

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 10/10/26 Application #: 8-2026
 Applicant name: Al + Phyllis Mirabella Address: 11 Tillotson Rd, Fanwood, NJ 07023
 Owner name: Same as Applicant Address: _____
 Address of Project: 11 Tillotson Rd
 Description of Project: Installation of Generac Whole-house generator
 If the applicant is not the owner, attach a notarized letter of authority or power of attorney, signed by the owner to file with this application.

	CHECK WHERE APPLICABLE	MINOR	MAJOR	PRELIMINARY	FINAL	AMENDED
SITE PLAN ⁽¹⁾		(2) ()	(2) ()	(2) ()	(2) ()	(2) ()
SUBDIVISION ⁽¹⁾		()	(2) ()	(2) ()	(2) ()	(2) ()
INFORMAL REVIEW		For Informal Review: Complete this form to the best of your ability. Escrow may be requested for professional review.				
BULK VARIANCE	(2) ☒	Notes: (1) Submit three sets of application & plans for file. Zoning and Engineering. (2) Legal notice is required - see Zoning Form #7 for instructions. All mounted exhibits must be mounted with removable glue. Permanent glue will not be accepted.				
USE VARIANCE ⁽¹⁾	(2) ()					
CONDITIONAL USE ⁽¹⁾	(2) ()	Attach Form #17, available from Zoning Officer				
OTHER	(2) ()	Attach Forms as directed by Zoning Officer				

PROPERTY INFORMATION

1. The proposed building or use thereof is contrary to the following sections of the Land Use Ordinance (state specifically):

✓ (a) Section: 184-136 1/9 Variance Requested: Generator setback
 Permitted: 25' 8" Present: _____ Proposed: 5'

✓ (b) Section: 184-115 Variance Requested: Improvement coverage lot size
 Permitted: 35% Present: 44.10 Proposed: 44.21%

NIA (c) Section: 184-163 Variance Requested: Driveway set. Lot Width
 Permitted: 3' Present: 3' Proposed: 0

(d) Section: _____ Variance Requested: _____
 Permitted: _____ Present: _____ Proposed: _____

Data to answer questions 2 through 5 may be found on your survey, or sought from your architect.

2. Dimensions of Lot: 60 +/- x 170 +/- Area of Lot: 10,230 SF

3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 25.32 Proposed: 25.32

4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 44.10 Proposed: 44.21

5. Zone District: R-150 Block #: 35 Lot #: 3

6. Present Use of Premises:

Present:

Single-family Residence

Proposed:

no change

7. Do any deed restrictions exist which affect this property? (check one) () Yes ☒ No
If yes, describe or attach a copy of deed:

8. The following arguments are urged in support of this appeal:

Install whole-house generator to provide uninterrupted automated power security in the event of electric grid failure, i.e., during storms.

9. I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board and the Zoning Officer of the Borough of Fanwood, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission to enter structures will be given for mutually agreeable times.

I hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true and correct.

X Phyllis L. Mirabella
Signature of Applicant (in the presence of Notary)
908-377-9075
Phone

same
Cell

pmirabella1@yahoo.com
e-mail

Sworn and Subscribed to before me this

10 day of
(date)

June
(month)

20 21
(year)

Pat. Hoynes
Notary Public

Patricia Beth Hoynes
Notary Public
New Jersey

Note: If the applicant is a corporation or partnership, attach notarized list of names and addresses of stockholders or partners with a more than 10% interest.

10. Non-refundable application fees to be paid when filed: \$ 260

Commission Expires 2.7.31

Notes: 1. Checks should be made payable to "Borough of Fanwood, NJ"
2. Periphery list fee, if required (see Zoning Form #7 for details), is additional
3. Escrow fees, if required, must be submitted as a separate check

CONTACT INFORMATION: Is the Contact the same person as the Applicant? Yes ☒ No ☐

Name: Phyllis L. Mirabella

Mailing Address: 11 Tillotson Rd, Fanwood, NJ 07023

908-377-9075
Phone

same
Cell

pmirabella1@yahoo.com
E-mail

Attorney Information (if applicable). Corporations must be represented by an attorney.

Attorney Name: _____

Name of Firm: _____

Mailing Address: _____

Telephone: _____

e-mail _____

TO BE COMPLETED BY BOARD SECRETARY

There have (☒) have not () been previous appeal(s) involving these premises. If yes, copy attached.

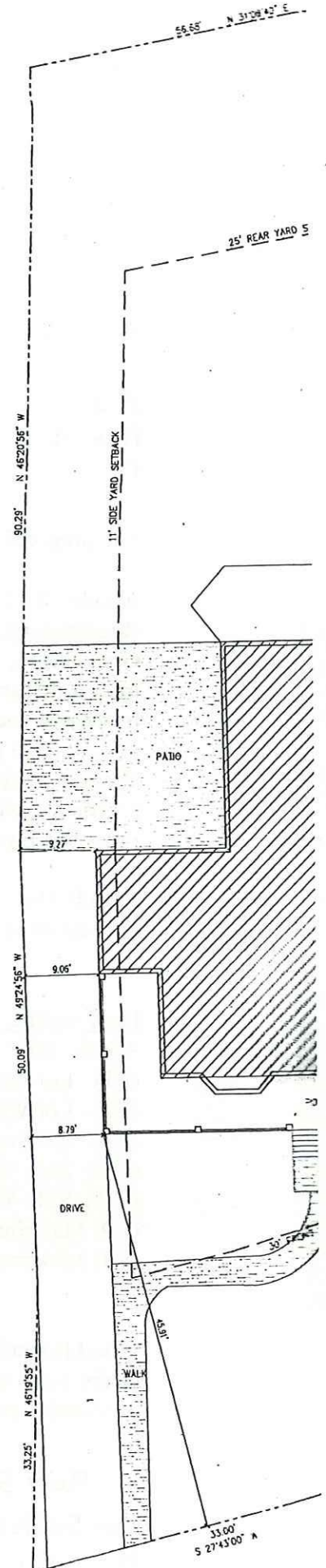
TO BE COMPLETED BY COMPLETENESS DESIGNEE

Application accepted as complete:

6/10/2026
Date

[Signature]
Signature

EXISTI



→ 5' SENSE
12A
6/9/2026
(12)

Zoning Official Denial Notification
Borough of Fanwood
75 North Martine Avenue
Fanwood, New Jersey 07023

Zoning Denial

Owner: Mr. and Mrs. Mirabella
Address: 11 Tillotson Road
Address: Fanwood, NJ 07023
Zone: R-150
Block/Lot: 35/3
Date: June 9, 2026

The proposal does not comply with the following Zoning Regulations:

Article 184-136 (I-9) Generators.

Requirements for residential accessory uses and structures.

Generators, setback requirements. Generators shall be set back from the side lot lines a distance equal to or greater than the distance required for principal buildings and shall be set back at least 30 feet to any rear lot line in the R-150 Zone. Any ground level generator shall be screened by an attractive and appropriate wall, fence or planting of appropriate height and density to obscure the generator from view of adjacent properties, which screening shall be subject to the approval of the Zoning Official. Proposed East Side yard setback 5 feet whereas 8 feet is the minimum requirement;

Article 184 -115 – Lot Coverage

E9 Maximum Improvement Coverage 35% Existing 44.10% Proposed 44.21%

Pre-Existing- Non-Conforming Conditions: Board Approval, 9/2020) (attached)

Article 184-115 E:

(E1) Lot Area	Minimum R-150 Zone is 15,000 sqft.	Pre-Existing 10,230 sqft.
(E2) Lot Width	Minimum 100 feet	Pre-Existing 61.87 feet
(E3) Lot Frontage	Minimum 75 feet	Pre-Existing 61.87 feet
(E-5) Side Yard Setback 1 – 8 feet minimum		East Side 1 7.98 feet
(E-5) Side Yard Setback 1 – 11 feet minimum		West Side 2 8.79 feet
(E9) Maximum Improvement Coverage 35%		Existing 44.10%
(E8) Maximum Building Coverage 22.5%		Existing 25.32%

Flood Hazard Determination Status: Zone X #29

In the event that the Borough offices may be of further assistance regarding the application process please contact Board Secretary Ms. Pat Hoynes at 908.322.8236

Ray Sullivan
Ray Sullivan, Zoning Official
Borough of Fanwood

6/9/2026
Date

Zoning Official Denial Notification
Borough of Fanwood
75 North Martine Avenue
Fanwood, New Jersey 07023

Zoning Denial

Owner: Mr. and Mrs. Mirabella
Address: 11 Tillotson Road
Address: Fanwood, NJ 07023
Zone: R-150
Block/Lot: 35/3
Date: April 1, 2020

The proposal does not comply with the following Zoning Regulations:
Proposed 516 sqft, 2 story, rear yard addition incorporates a 2-car attached garage and habitable space including an open aired balcony on the second floor. Height to match existing roofline. Note to file said parcel received PB approval for rear yard addition February 26, 2003.

Article – 184-114 –

(E9) Maximum Improvement Coverage 35% Existing 38.79% Proposed 44.10%

Article 184 – 115

(E8) Maximum Building Coverage 22.5% Existing 20.27% Proposed 25.32%

Pre-Existing Non-Conforming Conditions:

Article 184-115 E:

(E1) Lot Area –	Minimum R-150 Zone is 15,000 sqft	Pre-Existing 10,230 sqft
(E2) Lot Width -	Minimum 100 feet	Pre-Existing 61.87 feet
(E3) Lot Frontage –	Minimum 75 feet	Pre-Existing 61.87 feet
(E-5) Side Yard Setback 1 –	8 feet minimum	East Side 1 7.98 feet
(E-5) Side Yard Setback 1 –	11 feet minimum	West Side 2 8.79 feet

Article 184-163 E Driveway

Driveway side yard setback required 3' from adjacent parcel West side 0 feet

Flood Hazard Determination Status: Zone X #29

In the event that the Borough offices may be of further assistance regarding the application process please contact Board Secretary Ms. Pat Hoynes at 908.322.8236

Ray Sullivan

Ray Sullivan, Zoning Official
Borough of Fanwood

4/1/2020

Date

GENERAC®**22-28 kW****GENERAC AIR-COOLED STANDBY GENERATOR****Residential/Commercial Standby Generator**

1 of 2

INCLUDES:

- Cellular connectivity standard, with Wi-Fi™ and Bluetooth™ capabilities
- Electronic fuel and ignition control (EFIC)
- Hydraulic lifters
- Smart Exercise Technology
- True Power™ Electrical Technology
- Power Zone™ 200 Controller
- Oil level sensor
- 200 Amp service rated transfer switch in bundled models
- Electronic governor
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Natural gas or LP gas operation
- ecobee by Generac Smart Thermostat included in select bundles
- 5 Year limited warranty, generator and transfer switch
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*

*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

STANDBY POWER RATING

G007260-0; G007325-0 (Aluminum-Metro Gray) - 22kW 60 Hz
 G007261-0; G007326-0 (Aluminum-Metro Gray) - 24kW 60 Hz
 G007327-0; G007328-0 (Aluminum-Metro Gray) - 26kW 60 Hz
 G007282-0; G007329-0 (Aluminum-Metro Gray) - 28kW 60 Hz



NOTE: CETL certification only applies to unbundled generator units. Units bundled with the transfer switch are ETL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED** ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **SYSTEM TORSIONAL TESTED** ✓ **MOTOR STARTING ABILITY**
- **ecobee by Generac SMART THERMOSTAT:** This new energy manager for the home offers a seamless integration into the Generac ecosystem, managing the home's HVAC systems(s) and protecting the generator from potential overloads with precision. Leveraging Mobile Link, users may also view the status of the generator and the LP tank level (if applicable).
- **MOBILE LINK® CONNECTIVITY:** Standard with the Generac Air-Cooled Standby Generator home standby generators, Mobile Link Cellular allows users to monitor the status of their generator from anywhere using a smartphone, tablet, or PC. Easily access real-time operating status, maintenance alerts, and generator readiness. Users can also connect their account to an authorized service dealer for proactive support and streamlined service. With Mobile Link, users can see their generator is ready before the next power outage.
- **SOLID-STATE VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

GENERAC
PROMISE



GENERAC
Mobile Link™

*Assembled in the USA using domestic and foreign parts.

PUBLIC NOTICE

The undersigned having applied for approval of a minor subdivision of Lots 3 and 4 in Block 35 being 11 and 7 Tillotson Road, Fanwood, New Jersey, the PLANNING BOARD of the BOROUGH OF FANWOOD waived public notice and hearing and granted approval to this minor subdivision.

Documents pertaining to this approval are available for public inspection at the Fanwood Borough Hall, 75 North Martine Avenue, Fanwood, New Jersey, during normal business hours.

The ten day appeal period shall begin upon the date of this publication.

GEORGE E. HORSBURGH
11 TILLOTSON ROAD
FANWOOD, NEW JERSEY

RESOLUTION PLANNING BOARD BOROUGH OF FANWOOD

MEETING DATE: February 26, 2003

MOTION BY: John Celardo

SECONDED: Jack Molenaar

VOTE: 7 Ayes 0 Nays 0 Abstentions

WHEREAS, the Applicant, William Lyons, d/b/a Churchill Asset Management, owner of property located at 11 Tillotson Road, Block 35, Lot 3, in the Borough of Fanwood, County of Union, State of New Jersey, appeared pro se before the Borough of Fanwood Planning Board; and

WHEREAS, the site as it presently exists is a residential dwelling in a residential R-75 Zone; and

WHEREAS, after presentation, discussion and careful consideration of the facts set forth in the Application and the plans submitted, it is recited in this Resolution that the Planning Board of the Borough of Fanwood approves this Application subject to the conditions set forth herein below; and

WHEREAS, this Resolution incorporates by reference all discussion, presentation and testimony taken at a meeting on February 26, 2003, as though such discussion, presentation and testimony were contained herein and set forth at length; and

WHEREAS, the Planning Board finds the following facts:

1. The Applicant appeared pro se and presented their plans seeking a use variance for property at 11 Tillotson Road, Fanwood, New Jersey.
2. The Applicant seeks to utilize the second floor of the residential dwelling which

is now listed as storage space as bedroom living space.

3. The Applicant has stated that the existing floor area ratio is 40 percent; permitted is 40 percent, according to Fanwood Zoning Code, Section 12.03e.7.

4. The Applicant will exceed the permitted floor area ratio by converting the storage space to bedroom space. The new floor area ratio with the bedroom will be 56 percent.

5. The Applicant is not looking to expand the existing area of the house. The Applicant only seeks to convert the storage space into a fourth bedroom in order that same would be listed and legally permitted as a 4 bedroom dwelling.

6. The property is approximately 9,942.12 square feet. However, the floor area ratio, according to the Zoning Officer, deals strictly with the limits of living space inside the dwelling. In this case, once the owner decided to finish off the basement and the second floor storage area, the house exceeded the permitted floor area ratio limit.

7. The Applicant states the house will not look any different when it is completed.

8. The Police Department, Board of Health, Shade Tree Commission and Fire Department had no objection to the application as presented. The Environmental Commission provided some comments which were discussed by the Board. There are no current assessments or taxes due on the property.

9. No member of the public appeared in opposition to the application as presented.

CONCLUSIONS:

1. The Applicant seeks to utilize the existing residential home for residential purposes.

2. The Applicant seeks to alter a second floor storage area into permitted bedroom space.

3. Currently, the second floor space is utilized for storage space and not livable space which would be considered part of the overall floor area ratio.

4. The floor area ratio presently is at 40 percent. Permitted according to Fanwood Code is 40 percent. With the proposed conversion, the floor area ratio becomes 56 percent.

5. Accordingly, the Applicant has indicated to the Board that in view of the fact that the overall building structure floor area is not changing and the footprint and composition of the building itself is not changing; the use of a storage area on the second floor for a bedroom meets the intent and purpose of zoning.

6. The Board concluded that under N.J.S.A. 40:55D-70(d)(4), an increase in the floor area ratio as proposed will not cause a substantial detriment to the intent of the Municipal Land Use Act as is set forth in N.J.S.A. 40:55D-1 et seq.

7. The Application as proposed does not harm the public good or the intent and purpose of zoning.

NOW, THEREFORE, BE IT RESOLVED, that the present Application for a use variance pursuant to N.J.S.A. 40:55D-70d4 and Fanwood Zoning Code Section 12.03e.7 is hereby approved subject to the following conditions:

- A. All municipal requirements be met.
- B. All required bonds are posted.
- C. Any and all requirements of the Borough of Fanwood fire official are met.
- D. Any and all requirements of the Borough of Fanwood engineer are met.
- E. Any and all necessary approvals, if any, including but not limited to the following:

- 1. Plainfield Area Regional Sewerage Authority.

2. Municipal utilities.
3. Fire safety department.
4. State agencies.
5. EPA/DEP approval.
6. Somerset/Union Soil Conservation district.
7. Residential Site Improvements Standards Act requirements are met.

F. Compliance with all municipal, county, state and federal rules and regulations, ordinances and statutes.

I certify that the above Resolution was duly adopted by the Planning Board of the Borough of Fanwood at its meeting on March 26, 2003.



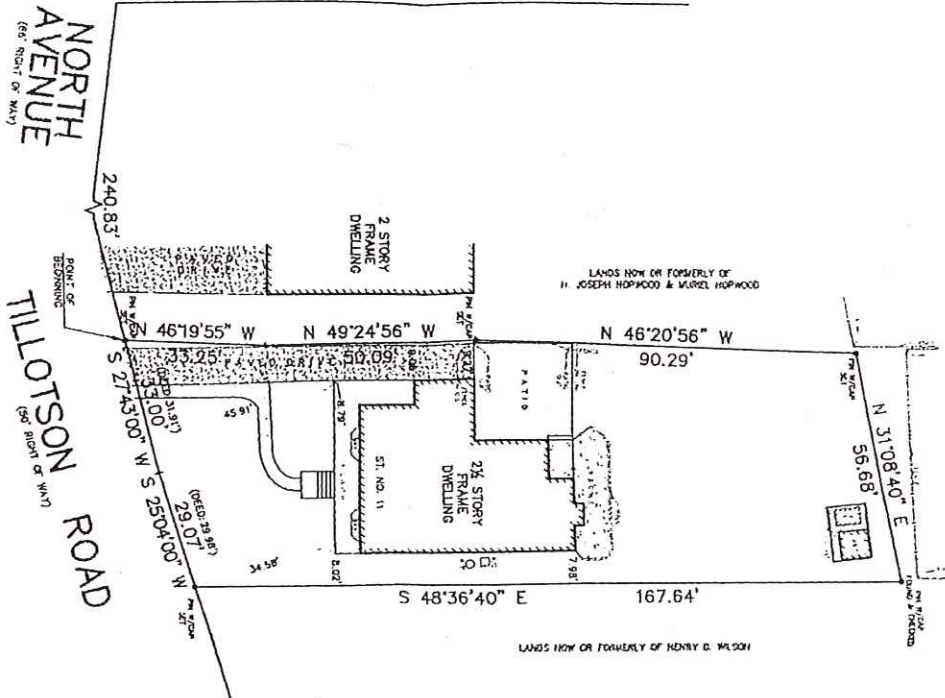
Chairman



Secretary pro tem

(68' RIGHT OF WAY)

TILLOTSON ROAD
(SOUTH OF HIGHWAY 100)



LANDS NOW OR FORMERLY OF HENRY D. WILSON

NOTES
1. This study is based upon the 194 Census data and on
surveys.

	1970	1971
A. DEPT. OF AGRICULTURE	1.0	1.0
B. FBI	1.0	1.0
C. DEPT. OF JUSTICE	1.0	1.0
D. DEPT. OF COMMERCE	1.0	1.0
E. DEPT. OF LABOR	1.0	1.0
F. DEPT. OF HEALTH, EDUCATION & WELFARE	1.0	1.0
G. DEPT. OF HOUSING & URBAN DEVELOPMENT	1.0	1.0
H. DEPT. OF TRANSPORTATION	1.0	1.0
I. DEPT. OF DEFENSE	1.0	1.0
J. DEPT. OF THE INTERIOR	1.0	1.0
K. DEPT. OF ENERGY	1.0	1.0
L. DEPT. OF AGRICULTURE	1.0	1.0
M. DEPT. OF JUSTICE	1.0	1.0
N. DEPT. OF COMMERCE	1.0	1.0
O. DEPT. OF LABOR	1.0	1.0
P. DEPT. OF HEALTH, EDUCATION & WELFARE	1.0	1.0
Q. DEPT. OF HOUSING & URBAN DEVELOPMENT	1.0	1.0
R. DEPT. OF TRANSPORTATION	1.0	1.0
S. DEPT. OF DEFENSE	1.0	1.0
T. DEPT. OF THE INTERIOR	1.0	1.0
U. DEPT. OF ENERGY	1.0	1.0
V. DEPT. OF AGRICULTURE	1.0	1.0
W. DEPT. OF JUSTICE	1.0	1.0
X. DEPT. OF COMMERCE	1.0	1.0
Y. DEPT. OF LABOR	1.0	1.0
Z. DEPT. OF HEALTH, EDUCATION & WELFARE	1.0	1.0

2. THIS SUBJECT REPRESENTS "SACRAMENT" IN AN ABOVE THE CATHOLIC OF THE CHURCH AT THE TIME OF THE SUBJECT. THE UNOCCUPIED PROSECUTOR IS NOT A PERSONALITY FOR THE PRESENCE OF UNDERSTANDING OF A SACRAMENT, & THIS ARE NOT USUAL OR OTHERWISE OCCURRED BY ANY OF THE ABOVE DATA.

1. THIS SURVEY AND PLAN IS MADE FOR AND CARRIED OUT BY THE PERSONS NAMED HEREIN FOR THE PURPOSES STATED. NO OTHER PERSONS ARE INTENDED NOR ADVISED. THE UNDERSIGNED SIGNATOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR THE STATE PURPOSES MENTIONED, NOR FOR THE USE OF THIS SURVEY FOR STATE AFFAIRS. ANY LIABILITY OF ANY KIND, INCLUDING UP IN ANY CIVIL ACTION, MUST BE LITIGATED IN THE CANTONAL OR FEDERAL COURT OF THE CANTON OF BASEL STADT.

* IF THIS DOCUMENT DOES NOT CONTAIN A REELED APPROXIMATION SCALE OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED

5 FARMER CEMENTS 9 342 SF =
RECORD BOOK
USED BOOK 5377 PAGE 781

TAF MAP
SHEET 10 15

REFERENCE
SURVEY PREPARED BY HAROLD L. PAFFENBARGER, INC. DATED 1

FILED MAY 14 1964
FBI - ALBANY

DO & SET

PLAN OF SURVEY
X LOT 3 BLOCK 35
MUNICIPALITY OF UNION COUNTY NEW JERSEY

AA ASSOCIATES, P.A.

Engineering • Surveyor • Planner
Curtis Blinn N 1 07075

908-322-2030

James R. Johnson

JAMES R. WATSON P.L.S.
PORTFOLIO AND SUPERVISOR
N.Y. LICENS. NO. 30750

Scale 1" = 20'	Open MKA	Use MKA FILE	Sheet
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