BOROUGH OF FAIR HAVEN
748 River Road
New Jersey 07704

NICOLAS J. PORUCHYNSKY • ZONING OFFICER • MUNICIPAL BUILDING
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January 14, 2022

Daniel Geres *(via email: daniel.f.geres@gmail.com)*
946 River Road
Fair Haven, NJ 07704

Re: 946 River Road
Fair Haven, New Jersey 07704
Block: 62, Lot: 02- R-10a Zone
Zoning Permit Application #22-09 (revised ZPA#21-309)

Dear. Mr. Geres:

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

1. Revised Zoning Permit Application form and fee received on January 6, 2022 by the Zoning office.
2. Two copies of a Existing Survey by WH Engineering, dated September 20,2017.
3. Two copies of revised architectural plans and site plans consisting of A01-A05 sheets, prepared by H.B. Thompson Architects, dated 12/24/2021.

It is my understanding that you are seeking approval to add a 2nd story addition above existing garage. 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:

Ordinance Section	***Requirement***	***Proposed***
§ 30-5.1 Table "C"	The minimum Lot Area for an corner lot in the R-10A Zone is 11,500 SF.	The existing and proposed Lot Area for this corner lot is 8,235 SF - ***a pre-existing non-conforming condition.***
§ 30-5.1 Table "C"	The minimum Lot Frontage and Lot Width for an interior lot in the R-10A Zone is 115 FT.	The existing and proposed Lot Frontage and Lot Width along River Road approx. 80.39'- ***a pre-existing non-conforming condition.***

Ordinance Section	*Requirement*	*Proposed*
§ 30-5.1 Table "C"	The minimum required Single Side Yard Setback in the R-10A Zone for principal structures is 10 feet.	The existing Single Side Yard Setback is 9.9' - ***a pre-existing non-conforming condition.*** The proposed addition over the garage is proposed to be 11.75' to the 2nd floor.
§ 30-5.1 Table "C"	The minimum required Front Yard Setback in the R-10A Zone for principal structures is 30'.	The existing Front Yard Setback along River Road is 50.5'. The existing Front Yard Setback along Woodland Drive is 19.9'- ***a pre-existing non-conforming condition.***
§ 30-5.1 Table "C"	The maximum allowable Lot Coverage in the R-10A Zone is 40%.	The existing Lot Coverage is 46.2% and being increased 47.5% *exacerbating a pre-existing non-conforming condition.* **Variance Required.**
§ 30-5.1 Table "C"	In the R-10A Zone, the maximum Habitable Floor Area Ratio is 28% and the Habitable Floor Area is the lesser 3,220 SF or 2,306 SF (28% of 8,235 SF).	The existing HFA is 1,831 SF and being increased by 489 SF to a new HFA of 2,320 SF and HFA ratio of 28.2% . **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 Sandra Papa at 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)*
Sandra Papa, Planning and Zoning Board Secretary *(via email)*