

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

Date Received: \_\_\_\_\_

Application #: \_\_\_\_\_

Applicant name: Bill Root

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

Owner name: Bill RootAddress: 212 La Grande Ave, Fanwood, NJ 07023Address of Project: 212 La Grande Ave, Fanwood, NJ 07023

Fanwood, NJ 07023

Description of Project: Additon to existing single family home

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>       |                                         | (2) ( )                                                                                                                                                                                                                                                                | (2) ( ) | (2) ( )     | (2) ( ) | (2) ( ) |
| SUBDIVISION <sup>(1)</sup>     |                                         | ( )                                                                                                                                                                                                                                                                    | (2) ( ) | (2) ( )     | (2) ( ) | (2) ( ) |
| INFORMAL REVIEW                |                                         | For Informal Review: Complete this form to the best of your ability.<br>Escrow may be requested for professional review.                                                                                                                                               |         |             |         |         |
| BULK VARIANCE                  | (2) <input checked="" type="checkbox"/> | <b>Notes:</b><br>(1) Submit three sets of application & plans for file: Zoning and Engineering<br>(2) Legal notice is required: see Zoning Form #7 for instructions.<br>All mounted exhibits must be mounted with removable glue. Permanent glue will not be accepted. |         |             |         |         |
| USE VARIANCE <sup>(1)</sup>    | (2) ( )                                 |                                                                                                                                                                                                                                                                        |         |             |         |         |
| CONDITIONAL USE <sup>(1)</sup> | (2) ( )                                 | Attach Form #17, available from Zoning Officer                                                                                                                                                                                                                         |         |             |         |         |
| OTHER                          | (2) ( )                                 | Attach Forms as directed by Zoning Officer                                                                                                                                                                                                                             |         |             |         |         |

**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 set back  
 Permitted: S1. 10' required, S2. 8' required Present: S1. 7.9' existing, S2. 7.5' existing Proposed: Expansion to pre-existing nonconformities
- (b) Section: 184 -115 E-5 Variance Requested: Combined side yard set back Lot size: \_\_\_\_\_  
 Permitted: 18' required Present: 15.4' Proposed: 2 story expansion
- (c) Section: 184 -115 E2 Variance Requested: Width requirements Lot Width: \_\_\_\_\_  
 Permitted: 75 linear feet Present: 50 linear feet Proposed: No change to pre-existing nonconforming condition
- (d) Section: 184 -115 E-1 Variance Requested: Area requirements  
 Permitted: Minimum 7,500 sq ft Present: 7,143 sq ft Proposed: No change to pre-existing nonconforming condition

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

2. Dimensions of Lot: 152.97' X 50' Area of Lot: 7,143 SF
3. Building coverage (footprint), based on maximum of 120 feet lot depth:  
 Present: 18.04% / 1,289 SF Proposed: 22.63 % / 1,617 SF
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:  
 Present: 33.31% / 2,380 SF Proposed: 30.91% / 2,208 SF

5. Zone District: Residential District (R-75) Block #: 86 Lot #: 2

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

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:

Please see attached planning and zoning support statement.

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]  
Signature of Applicant (in the presence of Notary)

908-356-0132  
Phone

29th day of July  
(date) (month)

20 26  
e-mail (year)

**SARAH PETRONE**  
Notary Public, State of New Jersey  
Comm. # 50031093  
My Commission Expires 1/27/2031

Note: If the applicant is a 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 variance application fee + \$10 Periphery list fee

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: Brenda Basilone - GRA Design Studio - Permit Coordinator

Mailing Address: 239 US Route 22, Suite 301, Green Brook, NJ 08812

908-356-0132  
Phone

908-369-0585  
Cell

BrendaB@GRAdesignstudio.com  
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:

9/15/2026  
Date

[Signature]  
Signature

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

## Zoning Denial

Owner: Root Residence  
Address: 212 LaGrande Avenue  
Address: Fanwood, NJ 07023  
Zone: R-75  
Block/Lot: 8//2  
Date: August 18, 2026

Zoning has identified the relief you will need for the proposed improvement.  
Proposed single family residence, located on a mid-block fronting LaGrande Avenue is seeking an opportunity to improve the habitable areas and provide a 2-story addition.  
Net habitable space 1,171 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 reduction 172 sqft. additional impervious surface coverage.

### Request for Relief:

#### **Article: 184 – 115 (E-5) Side Yard Set Back**

Expansion Pre-Existing Non-Conforming Condition

S1. Principal Structure 10.0 feet req. – 7.9 feet exiting/proposed 2 story expansion

S2. Principal Structure 8.0 feet required – 7.5 feet proposed (garage side)

#### **Article: 184 – 115 (E-5) Combined Side Yard Set Back**

Expansion Pre-Existing Non-Conforming Condition

Principal Structure 18 feet req. – 15.4 feet exiting/proposed 2 story expansion

### Pre Existing Non-Conforming Conditions

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

Minimum Width in R-75 = 75 linear feet – Subject Parcel offers 50.00 linear feet

#### **Article: 184-115 (E-1) Area requirements**

Minimum Area 7,500 sqft– Subject Parcel offers 7,143 sqft 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. Veronica Perez at 908.322.8236

Ray Sullivan  
Ray Sullivan, Zoning Official  
Borough of Fanwood

8/18/2026  
Date