

BOROUGH OF FANWOOD, N. J.
ZONING FORM NO. 25

CHECKLIST FOR SPECIAL EXCEPTION USE PERMIT

1. Special Exception Uses shall be considered to be Conditional Uses and the application shall be made on Zoning Forms Nos. 3 and 17.

2. Explanation

Chapter 93-54 of the Zoning Ordinances recognizes the need to permit, after a hearing by the Zoning Board of Adjustment, certain uses, which may be or become inimical (adverse) to the public health, safety and welfare, if allowed, to be operated without prior review; and, if necessary, to impose reasonable conditions to protect the public health, safety and welfare. The uses are designated as special exception uses (i.e. Conditional Uses).

3. The special exception uses which may be permitted and the specifications and standards which must be met, are:

(1) Quasi-public uses, including hospitals, philanthropic or eleemosynary uses, churches and parochial or private schools (except correctional institutions, clubs, lodges, community centers and recreational buildings and uses), may be permitted in the R-150 and R-75 Zones, provided that:

(a) A plat, specification, or Site Plan is submitted, meeting the requirements of Chapters 74 (Site Plan Review) or 80 (Subdivision of Land) of the Fanwood Code, showing sufficient information for the Board to make an informed decision.

(b) The Board finds that:

(1) The lot upon which such use is proposed contains at least one (1) acre.

(2) No structure will be erected nearer than seventy five (75) feet to any street line nor nearer than thirty (30) feet to any other property line.

(3) The building will not occupy more than twenty-five percent (25%) of the lot area.

(4) All requirements as set forth in Chapter 93, Zoning, for the zone in which it is to be located, are observed.

(5) The use will in no way be detrimental to the surrounding property value.

(6) The structure or use proposed will serve a useful purpose to the general welfare of the Borough.

(c) The front, rear and side yards shall be increased by one (1) foot for each foot by which the structure exceeds the height limit herein established for the zone in which it is to be located, but in no case shall any structure exceed a height of fifty (50) feet.

(2) Public utility uses, including substations and telephone exchanges but not service or storage yards, may be permitted in the R-150 and R-75 Zones, provided that:

(a) A plat, specification, or Site Plan is submitted, meeting the requirements of Chapters 74 (Site Plan Review) or 80 (Subdivision of Land) of the Fanwood Code, showing sufficient information for the Board to make an informed decision.

(b) A statement setting forth the need and purpose of the installation must be filed by the applicant, in triplicate, with the Zoning Officer for transmission to the Board.

(c) Proof must be furnished to the Board that the proposed installation in a specific location is necessary and convenient for the efficiency of the public utility system or for the satisfactory and convenient provision of service by the utility to the neighborhood or area in which the particular use is to be located.

(d) The design of any building in connection with such facility must conform with the general character of the residential area and will in no way adversely affect the safe and comfortable enjoyment of property rights by the residents of the zone in which it is located.

(e) Adequate and attractive fences and other safety devices as well as sufficient landscaping, including shrubs, trees and lawn, must be provided and maintained.

Any information required for proof of the foregoing, not specifically called for on Form No. 17, must be provided as a part of item no. 6 of Form No. 17.