

BOROUGH OF FANWOOD, N. J.
ZONING FORM NO. 16
CHECKLIST FOR CONSTRUCTION ON LOT NOT ABUTTING STREET

1. Print/Type Applicants name(s): _____

2. EXPLANATION

The Zoning Board of Adjustment, or the Planning Board as ancillary to a subdivision or site plan review or a conditional use appeal, may direct the issuance of a Construction Permit for a building or structure on a lot which does not abut a street.

The Zoning Board of Adjustment must grant or deny an appeal for construction on a lot not abutting a street within 120 days after the application is certified to be complete, or within such further time as is agreed to in writing by the Applicant, or the appeal is deemed by law to be granted. The time period for review by the Planning Board is the same as for the primary purpose of the application (subdivision or site plan) to which this appeal is ancillary.

3. PLEASE EXPLAIN:

- A. - practical difficulty or
- unnecessary hardship or
- why structure is not required to be related to a street
AND
- B. how adequate access for fire-fighting equipment, ambulances, and other emergency vehicles is provided, and
- C. how the future street layout shown on the Official Map or on the general circulation plan element of the Master Plan is protected

4. All applications must include a scalable plan of the property drawn to a scale not smaller than 1"=50'-0", showing the following: (A suitably marked up copy of the location plan which was received with the title to the property is acceptable. Preparation by a licensed land surveyor may be necessary)

- the area of the property
- all property lines, their bearing and length
- all proposed new and existing buildings and structures, including those to be demolished, if any, in their proper locations, and, for each: the exterior dimensions height and number of stories, and closest distance to the front, rear, and both side property lines.
- all structures on adjoining properties within ten (10) feet of the property line
- all easements and rights of way
- driveways, parking areas, sidewalks, patios, wells, septic systems and other in ground improvements
- where germane to the purpose of the application: loading zones, buffer zones, screening, fences, retaining walls etc.
- any unique information necessary to describe the nature or purpose of the application

5. All applications must include a tax map showing all properties within two-hundred (200) feet from the property lines, drawn to a scale not smaller than 1"=100'-0", showing:

- block numbers
- zone boundaries
- for each lot, the lot number, owners name and street number

6. Applications involving new buildings, or extensions or renovations to existing buildings must provide floor plans, which include the proposed new construction, of each habitable story of the building (including basements), drawn to a scale not smaller than 1/8"=1'-0", and exterior elevations of all sides. The proposed use of each room shall be indicated on the floor plans.

7. Applications involving new structures which are not buildings (such as swimming pools, decks, raised patios, tennis courts, balconies, fences, walls, tanks, towers etc.) must provide appropriate descriptive material sufficient for the board to understand the nature, appearance, and construction of the structure(s).

8. The locations of all existing and proposed signs must be indicated on the property plan, and, in the case of free standing signs dimensioned from the property lines. In the case of signs attached to a vertical surface (wall, fence, etc.), the height above grade, projection from the face of the surface, method of attachment to the surface. A sketch of each sign must be provided showing the general arrangement, size, area, height, proposed inscriptions and stating materials of construction, single or double face, and if and how illuminated.

9. Do any deed restrictions exist which affect this property?

No

Yes

If yes, describe or attach copy of deed.

10. List any additional documents (and attach copies) which are part of this appeal: _____
