

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 4/8/25 Application #: 5-2024
 Applicant name: PRATIQ & RUTH PATEL Address: 174 RUSSELL ROAD, FANWOOD, NJ 07023
 Owner name: PRATIQ & RUTH PATEL Address: _____
 Address of Project: 174 RUSSELL ROAD,
 Fanwood, NJ 07023
 Description of Project: New garage & 2 story addition

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) (X)	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: 184-114 E-4 Variance Requested: Front Yard Setback
 Permitted: 30 ft. Present: 40.4 ft. Proposed: 21.50 ft.
- (b) Section: 184-126 D Variance Requested: Zoning Reg. Lot Size Applicability
 Permitted: _____ Present: _____ Proposed: _____
- (c) Section: 184-114(E-5) Variance Requested: Side Yard Setback
 Permitted: 8. Present: 7.4 ft. Proposed: 7.4 ft.
- (d) Section: 184-114 (E-5) Variance Requested: Side Yard Setback
 Permitted: 10 ft. Present: _____ Proposed: 10.5 ft.

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

2. Dimensions of Lot: 50 X 329 Area of Lot: _____
3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 5.28% 61.823 Proposed: 8.83% 10
4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area:
 Present: 13.3% Proposed: 12.5%

15.15% (Raw)
4/22/26 @

16.20% (Raw)
4/22/26 @

BOROUGH OF FANWOOD **Additional Variance Listing**

PROPERTY INFORMATION

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

(e) Section: 184-114 (E5) Variance Requested: Combined Set Back

Required: 18 ft. Present: 20.10 Proposed: 17.90 ft.

PNC (f) Section: 184-114 (E2) Variance Requested: Width

Required: 100 Present: 50 Proposed: 50

PNC (g) Section: 184-163 E Variance Requested: Side Yard Driveway Set back

Required: 30' Present: 15' Proposed: 15'

(h) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

(i) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

(j) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

(k) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

(l) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

(m) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

(n) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

(o) Section: _____ Variance Requested: _____

Required: _____ Present: _____ Proposed: _____

5. Zone District: P-150 Block #: 10 Lot #: 4

6. Present Use of Premises: _____

Present: Residence Proposed: Residence

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: _____

Growing family

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.

Signature of Applicant (in the presence of Notary)

678-428-5953

Phone

908-616-7216

Cell

Sworn and Subscribed to before me this

6

(date)

day of



DESERIE FOSTER
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50215039
MY COMMISSION EXPIRES OCTOBER 10, 2028

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

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 submit as a separate check

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

Name: PRATIB & RUMA PATEL

Mailing Address: 174 RUSSELL ROAD, FANWOOD, NJ 07023

678-428-5953

Phone

908-616-7216

Cell

PRATIB AND RUMA @ GMAIL.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:

4/30/2026

Date

Signature

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

Zoning Denial

Owner: Patel Residence
Address: 174 Russell Road
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 10/4
Date: April 22, 2026

Zoning has identified the relief you will need for the proposed improvement. Proposed single family residence, located on a mid-block fronting Russell Road is seeking an opportunity to improve the habitable areas and provide a 2-story rear (569sqft) and front yard addition porch and attached garage (343 sqft). There are pre-existing non-conforming conditions about the principal dwelling to be defined within the letter of denial.

The project offers a net increase 198 sqft impervious surface principal coverage. The project, rear yard is planned shall eliminate rear yard patio, detached garage and significant driveway (823 sqft) sqft. The improvements existing = 15.15% the proposed improvements and change about the parcel in its entirety shall offer 16.20% impervious improvement.

Request for Relief:

Article 184 -114 E 4 – Front Yard Setback

30.0 linear feet required 40.40 linear feet existing = 21.50. linear feet proposed

Article 184 -126D - Applicability of zoning regulations.

Front yard requirement to reflect established pattern. Notwithstanding the minimum and maximum front yard requirement set forth for the R75 and R150 Zone Districts, where existing buildings on the same side of the street form an established front yard depth, the front yard on the subject property, or the street side yard on a corner property, shall not deviate from this established yard depth by more than two feet. If such established front yard depth varies, the dimension to be used in administering the above minimum and maximum front yard requirement shall be equal to the average depth of the established front yards. For purposes of administering this provision, the properties used for determining said established front yard depth shall be located, in whole or in part, within the following distances of the subject property and must be on the same side of the street,

in the same block, and must be subject to the same front yard requirement in the zone district regulations as the property in question:

Article: 184 – 114 (E-5) Side Yard Set Back

S1. Principal Structure 8.0 feet req. – 7.4 feet exiting/proposed 2 story expansion (rear)

S2. Principal Structure 10.0 feet required – 10.5 feet proposed (garage side)

Article 184 -114 E 5 – Combined Side Yard Setback

18.0 linear feet required 20.10 linear feet existing = 17.90 linear feet proposed

Pre Existing Non-Conforming Conditions

Article: 184-114 (E-2) Width requirements

Minimum Width in R-150 = 100 linear feet – Subject Parcel offers 50.00 linear feet

Article: 184-263 (E-) Driveway Side Yard requirements

Driveway side yard distance requires minimum 3' feet in R-150 = 1.5 linear feet existing – 1.5 linear feet proposed same.

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

3/11/2026/ 4/22/2026 (REV)

Date