



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

March 1, 2021

Mr. James Cady (via email: [james.cady@navesinkwa.com](mailto:james.cady@navesinkwa.com))  
137 Grange Avenue  
Fair Haven, NJ 07704

**Re: 137 Grange Avenue  
Fair Haven, New Jersey 07704  
Block: 22, Lot: 53, R-30 zone  
Zoning Permit Application # 21-63**

Dear, Mr. Cady:

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 February 17, 2021 by the Zoning Office.
2. Final As-Built Survey of the subject lot prepared by InSite Surveying; dated 11/14/21, last revised 12/3/20, showing the existing conditions.
3. Driveway Variance Plan prepared by Jensen Design Group; dated 1-18-21, no revisions.

It is my understanding that you are seeking approval to expand your existing driveway, forming a circular driveway in the front yard with a second curb cut to the street as well as adding an additional Paver Patio in the rear yard. 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><b>Ordinance Section</b></i>	<i><b>Requirement</b></i>	<i><b>Proposed</b></i>
§ 30-5.1 Table "C"	The maximum permitted lot coverage in the R-30 Zone is 30%.	The existing lot coverage is 29.98% and the proposed lot coverage with the driveway and patio additions, is 41.97% where 30% is permitted.  <b>Variance Required</b>

<b><i>Ordinance Section</i></b>	<b><i>Requirement</i></b>	<b><i>Proposed</i></b>
§ 30-9.2. b. 6(d)	Number of driveways to street permitted from lot with less than 150' of lot frontage is limited to one.	The existing lot frontage is 104.87' where 125' is required is an <i>existing non-conforming condition</i> and the proposed number of driveway accesses to street is two where only one is allowed.  <b>Variance Required.</b>
§ 30-5.1 Table "C"	The minimum lot area in the R-30 Zone is 30,000 SF.	The existing lot area of subject property is 22,513 SF and an <i>existing conforming condition</i> .
§ 30-5.1 Table "C"	The minimum lot frontage in the R-30 Zone is 125'.	The existing lot frontage of subject property is 104.87 ft and an <i>existing conforming condition</i> .
§ 30-7.8(g).	In a single-family zone district ... not more than twenty-five (25%) percent of the front yard area shall be used as a driveway or for off-street parking.	The driveway area in the front yard exceed 25%.  <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 detailed breakdown of calculations regarding lot coverage, showing items to be removed and those being added;
- Provide calculations for the allowable coverage of 25% of the front yard area as detailed in §30-7.8(g).
- Provide information regarding driveways and a subsequent Street Opening Permit for review and approval.
- Provide information and calculation for proposed stormwater management at the subject property for increased impervious coverage as well as collection and treatment of stormwater prior to exiting onto Grange Ave.

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 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,

A handwritten signature in black ink, appearing to read "N.J. Poruchynsky".

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)*

Zoning Board Secretary *(via email)*

Joe Mulé, Planning and Zoning Code Compliance *(via email)*