

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 5/31/23 Application #: 5-2023
 Applicant name: Scott and Janine Legisci Address: 165 Westfield Road, Fanwood
 Owner name: same Address: _____
 Address of Project: 165 Westfield Road
 Description of Project: Shed and Driveway / Gazebo

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 Variance Requested: Shed Size
 Permitted: 100 sq Ft Present: 96 sq Ft Shed Proposed: 296 Sq Ft Shed
 (b) Section: 184-134 Variance Requested: Gazebo
 Permitted: 100 sq Ft Present: 10x10 sq Ft Proposed: no change
 (c) Section: 184-163C Variance Requested: Driveway Width
 Permitted: 18 ft Present: 25.4 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: 91.27 x 200.4 x 87.25 x 200 Area of Lot: 17852 sq Ft
 3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 9.39 % Proposed: 9.39 %
 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 21.24 % Proposed: 23.70 %

5. Zone District: R-75 Block #: 47 Lot #: 52

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:

Improve quality of life.

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

Patricia Beth Haynes

Notary Public

New Jersey

Notary Public

Commission Expires

2-7-20

May

(month)

20

23

(year)

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: \$ 250

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 \$10
3. Escrow fees, if required, must be submit as a separate check

\$260 borough
34
Fanwood

CONTACT INFORMATION: Is the Contact the same person as the Applicant? Yes ☒ No ☐

Name: Scott or Janine Loglisci

Mailing Address: 165 West Field Road, Fanwood, NJ 07023

917-974-7957 (Scott) 917-974-7959 (Janine) peanutj9@aol.com

Phone

Cell

E-mail

Scott@downrightdraincleaning.com

Attorney Information (if applicable). Corporations must be represented by an attorney.

Attorney Name: N/A

Name of Firm: N/A

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:

6/12/2023

Date

[Signature]

Signature

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

Zoning Denial

Owner: Loglisci Residence
Address: 165 Westfield Road
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 47/52
Date: March 11, 2023/Revised 4/11/2023*

The proposal does not comply with the following Zoning Regulations:

Improvements will couple a proposed (200sqft), driveway improvement.
The project couples 2 sheds on the parcel offered at 96 sqft ad 200 sqft and void of permits.
Total additional imperious surface conditions 396 sqft.
Additionally, a 192 sqft rear yard gazebo/hot tub feature pre-existing condition

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

Request for Relief:

Accessory 184-134 (Sheds)

(B) Sheds shall be permitted only in the rear yard.

(B2) Sheds shall not be larger than 100 square feet in the floor area, nor greater than 10 feet in height and no premises shall have more than one shed, regardless of its size.

The application represents a 96 sqft pre existing shed plus a 200 sqft new shed installed and void of permits. The heights may exceed 10 feet.

Pre-Existing Non Conforming Conditions

Article 184- 134

C 2 Gazebos shall not be larger than 100 square feet in the floor area, nor greater than 12 feet in height and no premises shall have more than one gazebo, regardless of its size

Article 184-163 C

Driveway - Maximum Width 18 feet including flares

Existing Condition 25.4 feet considering the side load garage

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 Hynes at 908.322.8236

_____Ray Sullivan_____

3/11/2023/Revised 4/11/2023 (Final)

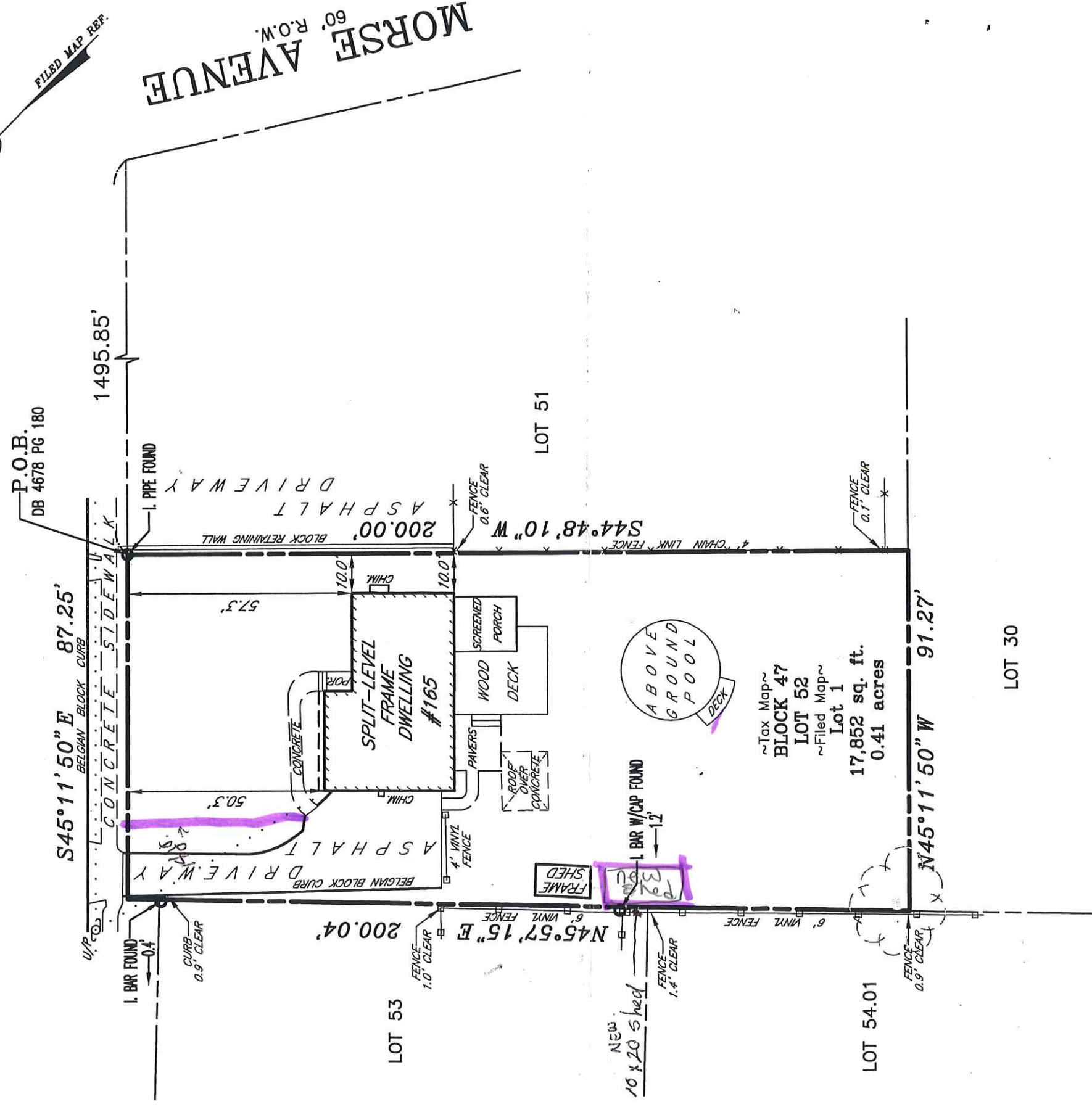
Ray Sullivan, Zoning Official
Borough of Fanwood

Date

PLAN OF SURVEY

BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY
SITUATED IN
BLOCK 47 LOT 52 \

WESTFIELD ROAD
50' R.O.W.



THIS CERTIFICATION IS MADE ONLY TO ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SUBSEQUENT ACQUISITION OF PROPERTY OR BY ANY OTHER PERSON NOT LISTED IN CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.

I HEREBY CERTIFY THIS SURVEY TO:

SCOTT P. LOGLISCI and JANINE LOGLISCI

UNITY BANK, its successors and/or assigns as their interest may appear

ACRES LAND TITLE AGENCY, INC. (333347)
WESTCOR LAND TITLE INSURANCE COMPANY

A ABSOLUTE ESCROW SETTLEMENT CO., INC.

JOSEPH GACHKO, ESQUIRE

REFERENCES:

DEED BOOK 4678 PAGE 180

MAP ENTITLED "MAP OF FANWOOD GARDENS"
FILED APRIL 1, 1953 AS MAP No. 378-D.

^aA written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to PI 2003-14(C45:8-36.3) and N.J.A.C. 13:40-5.2 (d).

CONTROL LAYOUTS, INC.

LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION #24GA28001900
 271 CLEVELAND AVENUE HIGHLAND PARK, N.J. 08904
 PHONE (732) 846-9100 FAX (732) 937-5793

Gregg A. Gaffney
DATE: 07/25/22
GREGG A. GAFFNEY ♦ NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS43304

FILE NO.	1010-22	DATE:	07/22/22	SCALE:	1"=30'	FMC	FMC
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