



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

July 28, 2020

Mr. Blake Cramsie
77 Willow St.
Fair Haven, NJ 07704
(via email: blakecramsie@gmail.com)

**Re: 77 Willow St.
Fair Haven, New Jersey 07704
Block: 53, Lot: 11, R-5 Zone
Zoning Permit Application # 20-180**

Dear Mr. Cramsie:

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 July 21, 2020 by the Zoning Office.
2. Copy of existing survey of the subject lot dated 6-12-20 prepared by J Y Land Surveying, Inc.
3. Marked up copy of existing survey dated 6-12-20 prepared by J Y Land Surveying, Inc., showing proposed conditions signed and sealed by John C. Brower of Dugas & Brower Architects.
4. Architectural plans entitled, "Cramsie Residence – Proposed Additions and Alterations 77 Willow Street, Fair Haven, NJ 078704", prepared and signed by John C. Brower of Dugas & Brower Architects, dated 07-17-20, no revisions.

It is my understanding that you are seeking approval to construct a new second story addition over an existing first floor and a new front porch and rear deck to you 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 minimum Lot Area for a corner lot in the R-5 Zone is 7,000 SF.	The existing and proposed Lot Area is 5,998 SF, a <i>pre-existing non-conforming condition</i> .

<i>Ordinance Section</i>	<i>Requirement</i>	<i>Proposed</i>
§ 30-5.1 Table “C”	The minimum Accessory Structures setbacks in the R-5 Zone is 10’ Rear and 5’ Side Yard.	The existing garage has a 1.9’ rear and 1.9’ side yard setback, a <i>pre-existing non-conforming condition</i> .
§ 30-5.1 Table “C”	The minimum required Front Yard Setback in the R-5 zone for principal structures is 25’.	The existing Front Yard Setback on Oak St. is 8.7’. The proposed Front Yard Setback is 9.5’ where 25’ is required. – Variance Required
§ 30-5.1 Table “C”	The minimum required Rear Yard Setback in the R-5 zone for principal structures is 30’.	The existing Rear Yard Setback is 29.5’. The proposed Rear Yard Setback with the addition of the deck is 21.5’ where 30’ is required. – 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 Ms. Judy Fuller in the Zoning and Planning Board Office at 732/747-0241 ext. 212 to obtain the required application forms and further information regarding the Zoning Board of Adjustment approval and appeal process. Ms. Fuller’s office hours are on Tuesdays and Thursdays from 8 AM to 12 Noon. 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*)
Joe Mulé, Zoning Office (*via email*)
Jennifer Johnson, Zoning Board Secretary (*via email*)
Jim Kennedy, ZB Engineer (*via email*)