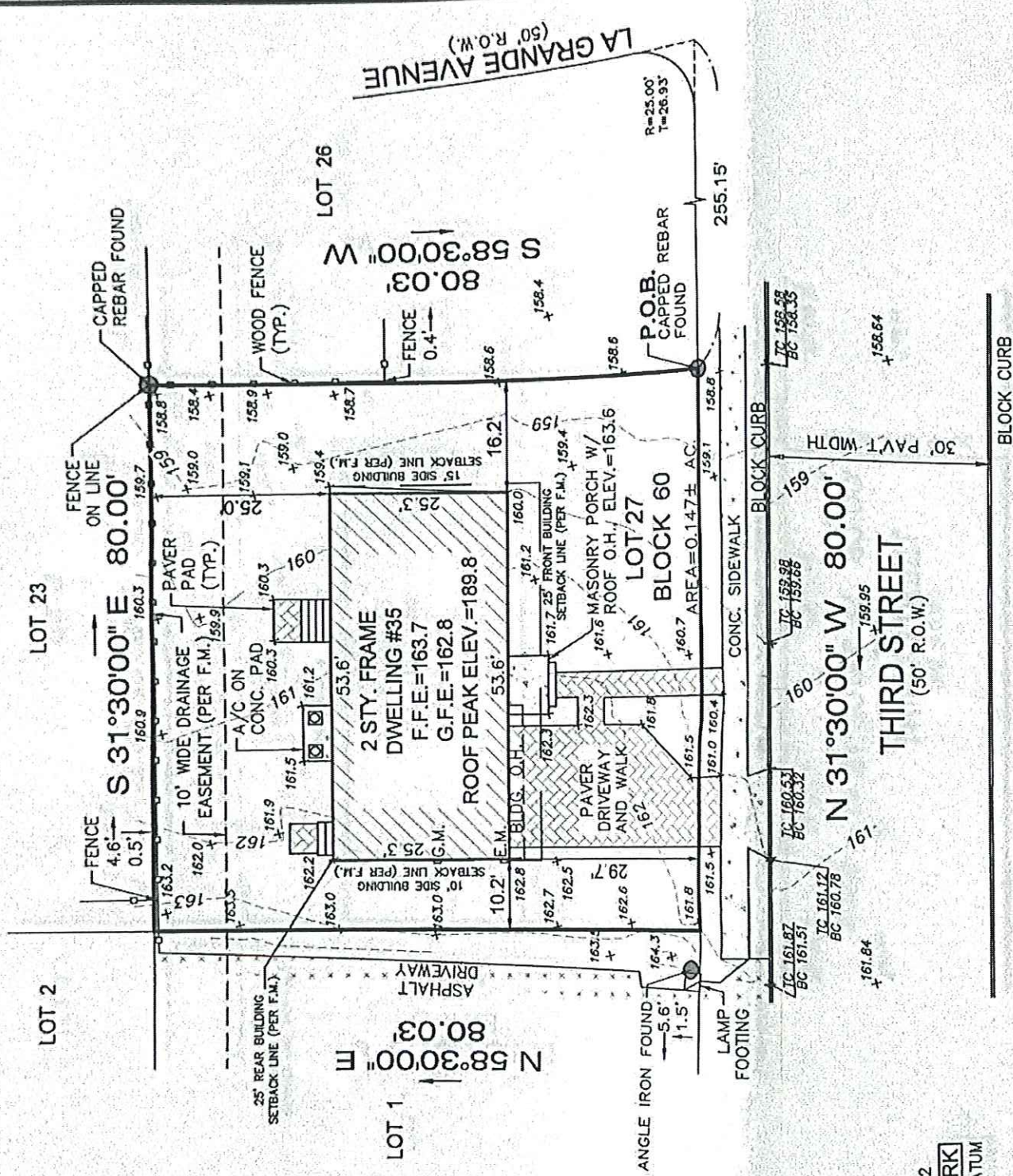
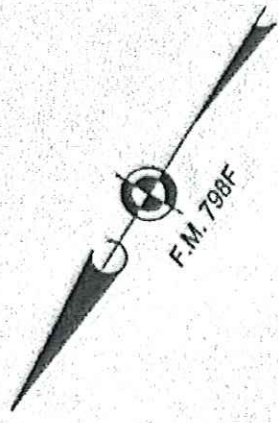
In the R-75 Residential Zone 7,500 is the requires lot area; Pre-existing lot area 6,400 sqft.

Article: 184-115 (E-4) Front Yard Setback

Minimum 30 feet – Subject Parcel offers 29.70 feet

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.



MANHOLE
ELEV=163.52
BENCHMARK
NAVD 1988 DATUM

PREPARED FOR: KEVIN A. VALENTIN
VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK

Filed Map Reference: FINAL MAP THE LA GRAND SQUARE PARTNERSHIP, BOROUGH OF FANWOOD, UNION COUNTY, N.J.	Filed Map Block: 60	Filed Map Lot: 27	Filed Map No. 798F
IMPORTANT NOTES, PLEASE REVIEW:		Filed Date: 8/25/1995	

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11/4/24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON. BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS. PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(d))

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David J. Von Steenburg

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

FINAL AS-BUILT SURVEY
LOT 27
BLOCK 60
BOROUGH OF FANWOOD
COUNTY OF UNION
NEW JERSEY

Scale: 1"=20'
Drawn By: DVP
Date: 11/4/24
JOB #: E24-00042
CAD File #: FINAL AB
Sheet #: 1 OF 1

DB 5436 PG 72