

BOROUGH OF BERGENFIELD

BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions include: page 1-3

Application include: page 1-9

RECEIVED BY _____ Date _____

PROPERTY ADDRESS 16 Tyson Pl

BLOCK 123 LOT 14

DATE APPLICATION RECEIVED _____

ESCROW FEES _____ Collected by _____

Date _____

APPLICATION FEES _____ Collected by _____

Date _____

FILE NO. _____ DATE _____
DATE OF HEARING _____ DISPOSITION _____

BOARD OF ADJUSTMENT
MUNICIPAL BUILDING, BERGENFIELD, N.J.

APPLICATION FOR VARIATION/APPEAL
OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME GARY DeMAURO
ADDRESS 10 DeMauro Tower, W. Church St.
OWNER'S NAME SAME
OWNER'S ADDRESS 243 Main St. PHONE # 201-386-6777
New Milford FED I.D.# or S S _____

Applicant will be represented at public hearing by _____

TO THE BOARD OF ADJUSTMENT:
Application is hereby made for a variation/appeal from the requirements of Section(s) see LOD and/or from the requirements of the Scheduled Limiting Bulk of Buildings of the Zoning Ordinance in accordance with plans and specifications attached hereto and/or decision of Zoning Officer. The location of this property is at NUMBER: 16 Tyron Pl

DESIGNATED AS Block(s) 123 and Lot(s) 14 on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT B-2

VARIANCES REQUIRED: LOT AREA (E) LOT FRONTAGE (E)
LOT COVERAGE (E) FRONT YARD _____ REAR YARD (E) SIDE YARD (E)
TOTAL SIDE YARD (E) OTHER (specify) USE VARIANCE

THE REASON FOR DESIRED VARIANCE/APPEAL
SITE PLAN APPROVAL; CREATE 2ND FLOOR REQUIREMENT WHICH IS PERMITTED OVER RETAIL - FIRST FLOOR NOT RETAIL; PARKING (16 REQ, 12 PROP) ADA SPACE;

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 75 x 105 2. SQUARE FEET IN LOT 7875

3. SIZE OF PRESENT BUILDINGS ~~35~~ x ~~90~~ 4. STORIES 2
55 x 30

5. TOTAL AREA +1600 SQ. FT. 6. NUMBER OF ROOMS _____

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 25 %

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY GARAGE + STORAGE (1ST FLOOR); OFFICE (2ND FLOOR)

9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES _____
NO X (If yes, provide a copy of same)

10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY _____
WAREHOUSE, COMMERCIAL, MIXED

11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE PREMISES? YES X NO _____ IF SO, DATE FILED _____
DISPOSITION SEE ATTACHED

12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING ORDINANCE? YES X NO _____ (IF SO, EXPLAIN) VARIOUS NON-CONFORMITIES

13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE? YES _____ NO X

14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD? YES _____ NO X

15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER MUNICIPALITY? YES _____ NO X

DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES _____ NO X
17. SIZE OF NEW ADDITION _____ x _____ SQ. FT. NA
 _____ AREA _____ HEIGHT
18. SIZE OF NEW BUILDINGS _____ x _____ SQ. FT. NA
 _____ AREA _____ HEIGHT
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
 _____ % NA
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR NA

 NOTE: ALL APPLICATIONS MUST INCLUDE: 1. Completed Application Form with Affidavits of Accuracy and Ownership. 2. An accurate Location Survey listing location of all structures with dimension to property lines with proposal sketched onto survey or submitted separately. 3. Copy of letter of denial by Construction Code Official or Zoning Officer, if applicable. ALL APPLICATIONS MUST BE FILED NO LESS THAN 30 DAYS PRIOR TO HEARING DATE. ALL PROOFS OF SERVICE, PUBLICATION, AND CERTIFICATE OF TAXES PAID MUST BE COMPLETED AND FILED WITH THE CONSTRUCTION CODE OFFICIAL NO LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE. (All Return Receipts must be submitted prior to hearing.)

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY, SS:
COUNTY OF BERGEN

Gary DeMauro of full age, duly sworn according to the law, deposes and says that he resides at 243 Main Street in the Borough of New Milford in the County of Bergen in the State of New Jersey that he is the owner in fee of real property lying in the Borough of Bergenfield, known and designated as number _____ and that he hereby authorizes Mark D. Madaio, Esq. to make the within application in his behalf and that the statements in the said application are true.

SWORN TO BEFORE ME THIS 18th
DAY OF May 2021

[Signature]
Owner

Diane P Bednarz
Notary Public

Note: all partnership and corporations must supply a list of stockholders with a 10% or greater share, that they must also be represented by an Attorney at the hearing:

DIANE P BEDNARZ
NOTARY PUBLIC
BERGEN COUNTY, NEW JERSEY
ID # 2379091
MY COMMISSION EXPIRES OCTOBER 17, 2023



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.

(201) 387-4055 EXT. 1-4092

FAX: (201) 385-7376

May 10, 2021

Gary De Mauro
16 Tyson Place
Bergenfield, NJ 07621

c/o Mark D. Madaio
29 Legion Drive
Bergenfield, NJ 07621

RE: Convert 2nd floor to residential
Convert partial 1st floor into an apartment

Dear Mr. Madaio

Your application to convert the 2nd floor to residential and to convert partial 1st floor into an apartment has been denied for the following reason:

- Non permitted use- residential above a garage and storage
- Off street parking required 16, proposed 12
- Parking spaces should be marked on drawing
- No handicapped space

The property went before the Planning Board on February 6, 1984. The resolution shows the creation of 6 ft pine trees forming a buffer zone between the two adjoining non- commercial residential properties located on both sides of property.

You have the right to appeal my decision to the Zoning Board. You may also contact the Building Department to obtain the proper applications.

If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,


Michael Ravenda
Zoning Officer

tbz

IN THE MATTER OF THE APPLICATION OF GARY DE MAURO	BERGENFIELD ZONING BOARD OF ADJUSTMENT
16 TYSON PLACE	RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING
BLOCK 14 - LOT 123 B2 BUSINESS ZONE	BOARD OF ADJUSTMENT OF THE BOROUGH OF BERGENFIELD

WHEREAS, GARY DE MAURO hereinafter referred to as "Applicant", and the owner of property at 16 TYSON PLACE in Bergenfield, New Jersey, hereinafter referred to as "Property", has applied to the Bergenfield Zoning Board of Adjustment, hereinafter referred to as "the Board", for Final Site Plan Approval with variance relief to construct an 842 square feet, four (4) room apartment on the first floor, and associated site improvements; and

WHEREAS, the site is situated in the B2 BUSINESS ZONE and is located in Lot 123 of Block 14 on the official Tax Map of the Borough of Bergenfield, commonly known as 16 Tyson Place. The applicant provided a copy of a site/Architectural plans prepared by Chris Blake Architect, and dated February 27, 2018; and

WHEREAS the Applicant has applied for variances in accordance with N.J.S.A. 40:55D-70(c)(2) from the strict application of Section 186-37(A) of the Borough of Bergenfield Ordinance ("Ordinance"), Schedule "B", as modified by Borough Ordinance Nos. 05-2365 and 06-2376; and

WHEREAS, the application was the subject of a public hearing on September 17, 2018, at which hearing the Applicant, through counsel, Dean Stamos, Esq., presented testimony and documents into evidence in favor of the Board granting the requested relief; and

WHEREAS the c(2) variance(s) are more specifically described in the following chart:

DESCRIPTION OF VARIANCE	ALLOWED OR REQUIRED	PROPOSED
Residential unit in B2 Zoning District	None	Mixed Use

WHEREAS, the Board found that the Applicant did provide sufficient proofs to meet its burden for the variance relief requested under the Municipal Land Use Law and applicable case law; and

WHEREAS, the Board reviewed the testimony and evidence presented during the hearing and made the following findings of fact; and

WHEREAS, at the hearing held on September 17, 2018, the Board of Adjustment approved the application; and

WHEREAS, the Board now wishes to set forth its findings,

conclusions, and conditions with respect to the application;

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment that the following facts are hereby made and determined:

FINDINGS OF FACT

1. All persons required to be served with notice of the hearing were duly served, as required by law and proof thereof has been filed with this Board. Publication of notice of the hearing was also made as required by law and proof thereof has been filed with this Board.

2. The proceedings in this matter were recorded. The facts in this Resolution are not intended to be all-inclusive, but merely a summary and highlight of the complete record made before the Board.

3. The subject property is located in Lot 123 of Block 14 on the official Tax Map of the Borough of Bergenfield, commonly known as 16 Tyson Place (the "Property"). Said Property is located within the B2 BUSINESS ZONE of the Borough of Bergenfield.

4. The Applicant seeks Final Site Plan Approval with variance relief to construct an 842 square feet, four (4) room apartment on the first floor and associated site improvements (the "Project").

5. At the September 17, 2018 hearing, Mr. Steinel recused himself. The Application was accepted as complete and marked into evidence as "A-1". The applicant provided a site plan prepared by Chris Blake Architect and dated February 28, 2018.

6. Dean Stamos, Esq., attorney for the applicant, explained that the applicant wishes to change the property to a mixed use and add a one-bedroom apartment consisting of one bedroom, one bathroom and storage space. The applicant is seeking a D Variance for mixed use office and residential and a parking variance. They need two additional parking spaces.

7. Mr. Blake, the Architect was sworn in and accepted as an expert in the field of architecture. He stated he has visited the property, which is located on the south side of Tyson Place, in the B2 Business Zone. The building located at the premises is a two-story building. The first floor consists of 50% residential space and storage and garage. The second floor is not residential, and there is no roughing for a kitchen, etc. There will be no development on the second floor. The second floor is office space and the owner uses it. The first floor will be updated and renovated. The applicant will comply with all codes. There will be a separate door that leads to the second floor, which will be separate from the first floor apartment. The project will fit in with the neighborhood, and

will not be significantly different than the mixed bag of uses in the neighborhood. The parking requirement is twelve (12) spaces. Office space equals 4 spaces for 800 feet, from office to residential. Less parking is needed. The total parking requirement is 12 and 12 exists therefore no parking variance is required. There will be assigned parking for the residential parking. He described the site as in a business zone; the first floor is 820 s.f. of office/garage space and the second floor is 1,606 s.f. office space with a bathroom. There is no kitchen and it is not residential. He described the first floor living space as a foyer, bathroom (shower only), living room, kitchen, and bedroom. A number of buildings in the area are already mixed use. There are already 12 parking spaces. The Board Engineer advised that there should be assigned parking for the tenant.

8. The meeting was opened for comments from members of the public. There were no comments and the public portion of the meeting was closed.

Conclusion of Law

1. The Board of Adjustment has the power, pursuant to 40:55D-70(d), to grant a variance to allow departure from regulations to permit: (1) a use or principal structure in a district restricted against such use or principal structure; (2)

an expansion of a non-conforming use; (3) a deviation from a specification or standard pertaining solely to a conditional use; (4) an increase in floor area ratio; (5) an increase in permitted density; or (6) a height of a principal structure which exceeds, by 10 feet or 10 (10%) percent, the maximum height permitted in the district for a principal structure.

2. A variance pursuant to N.J.S.A. 40:55D-70(d) may be granted only upon a showing that such variance or other relief can be granted "without substantial detriment to the public good and will not substantially impair the intent and purpose of the zoning plan and zoning ordinance." N.J.S.A. 40:55D-70(d).

3. "If the use for which a variance is sought is not one that inherently serves the public good, the applicant must prove and the board must specifically find that the use promotes the general welfare because the proposed site is particularly suitable for the proposed use." *Medici v. BPR Co.*, 107 N.J. 1, 3 (1987). The Applicant is not claiming an "inherently beneficial" use.

4. The statute thus requires an applicant to prove both positive and negative criteria to obtain a variance. In general, the positive criteria require that an applicant establish "special reasons" for granting the variance. *Sica v. Board of Adjustment*, 127 N.J. 152, 156, 603 A.2d 30 (1992). Special

reasons exist if the Project carries out the purposes of zoning or if refusing the application would create an undue hardship for the applicant. The special reasons to be considered are those which promote the general purposes of zoning as set forth in N.J.S.A. 40:55D-2. Special reasons can also be satisfied if there is an inherently beneficial use. *Medici v. BPR Co.*, 107 N.J. 1, 10 & 18 (1987); *Burbridge v. Mine Hill Township*, 117 N.J. 376, 386-7 (1990). Again, the applicant is not claiming an inherently beneficial use.

5. Based upon the credible testimony of the Applicant's architect contained herein, the Board finds that the site is particularly well suited for the proposed use based on its unique configuration, pre-existing use, physical location, environmental characteristic, landscaping and aesthetic improvements to the site.

6. "The negative criteria require proof that the variance 'can be granted without substantial detriment to the public good' and that it 'will not substantially impair the intent and purpose of the zone plan and zoning ordinance.'" *Medici v. BPR Co.*, 107 N.J. 1, 1, 3, 23-24 (1987). Applications for expansions of existing nonconforming uses are viewed with "greater liberality than applications for variances to allow new uses, because they are less likely to involve substantial impairment of the zoning

plan than ... creation of a wholly new use...." Alpine Tower, supra, 231 N.J.Super. at 248, 555 A.2d 657 (quoting Grundlehner v. Dangler, 29 N.J. 256, 269, 148 A.2d 806 (1959)). Kingwood Twp. Volunteer Fire Co. No. One v. Bd. of Adjustment of Twp. of Kingwood, 272 N.J. Super. 498, 509, 640 A.2d 356, 362, 1993 WL 651288 (Law. Div. 1993). Based upon the testimony of the Applicant's planner, the Board finds that the variance may be granted without substantial detriment to the public good because there are no discernable negative impacts on the adjacent uses or surrounding areas.

7. Additionally, based upon the testimony given at the hearings, the Board finds that the variance can be granted without substantially impairing the intent and purpose of the zone plan and ordinance, because the site and neighboring areas will not be substantially negatively impacted by the expansion. The surrounding uses will not be affected. There are improvements to drainage, landscaping and aesthetics.

8. The Board of Adjustment has the power, pursuant to N.J.S.A. 40:55D-70(c)(1), to grant a variance when: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property; or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property; or (c) by reason of an extraordinary

and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation or ordinance would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the property owner.

9. Further, under N.J.S.A. 40:55D-70(c)(2), wherein an application or appeal relating to a specific piece of property, if a deviation from the zoning ordinance would advance the purposes of the zoning ordinances of the Borough of Bergenfield and the benefits of that deviation would substantially outweigh any detriment, the Board of Adjustment may grant the requested variance relief.

10. Such "c (1) or "c"(2)" variances may only be granted upon a showing that one of the foregoing tests have been met. For the reasons previously set forth, the Applicant has demonstrated, and the Board finds, that the granting of the "c(2)" variance relief will not create a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

11. There is no detriment to the neighborhood in connection with the variances, and the neighborhood would not be negatively affected by the Project. The project is aesthetically appealing.

12. The Board, therefore, finds that the Project would not result in a negative impact to the Property and surrounding neighborhood.

13. The Board further finds that the within application does meet the statutory requirements for the above-enumerated variances for the reasons more particularly set forth in the record. The granting of said variances is appropriate as the purposes of the Municipal Land Use Law are advanced thereby and the detriments do not outweigh any benefits. The variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Bergenfield Zone Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Board of Adjustment of the Borough of Bergenfield hereby approves the Applicant's request for the above-mentioned variances from the Bergenfield Zoning Ordinance to construct an in-ground swimming pool in the back yard and associated site improvements (the "Project") subject to the following conditions:

- A. No Certificate of Occupancy shall be issued until a report of compliance with this Resolution has been issued by the Building Department. The Applicant must submit accurate drawings with dimensions to the Building Department.
- B. The Applicant shall comply with all ordinances and directives of the Borough of Bergenfield and all

applicable County, State, and Federal statutes, rules, and regulations.

- C. The Applicant shall obtain all necessary approvals, if applicable, from the Department of Environmental Protection, Department of Transportation, and Bergen County.
- D. The Applicant shall comply with all the terms, conditions and recommendations set forth in any written report of the Board Engineer, Remington & Vernick, and any other written reports to the extent not already complied therewith. If the Applicant and the Borough Engineer are unable to resolve any of the compliance issues contained in the report, the Applicant shall return to the Board for further discussion and resolution of such issues.
- E. This application is granted expressly conditioned upon the Applicant showing satisfactory proof that all taxes and assessments are current at the time of the approval or that the Applicant will pay all of the appropriate taxes and assessments within 15 days of the date hereof and that failure to pay same within this time period may result in this Resolution being declared null and void.
- F. The approval of the within application does not constitute a determination by this Board as to whether or not the proposed development complies with the Federal Americans with Disabilities Act or the applicable regulations thereunder.
- G. All outstanding fees and costs, including legal and engineering fees, shall be paid to the Borough of Bergenfield prior to the issuance of a certificate of occupancy.
- H. Development shall be in accordance with the land survey submitted as aforesaid. In addition, pursuant to Sec. 186-35 - "Expiration of variance", the Applicant is hereby notified that said variances shall expire unless such construction or alteration as indicated in the site plan is commenced within one year from the date of this Resolution.

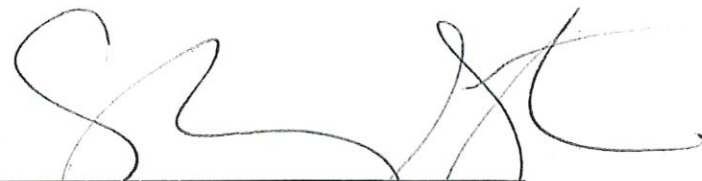
This application was approved by the Zoning Board of Adjustment of the Borough of Bergenfield at its meeting of September 17, 2018 upon the motion of John Smith and seconded by Richard Morf and upon the roll call as follows:

MEMBER	YES	NO	ABSTAIN	ABSENT
Shimmy Stein (Chairman)	X			
Richard Morf (Secretary)	X			
Sara Berger				X
Steve Madsen	X			
Charles Steinel				recused
John Smith	X			
Rene Palma	X			
Amnon Wenger, 1 st alternate				X
Delvis Garcia, 2 nd alternate				X

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Applicant, Borough Clerk, Tax Assessor, Construction Code Official, the Zoning Officer of the Borough of Bergenfield and Board Engineer.

Adopted this 15th day of October, 2018 by a majority of the members of the Board present at such meeting, who voted for the action taken on the 17th day of September, 2018.

Decided: September 17, 2018
Memorialized: October 15, 2018

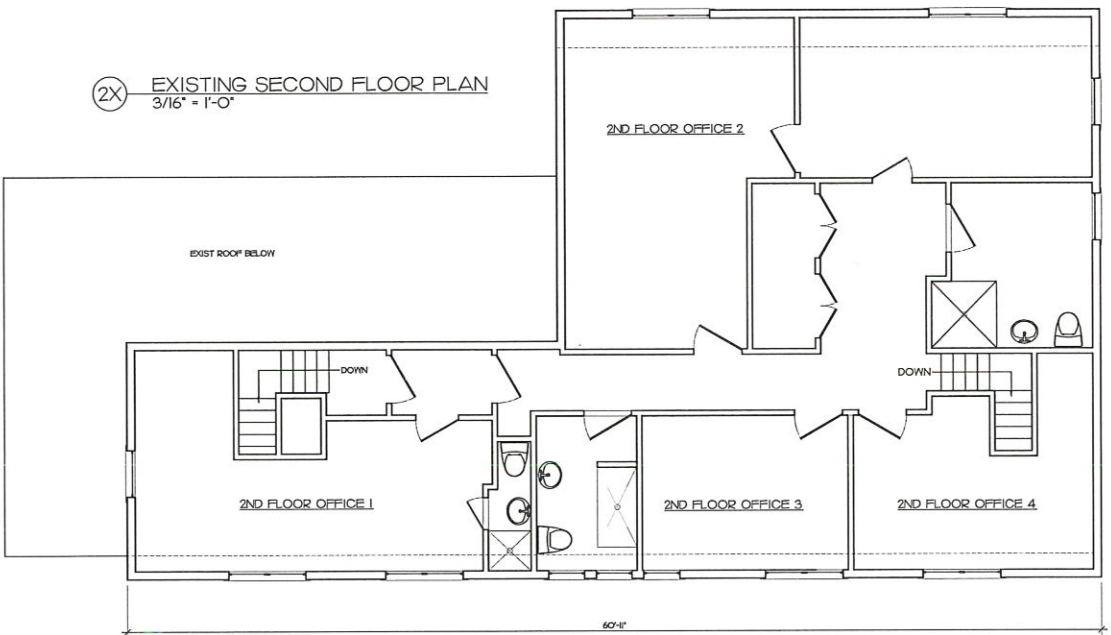


Chairman Shimmy Stein

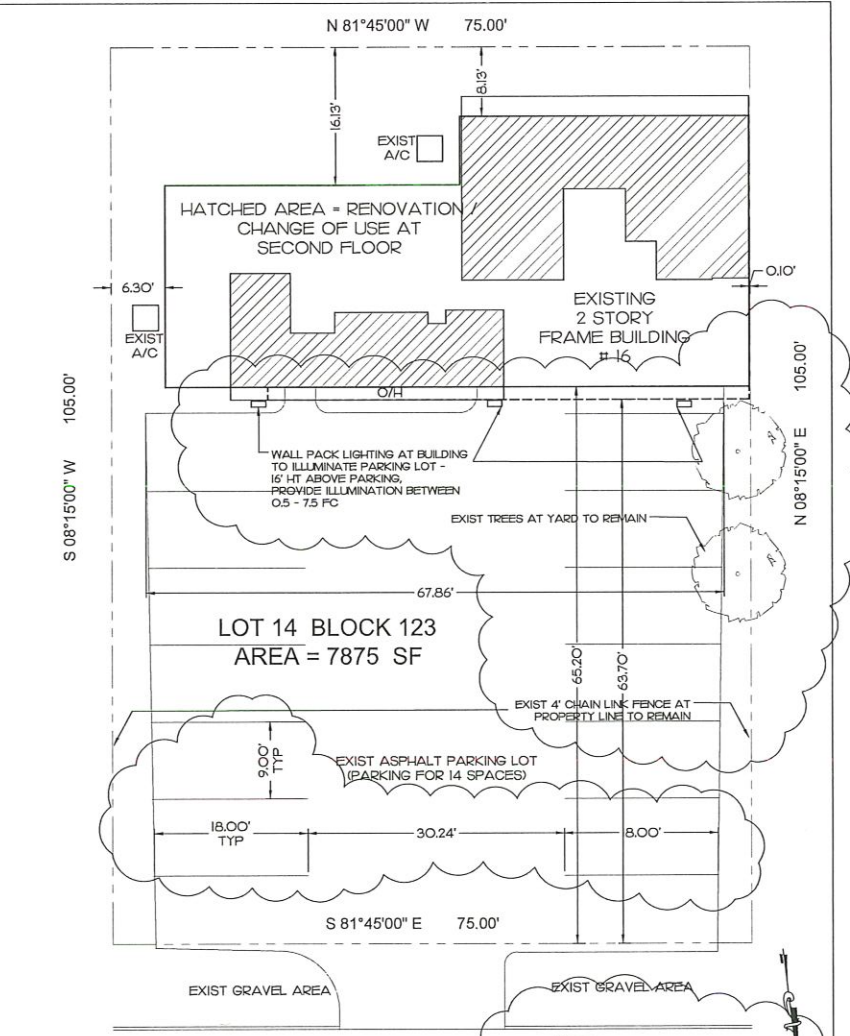
I do certify that this is a true and correct copy of the Resolution as adopted by the Board of Adjustment of the Borough of Bergenfield, County of Bergen, State of New Jersey, in the within application.



Vice Chairman Richard Morf



PARKING :	REQUIRED	EXISTING	PROPOSED
1ST FLOOR BUSINESS 939 SF / 150	6.3	6	6
1ST FLOOR RESIDENTIAL (1) 1 BR	1.8	1	1
2ND FL OFFICES 618 SF / 150	4.1	7	4
2ND FLOOR RESIDENTIAL (2) 1 BR	3.6	0	3
TOTAL:	15.8	14	14



GENERAL CONSTRUCTION NOTES:

- ALL STRUCTURAL WORK SHALL CONFORM TO THE NJ STATE BUILDING CODE AND ALL LOCAL GOVERNING BUILDING CODE.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION FOR COORDINATION OF THE WORK OF ALL TRADES, AND FOR SAFETY PRECAUTIONS.
- PROPERTY DIMENSIONS GIVEN ARE BASED UPON INFORMATION CONTAINED IN VARIOUS DESIGN DOCUMENTS PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO SITE INFORMATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

DESIGN LOADS ARE AS FOLLOWS PER SF:

LOCATION	LIVE	DEAD	DEFLECT LIMIT
FIRST FLOOR	50 LBS	10 LBS	L/360
2ND FL OFFICE	50 LBS	10 LBS	L/360
ATTIC (NON-STORAGE)	10 LBS	15 LBS	L/240
ATTIC (STORAGE)	20 LBS	10 LBS	L/240
ROOF W/ FINISHED CLG	30 LBS	15 LBS	L/240
ROOF W/O FINISHED CLG	30 LBS	17 LBS	L/180

- DOUBLE ALL JOISTS (UON) AROUND OPENINGS AND UNDER ALL PARTITIONS PARALLEL TO THE DIRECTION OF THE JOISTS.
- PROVIDE CONTINUOUS FIRE STOP AT ALL CONCEALED SPACES IN WALLS AND BETWEEN FLOOR SPACES AT BEARING PARTITIONS TO LIMIT DIMENSIONS OF CONCEALED SPACES TO 8'-0" VERTICALLY AND 20'-0" HORIZONTALLY.
- ALL MATERIAL TO BE USED IN THIS PROJECT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR INSTALLATION OF THEIR PRODUCT.
- ALL MASONRY SHALL BE TIED TO STRUCTURE WITH SUITABLE NONCORROSIVE STRAPS AND ANCHORS INTENDED FOR THESE SPECIFIC USES.
- PROVIDE SOLID BLOCKING UNDER ALL POSTS ABOVE, AS REQUIRED TO PROPERLY TRANSMIT LOADS TO FOUNDATION AND/OR GIRDERS.

RESIDENTIAL NOTES:

- FIRE STOPPING REQUIRED PURSUANT TO THE 2015 INTERNATIONAL RESIDENTIAL CODE - NJ
- ALL EXTERIOR GLASS DOORS AND SHOWER ENCLOSURES TO HAVE SAFETY GLAZING - REQUIRES MARKING 15CFR201
- ALL EXTERIOR WALLS TO BE MIN INSULATED WITH R-13 BATT INSULATION - NEW FLOOR TO HAVE R-30, NEW FLOOR TO HAVE R-30 OR AS NOTED PER ENERGY CODE
- ALL NEW INTERIOR WALLS TO RECEIVE NEW INTERIOR FINISHES, 1/2" GYPSUM BOARD TYPICAL, MOISTURE RESISTANCE AT WET LOCATIONS, UON.

FRAMING NOTES:

- RAFTERS TO BE FRAMED TO RIDGE BOARD, TYP, UON. RIDGE BOARD TO BE NOT LESS THAN CUT END OF RAFTER.
- HIP AND VALLEY RAFTERS SHALL BE NOMINAL 2" THICK, NOT LESS THAN DEPTH OF CUT END OF RAFTER. HIP + VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE BY BRACE TO A BEARING PARTITION, UON.
- WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, SUB-FLOORING OR METAL STRAPS SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE ACROSS BUILDING, OR BE PROVIDED W/ 2X4 CROSS TIES LESS THAN 4'-0" OC, UON.
- CEILING + FLOOR JOISTS SHALL BE LAPPED OVER BEARING PARTITIONS A MIN OF 3'.
- STRUCTURAL ROOF, FLOOR, AND WALL FRAMING SHALL NOT BE CUT, NOTCHED, OR BORED IN EXCESS OF SECTION 602.6, 602.7 IRC 2015, NJ EDITION. ENGINEERED WOOD PRODUCTS ARE NOT PERMITTED TO BE ALTERED EXCEPT AS PER MANUFACTURER INSTRUCTIONS.
- JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE DOUBLED, OR A BEAM AS NOTED TO SUPPORT THE LOAD SHALL BE PROVIDED.
- THE ENDS OF EACH JOIST, BEAM, RAFTERS, OR GIRDERS SHALL HAVE NOT LESS THAN 15' OF BEARING ON WOOD OR METAL + NOT LESS THAN 3" BEARING ON MASONRY OR CONCRETE - PER SECTION 802.6 IRC 2015 - NJ.
- JOISTS FRAMING INTO SIDE OF WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR LEDGER STRIPS. JOISTS SHALL BE SUPPORTED LATERALLY AT ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS.
- STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN IRC 2015 R502.8 - NJ.
- FLOOR FRAMING SHALL BE NAILED AND FASTENED IN ACCORDANCE WITH IRC 2015, R602.3 - NJ.
- ROOF/WALL CONNECTION SHALL BE NAILED AND FASTENED IN ACCORDANCE WITH IRC 2015 R602.31 - NJ.
- FRAMING OF OPENINGS SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. DOUBLE ALL FRAMING MEMBERS FOR SPAN OVER 5'-0", AND APPROVED HANGERS ARE REQUIRED FOR SPANS OVER 6'-0".
- WALL FRAMING SUCH AS TOP PLATES, JACK STUDS, STUD SPACING, HEADERS, BOTTOM PLATE, FIRE-BLOCKING, DRILLING AND NOTCHING, CRIPPLE AND BRACED WALLS, AND FASTENING SHALL BE PER IRC 2015, SECTION R601, NJ.

MIXED USE BUILDING

16 TYSON PLACE, BERGENFIELD, NJ
 TAX BLOCK: 123
 TAX LOT: 14
 ZONING DISTRICT: B2 - BUSINESS
 TWO STORY FRAME/MASONRY BUILDING

BUILDING AREA CALCULATIONS:

EXISTING RESIDENTIAL AREA (FIRST FLOOR)	842 SF
EXISTING GARAGE BUSINESS AREA (FIRST FLOOR)	939 SF
EXISTING 2ND FLOOR LOBBY (FIRST FLOOR)	114 SF
EXIST OFFICE BUSINESS AREA (SECOND FLOOR)	- 1606 SF
PROPOSED RESIDENTIAL AREA (SECOND FLOOR)	979 SF
PROPOSED OFFICE AREA (SECOND FLOOR)	317 SF
PROPOSED CIRCULATION / TOILET AREA (SECOND FL)	310 SF

PROPOSED BUILDING OCCUPANCY CALCULATIONS:

PROPOSED BUSINESS OFFICE USE (FIRST + SECOND FLOOR) :		
USE GROUP B (OFFICE)	1/100 SF	3 PERSONS
USE GROUP B (GARAGE)	1/200 SF	5 PERSONS
PROPOSED RESIDENTIAL USE :		
USE GROUP R (RESIDENTIAL)	1/200 SF	19 PERSONS
TOTAL PROPOSED OCCUPANCY:		26 PERSONS
TOTAL EXIST OCCUPANCY:		25 PERSONS (GAIN 1)

BASED UPON 2018 IBC - NJ - SECTION 1004.1.1

USE GROUP	EXISTING	PROPOSED
FIRST FLOOR	GARAGE / RESIDENTIAL	GARAGE / RESIDENTIAL
SECOND FLOOR	OFFICES	OFFICES / RESIDENTIAL

CONSTRUCTION CLASSIFICATION

EXISTING + PROPOSED	TYPE 5B
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BUILDING HT.

EXISTING + PROPOSED	2 STORY, APPROX 30'
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FIRE PROTECTION SYSTEMS :

EXISTING EMERGENCY LIGHTING + EXIT SIGNS TO REMAIN, EXIST ALARM, NO SPRINKLER SYSTEM

MEANS OF EGRESS

FIRST + SECOND FLOOR :	EXISTING TO REMAIN
MAX TRAVEL DISTANCE PROPOSED :	EXISTING

INTERIOR FINISHES

PROPOSED FINISHES :	PER 2018 NJ IBC SECTION 803.5
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CODE REQUIRES 1 HOUR FIRE RATING SEPARATING AT INTERIOR DEMISING WALLS PER 2018 NJ IBC SECT 508.3
 FIRE SEPARATION PER 2015 NJ IBC SECTIONS 706 + 711

SITE PLAN
1" = 10'-0"

TYSON PLACE
45' WIDE

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE PROPERTY OWNER: SCHMIDT SURVEYING, DUMONT, NJ, - ANDREW SCHMIDT, LIC. NO. 24GSO4330100 DATED: 1-30-18

BUILDING COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
OVERHANGS	84	0	84
BUILDING AREA	1895	0	1895
TOTAL BUILDING COVERAGE	1979	0	1979

IMPROVED COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING COVERAGE	1979	0	1979
PARKING LOT	422	0	422
A/C UNITS	18	0	18
TOTAL IMPERVIOUS COVERAGE	6209	0	6209

FLOOR AREA RATIO CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FINISHED FIRST FLOOR AREA	1895	0	1895
FINISHED SECOND FL AREA	1696	0	1696
TOTAL AREA	3594	0	3594

BUILDING CODE INFORMATION:

NEW BUILDING + ADDITION - 2018 INT. RESIDENTIAL CODE - NJ EDITION
 EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 5:23-6.
 INT. ENERGY CONSERVATION CODE 2018 RESIDENTIAL
 2018 INTERNATIONAL MECHANICAL CODE
 2017 NATIONAL ELECTRICAL CODE
 2018 NATIONAL STANDARD PLUMBING CODE
 2018 INTERNATIONAL FUEL GAS CODE
 NJAC 5:23-7 AND ICC / ANSI 117-2009 ACCESSIBILITY CODE

BUILDING/SITE CHARACTERISTICS:

NUMBER OF STORIES	2
HEIGHT OF STRUCTURE	EXIST 1895 SF
AREA - LARGEST FLOOR	0 SF
NEW BUILDING AREA	0 SF
VOLUME OF NEW STRUCTURE	0 CF
CONSTRUCTION CLASSIFICATION	5B
TOTAL LAND AREA DISTURBED	0 SF

DESCRIPTION OF BUILDING USE:

EXISTING USE GROUP B - BUSINESS + R - RESIDENTIAL
 PROPOSED USE GROUP + B - BUSINESS + R RESIDENTIAL
MAXIMUM LIVE LOADS:
 60 PSF FOR DECK / BALCONIES
 100 PSF FOR FIRST FLOOR
 50 PSF FOR SECOND FLOOR / 100 PSF FOR CORRIDORS
 30 PSF FOR ROOF SNOW LOADS

16 TYSON PLACE ZONING ANALYSIS				
BERGENFIELD ZONE B-2, BUSINESS		LOT 14 BLOCK 123		LOT AREA: 7875 SF
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN LOT AREA	10,000 SF	7875 SF	NO CHANGE	EXISTING NON CONFORMS
LOT WIDTH	100.0'	75.0'	NO CHANGE	EXISTING NON CONFORMS
LOT DEPTH	N/A	105.0'	NO CHANGE	CONFORMS
FRONT YARD SETBACK	15.0'	63.70'	NO CHANGE	CONFORMS
REAR YARD SETBACK	25.0'	81.3'	NO CHANGE	EXISTING NON CONFORMS
R SIDE YARD SETBACK	15.0'	0.0'	NO CHANGE	EXISTING NON CONFORMS
COMBINED SIDE YARDS	30.0'	64.0'	NO CHANGE	EXISTING NON CONFORMS
MAX BLDG COVERAGE	35% (2756 SF)	23.1% (1979 SF)	NO CHANGE	CONFORMS
BUILDING HEIGHT	2 STY. / 35.0'	2 STY. / 30.0'	NO CHANGE	CONFORMS
MAX IMPROVED COV	65% (5119 SF)	78.84% (6209 SF)	NO CHANGE	EXISTING NON CONFORMS
BUILDING USE	65% (5119 SF)	78.84% (6209 SF)	NO CHANGE	EXISTING NON CONFORMS

#	Date	Revision
1	7-22-21	Site Parking, Lighting, Utilities

Renovation for:

Mixed Use Building

Block: 123 Lot: 14
 16 Tyson Place
 Bergenfield, New Jersey

SITE PLAN, EXIST 2ND FL. + NOTES

Scale: AS NOTED

Date: APRIL 20, 2021

Submission: ZONING APPLICATION

Indemnification Clause:
 The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.

