



BOROUGH OF BERGENFIELD
BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions consist of Pages 1-3

Application consists of Pages 4-10

RECEIVED BY: _____ DATE: _____

PROPERTY ADDRESS: 87 Hickory Avenue, Bergenfield, NJ 07621

BLOCK: 28 LOT: 37

DATE APPLICATION RECEIVED: _____

ESCROW FEE: _____ Collected by: _____

Date: _____

APPLICATION FEE: _____ 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 Enrique & Cristina Urquiola
ADDRESS 87 Hickory Avenue, Bergenfield, NJ 07621
OWNER'S NAME Enrique & Cristina Urquiola
OWNER'S ADDRESS 87 Hickory Ave, Bergenfield, NJ 07621 PHONE # [REDACTED]
_____ FID ID. # or S.S. # _____

Applicant will be represented at public hearing by Jacob Solomon, AIA (Architect)

TO THE BOARD OF ADJUSTMENT:

Application is hereby made for a variation/appeal from the requirements of Section (s) _____ 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: 87 Hickory Avenue, Bergenfield, NJ 07621
DESIGNATED AS Block (s) 28 and lot (s) 37
On the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT R-5

VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____
LOT COVERAGE X FRONT YARD E.N.C. REAR YARD _____ SIDE YARD E.N.C. _____
TOTAL SIDE YARD _____ OTHER (specify) Improved Lot Coverage

THE REASON FOR DESIRED VARIANCE/APPEAL

To construct a 2-story rear addition

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 50 ft X 100 ft 2. SQUARE FEET IN LOT 5,000 sf

3. SIZE OF PRESENT BUILDING 32.3 ft X 36.3 ft 4. STORIES 2
16.5 ft X 21 ft Detached Garage

5. TOTAL AREA 1,575 SQ. FT. 6. NUMBER OF ROOMS 11

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 31.5 %

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY
Single Family Residence

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
Brick / Siding 1 1/2 to 2 story Cape Code

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

DISPOSITION

12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING ORDINANCE?
YES NO (IF SO, EXPLAIN)
Non-conforming front yard and side yard setbacks

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 33.8 ft x 12.4 ft SQ. FT.
838 sf AREA 28 ft HEIGHT

18. SIZE OF NEW BUILDINGS N/A x _____ SQ. FT.
 _____ AREA _____ HEIGHT

19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
39.5 %

20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR _____
 Single Family Residence

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.

By order of the Board of Adjustment of Bergenfield
AFFIDAVIT BOARD OF ADJUSTMENT
OF THE
BOROUGH OF BERGENFIELD

STATE OF NEW JERSEY
COUNTY OF BERGEN SS: Urquiola
BOROUGH OF BERGENFIELD Name of Applicant

_____ being dully sworn deposes
and says; that he resides at number _____ in the state of
_____, and says that he is the appellant making appeal
for a variation/appeal of the provisions of the Provisions of the Zoning
Ordinance of the of the Borough of Bergenfield in connection with the
property which is the subject matter of this appeal and known as
number _____ designated as Block 28 and Lot 37 on
the Assésment Map of the Borough of Bergenfield. That all statements
made in this appllcation, and statements made in the plans submitted
herewith are true. The applicant further states that he is ready and able
to proceed with the construction if and when the application is granted.

Sworn to me this- _____
day of _____ 20 _____

Notary Public

Applicant

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

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,
COUNTY OF BERGEN

SS:

Enrique & Cristina Urquiola of full age, dully sworn according to the law, deposes and says that he resides at 87 Hickory Avenue in the Borough of Bergenfield 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 87 Hickory and the he hereby authorizes Himself to make the within application in his behalf and that the statements in the said application are true.

Sworn to before me this _____

Day of _____ 20_____

Owner

Public Notary

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.



TAX COLLECTOR'S CERTIFICATION
PAYMENT OF PROPERTY TAXES

Date October 15, 2021
Block 28 Lot 37 Address 87 Hickory Avenue
Owners Name Enrique & Cristina Urquiola
Owner's Address 87 Hickory Avenue, Bergenfield, NJ
Phone Number _____ Cell Number _____
Application for: Board of Adjustment _____ Planning Board
 Building Department Permit

Description of Work to be performed:
the construction of a 2-story addition in the rear of the dwelling on a conforming lot of 5,000 sf with an existing non-conforming front yard setback of 17.7 feet where 25 feet is required, an existing non-conforming side yard setback of 4.4 feet where 5 feet is required and proposed addition will increase the building coverage from 31.5% to 39.5% where 35% is permitted and increase the improved lot coverage from 58.6% to 59.4% where 40% is permitted

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 _____



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

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

September 1, 2021

Enrique and Cristina Urquiola
87 Hickory Ave
Bergenfield, NJ 07621

RE: Addition

Dear Mr. and Mrs. Urquiola

Your application for the addition has been denied for the following reason:

- Your property exceeds the maximum required lot coverage of 35%, proposed 39.5%. Your property exceeds the maximum required improved lot coverage of 40%, proposed 59.4%.

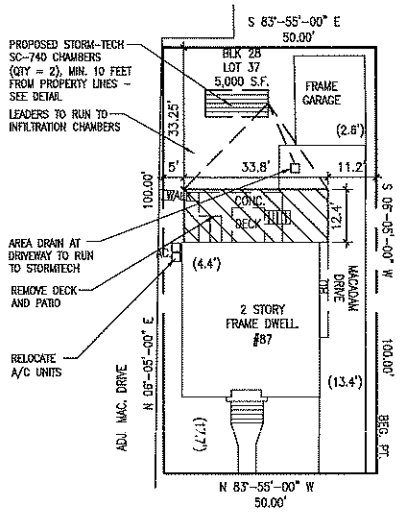
You have the right to appeal my decision to the Zoning Board. You may also contact the Building Department to obtain the proper applications.

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



COVERAGE CALCULATION

EXISTING DWELLING = 1,229 SF
 EXISTING GARAGE = 346 SF
 EXISTING PATIO = 249 SF
 EXISTING WALKS/STEPS = 106 SF
 EXISTING DRIVE = 998 SF

LOT COVERAGE
 1,578 SF / 5,000 SF = 31.5%
 IMPROVED LOT COVERAGE
 2,928 SF / 5,000 SF = 58.6%

PROPOSED DWELLING = 1,630 SF
 EXISTING GARAGE = 346 SF
 EXISTING PATIO = 0 SF
 EXISTING WALKS/STEPS = 106 SF
 EXISTING DRIVE = 887 SF

LOT COVERAGE
 1,976 SF / 5,000 SF = 39.5%
 IMPROVED LOT COVERAGE
 2,869 SF / 5,000 SF = 57.4%

ZONING DATA

PROJECT DESCRIPTION: BROOKLA RESIDENCE BY HICKORY AVENUE BERGENFIELD, NJ PROJECT # 21-108

ZONE: R-5
 BLOCK: 28
 LOT: 37

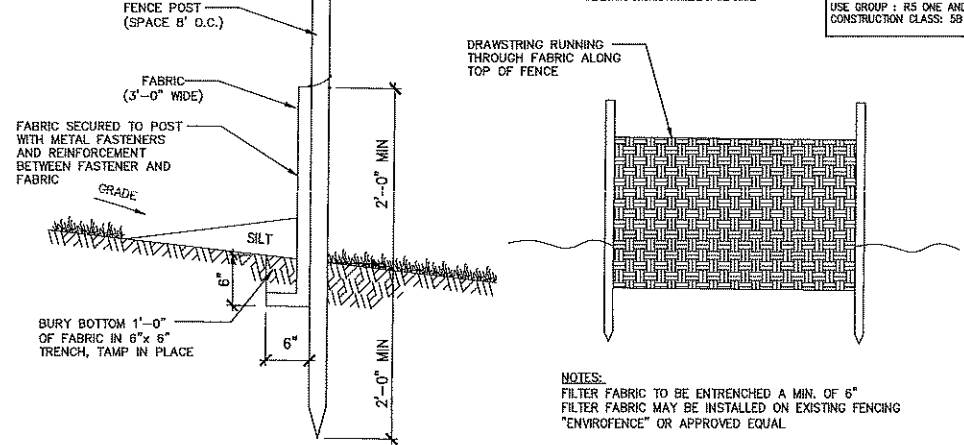
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTES
LOT SIZE (MAX)				
AREA	5,000 SF	5,000 SF	5,000 SF	
WIDTH	50 FT	50 FT	50 FT	
DEPTH	100 FT	100 FT	100 FT	
SETBACK DIMENSIONS (MIN)				
FRONT	25 FT	17.7 FT	17.7 FT	** ENC
SIDE	5 FT	4.4 FT	5 FT	** ENC
SIDE (OTHER)	5 FT	13.4 FT	11.2 FT	
SIDE (BOTH)	10 FT	17.8 FT	15.2 FT	
REAR	25 FT	44.75 FT	33.25 FT	
BUILDING HEIGHT (MAX)	30 FT	28 FT	28 FT	
STORES	2	2	2	
COVERAGE				
LOT COVERAGE (MAX)	35 %	31.5 %	39.5 %	* VAR
IMPROVED LOT COVERAGE (MAX)	40 %	58.6 %	59.4 %	* VAR
* VAR = VARIANCE				
** ENC = EXISTING NON CONFORMING				
BUILDING DATA				
CONSTRUCTION CLASS:	5B			
USE GROUP:	R-5			
AREA OF NEW CONSTRUCTION:	802 SQ. FT. +/-			
VOLUME OF NEW CONSTRUCTION:	9,800 CU. FT. +/-			
LIVE LOAD:	40 PSF			
AREA OF LARGEST FLOOR:	1,630 SQ. FT. +/-			



DESIGN CODES

ZONING: LOCAL MUNICIPALITY ZONING ORDINANCE
 BUILDING, MECHANICAL, GAS: UNIFORM CONSTRUCTION CODE - STATE OF NEW JERSEY, INTERNATIONAL RESIDENTIAL CODE 2018
 NEW JERSEY EDITION, NJAC 5:23-3.14
 REHABILITATION SUBCODE: NJACC SUBCHAPTER 6, NJAC 5:23-6
 ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2018
 ASHRAE 90.1 - 2019, NJAC 5:23-3.18
 PLUMBING: NATIONAL STANDARD PLUMBING CODE 2018, NJAC 5:23-15
 ELECTRICAL: NATIONAL ELECTRICAL CODE (NEPA 70) 2017, NJAC 5:23-3.16

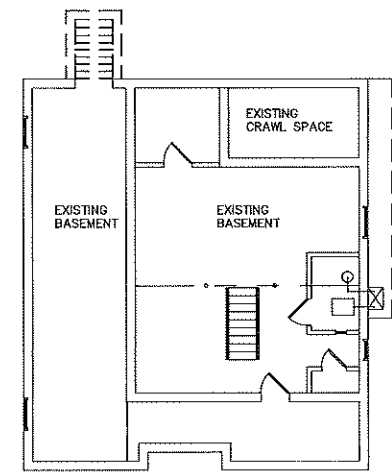
USE GROUP: R5 ONE AND TWO FAMILY RESIDENTIAL
 CONSTRUCTION CLASS: 5B



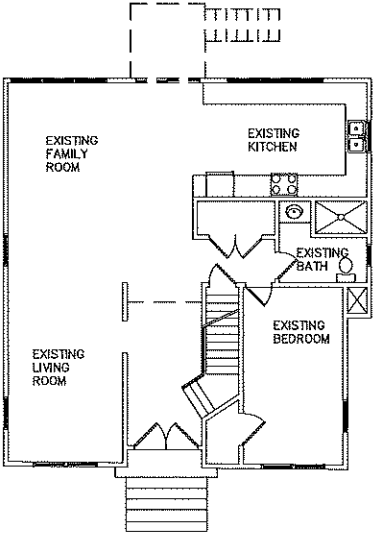
SEDIMENT FENCE DETAIL
NOT TO SCALE

1 SCHEMATIC SITE PLAN
SCALE: 1" = 20'

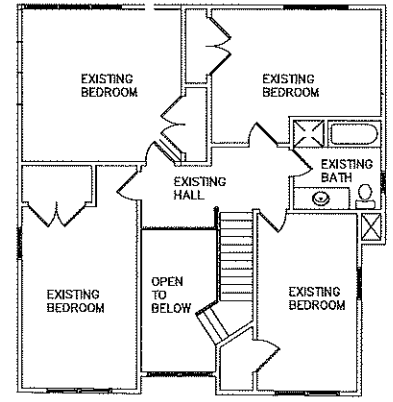
- DEMOLITION NOTES:**
- CONTRACTOR TO SHORE, BRACE, AND PROTECT ALL EXISTING STRUCTURES AND PROPERTY DURING DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR TO COORDINATE UTILITY LOCATION, APPLICATIONS FOR SERVICE, SERVICE INTERRUPTION, PERMITS, ETC. WITH APPROPRIATE UTILITY COMPANIES PRIOR TO THE START OF ANY WORK. COORDINATE ALL UTILITY INTERRUPTIONS WITH OWNER. PROVIDE 48 HOUR NOTICE MIN.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. ANY CONDITION IN QUESTION SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION.
 - THE USE OF EXPLOSIVES IS PROHIBITED.
 - ALL RUBBISH AND DEBRIS DUE TO DEMOLITION AND CONSTRUCTION SHALL BE PROMPTLY REMOVED FROM SITE AND DISPOSED OF PROPERLY. THE STORAGE OR SALE OF ANY SALVAGED MATERIALS ON SITE IS PROHIBITED.
 - CONTRACTOR TO PROTECT ALL ITEMS TO REMAIN AND SAFEGUARD OWNER'S PROPERTY FROM DAMAGE, DEBRIS, AND DUST THROUGHOUT THE WORK. ERECT DUST BARRIERS, ETC. TO PROTECT PROPERTY AND PEDESTRIAN TRAFFIC.
 - ANY COLUMNS, BEAMS, ETC. STEEL OR OTHERWISE, UNCOVERED DURING THE DEMOLITION OF BEARING WALLS SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED ON PLANS. THE STRUCTURAL ENGINEER AND ARCHITECT SHALL IMMEDIATELY BE CONTACTED FOR INSTRUCTION AND RESOLUTION.
 - PATCH AND REPAIR WALLS AND CEILINGS (IF APPLICABLE) TO REMAIN THAT ADJACENT WALLS REMOVED DURING DEMOLITION.
 - BOTTOM OF BEAMS TO BE FLUSH WITH CEILING UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND PAINT FOR "FLUSH" FINISH. BEAR 4" MIN. EACH END.
 - BROOM CLEAN SITE AFTER EACH WORK DAY AND REMOVE ANY CONSTRUCTION DEBRIS DAILY. ANY REFUSE CONTAINER ON SITE TO BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK OR AS CAPACITY IS FILLED.
 - G.C. TO RELOCATE ALL EXISTING INTERIOR DUCTS, PIPES, ETC. THAT INTERFERE WITH NEW WORK AND RESTORE TO WORKING ORDER AFTER RELOCATION AS COORDINATED WITH OWNER.



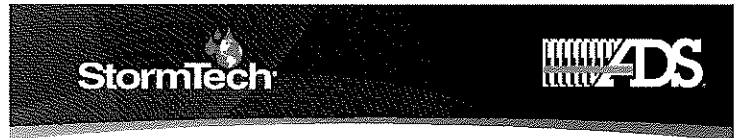
2 BASEMENT DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



3 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



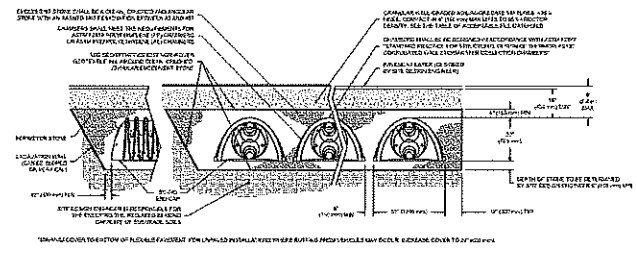
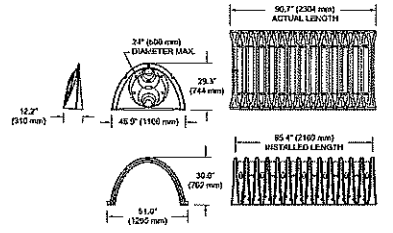
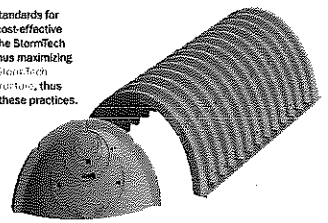
4 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



STORMTECH SC-740 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

- STORMTECH SC-740 CHAMBER**
(not to scale)
- Nominal Chamber Specifications**
- Size (L x W x H)
 85.4" x 61" x 30"
 2,170 mm x 1,295 mm x 762 mm
- Chamber Storage
 45.9 ft³ (1.30 m³)
- Min. Installed Storage*
 74.9 ft³ (2.12 m³)
- Weight
 74.0 lbs (33.6 kg)
- Shipping
 30 chambers/pallet
 60 end caps/pallet
 12 pallets/truck
- *Assumes 6" (150 mm) stand above, below and between chambers and 40% slope capacity.



jsa LLC
 jacob solomon architect, aia
 14-25 plaza rd suite s-3-5
 fair lawn-nj-07410
 tel-201-797-0294
 fax-201-625-6545
 jsolomon@jsallcnj.com

Jacob Solomon, RA, AIA
 NJ Registered Architect
 21A01255200

PROPOSED ADDITION AND ALTERATIONS:
 URQUIOLA RESIDENCE
 87 HICKORY AVENUE
 BLOCK 28 LOT 38
 BERGENFIELD, NJ

Date: 7/15/2021
 Drawn By: J.S.
 Checked By: J.S.
 Job No: 21-108

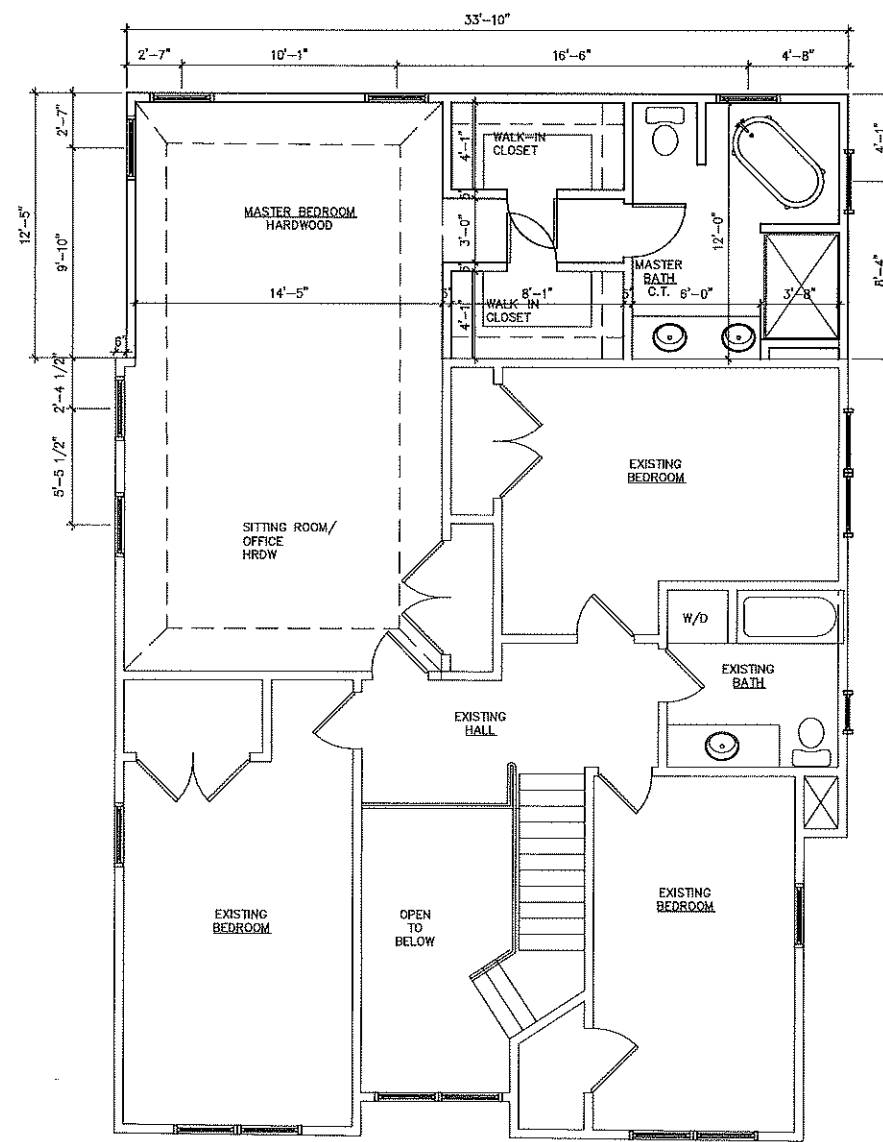
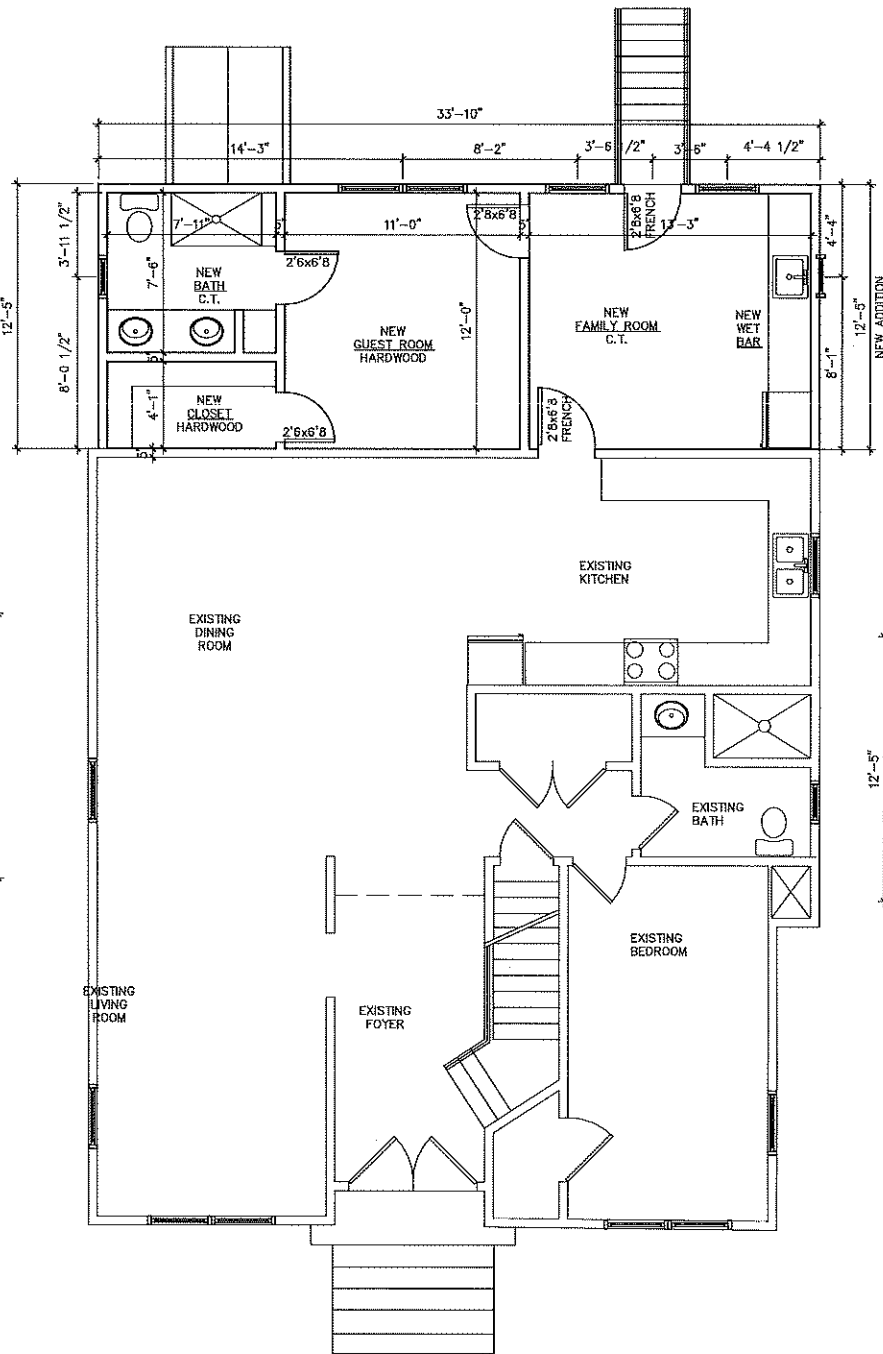
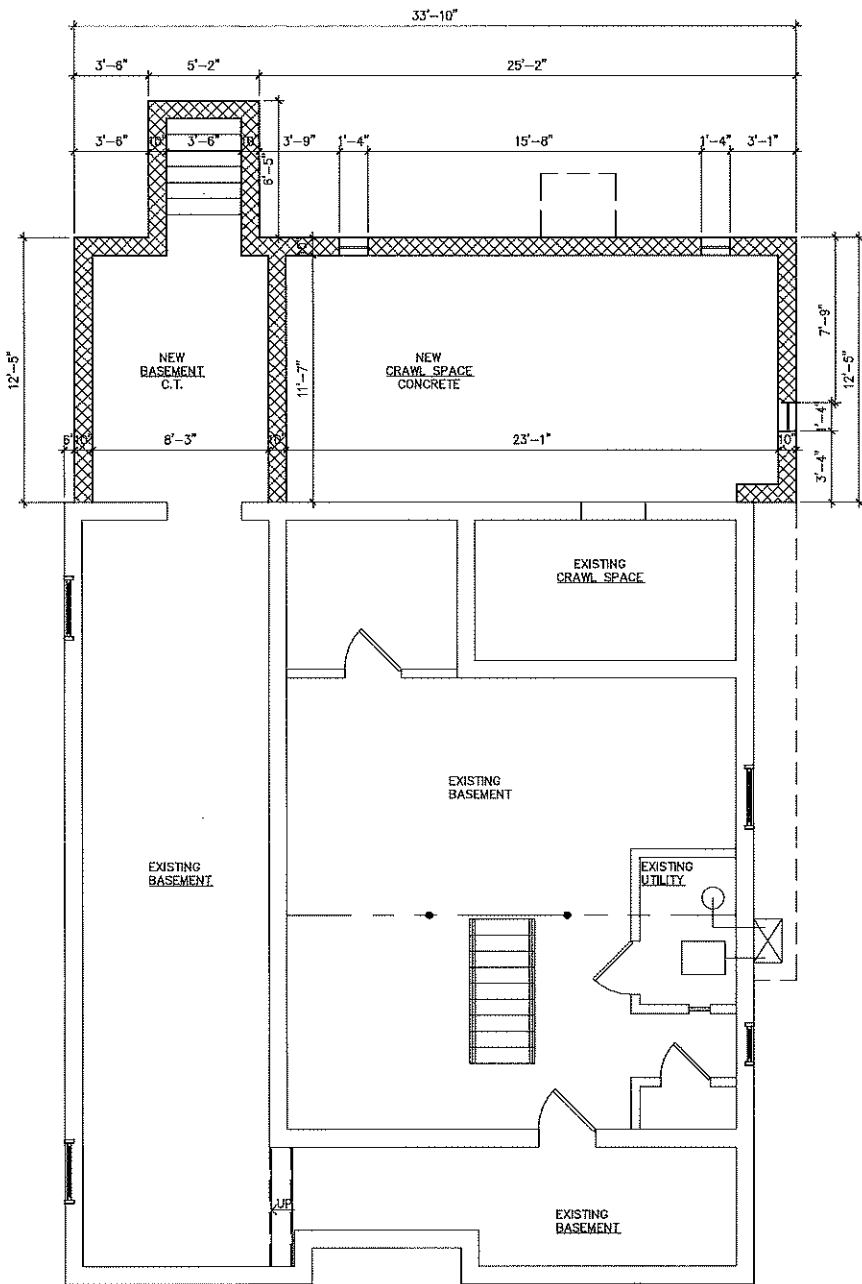
Revisions

1	Board Submission	10/11/21

Drawing Title:
 SCHEMATIC SITE PLAN,
 ZONING DATA, FOUNDATION
 PLAN AND ROOF PLAN

Draw No.
 A-1

It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional architect, to offer or issue in any way, if on being viewed the seal of an architect is affixed, the existing architect and offer to him from his or her seal and his or her name, or to any person, unless he or she is acting under the direction of a licensed professional architect, to offer or issue in any way, if on being viewed the seal of an architect is affixed, the existing architect and offer to him from his or her seal and his or her name, or to any person, unless he or she is acting under the direction of a licensed professional architect, to offer or issue in any way, if on being viewed the seal of an architect is affixed, the existing architect and offer to him from his or her seal and his or her name.



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Jacob Solomon, AIA
Principal
NJ RA 21A101255200
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FL Lic. No. AR98757
PA Lic. No. RA409200
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Jacob Solomon, RA, AIA
NJ Registered Architect
21A101255200
Jacob Solomon

PROPOSED ADDITION AND ALTERATIONS:
URQUIOLA RESIDENCE
87 HICKORY AVENUE
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BERGENFIELD, NJ

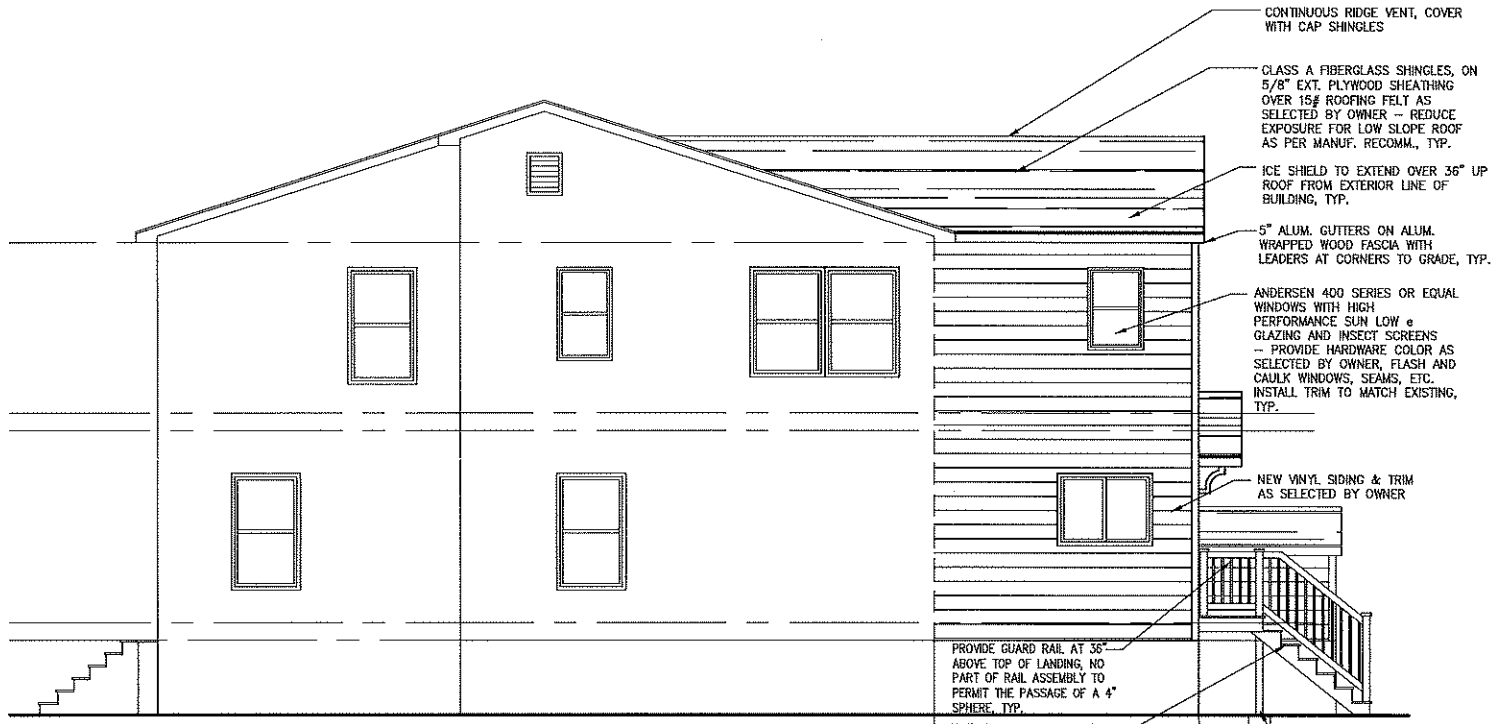
Date: 7/15/2021
Drawn By: J.S.
Checked By: J.S.
Job No: 21-108

Revisions	
1	Board Submission 10/11/21

Drawing Title:
FOUNDATION, FIRST AND
SECOND FLOOR PLANS

Dwg No.

A-2



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CONTINUOUS RIDGE VENT, COVER WITH CAP SHINGLES

CLASS A FIBERGLASS SHINGLES, ON 5/8" EXT. PLYWOOD SHEATHING OVER 15# ROOFING FELT AS SELECTED BY OWNER - REDUCE EXPOSURE FOR LOW SLOPE ROOF AS PER MANUF. RECOMM., TYP.

ICE SHIELD TO EXTEND OVER 36" UP ROOF FROM EXTERIOR LINE OF BUILDING, TYP.

5" ALUM. GUTTERS ON ALUM. WRAPPED WOOD FASCIA WITH LEADERS AT CORNERS TO GRADE, TYP.

ANDERSEN 400 SERIES OR EQUAL WINDOWS WITH HIGH PERFORMANCE SUN LOW e GLAZING AND INSECT SCREENS - PROVIDE HARDWARE COLOR AS SELECTED BY OWNER, FLASH AND CAULK WINDOWS, SEAMS, ETC. INSTALL TRIM TO MATCH EXISTING, TYP.

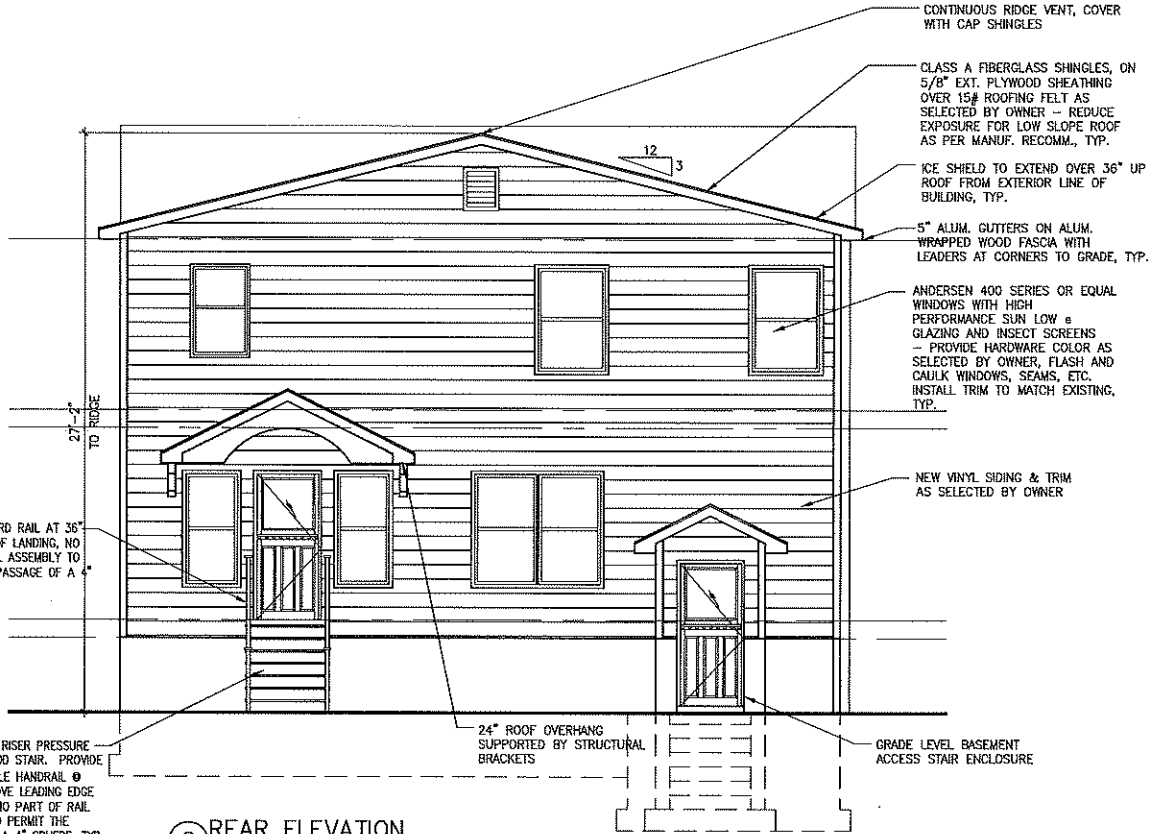
NEW VINYL SIDING & TRIM AS SELECTED BY OWNER

PROVIDE GUARD RAIL AT 36" ABOVE TOP OF LANDING, NO PART OF RAIL ASSEMBLY TO PERMIT THE PASSAGE OF A 4" SPHERE, TYP.

NEW CLOSED RISER PRESSURE TREATED WOOD STAIR. PROVIDE 1 1/2" GRASPABLE HANDRAIL @ 34"-36" ABOVE LEADING EDGE OF NOSING, NO PART OF RAIL ASSEMBLY TO PERMIT THE PASSAGE OF A 4" SPHERE, TYP.

4x4 P.T. POST ON 12" DIA. SONOTUBE, BOTTOM AT 36" MIN. BELOW GRADE, TYP.

NOTE: ALL WOOD IN CONTACT WITH MASONRY AND WITHIN 8" OF GRADE TO BE PRESSURE TREATED



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

CONTINUOUS RIDGE VENT, COVER WITH CAP SHINGLES

CLASS A FIBERGLASS SHINGLES, ON 5/8" EXT. PLYWOOD SHEATHING OVER 15# ROOFING FELT AS SELECTED BY OWNER - REDUCE EXPOSURE FOR LOW SLOPE ROOF AS PER MANUF. RECOMM., TYP.

ICE SHIELD TO EXTEND OVER 36" UP ROOF FROM EXTERIOR LINE OF BUILDING, TYP.

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ANDERSEN 400 SERIES OR EQUAL WINDOWS WITH HIGH PERFORMANCE SUN LOW e GLAZING AND INSECT SCREENS - PROVIDE HARDWARE COLOR AS SELECTED BY OWNER, FLASH AND CAULK WINDOWS, SEAMS, ETC. INSTALL TRIM TO MATCH EXISTING, TYP.

NEW VINYL SIDING & TRIM AS SELECTED BY OWNER

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24" ROOF OVERHANG SUPPORTED BY STRUCTURAL BRACKETS

GRADE LEVEL BASEMENT ACCESS STAIR ENCLOSURE



3 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CONTINUOUS RIDGE VENT, COVER WITH CAP SHINGLES

CLASS A FIBERGLASS SHINGLES, ON 5/8" EXT. PLYWOOD SHEATHING OVER 15# ROOFING FELT AS SELECTED BY OWNER - REDUCE EXPOSURE FOR LOW SLOPE ROOF AS PER MANUF. RECOMM., TYP.

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NEW VINYL SIDING & TRIM AS SELECTED BY OWNER

GRADE LEVEL BASEMENT ACCESS STAIR ENCLOSURE


It is a violation of law for any person, whether by or through an agent, to copy, reproduce, or otherwise use any part of this drawing without the written consent of the architect. The architect's responsibility is limited to the design and construction of the building as shown on these drawings. The architect is not responsible for any errors or omissions on these drawings or for any consequences arising therefrom.

jsa
LLC

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Principal
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NY Lic. No. 039906-1
FL Lic. No. AR98757
PA Lic. No. RA409200
www.jsallcnj.com

Jacob Solomon, RA, AIA
NJ Registered Architect
21A101255200



PROPOSED ADDITION AND ALTERATIONS:
URQUIOLA RESIDENCE
87 HICKORY AVENUE
BLOCK 28 LOT 38
BERGENFIELD, NJ

Date: 7/15/2021
Drawn By: J.S.
Checked By: J.S.
Job No: 21-108

Revisions	
1	Board Submission 10/11/21

Drawing Title:
EXTERIOR ELEVATIONS

Dwg No.
A-3
3 of 3