



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@fhhboro.net

October 28, 2019

Mr. & Mrs. John Burke
104 Willow St
Fair Haven, NJ 07704
(via email: remylburke@gmail.com)

**Re: 104 Willow Street
Fair Haven, New Jersey 07704
Block: 55, Lot: 7 and 7.01, R-10A Zone
Zoning Permit Application # 19-239**

Dear Mr. & Mrs. Burke:

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 October 23, 2019 by the Zoning Office.
2. Topographic Survey of the subject lot dated 10/11/2019 prepared by Nelson Engineering Associates, Inc.. signed by Robert H. Morris, P.L.S., showing current conditions.
3. Plot Plan unsigned and prepared by applicant showing proposed building envelope for new single family residential dwelling unit.
4. No Architectural plans were submitted.

It is my understanding that you are seeking approval to build a new single family 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 in the R-10 Zone is 10,000 sq. ft. for an interior lot.	The existing and proposed Lot Area is 9,314 sq. ft., a <i>preexisting non-conforming condition.</i>
§ 30-5.1 Table "C"	The minimum Lot Frontage and Width in the R-10 Zone is 100 feet.	The existing and proposed Lot Frontage and Width is 50 feet, a <i>preexisting non-conforming condition.</i>

Ordinance Section	Requirement	Proposed
§ 30-5.1 Table "C"	The minimum required Single Side Yard Setback for principal buildings in the R-10A zone is 10 feet.	The proposed single side yard setback for the principal building is 7.6 feet. Variance Required.
§ 30-5.1 Table "C"	The minimum combined Total Side Yard Setbacks for principal buildings in the R-10A zone is 25 feet.	The proposed Total Side Yard Setbacks is 17.6 feet. Variance Required.

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 survey/site plan to include Lot 7.01, and details regarding existing non-conforming Accessory Structure (Garage);
- Provide Architectural Plans to establish Building Height, Floor Area, etc.
- Provide detailed Building and Lot Coverage Calculations.

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)
Judith Fuller, Board Secretary (via email)