

BOROUGH OF FANWOOD
Planning Board Hearing Application Form



Date Received: 3-10-24 Application #: 9-2024
 Applicant name: Brandon Rizzelli Address: 9 SHASTA PASS
 Owner name: Brandon Rizzelli Address: 9 SHASTA PASS
 Address of Project: 9 SHASTA PASS
 Description of Project: Single Story Porch Addition

Fanwood, NJ 07023

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: Article 184-115(6-4) Variance Requested: Front Yard Setback
 Permitted: 25 ft Present: 34.84 ft Proposed: 25.60 ft
- (b) Section: Article 184-115(6-2) Variance Requested: Width Requirements
 Permitted: 75 ft Present: Present: Proposed: 66 ft
- (c) Section: Article 184-163(6-2) Variance Requested: Width Requirements
 Permitted: 18 ft Present: Present: Proposed: 20 ft
- (d) Section: Variance Requested: Proposed:

Data to answer questions 2 through 5 may be found on your survey, or sought from your architect.

2. Dimensions of Lot: 116.9 x 100 x 117.6 Area of Lot: 9220 sq ft
3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 16.13 % Proposed: 17.24 %
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 29.75 % Proposed: 29.78 %

5. Zone District: R-75 Block #: 71 Lot #: 31

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 (X) No
 If yes, describe or attach a copy of deed: _____

8. The following arguments are urged in support of this appeal: _____

Seeking an opportunity to improve the habitable areas and provide a single story porch addition

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.

X [Signature]
 Signature of Applicant (in the presence of Notary)

Sworn and Subscribed to before me this 10 day of August 20 24
 (date) (month) (year)

[Signature]
 Notary Public

Patricia Beth Hoynes
 Notary Public
 New Jersey
 My Commission Expires 2-7-31

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

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: Brandon Pizzacelli

Mailing Address: 9 SHASTA PASS Fanwood NJ 07023

[Redacted]
 Phone

[Redacted]
 Cell

[Redacted]
 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 (X) have not () been previous appeal(s) involving these premises. If yes, copy attached.

TO BE COMPLETED BY COMPLETENESS DESIGNEE

Application accepted as complete:

8/13/2024
 Date

[Signature]
 Signature

Zoning Official Denial Notification
Borough of Fanwood
75 North Martine Avenue
Fanwood, New Jersey 07023

Zoning Denial

Owner: Pizzarelli Residence
Address: 9 Shasta Pass
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 71/31
Date: July 28, 2026

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

Proposed single family residence, located on a mid-block fronting Shasta Pass is seeking an opportunity to improve the habitable areas and provide a single-story addition porch addition. Net habitable space 105 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 increase (105) sqft additional impervious surface principal coverage converting pervious patio surface to impervious open aired deck surface.

Note: Items as Storm Water Management and Developers Agreement were addressed under separate reviews considering a project earlier in the year.

Request for Relief:

Article: 184 – 115 (E-4) Front Yard Set Back

Principal Structure 25.0 feet req. – 34.84 feet exiting – 25.60 feet proposed (net 105 sqft)

Pre Existing Non-Conforming Conditions

Article: 184-115 (E-2) Width requirements

Minimum Width in R-75 = 75 linear feet – Subject Parcel offers 66.00 linear feet

Article: 184-163 (C-2) Width requirements

Maximum Width in R-75 = 18 linear feet – Subject Parcel offers 20.00 linear feet

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 and Ms. Veronica Perez at 908.322.8236

Ray Sullivan
Ray Sullivan, Zoning Official
Borough of Fanwood

7/28/2026
Date