

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 TRIPPLICATE 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 x 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 2639 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)

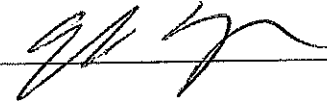
2. State dimensions and square footage area of each proposed lot:

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

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 \$ _____ Date Application Submitted _____
Paid 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 ^{Township} 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 - 11th

Day of January 2021

Diane P Bednarz
Notary Public

Eli Skoczylas
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 ^{Township} 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

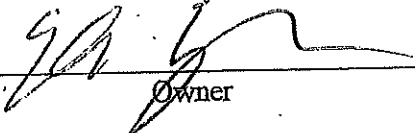
the Borough of Bergenfield, known and designated as number 88 Hallberg Avenue

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 # 2379894

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.



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

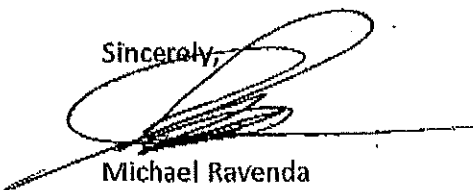
Your application for Sub-division has been denied for the following reason:

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

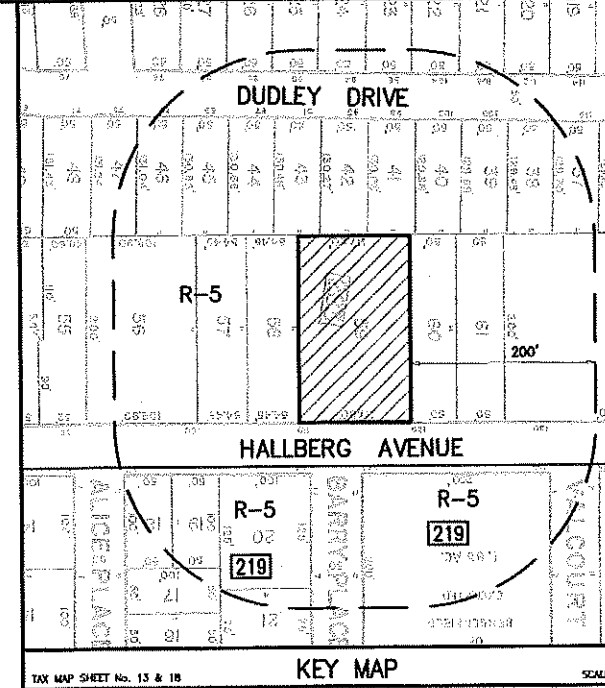
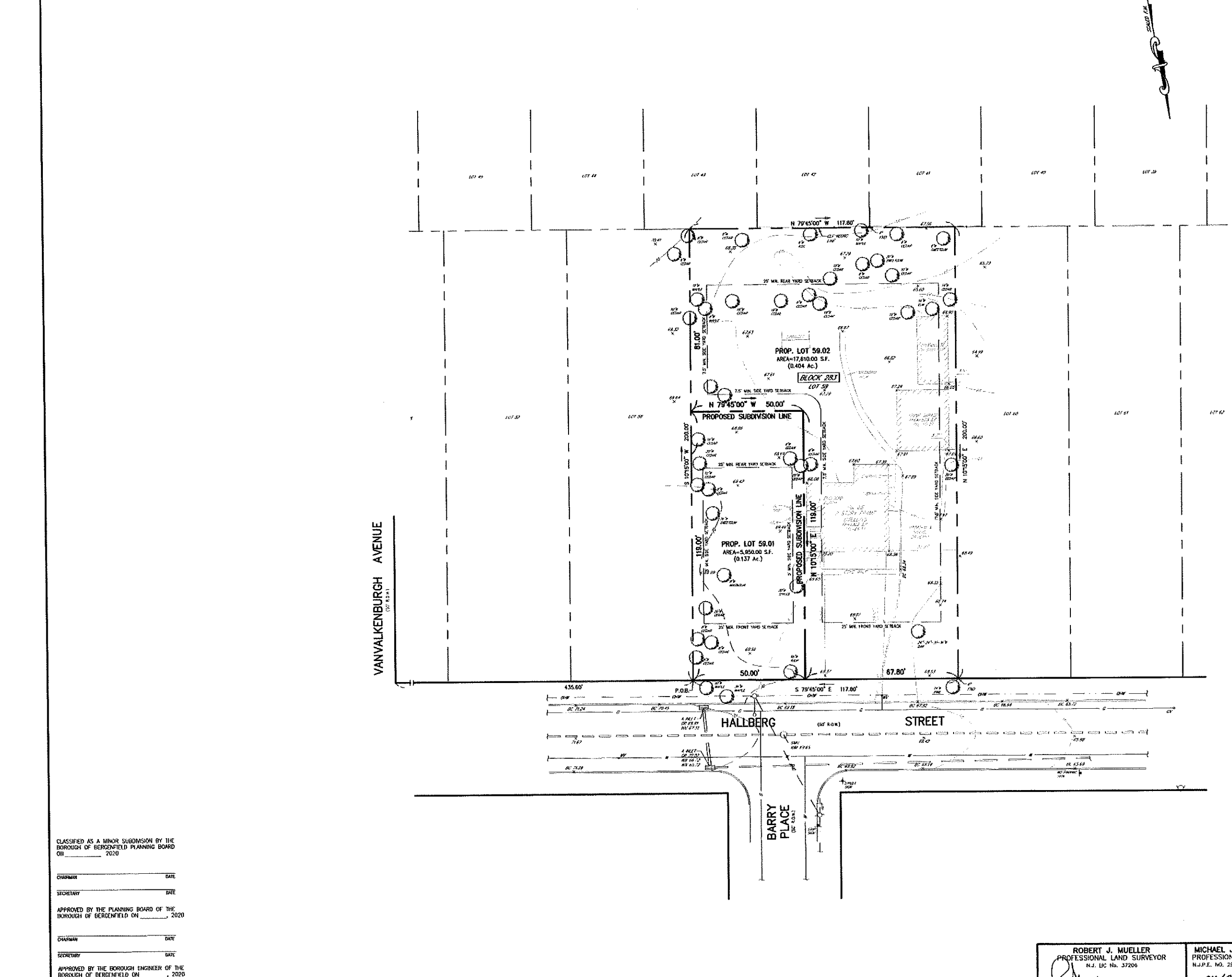
You have the right to appeal my decision to the Planning Board. You must contact the Building Department to obtain the proper applications.

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. 15 & 16

ZONING NOTES
ZONE: R-5 (LOT 59.01)

REQUIREMENT	NEW LOT 59.01 PROPOSED
MIN. LOT AREA	5,000 S.F. / 5,950.00 S.F.
MIN. LOT WIDTH	50 FT. / 50.00 FT.
MIN. FRONT YARD	25 FT. / (1)
MIN. SIDE YARD	5 FT. / (1)
MIN. TOTAL SIDE YARD	10 FT. / (1)
MIN. REAR YARD	25 FT. / (1)
MAX. IMP. LOT COVERAGE	40% / (1)
MAX. LOT COVERAGE	40% / (1)
MAX. BLDG. HEIGHT	2 STORES / (1)
MAX. BLDG. HEIGHT	30 FT. / (1)

(1) WILL CONFORM WITH ORDINANCE.

ZONING NOTES
ZONE: R-0 REQUIREMENTS SHOWN (LOT 59.02)

REQUIREMENT	NEW LOT 59.02 PROPOSED
MIN. LOT AREA	6,000 S.F. / 17,610.00 S.F.
MIN. LOT WIDTH	60 FT. / 67.80 FT.
MIN. FRONT YARD	25 FT. / (1)
MIN. SIDE YARD	7.5 FT. / (1)
MIN. TOTAL SIDE YARD	15 FT. / (1)
MIN. REAR YARD	25 FT. / (1)
MAX. IMP. LOT COVERAGE	35% / (1)
MAX. LOT COVERAGE	35% / (1)
MAX. BLDG. HEIGHT	2 STORES / (1)
MAX. BLDG. HEIGHT	30 FT. / (1)

(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: ELI SKOCZYLAS, 393 CHURCHILL ROAD, TEANECK, NEW JERSEY 07666
 - EXISTING IMPERVIOUS 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 BY THE BORO AS MAP No. 1408, 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 BOROUGH ENGINEER OF THE BOROUGH OF BERGENFIELD ON _____, 2020

ENGINEER _____ DATE _____

NO.	REVISIONS	DATE	BY

MINOR SUBDIVISION PLAN

LOT 59

No. 88 HALLBERG AVENUE

BOROUGH OF BERGENFIELD BERGEN COUNTY

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

ROBERT J. MUELLER PROFESSIONAL LAND SURVEYOR N.J. LIC No. 37206 12-9-20	MICHAEL J. HUBSCHMAN P.E., P.P. PROFESSIONAL ENGINEER AND PLANNER N.J.P.E. No. 29497 N.J.P.P. No. 3200 12-9-20	HUBSCHMAN ENGINEERING, P.A. ENGINEERS - PLANNERS - SURVEYORS 26.3A S WASHINGTON AVE., BERGENFIELD, NJ 07621 201-381-5628 DRAWN BY: BA CHECK BY: MJB SCALE: 1" = 1' DRAWING NO. 3898-1 1 OF 1
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