

**BERGENFIELD PLANNING BOARD  
REGULAR MEETING  
TELECONFERENCE VIA ZOOM  
February 22, 2021**

**AGENDA**

**MEETING CALLED TO ORDER**

**OPEN PUBLIC MEETING STATEMENT**

In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards and posted on the borough website. Notice of this meeting via the February 10, 2021 Sunshine notice has been sent to the Record, Star Ledger, and Cablevision, posted on two municipal bulletin boards and the borough website.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVE MINUTES OF PREVIOUS MEETING – January 25, 2021**

Motion from board members to approve minutes.

**CORRESPONDENCE**

**VERBAL COMMUNICATIONS**

Any resident may comment or question any subject not on the agenda.  
Motion from board members to close verbal communications.

**COMMITTEE REPORTS**

1. Site Plan
2. Parking Legal
3. Capital Improvements
4. Master Plan
5. Liaison to Board of Adjustment

**OLD BUSINESS**

**NEW BUSINESS**

Eli Skoczylas  
88 Hallberg Avenue  
Block: 283 Lot: 59  
Minor Subdivision

**MOTION TO ADJOURN MEETING**

NOTE: No applications will be heard by the Board that were not on the agenda at the time of publication release to the newspaper or applications that do not comply with Article VIII title "Hearings contained in the By-Laws of the Bergenfield Board".

**SUNSHINE NOTICE  
BOROUGH OF BERGENFIELD  
PLANNING BOARD  
REGULAR MEETING  
TELECONFERENCE MEETING VIA ZOOM**

Please be advised due to the current state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order No. 103, and in an effort to prevent further spread of COVID-19, the February 22, 2021 Borough of Bergenfield Planning Board Regular meeting will be held via teleconference using Zoom in lieu of an in-person meeting. This meeting is scheduled to commence at 8:00 pm.

Members of the public can join this meeting from their computer, tablet, or smartphone. Members of the public who join this meeting will be able to give public comment during the relevant portions of the meeting. The meeting link and telephone number to join the meeting will be provided on the Borough of Bergenfield website at [www.bergenfield.com](http://www.bergenfield.com).

**NEW BUSINESS:**

Eli Skoczylas  
88 Hallberg Avenue  
Minor Subdivision

The Planning Board agenda for this meeting can be reviewed and downloaded from the Borough website.

Please visit the Borough website on [www.bergenfield.com](http://www.bergenfield.com) for updates and additional information on this meeting.

Hilda Tavitian, Clerk  
Planning Board  
Borough of Bergenfield

**BOROUGH OF BERGENFIELD**

**PLANNING BOARD**

APPLICATION AND INSTRUCTION TO APPLICANTS

RECEIVED BY \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY ADDRESS 88 Hallberg Avenue

BLOCK 283 LOT 59

DATE APPLICATION RECEIVED \_\_\_\_\_

ESCROW FEES \$3,000.00

Collected by \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION FEES \$300

Collected by \_\_\_\_\_ Date \_\_\_\_\_

**BOROUGH OF BERGENFIELD**  
**COUNTY OF BERGEN**

**APPLICATION FOR SUBDIVISION**

*MUST BE MADE OUT IN TRIPLICATE AND SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO PLANNING BOARD MEETING. APPLICATION MUST BE ACCOMPANIED BY AN ORIGINAL AND EIGHTEEN (18) COPIES OF A SKETCH PLAT SHOWING ALL EXISTING STRUCTURES WITHIN THE PORTION TO BE SUBDIVIDED AND WITHIN 200' THEREOF*

Date \_\_\_\_\_

1. Application is hereby made for approval of the subdivision of land as herein described and shown on accompanying plat.  
Applicant's Name Eli Skoczylas Telephone c/o 201-385-3782  
Address 393 Churchill Road, Teaneck, NJ 07646

2. If applicant is a partnership, corporation or company, give name and address of the principal \_\_\_\_\_

3. Property owner's name (if other than #1 above) \_\_\_\_\_  
Address \_\_\_\_\_ Telephone \_\_\_\_\_

4. Interest of applicant if other than owner \_\_\_\_\_

5. Description of land to be subdivided: (a) Block 283 Lot(s) 59

(b) Address 88 Hallberg Avenue

(c) Give size of original plot 23,560 (d) Give size of lots after subdivision 5,960 + 17,610

(e) Are the following utilities existing:  
Paved streets  Sanitary Sewers  Gas   
Curbs  Storm Sewers  Water   
Sidewalks  Electric

(f) What is the zoning of the property R-5

(g) Are there any existing structures on the property yes - single family  
Type Single family If dwelling, how many families 1

6. What is the purpose of the subdivision request To create 2 fully conforming lots for single family homes

7. Has there been any previous appeal involving these premises? Yes \_\_\_\_\_ No  If so, date filed \_\_\_\_\_  
Disposition \_\_\_\_\_

8. Are there any existing violations of the zoning ordinance? Yes \_\_\_\_\_ No  If so, explain \_\_\_\_\_

9. Is this, or any part of this property in the flood zone? Yes \_\_\_\_\_ No

10. Does this property border on any county road? Yes \_\_\_\_\_ No

11. Name and address of person preparing sketch plat (plat must be drawn by a licensed engineer or land surveyor):  
Name Michael Hubschman, PE, PP Telephone 201-384-5666  
Address 263A S. Washington Ave, Bergenfield, NJ 07601

12. Signature of applicant \_\_\_\_\_  
Signature of property owner, if other than applicant \_\_\_\_\_

**ADDITIONAL QUESTIONS TO BE ANSWERED  
BY ALL APPLICANTS  
SEEKING SUBDIVISION APPROVAL**

1. In what zone is the property located? R-5  
(If the applicant intends to use the proposed subdivided lots for a use not permitted in that zone,  
a variance must be obtained from the Bergenfield Zoning Board of Adjustment)

2. State dimensions and square footage area of each proposed lot:

$50 \times 119 = 5,960$   
 $67 - 50 \times 200 = 17,610$

3. If any structure exists on any of the proposed subdivided lots, state with reference to that lot or lots.

(a) Front setback length:

*All Existing Setbacks to be eliminated*

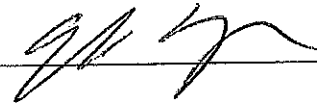
(b) Each side yard length:

*on removal of home*

(c) Rear yard length:

(If any setback, side or rear yard measurements are less than permitted for that zone,  
a variance may be applied for before the Bergenfield Planning Board,  
(with proper notices)

Signature of applicant



Signature of property owner,  
if other than applicant

**FOR OFFICE USE ONLY**

Application received \_\_\_\_\_ Fee of \$ \_\_\_\_\_ paid

Referred to members of Subdivision Committee on \_\_\_\_\_

If County approval is required, referred to County Planning Board on \_\_\_\_\_

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_

Declared to be a major/minor subdivision on \_\_\_\_\_ at a meeting of the Bergenfield Planning Board held on

\_\_\_\_\_ the above request for a subdivision was approved \_\_\_\_\_ rejected \_\_\_\_\_

Held over for additional information \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

**THIS SECTION FOR ADMINISTRATIVE USE ONLY**

Fee of \$ \_\_\_\_\_ Paid \_\_\_\_\_ Date Application Submitted \_\_\_\_\_  
Received by \_\_\_\_\_

Certificate of taxes paid \_\_\_\_\_

Application for 200' radius property owners list: Date \_\_\_\_\_  
Received by \_\_\_\_\_

Letter of denial by Construction Code Official Yes \_\_\_\_\_ No \_\_\_\_\_

Site Plan Committee Review: Application deemed complete \_\_\_\_\_ date \_\_\_\_\_  
Chairman \_\_\_\_\_ Scheduled for hearing: \_\_\_\_\_ Date \_\_\_\_\_

Publish Notice of Hearing: Date of Publication \_\_\_\_\_  
Newspaper \_\_\_\_\_

Proof of Service submitted to Board Secretary \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

Application deemed incomplete \_\_\_\_\_ Date chairman \_\_\_\_\_

List of deficient items sent to applicant \_\_\_\_\_ Date CCO \_\_\_\_\_  
Mailed deficient list by certified mail return receipt requested.

Plans delivered to Site Plan Committee members: Date \_\_\_\_\_  
Site Plan Committee meeting date \_\_\_\_\_ Time \_\_\_\_\_

Plans delivered to Planning Board members: Date \_\_\_\_\_  
Planning Board: Yes \_\_\_\_\_ No \_\_\_\_\_ Meeting date \_\_\_\_\_ Time \_\_\_\_\_

Plans delivered to Board of Adjustment members, Date \_\_\_\_\_  
Board of Adjustment: Yes \_\_\_\_\_ No \_\_\_\_\_ Meeting Date \_\_\_\_\_ Time \_\_\_\_\_

Board Action. Approve \_\_\_\_\_ Deny \_\_\_\_\_

Board resolution passed \_\_\_\_\_ Date \_\_\_\_\_

Notice to Applicant: Date \_\_\_\_\_

Published Notice of Decision: Date \_\_\_\_\_ Newspaper \_\_\_\_\_

AFFIDAVIT PLANNING BOARD/BOARD OF ADJUSTMENT  
OF THE  
BOROUGH OF BERGENFIELD

STATE OF NEW JERSEY  
COUNTY OF BERGEN  
BOROUGH OF BERGENFIELD

SS: Eli Skoczylas  
Name of Applicant

Eli Skoczylas being duly sworn deposes and says;  
that he resides at number 393 Churchill Road in the <sup>Township</sup> Borough of  
Teaneck; In the County of Bergen  
in the State of New Jersey, and says that he is the appellant making

appeal for a variation of the provisions of the Zoning Ordinance of the Borough of Bergenfield in  
connection with the property which is the subject matter of this appeal and known as number  
88 Hallberg Avenue designated as Block 283 and  
Lot 59 on the Assessment Map of the Borough of Bergenfield. That all

Statements made in this application, 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 - 11<sup>th</sup>

Day of January 2021

Diane P Bednarz Notary Public [Signature] 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.

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

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,  
COUNTY OF BERGEN

SS:

Eli Skoczylas of full age, duly sworn according

to the law, deposes and says that he resides at 393 Churchill Road

in the <sup>Township</sup> 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

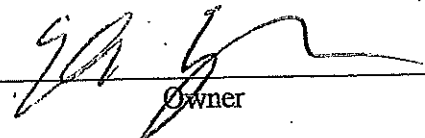
the Borough of Bergenfield, known and designated as number 88 Hallberg Avenue

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 \_\_\_\_\_

DAY OF January 2021

  
\_\_\_\_\_  
Owner

Diane P Bednarz  
Notary Public

DIANE P BEDNARZ  
NOTARY PUBLIC

BERGEN COUNTY, NEW JERSEY  
ID # 237969  
MY COMMISSION EXPIRES OCTOBER 17, 2023  
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.



Dec. 30. 2020 10:43AM

No. 4729 P. 1



**BOROUGH OF BERGENFIELD**

198 NORTH WASHINGTON AVENUE  
BERGENFIELD, NEW JERSEY 07621

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

December 30, 2020

Eli Skoczylas  
88 Hallberg Avenue  
Bergenfield, NJ 07621

RE: Sub-division

Dear Mr. Skoczylas

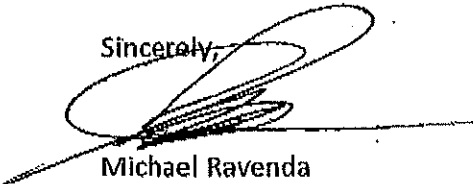
Your application for Sub-division has been denied for the following reason:

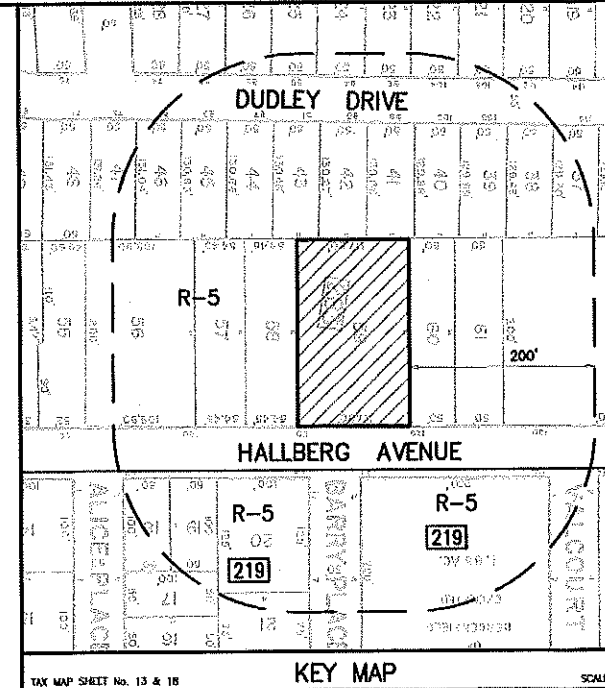
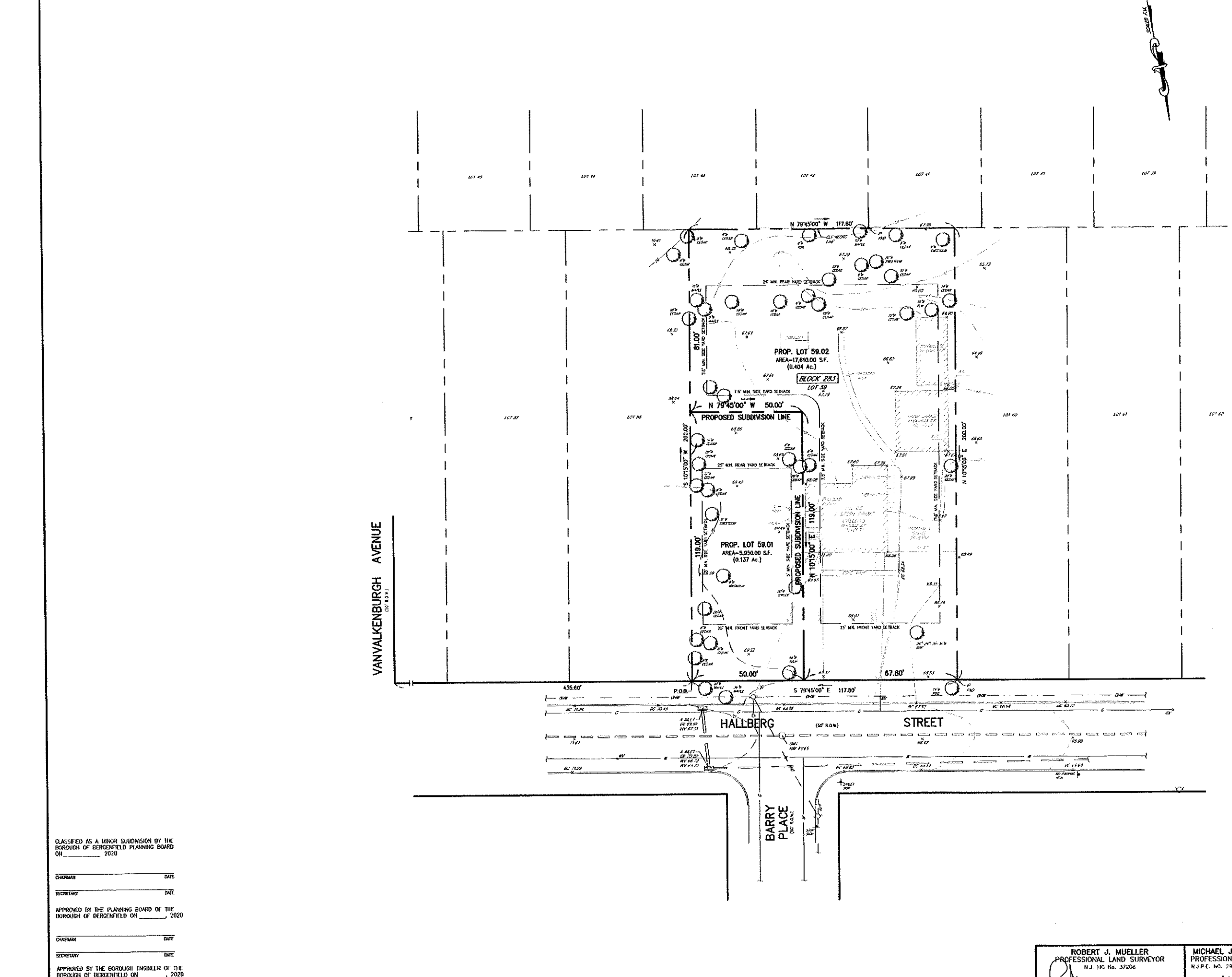
1. Must go to the Planning Board for a minor sub-division only.

You have the right to appeal my decision to the Planning Board. You must 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



TAX MAP SHEET No. 13 & 16

**ZONING NOTES**  
ZONE: R-5 (LOT 59.01)

REQUIREMENT	NEW LOT 59.01 PROPOSED
MIN. LOT AREA	5,000 S.F.
MIN. LOT WIDTH	50 FT.
MIN. FRONT YARD	25 FT.
MIN. SIDE YARD	5 FT.
MIN. TOTAL SIDE YARD	10 FT.
MIN. REAR YARD	25 FT.
MAX. IMP. LOT COVERAGE	40%
MAX. BLDG. HEIGHT	2 STORES
MAX. BLDG. HEIGHT	30 FT.

(1) WILL CONFORM WITH ORDINANCE.

**ZONING NOTES**  
ZONE: R-5 REQUIREMENTS SHOWN (LOT 59.02)

REQUIREMENT	NEW LOT 59.02 PROPOSED
MIN. LOT AREA	6,000 S.F.
MIN. LOT WIDTH	60 FT.
MIN. FRONT YARD	25 FT.
MIN. SIDE YARD	7.5 FT.
MIN. TOTAL SIDE YARD	15 FT.
MIN. REAR YARD	25 FT.
MAX. IMP. LOT COVERAGE	35%
MAX. LOT COVERAGE	30%
MAX. BLDG. HEIGHT	2 STORES
MAX. BLDG. HEIGHT	30 FT.

(1) WILL CONFORM WITH ORDINANCE.  
\* NO VARIANCE REQUIRED

- GENERAL NOTES**
- ELEVATIONS BASED ON NGVD 1929.
  - TOTAL LOT AREA = 23,560.00 S.F. (0.541 Ac.)
  - RECORD OWNER: ELL SKOCZYLAS, 393 CHURCHILL ROAD, TEANECK, NEW JERSEY 07666
  - EXISTING IMPROVED COVERAGE = 4,704 S.F.

- REFERENCES**
- DEED BOOK 7977, PAGE 633
  - A CERTAIN MAP ENTITLED "MAP OF PROPERTY OF CARL HALLBERG, BERGENFIELD, N.J." FILED IN THE BOCO AS MAP No. 1409, BEING LOTS 15 & 16 ON SAID MAP.
  - BOROUGH OF BERGENFIELD TAX MAPS.

CLASSIFIED AS A MINOR SUBDIVISION BY THE BOROUGH OF BERGENFIELD PLANNING BOARD ON \_\_\_\_\_ 2020

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF BERGENFIELD ON \_\_\_\_\_ 2020

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE BORDUGH ENGINEER OF THE BOROUGH OF BERGENFIELD ON \_\_\_\_\_ 2020

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ROBERT J. MUELLER  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC No. 37206

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. No. 29497 N.J.P.P. No. 3200

NO.	REVISIONS	DATE	BY

**MINOR SUBDIVISION PLAN**

LOT 59

**No. 88 HALLBERG AVENUE**

BOROUGH OF BERGENFIELD BERGEN COUNTY

APPLICANT: ELL SKOCZYLAS  
393 CHURCHILL ROAD  
TEANECK, NEW JERSEY 07666

DRAWN BY: BL  
CHKD BY: MJH  
SCALE: 1" = 100'  
DRAWING NO. 3898-1  
1 OF 1

12-9-20

12-9-20

HUBSCHMAN ENGINEERING, P.A.  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
201-381-5668