

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

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

APPLICATION FOR VARIATION/APEAL
OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME 230 S Washington Ave LLC
ADDRESS c/o Matthew Capizzi, Esq., 11 Hillside Ave., 2nd Fl., Tenafly NJ 07670
OWNER'S NAME Same as applicant
OWNER'S ADDRESS _____ PHONE # _____
FED I.D.# or S S _____

Applicant will be represented at public hearing by Matthew G. Capizzi, Esq.

TO THE BOARD OF ADJUSTMENT:
Application is hereby made for a variation/appeal from the requirements of Section(s) 186-71B 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: 234 South Washington Avenue, Bergenfield NJ

DESIGNATED AS Block(s) 250 and Lot(s) 13
on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT B-2

VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____

LOT COVERAGE _____ FRONT YARD _____ REAR YARD_{xx} _____ SIDE YARD_{xx} _____

TOTAL SIDE YARD _____ OTHER (specify) Impervious Coverage; D(2) Use Variance to expand exis
car lot.

THE REASON FOR DESIRED VARIANCE/APEAL
At the time of the public hearing a professional planner will testify as to the variance criteria

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 100.72' x 115.71' 2. SQUARE FEET IN LOT 11,544 SF

3. SIZE OF PRESENT BUILDINGS 12' x 17' 4. STORIES 1
x

5. TOTAL AREA 208 SQ. FT. 6. NUMBER OF ROOMS 1

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 1.8 %

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY _____
Used car sales office

9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES _____
NOX _____ (If yes, provide a copy of same)

10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY _____
Residential homes, businesses, and apartment buildings

11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE
PREMISES? YES _____ NOX _____ IF SO, DATE FILED _____
DISPOSITION _____

12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING
ORDINANCE? YES _____ NOXX _____ (IF SO, EXPLAIN) _____
Existing use is a legal non-conforming use.

13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE?
YES _____ NOXX _____

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

15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER
MUNICIPALITY? YES _____ NOXX _____

DESCRIPTION OF PROPOSED CHANGES

- 16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES NO
- 17. SIZE OF NEW ADDITION 30.5' x 52' SQ. FT. 1,586 Sq. Ft.
 AREA HEIGHT
- 18. SIZE OF NEW BUILDINGS 30' x 52' SQ. FT.
1,586 Sq. Ft. AREA 24.4' HEIGHT
- 19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
13.7 % N/A
- 20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR

 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.)



TAX COLLECTOR'S CERTIFICATION
PAYMENT OF PROPERTY TAXES

Date: _____

Block: 205 Lot: 13 Address: 234 South Washington Avenue

Owners Name: 230 S Washington Ave LLC c/o Matthew G. Capizzi, Esq

Owner's Address: 11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670

Phone Number: 201-266-8300 Cell Number: _____

Application for: Board of Adjustment Planning Board

Building Department Permit

Description of Work to be Performed:

The Applicant is seeking to construct a 2-story building with associated improvements for the continued operation of a used car lot.

All applications for the above are required to obtain a certification from the Tax Collector's Office prior to receiving placement on the agenda of any board and / or receiving a permit from the building department for construction or certificate of occupancy. "No Exceptions"

Tax Office Use Only:

Tax Current Yes No Last Quarter Paid On: _____
(Printout Attached)

Tax Collector / Deputy Tax Collector Certification:

Date: _____

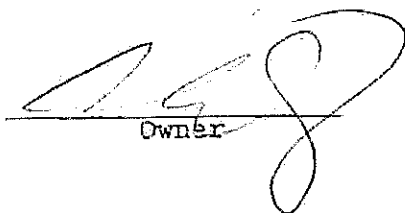
Certification Number: _____

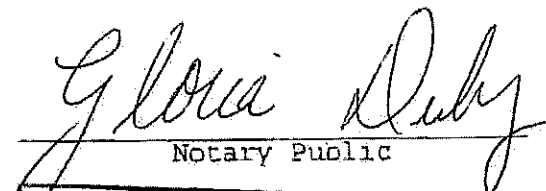
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY, SS:
COUNTY OF BERGEN

Ari Moskowitz, Member of 230 S Washington Ave LLC of full age, duly sworn according to the law, deposes and says that he resides at 1298 Mercedes Street in the Borough of Teaneck 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 234 South Washington Avenue and that he hereby authorizes Matthew G. Capizzi, Esq. to make the within application in his behalf and that the statements in the said application are true.

SWORN TO BEFORE ME THIS 3rd
DAY OF June ~~19~~ 2021


Owner


Notary Public

GLORIA M. DUBY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 2024

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.

BOROUGH OF BERGENFIELD
APPLICATION FOR SITE PLAN APPROVAL

1. Applicant's name 230 S Washington Ave LLC Phone (H) _____
(B) 201-266-8300
Applicant's address c/o Matthew Capizzi, Esq., 11 Hillside Ave., 2nd Fl., Tenafly NJ 07670
2. Name of present owner, if other than #1 Same as applicant
3. Location of property 234 South Washington Avenue, Bergenfield NJ 07621
4. Block(s) 250 Lot(s) 13 Zoning district B-2
5. Structural plans Yes xx No Front Elevation Yes xx No
6. Name of development, if any _____
7. Are all lots to be approved owned by same person,
corporation, or partnership? Yes X No
8. If answer to #7 is no, give names of all owners. _____
Ari Moskowitz, Sole Member of 230 S Washington Ave LLC
9. Proposed uses of land and buildings
A. Multiple family dwelling structures _____
Number of dwelling units _____
B. Commercial Use xx C. Industrial Use _____
D. Other _____
10. If 1, 2 or 9 is in the name of a partnership or
corporation, list name and address of the attorney who
will represent the applicant. Matthew G. Capizzi, Esq.
11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670 Phone 201-266-8300
11. Name of architect/engineer/surveyor IMAGEN Architecture LLC- Raul Mederos, R.A.
Address 24 West Railroad Avenue, Tenafly NJ 07670
Phone 973-370-0033 *
12. Name & Address of site planner if other than #11 David Spatz, P.P.
60 Friend Terrace, Harrington Park NJ 07640 Phone 201-564-7978
13. Land area sq. ft. 11,544 SF Landscape area sq. ft. _____
Impervious surface area sq. ft. 11,544 SF
14. Building area sq. ft. 1,568 SF structure height 24.4'
stories 2
15. Parking spaces required N/A parking spaces
provided 30

* Name of Engineer: Lantelme, Kurens & Associates, P.C.- Chris Lantelme, P.E.

Address: 101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642

Phone: 201-666-2450

18. Parking space dimensions, Width 9' Length 18' Driveway:
 aisle width _____ Angle of parking: Parallel 45
60 90
- Loading spaces: required 0 Proposed loading
 spaces _____
19. Loading space dimensions Width _____ Length _____
19. Are any new signs proposed Yes _____ No X
20. Existing signs, None X Will Remove _____ To Remain
 Renovate _____
21. Are there any deed restrictions in force on this
 property? Yes _____ No X If yes, include a copy
 of the deed.
22. Is this or any part of this property in flood zone?
 Yes _____ No X
23. Does this property border any county road? Yes X No _____
24. Are there presently any utilities to this property?
 Gas, X Electric, X Storm drains, X
 Telephone, _____ Cable TV _____ Sanitary Sewers, X
25. Is this property within 200' of any other municipality?
 Yes _____ No X
26. Are any variances required because of this application?
 Yes X No _____
27. If answer to #26 was yes, state all variances required
 Use xx _____ Lot area _____ Lot frontage _____
 Front yard _____ Side yard xx _____ Rear Yard xx _____
 Total side yard _____ Parking _____ Buffer _____
 Other Impervious Coverage _____
28. Has a previous variance application been filed on this
 property? Yes _____ No X
29. Is this application filed because of existing zoning
 violation? Yes _____ No X

All questions must be answered or this application may be
 deemed to be incomplete.

I, certify the above information and documents accompanying
 this application are true (Willfully false statements are in
 violation of the law)

Signature of applicant: [Signature] Date: 6/22/11
 Signature of Owner if date
 other than applicant: [Signature] Date: 6/22/11

THIS SECTION FOR ADMINISTRATIVE USE ONLY

Date Application Submitted _____

Fee of \$ _____ Paid Escrow of \$ _____ Paid
Received by _____ Date _____

Certificate of taxes paid _____

Application for 200' radius property owners list _____ date
received by _____

Letter of denial by Construction Code Official. Yes ___ No ___

Plans delivered to Site Plan Committee members, date _____
Site Plan Committee meeting date _____ Time _____

Site Plan Committee Review: Hearing _____ (date).
Application deemed complete _____ incomplete _____
Chairman _____

List of deficient items sent to applicant (date) _____
deficient list mailed to applicant.

Publish Notice of Hearing; Date of publication _____
Newspaper _____

Proof of Service submitted to Board Secretary Yes ___ No ___
date _____ by _____

Plans delivered to Planning Board members Yes ___ No ___
(date) _____ Meeting Date _____ Time _____

Plans delivered to Board of Adjustment members Yes ___ No ___
(date) _____ Meeting date _____ Time _____

Board Action. Approve _____ Deny _____

Board resolution passed _____ date _____

Resolution mailed to Applicant (date) _____

Published Notice of Decision, Date _____ Paper _____

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY, SS:
COUNTY OF BERGEN

Ari Moskowitz, Member of 230 S Washington Ave LLC of full age, duly sworn according to the law, deposes and says that he resides at 1298 Mercedes Street in the Borough of Teaneck 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 234 South Washington Avenue and that he hereby authorizes Matthew G. Capizzi, Esq. to make the within application in his behalf and that the statements in the said application are true.

SWORN TO BEFORE ME THIS 3rd
DAY OF June 19 2021

Gloria M. Duby
Notary Public

[Signature]
Owner

GLORIA M. DUBY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept 2024

Partnerships 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.



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.
(201) 387-4055 EXT. 1-4092
FAX: (201) 385-7376

April 26, 2021

Ari Moskowitz
234 South Washington Ave
Bergenfield, NJ 07621

RE: Two story building -- Used car lot

Dear Mr. Moskowitz

Your application for the two story building has been denied for the following reason:

- Expansion of a non-conforming use. 186-71B- The sale of used cars shall be prohibited on any parcel of land.

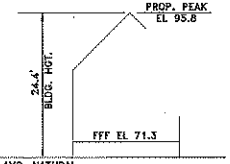
You have the right to appeal my decision to the Zoning Board. You may also contact the Building Department to obtain the proper applications.

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

B-2 Business and Professional Zone				
	Required	Existing	Proposed	Variance Required
Lot Area	10,000 sf	11,544 sf	11,544 sf	No
Lot Width	100 ft	100.72 ft	100.72 ft	No
Lot Depth	100 ft	115.71 ft	115.71 ft	No
Setbacks				
Front (Washington)	15 ft	26.2 ft	74.7 ft	No
Front (W Broad)	15 ft	28.4 ft	38.0 ft	No
Side Yard	15 ft	57.2 ft	10.0 ft	Yes
Aggregate Side	30 ft	85.6 ft	-	No
Rear Yard	25 ft	71.5 ft	5.2 ft	Yes
Bldg. Height	35 ft/2 sty.	12.2 ft/1 sty	24.4 ft/2 sty	No
Lot Coverage	35%	208 sf/1.8%	1586 sf/13.7%	No
Imp. Lot Coverage	65%	11,351 sf/98.3%	11,544 sf/100.0%	Yes

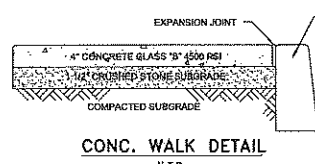


BUILDING HEIGHT CALCULATION

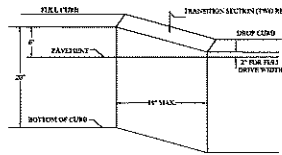
Natural Grade	
	71.6
	71.3
	71.2
	71.5
Avg. Elev.	71.4
Peak Elev.	95.8
Bldg. Hgt.	24.4'

LOT COVERAGE CALCULATIONS

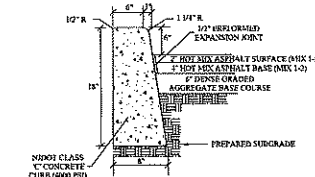
EXISTING BUILDING	PROPOSED BUILDING
208 sf = 1.8%	1586 sf = 13.7%
MISC. OP'S/STEPS/PAVERS	MACADAM PARKING
11,062	9958
MACADAM PARKING	MACADAM PARKING
11,351 sf = 98.3%	11,544 sf = 100.0%



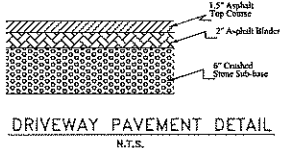
CONC. WALK DETAIL
N.T.S.



DROP CURB DETAIL
N.T.S.



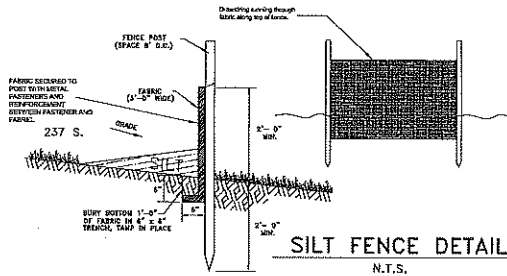
CONC. CURB DETAIL
N.T.S.



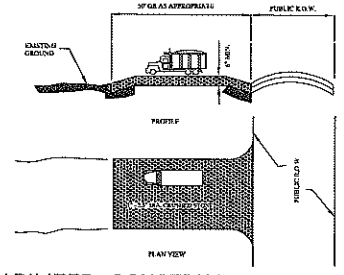
DRIVEWAY PAVEMENT DETAIL
N.T.S.

OWNERS WITHIN 200 FEET

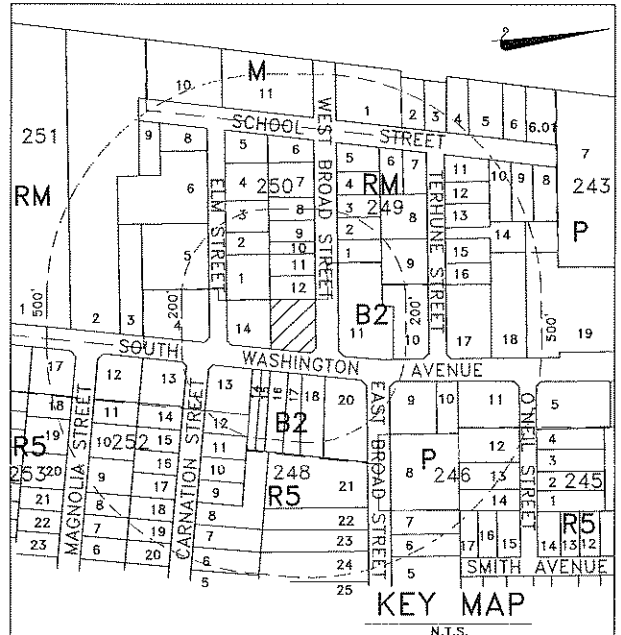
BLOCK	LOT	OWNER	ADDRESS
248	11	Rain, M C & Arrizon, R R	15 Carnation Street, Bergenfield, NJ 07621
248	12	Miller, Rosa	11 Carnation Street, Bergenfield, NJ 07621
248	13	GDSRKH LLC	247 S. Washington Avenue, Bergenfield, NJ 07621
248	14	Lee, James & Jlnah	239 S. Washington Avenue, Bergenfield, NJ 07621
248	15	Dapper, Joel E	237 S. Washington Avenue, Bergenfield, NJ 07621
248	16	Dapper, Joel & Irvolino, Nicole	Washington Avenue, Bergenfield, NJ 07621
248	17	Dapper, Joel E & Irvolino, Nicole	233 S. Washington Avenue, Bergenfield, NJ 07621
248	18	R68 Realty LLC	229 S. Washington Avenue, Bergenfield, NJ 07621
248	19	J & D Progressive Management, LLC	223 S. Washington Avenue, Bergenfield, NJ 07621
248	20	Ortini Savings Bank	223 S. Washington Avenue, Bergenfield, NJ 07621
246	9	KENZG LLC	215 S. Washington Avenue, Bergenfield, NJ 07621
249	1	Medina, Felipe	19 W. Broad Street, Bergenfield, NJ 07621
249	2	Domingo, Margot & Jose	21 W. Broad Street, Bergenfield, NJ 07621
249	3	Domingo, Jose K & Margot L	27 W. Broad Street, Bergenfield, NJ 07621
249	8	Vijayan, Anzel & Annamma O	26 Terhune Street, Bergenfield, NJ 07621
249	9	Dandrew Holdings LLC	20-24 Terhune Street, Bergenfield, NJ 07621
249	10	Millan Properties, LLC	210 S. Washington Avenue, Bergenfield, NJ 07621
249	11	Stern, Susan	220 S. Washington Avenue, Bergenfield, NJ 07621
251	4	GDSRKH LLC	247 S. Washington Ave, Bergenfield, NJ 07621
252	13	S & D Realty LLC	253 S. Washington Avenue, Bergenfield, NJ 07621
250	1	Schmitt, Paul G	435 Bogart Rd, River Edge, NJ 07661
250	2	Bourbouis, Cerasimos & Tsoula A	328 Grant Ave., Cresskill, NJ 07626
250	3	21 Elm Street LLC, c/o Viorar Capone	PD Box 468 Emerson, NJ 07630
250	8	Harwig, Allan H & Samitha S	28 W. Broad Street, Bergenfield, NJ 07621
250	9	Boos, Sharon & Richard E	24 W. Broad Street, Bergenfield, NJ 07621
250	10	Mangohly, Cyril & Mandoza, Marie	22 W. Broad Street, Bergenfield, NJ 07621
250	11	Chelnik, Jan & Lella	18 W. Broad Street, Bergenfield, NJ 07621
250	12	Schmitt, Paul c/o H Semmler	435 Bogart Rd., River Edge, NJ 07661
250	14	344 S. Washington Bergenfield, LLC	343 W. Clinton Ave, Tenafly, NJ 07670



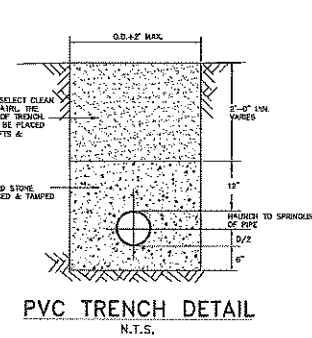
SILT FENCE DETAIL
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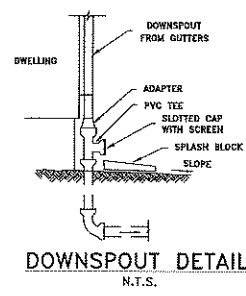
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



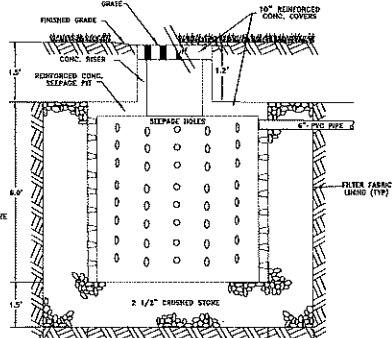
KEY MAP
N.T.S.



PVC TRENCH DETAIL
N.T.S.



DOWNSPOUT DETAIL
N.T.S.



1000 GALLON HEAVY DUTY SEEPAGE PIT DETAIL
NOT TO SCALE

Soilage Pit Capacity Calculation
Concrete Pit Capacity - 1000 Gal = 134 ft³
Concrete Fill outside volume = πr²Depth = π(3/2)²(6) = 170 ft³
Total Volume = πr²Depth = π(9/4)(5) = 848 ft³
Stone Volume = 818 - 170 = 648 ft³
Using 40% void for stone, (0.40)(648) = 259 ft³
271 + 134 = 405 ft³ or 3030 gal

Soil Moving Requirements	
Foundation 165 L.F.	124 cu yds cut
(185 ft)(4.5)(4.5)	82 cu yds fill
Backfill (2/3)(124)	
Seepage Pits	
Cut 38 yds each	114 cu yds cut
Backfill 6 yds each	18 cu yds fill
Total Cut	238 cu yds cut
Total Fill	100 cu yds fill
Net Soil Removed from Site	138 cu yds

DRAINAGE CALCULATIONS		
10 Year Storm (1=2"/hr., 60 min. duration)		
Building Area = 1,586 sf		
Runoff Coef.	Area	CIA
Roof, etc.	.99 1586 sf	0.0564 Acres 0.0721 cfs
Volume = (60)(peak)(60)	Volume = 260 CF = 1,941 Gallons	
Minimum Storage Required:	1,941 Gallons	
Storage Provided:	3 x 3,030 = 9,090 Gallons	

- NOTES:
- Owner/Applicant: Ari Moskowitz
 - Property address: 234 South Washington Avenue, Bergenfield, NJ.
 - Property known as Block 250, Lot 13 in accordance with the Tax Assessment Map of the Borough of Bergenfield.
 - Property is located in B-2 Business and Professional Zone.
 - Elevations based on an assumed datum.
 - Existing spot elevations indicated with an X.
 - Underground utility locations to be verified and marked-out in the field prior to commencement of any construction activities.
 - Property survey and topography as shown hereon performed March 19, 2021 by Lantelme, Kurens & Associates, PC.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

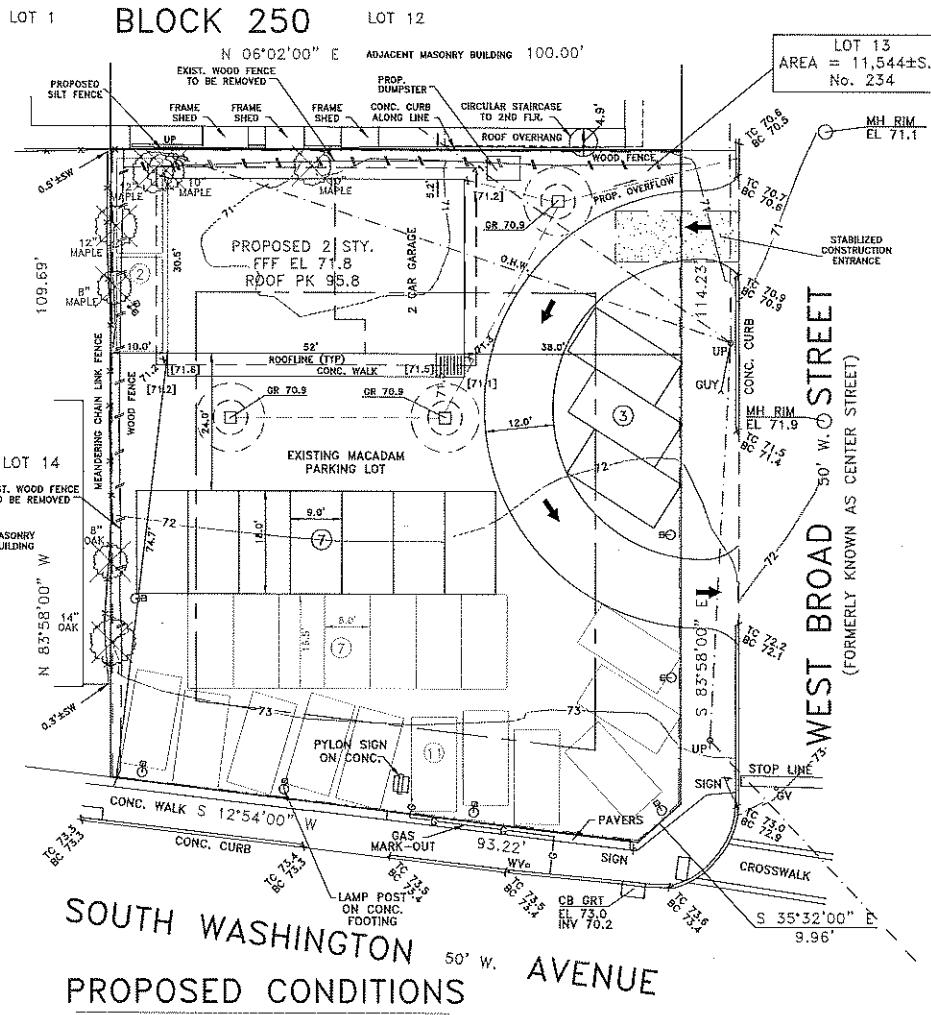
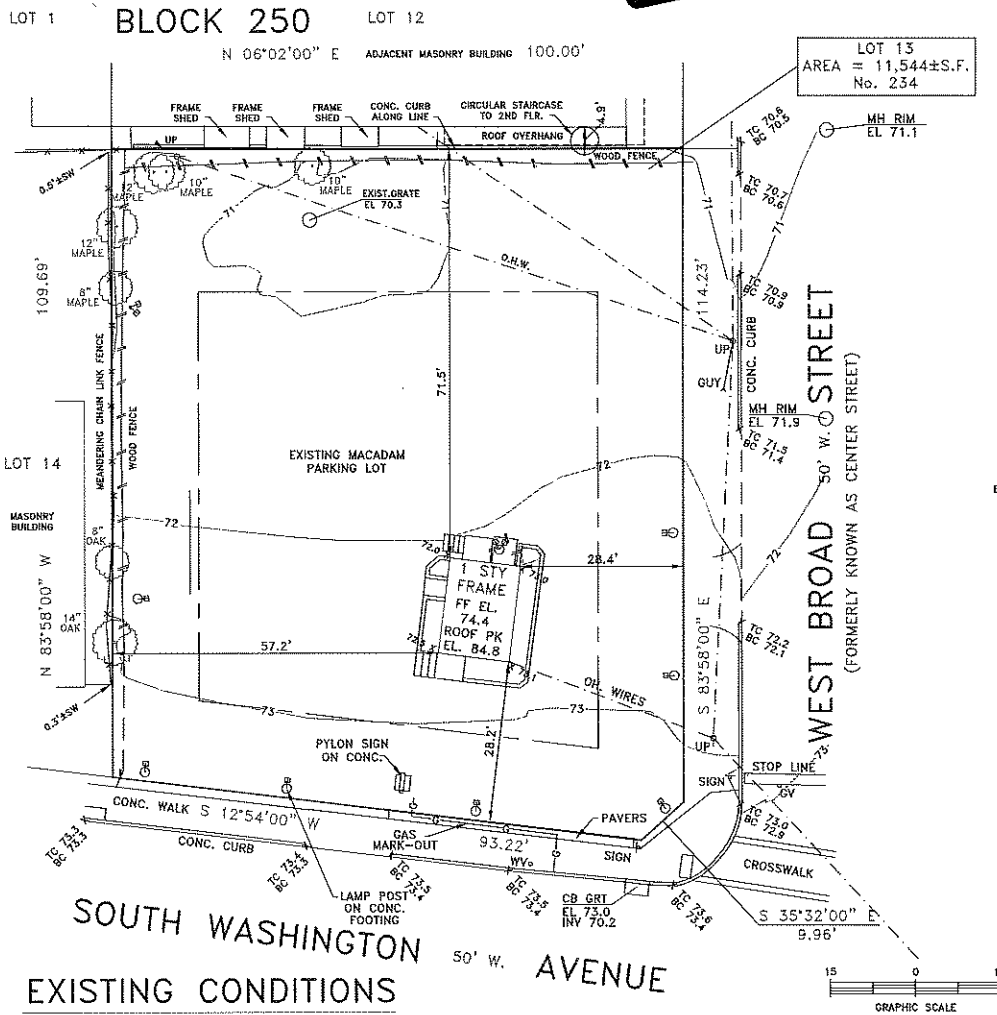
Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors
101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642 (201) 686-2450

SCALE: 1"=15'
DATE: APRIL 7, 2021
PARTY: DC/EW
PREPARED BY: CJL
DRAWN BY: JW

Site Plan for
234 South Washington Avenue, Lot 13, Block 250,
Borough of Bergenfield, Bergen County, N.J.

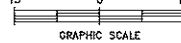
PROPERTY SITUATED IN THE BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY.
MAP SOURCE: "MAP OF PROPERTY BELONGING TO NOONAN BROTHERS, BERGENFIELD, N.J.," FILED IN THE BERGEN COUNTY CLERK'S OFFICE APRIL 21, 1910 AS MAP NO. 691.

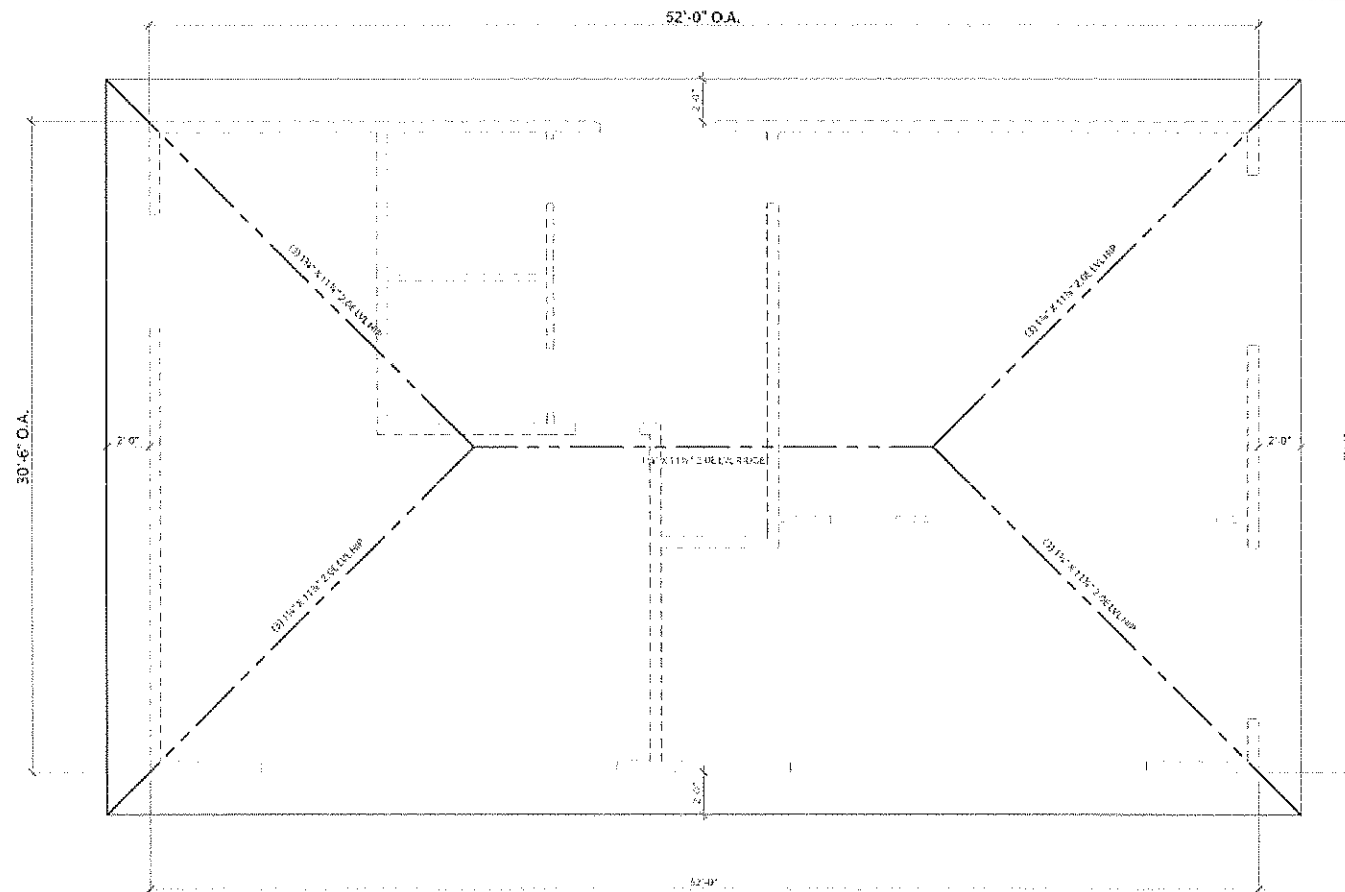
CERTIFIED TO:
Christopher Lantelme
P.E. & L.S. 39580



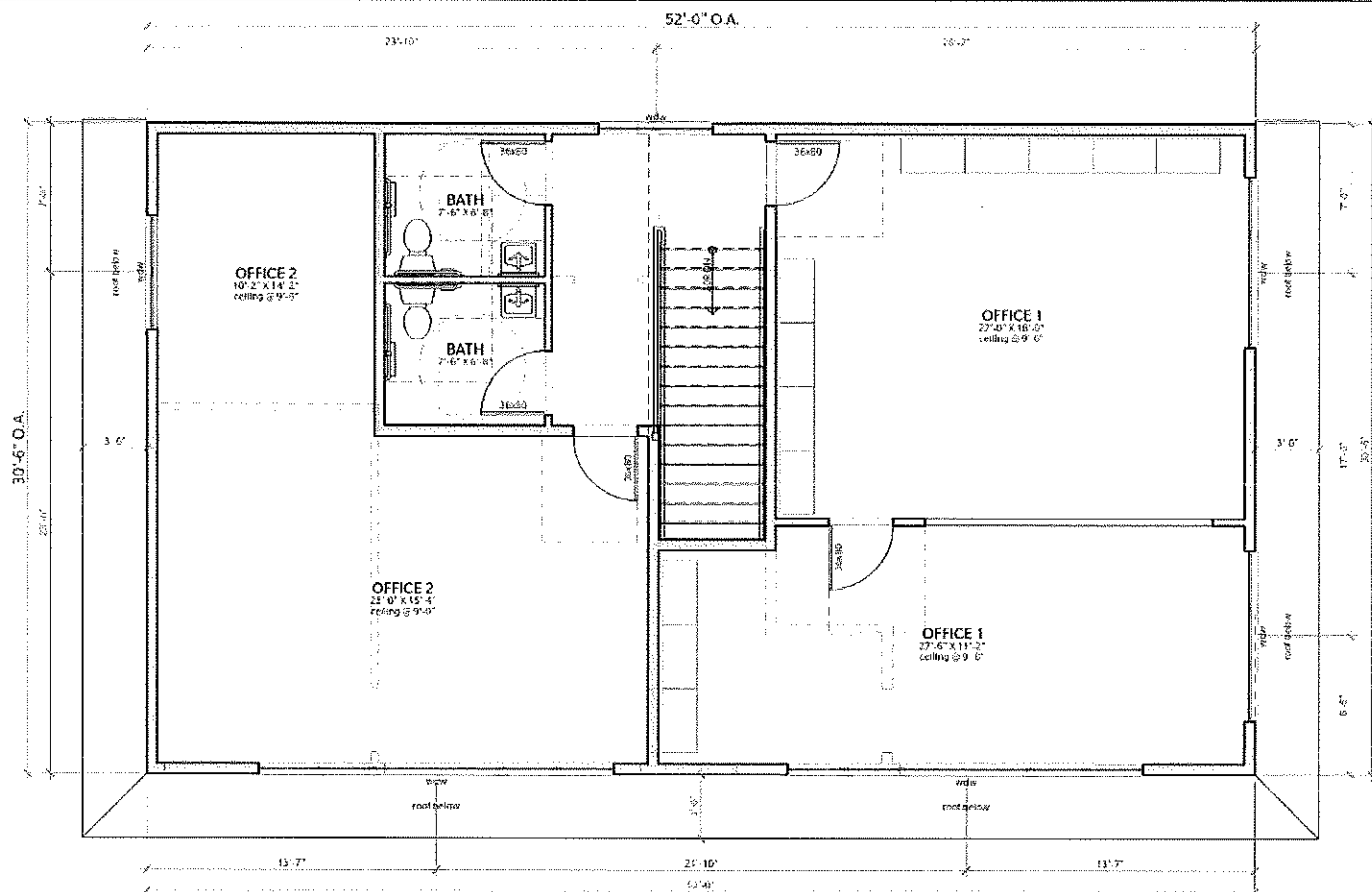
EXISTING CONDITIONS

PROPOSED CONDITIONS



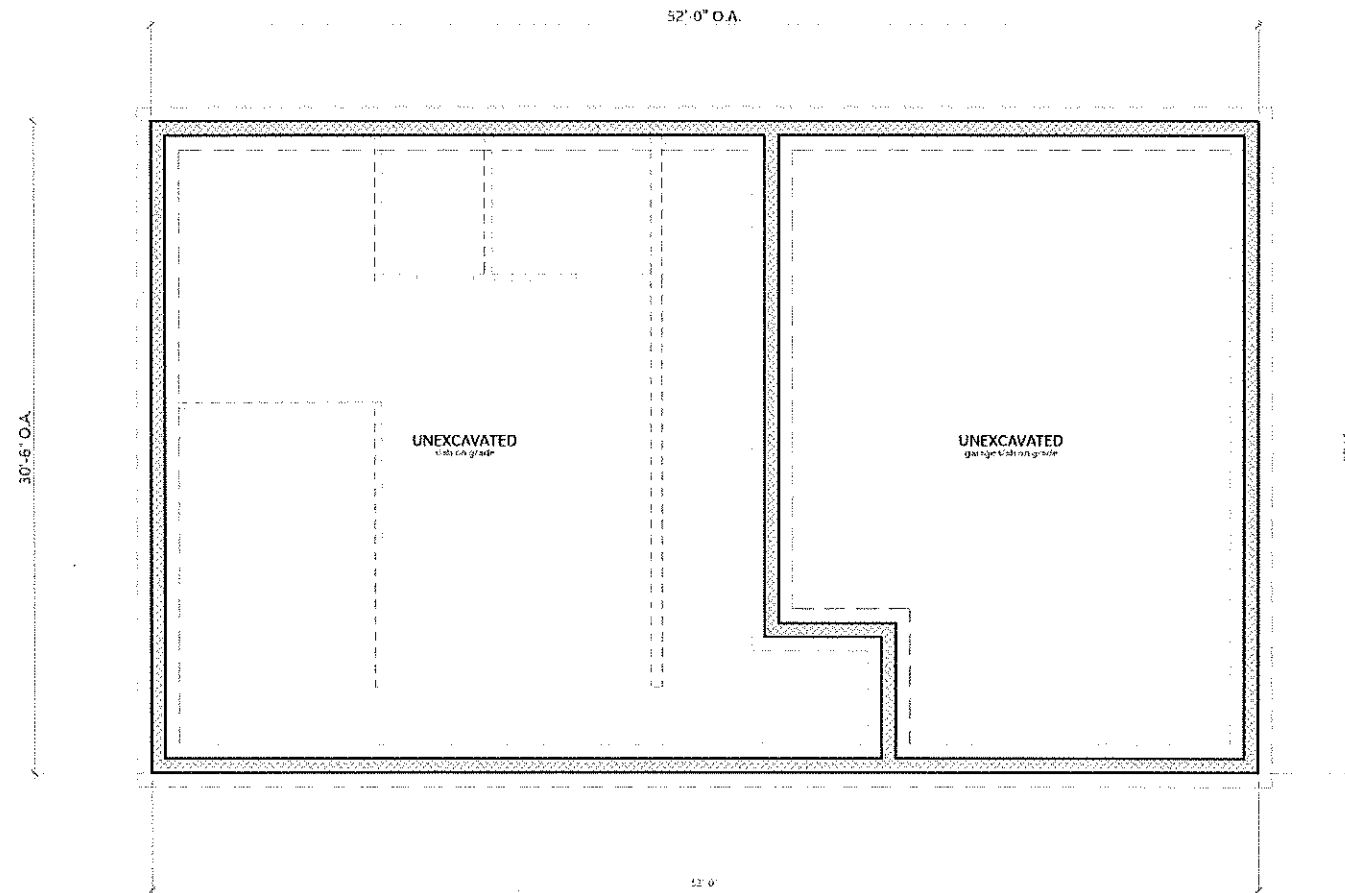


ATTIC & ROOF FRAMING PLAN
1/4" = 1'-0"

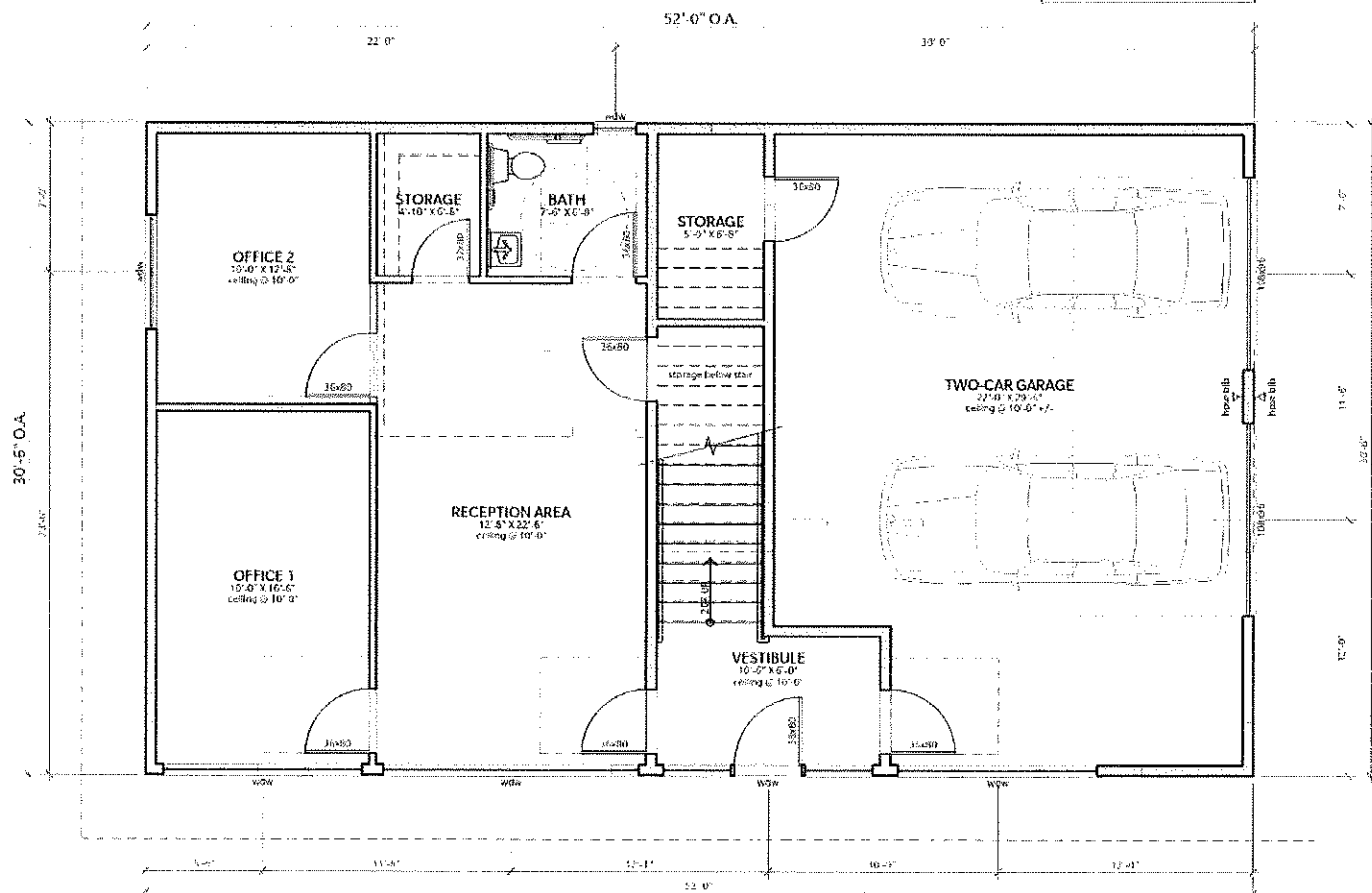


PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA IN SQUARE FEET	
finished floor area office 1	275
finished floor area office 2	350
common area (stair & bath)	275
total FAR	3505
total floor area	3505



PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



PROPOSED GROUND LEVEL PLAN
1/4" = 1'-0"

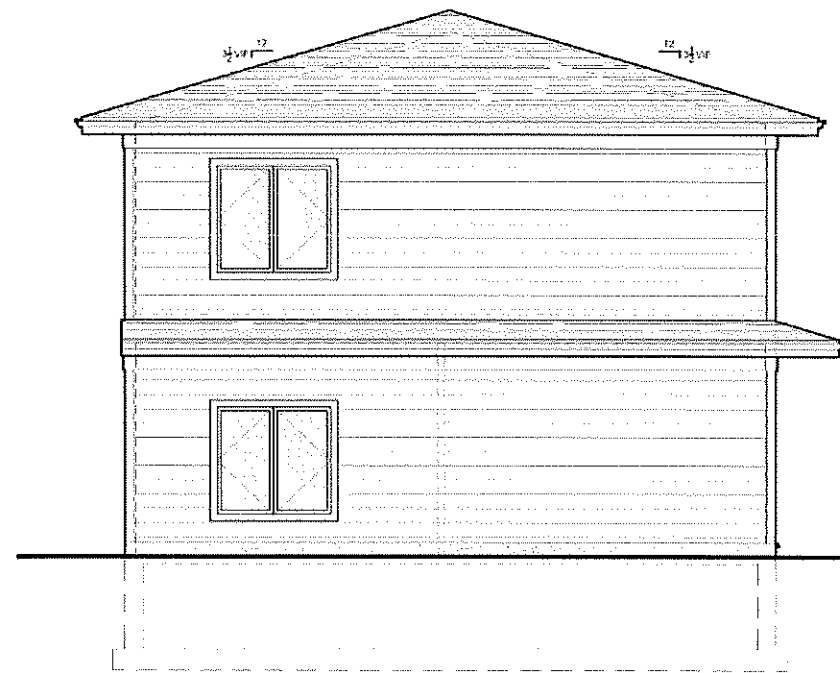
FLOOR AREA IN SQUARE FEET	
finished floor area	712
garage floor area	548
stair area and vestibule	206
total FAR	3505
total floor area	3505

Architecture

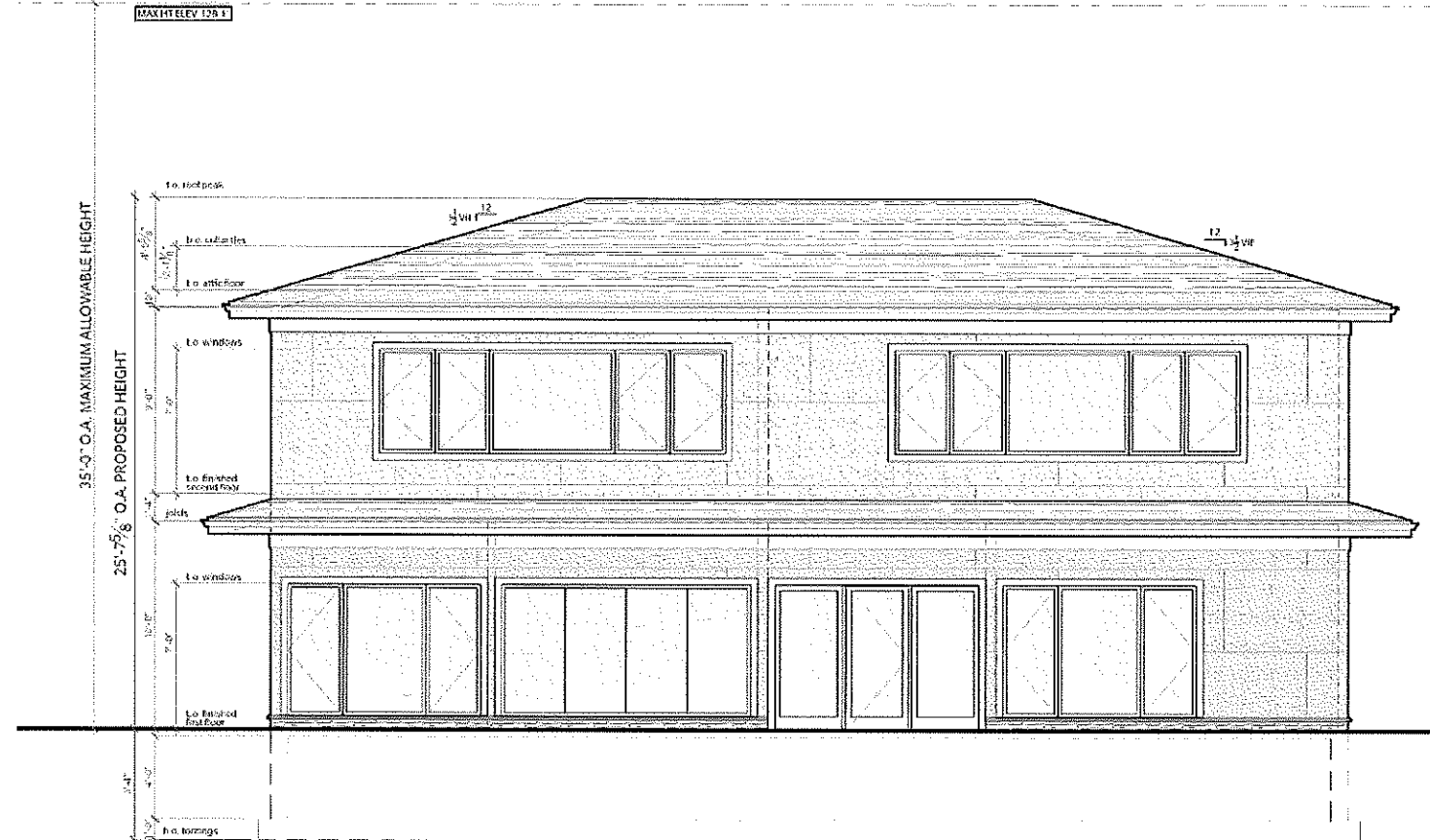
IMAGEN
architecture LLC
1114 1/2 Ave. S
230 S WASHINGTON AVE
SUITE 100
DENVER, CO 80202
TEL: 303.733.0000
FAX: 303.733.0001
IMAGEN@GMAIL.COM

SD-01

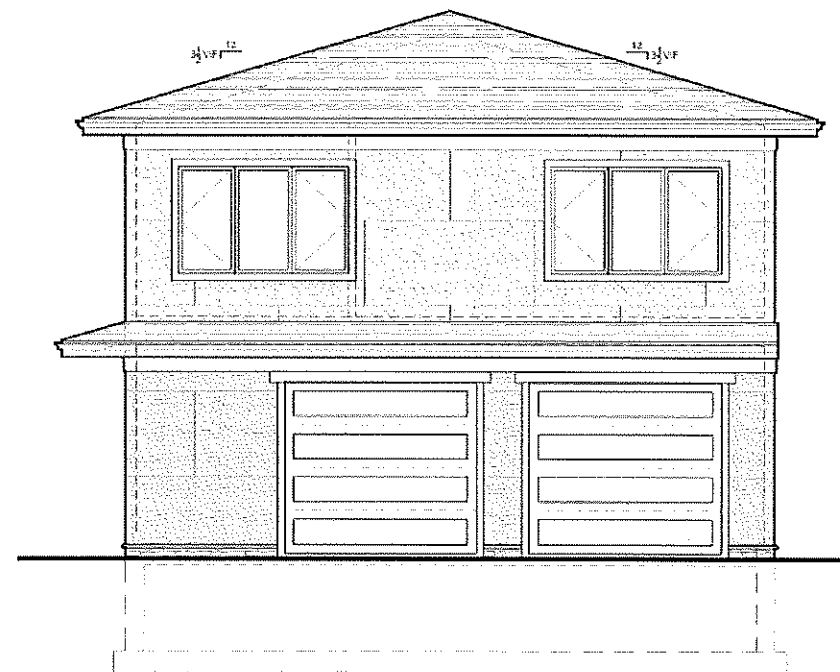
for reviewing purposes only
not for construction



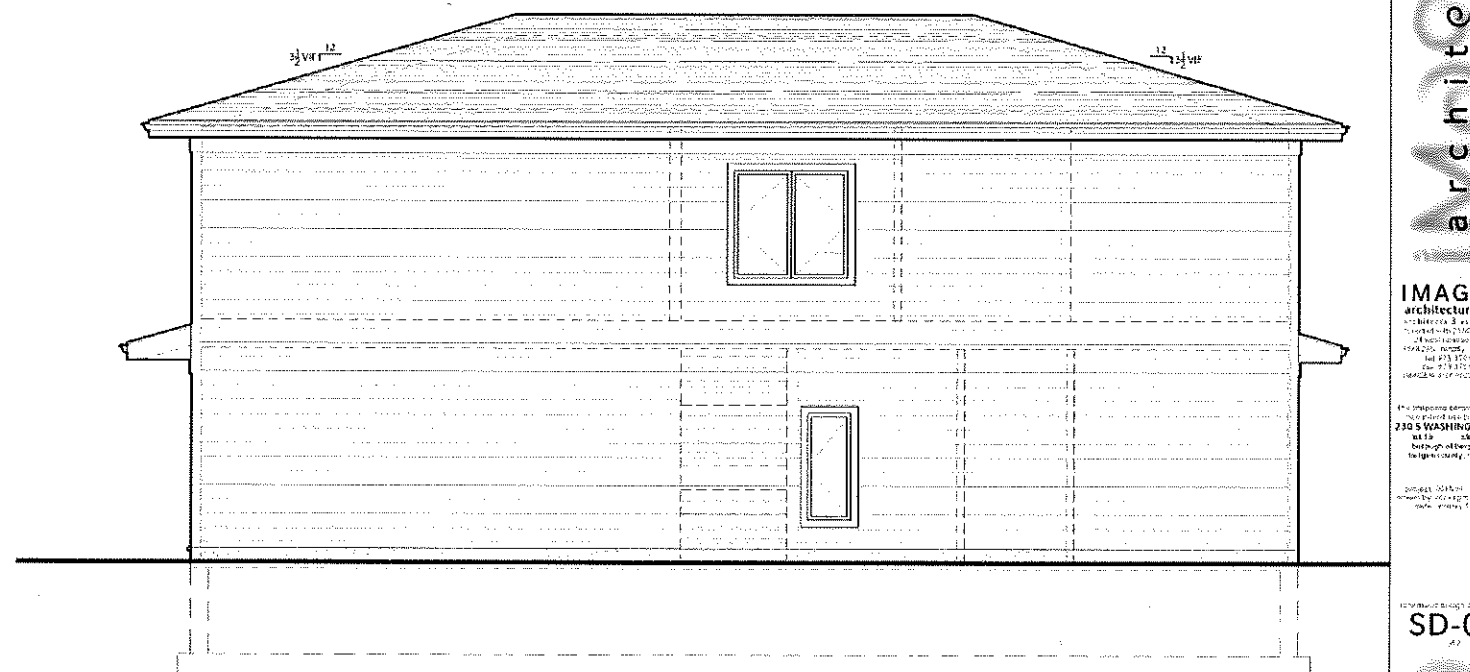
PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
1/4" = 1'-0"

Architecture

IMAGEN
architecture LLC
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