

BOROUGH OF BERGENFIELD
BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions include 1-3

Application includes 1-11

RECEIVED BY _____ Date _____

PROPERTY ADDRESS 78 Lee Place

BLOCK 337 LOT 34

DATE APPLICATION RECEIVED _____

ESCROW FEES \$3,000.00 Collected by _____
Date _____

APPLICATION FEES \$50.00 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 Adam + Tamar Stein
ADDRESS 78 Lee Place, Bergenfield
OWNER'S NAME Same
OWNER'S ADDRESS Same PHONE # [REDACTED]
FED I.D.# or S S _____

Applicant will be represented at public hearing by Mark Madaio, Esq.

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: 78 Lee Place

DESIGNATED AS Block(s) 33.7 and Lot(s) 34
on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT _____
VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____
LOT COVERAGE FRONT YARD REAR YARD _____ SIDE YARD _____
TOTAL SIDE YARD _____ OTHER (specify) BLDG. COVERAGE

THE REASON FOR DESIRED VARIANCE/APPEAL
APPLICANT HAS A CORNER LOT SEES
POWELL CONSTRUCTION

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 50 x 100 2. SQUARE FEET IN LOT 5943

3. SIZE OF PRESENT BUILDINGS 50 x 40 4. STORIES 2.5

5. TOTAL AREA 3500 SQ. FT. 6. NUMBER OF ROOMS 8

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 28.9

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY _____

SINGLE FAMILY

9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES _____

NO (if yes, provide a copy of same)

10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY _____

Residential

11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE

PREMISES? YES _____ NO IF SO, DATE FILED _____

DISPOSITION _____

12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING

ORDINANCE? YES NO _____ (if so, explain) Lo. r coverage

is 47.16% - will be reduced by app to 46.7

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

YES _____ NO

14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD?

YES _____ NO

15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER

MUNICIPALITY? YES _____ NO

DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES _____ NO
17. SIZE OF NEW ADDITION 47 x 6 SQ. FT.
±300 AREA 154 HEIGHT
18. SIZE OF NEW BUILDINGS _____ x _____ SQ. FT.
_____ AREA _____ HEIGHT
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
33.4 %
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR 1

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,
COUNTY OF BERGEN

SS:

Tamar Stein of full age, duly sworn
according to the law, deposes and says that he resides at
78 Lee Place 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 78 Lee Place and that he
hereby authorizes Mark Madaro Esq. 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 February 2022

Tamar Stein
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



TAX COLLECTOR'S CERTIFICATION
PAYMENT OF PROPERTY TAXES

Date: 2/22/22

Block: 337 Lot: 34 Address: 78 Lee Place

Owner's Name: Adam & Tamar Stein

Owner's Address: 78 Lee Place

Phone Number: o/o 201-395-8788 Cell Number: _____

Application for: Board of Adjustment Planning Board
 Building Department Permit

Description of Work to be Performed:
Addition and porch

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: 2/15/2022
(Printout Attached)

Tax Collector / Deputy Tax Collector Certification:
JUAN C ORTIZ 2/22/2022
Date:

Certification Number: T-8454



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

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

February 7, 2022

Tamar and Adam Stein
78 Lee Place
Bergenfield, NJ 07621

RE: Addition/Porch

Dear Mr. and Mrs. Stein

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

Maximum improved lot coverage 40% or 2,377 sq. ft. Proposed 46.7%
with permeable pavers for driveway and front walk 50% allowance.
Rear patio 10% allowance for pavers.

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



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

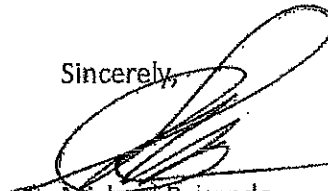
Your application for the addition has been denied for the following reason:

- 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



16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07611
 PH: 201.816.1818 FX: 201.816.0212
 VISIT US AT WWW.AXIS-AG.COM

PROJECT
**ADDITION & ALTERATION
 STEIN RESIDENCE**
 78 LEE PLACE
 BERGENFIELD, NJ 07621

CLIENT
TAMAR & ADAM STEIN
 78 LEE PLACE
 BERGENFIELD, NJ 07621

CONSULTANT

DATE: 01/28/2022 SCALE: AS NOTED
 DRAWN BY: L.S.C. CHECKED BY: P.R.G.

DWG TITLE
**ARCHITECTURAL SITE PLAN
 & ZONING SCHEDULE,
 RENDERING AT FRONT ELEVATION,
 PROPOSED FIRST & SECOND FLOOR PLAN**

DATE	ISSUE	DESCRIPTION	BY
01/28/22	1	ISSUED FOR ZONING REVIEW	L.S.C.

STEVEN B. LAZARUS, A.I.A.
 NJ 01-55807 CT 8599 PA RA 01-9520 B
 NY 02122 MD 10916 VA 040015129
 NC 9107 MA 10098 AZ 74013

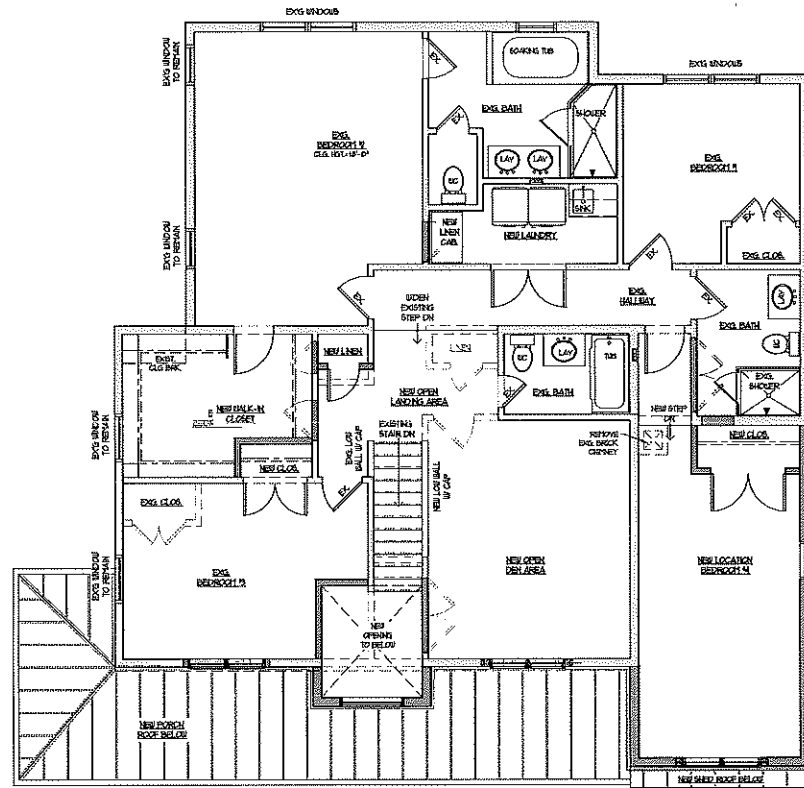
PIERO F. GARUCCI, A.I.A.
 NJ 01-55289 NY 02119 PA RA 007126

SEAL & SIGNATURE: PROJECT # 21-109
 DWG NO. ZB-10
 1 OF 1



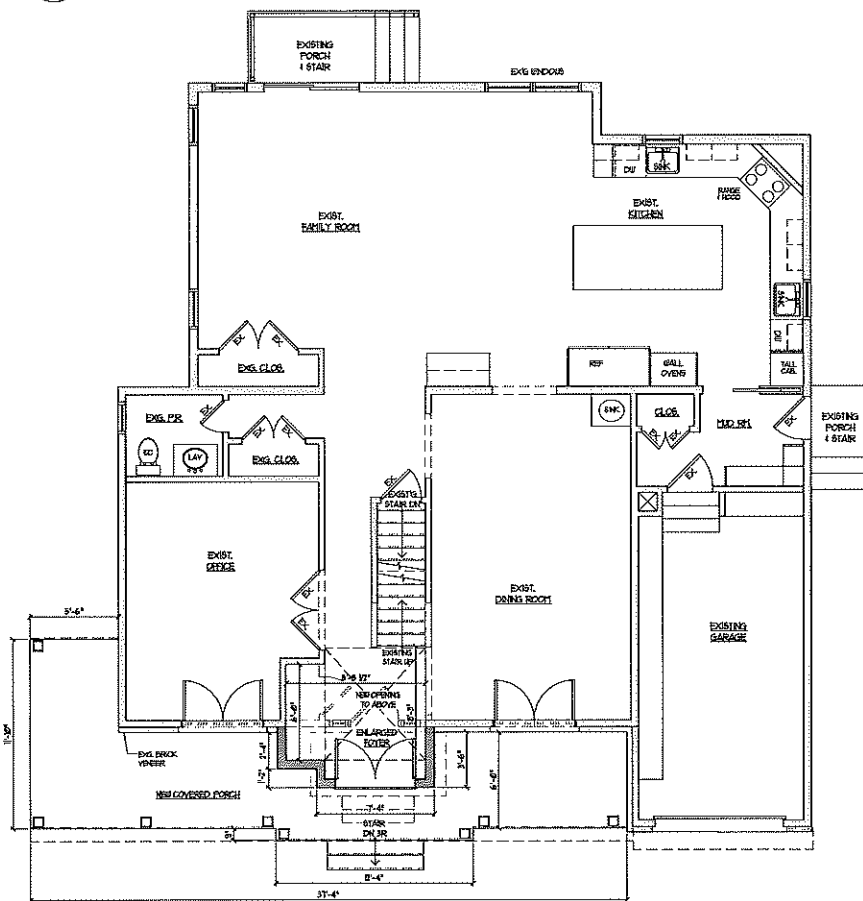
2 PROPOSED RENDERING AT FRONT ELEVATION

NOT TO SCALE



4 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



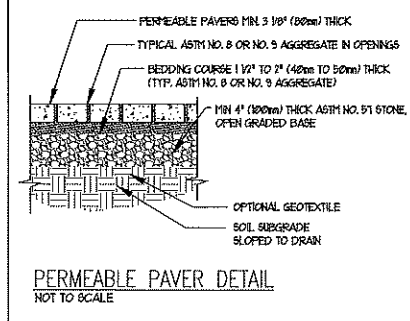
3 PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



DRAWING SYMBOL LEGEND

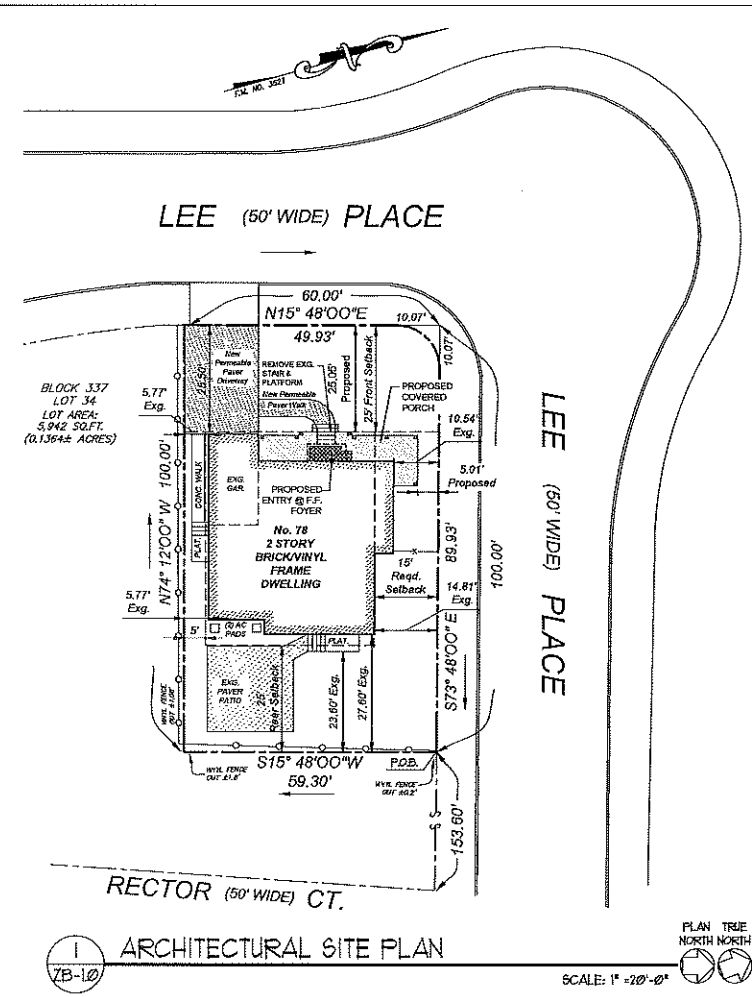
- EXISTING INTERIOR/EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR/EXTERIOR WALLS TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- NEW INTERIOR/EXTERIOR WALL
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING DOOR & FRAME TO BE REMOVED
- NEW DOOR & FRAME



ZONING SCHEDULE

ITEM	MIN./MAX. REQUIRED	EXISTING	PROPOSED	COMMENT
MIN. LOT AREA	5,000 SF	5,943 SF	N/C	COMPLIES
MIN. LOT WIDTH	30 FT	59.30 FT	N/C	COMPLIES
MAX. BARRICADED LOT COVERAGE	50% - 2,577 SF MAX.	47.30% - 2,202 SF **	48.7% - 2,723 SF **	**Existing Non-conforming
MAX. LOT COVERAGE (Residential)	50% - 2,577 SF MAX.	28.00% - 1,319 SF	23.00% - 1,046 SF	Variance Required
MAX. BLDG HEIGHT	30 FT 7.2 FT	28 FT	N/C	COMPLIES
MIN. FRONT YARD	25 FT	25.00 FT	25.00 FT	COMPLIES
MIN. FRONT YARD @ USE 13042	15 FT @ 10% SIDE	20.54 FT *	5.00 FT	VARIANCE Required
MIN. SIDE YARD	5 FT	5.77 FT *	N/C	COMPLIES
MIN. SIDE YARD @ USE 13042	10 FT	N/A	N/A	N/A - House is on a corner lot
MIN. REAR YARD	25 FT	27.50 FT	N/C	COMPLIES
BUILDING LOT AREAS				
EXISTING FIRST FLOOR		2,239 SF		
FIRST FLOOR ADDITION			33 SF	
TOTAL COVERED PORCH UP FIRST FB			284 SF	
BUILDING LOT AREA TOTAL		3,718 + 33 + 334	4,385 SF	
IMPROVED LOT AREAS				
EXISTING HATCHING DRIVE (Retained)		439 SF		
PROPOSED Permeable Paver Drive (and 50% permeable paver reduction)			238 SF	
EXISTING FRONT STEPS & PLATFORM (Retained)		42 SF		
NEW FRONT STEPS			11 SF	
EXISTING PAVES FRONT WALK (Retained)		78 SF		
PROPOSED PERMEABLE PAVES FRONT WALK (1.5' W of 50% Reduction - 27.25')			31 SF	
EXISTING SIDE STEPS & PLATFORM		36 SF		
EXISTING CONC. WALK AT SIDE		61 SF		
EXISTING PAVES REAR PATIO (1.5' W of 20% reduction - 27.25')		42 SF		
EXISTING REAR STEPS & PLATFORM		42 SF		
IMPROVED TOTAL		3,729 + 108 =	3,837 SF	3,865 + 287 = 4,152 SF

** Existing Non-conforming Condition: N/C - NO CHANGE; N/A - NOT APPLICABLE; PROP-PROPOSED; EXG-EXISTING

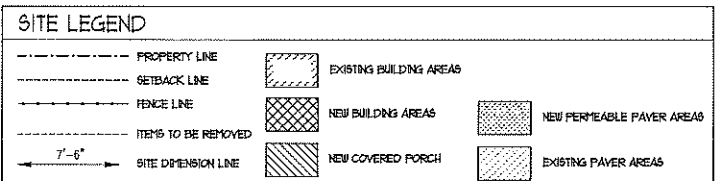


1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



SITE PLAN INFORMATION WAS TAKEN FROM A DRAWING ENTITLED: "LOCATION SURVEY"
 DATED: JAN. 11, 2022 - BY: STEVEN L. KOESTNER, P.E. & L.S., OF KOESTNER ASSOCIATES,
 PROFESSIONAL ENGINEERS & LAND SURVEYORS, NJ LIC. # 219201
 61 HUDSON STREET, HACKENSACK, NJ 07610 PH: (202) 342-6264



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