



BOROUGH OF FAIR HAVEN

748 River Road
New Jersey 07704

NICOLAS J. PORUCHYNSKY • ZONING OFFICER • MUNICIPAL BUILDING
telephone: 732-747-0241 ext. 217 • Email: nporuchynsky@fhboro.net

September 1, 2020

Mr. Chris Bunge
7 Hillside Place
Fair Haven, NJ 07704
(via email: bunge26@gmail.com)

**Re: 7 Hillside Place
Fair Haven, New Jersey 07704
Block: 66, Lot: 9, R-10A Zone
Zoning Permit Application # 20-238B – Front Covered Porch**

Dear Mr. Bunge:

I am in receipt of your letter of transmittal and zoning permit application and supporting plans for the above-mentioned address including the following:

1. Zoning permit application form and fee received on August 28, 2020 by the Zoning Office.
2. Copy of property survey of the subject lot by Charles Surmonte P.E. & P.L.S., dated 04-04-19.
3. Architectural plans titled “Additions & Alterations to Bunge Residence – 7 Hillside Place, Fair Haven, NJ, Block 66 Lot 9”, prepared by Parallel Architectural Group, dated August 26, 2020.

It is my understanding that you are seeking approval to construct first and second story additions, internal renovations and a front covered porch to existing residential dwelling. After reviewing your application, the additions and internal renovations comply and were approved through ZPA #20-238A. However, ZPA#20-238B (the front covered porch) does NOT comply with the requirements set forth in the Fair Haven Land Use and Development Regulations. This portion of your application is therefore **DENIED** and the following variances will be required before zoning approval can be granted:

<i>Ordinance Section</i>	<i>Requirement</i>	<i>Proposed</i>
§ 30-5.1 Table “C”	The minimum required Lot Frontage and Lot Width in the R-10A Zone for a Corner Lot is 115 feet.	The existing and proposed Lot Frontage and Lot Width of the subject lot in the R-10-A Zone on the Buena Vista Ave. side is 100 feet, a <i>pre-existing non-confirming condition.</i>

<i>Ordinance Section</i>	<i>Requirement</i>	<i>Proposed</i>
§ 30-5.1 Table “C”	The minimum required Front Yard Setback in the R-10A Zone is 30 feet.	The existing Front Yard Setback of the subject lot in the R-10A Zone is 25 feet. The proposed Front Yard Setback to the new Front Covered Porch is 21 feet, <i>exacerbating a pre-existing non-confirming condition</i> – Variance Required.

Please be advised that you have the option of amending this application to conform to the requirements set forth in the Borough’s Land Use and Development Ordinance or you can apply for relief from this ordinance by submitting an application to the Borough’s Zoning Board of Adjustment. You also have the option as per NJSA 40:55D-72a of appealing my ruling to the Borough’s Zoning Board of Adjustment by filing a notice of appeal with my office within 20 days from the date of my letter.

If you choose to seek relief or want to file an appeal, please contact Jennifer Johnson in the Zoning and Planning Board Office at 732/747-0241 ext. *215 during normal business hours to obtain the required application forms and further information regarding the Board approval and appeal process.

If you have any questions regarding the denial of this application, please feel free to contact me at the number or e-mail address above.

Sincerely,



Nicolas J. Poruchynsky, PE, PP, CME
Assistant Director of Engineering and Public Works,
Code Enforcement Officer and Zoning Officer

CC: File
Richard Gardella, Director of Engineering and Public Works (*via email*)
Jennifer Johnson, Board Secretary (*via email*)
Joe Mulé, Planning and Zoning Code Compliance (*via email*)
Jim Kennedy, ZB Engineer (*via email*)