



**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](mailto:nporuchynsky@fhboro.net)

September 09, 2020

Mr. James Keefe  
25 Beechwood Place  
Fair Haven, NJ 07704  
(via email: [jmkeefe@gmail.com](mailto:jmkeefe@gmail.com))

**Re: 25 Beechwood Place  
Fair Haven, New Jersey 07704  
Block: 74, Lot: 27, R-10B Zone  
Zoning Permit Application # 20-244**

Dear Mr. Keefe:

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

1. Zoning Permit Application form and fee received on September 1, 2020 by the Zoning Office.
2. Property survey of the subject lot prepared by Charles Surmonte P.E. & P.L.S., dated 08-02-19, showing the current conditions of the property.
3. Architectural plans entitled, “Keefe Residence – Single Family Addition and Renovation, 25 Beechwood Place, Fair Haven, NJ 07704, Block 74, Lot 27”, prepared by Shissias Design and Development, dated 08/31/2020, no revisions.

It is my understanding that you are seeking approval to construct a 2<sup>nd</sup> floor building addition and internal renovations to existing residential dwelling. After reviewing your application it was found not to comply with the requirements set forth in the Fair Haven Land Use and Development Regulations. 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 maximum permitted Habitable Floor Area in the R-10B Zone is 3,220 sq. ft.	The proposed Habitable Floor Area is 3,542 sq. ft. – <b>Variance Required.</b>

Please provide the following additional information as part of any future plan revisions or submissions of the Borough's Land Use and Development Code:

- Provide details showing how you calculated the proposed habitable floor area of the structure.

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 Ms. Jennifer Johnson in the Zoning and Planning Board Office at 732/747-0241 ext. \*215 to obtain the required application forms and further information regarding the Zoning Board of Adjustment approval and appeal process. If you desire to amend your application, please submit an amended plan to my office.

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, Planning and Zoning Board Secretary (*via email*)  
Jim Kennedy, ZB Engineer (*via email*)  
Alec P. Shissias, Architect (*via email: ashissias@gmail.com*)