

**SUNSHINE NOTICE
BOROUGH OF BERGENFIELD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
TELECONFERENCE MEETING VIA WEBEX**

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 July 6, 2020 Borough of Bergenfield Zoning Board of Adjustment meeting will be held via teleconference using Cisco Webex Meetings 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.

The Zoning Board of Adjustment agenda and the applications to be heard at this meeting can be reviewed and downloaded from the Borough website.

Please visit the Borough website on www.bergenfield.com for updates and additional information on this meeting.

Hilda Tavitian, Clerk
Zoning Board of Adjustment
Borough of Bergenfield

***THIS IS A PUBLIC NOTICE, NOT A PAID LEGAL AD.**

**BERGENFIELD ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
TELECONFERENCE VIA CISCO WEBEX
JULY 6, 2020 8:00 PM**

AGENDA

MEETING CALLED TO ORDER

OPEN PUBLIC MEETING STATEMENT

In compliances 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 published on the borough website. Notice of this meeting via the June 29, 2020 Sunshine Notice has been sent to the Record, Star Ledger, and Cablevision, posted on two municipal bulletin boards and the Borough website.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse himself/herself from participating in any discussion on that matter.

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVE MINUTES OF PREVIOUS MEETING -- June 1, 2020

Motion from board members to approve minutes.

CORRESPONDENCE

VERBAL COMMUNICATIONS

Comments by members of audience on matters not on evening's agenda

OLD BUSINESS

1. Resolutions:
 1. Congregation Beth Abraham, 396 New Bridge Rd, Request Extension
 2. Bob Lutz, 155 Sussex Rd, Convert Two Floors into Two and Half Floors
 3. Mr. & Mrs. Sheffey, 36 Greenbriar Street, Addition of Front Porch
 4. JAH Realty Associates, 205-207 N. Washington Avenue, Convert First Floor Office Space into 4 One-Bedroom Apartments.

NEW BUSINESS

1. Susan Sytner
88 Rector Court
Add second floor addition, first floor addition, and patio to single-family residence with existing non-conforming setbacks.
2. Melissa Fried
109 Westminster Avenue
Addition of a pool.

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".

BOROUGH OF BERGENFIELD

BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions include: page 1-3

Application include: page 1-9

RECEIVED BY _____ Date _____

PROPERTY ADDRESS 88 Rector Court

BLOCK 337 LOT 36

DATE APPLICATION RECEIVED _____

ESCROW FEES _____ Collected by _____

Date _____

APPLICATION FEES _____ 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 Susan Sytner
ADDRESS 88 Rector Court
OWNER'S NAME Alan and Susan Sytner
OWNER'S ADDRESS 88 Rector Court PHONE # 843-259-0601
FED I.D.# or S S 057-62-5521

Applicant will be represented at public hearing by self and Chris Blake, 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: 88 Rector Court

DESIGNATED AS Block(s) 337 and Lot(s) 36
on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT R5

VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____

LOT COVERAGE X FRONT YARD _____ REAR YARD _____ SIDE YARD X

TOTAL SIDE YARD _____ OTHER (specify) Improved lot coverage

THE REASON FOR DESIRED VARIANCE/APPEAL

To add a second floor addition, first floor addition; and patio to single family residence with existing non-confirming setbacks

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 60 x 95 2. SQUARE FEET IN LOT 5678
3. SIZE OF PRESENT BUILDINGS 35.25 x 43.4 4. STORIES 2
5. TOTAL AREA 2038 SQ. FT. 6. NUMBER OF ROOMS 9
7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 23.7 %
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 _____
Single family residences
-
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 X NO _____ (IF SO, EXPLAIN) Existing front yard
setback of 24.9' and existing side street setback of 10.5'
-
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 43.5 x 10.3 SQ. FT. and 29 x 10.8 and 11.3 x 13.5
913 AREA 25.7 HEIGHT _____ N/A
18. SIZE OF NEW BUILDINGS _____ x _____ SQ. FT.
 _____ AREA _____ HEIGHT _____
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
30.45% %
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.)

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
BOROUGH OF BERGENFIELD

SS:

Susan Sytner

Name of Applicant

Susan Sytner

being duly sworn deposes

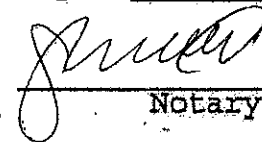
and says; that she resides at number 88 Rector Court
in the Borough of Bergenfield, in the County of Bergen
in the State of New Jersey, and says that he is the
appellant making appeal for a variation/appeal of the
provisions of the Zoning Ordinance of the Borough of
Bergenfield in connection with the property which is the
subject matter of this appeal and known as number 88 Rector Court
designated as Block 337 and Lot 3 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

2nd

day of June

10 2020



Attorney, State of
New Jersey

Notary Public



Applicant

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

Julian Maxwell

An attorney in the
State of New Jersey



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

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

May 13, 2020

Mr. & Mrs. Sytner
88 Rector Court
Bergenfield, NJ 07621

RE: Addition & Porch

Dear Mr. & Mrs. Sytner

Your application for second floor addition and new covered porch has been denied for the following reasons:

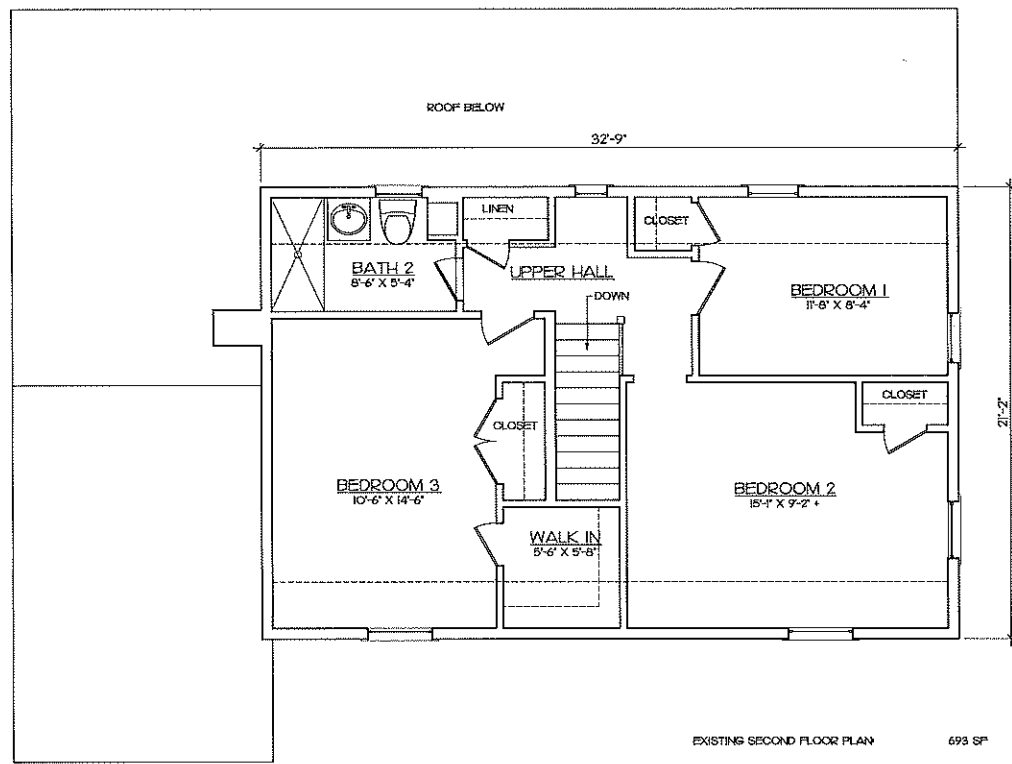
1. Improved lot coverage required 2,271.2 sq. feet. Proposed 2,660 sq. feet. Minus 10% pavers 2,580 sq. feet.
2. Expansion of non-conforming use street side. Required 15 sq. feet street side yard. Proposed addition and porch 10.50 sq. feet.

You have the right to appeal my decision to the zoning board of adjustment. 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

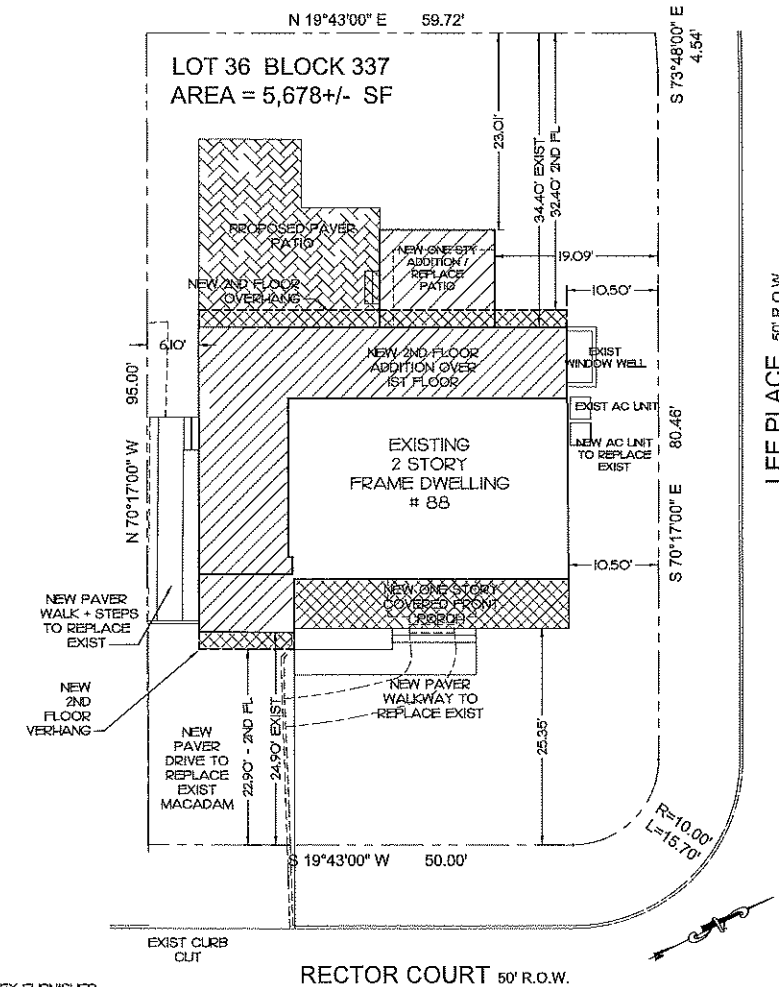
Sincerely,

Michael Ravenda
Zoning Officer



(X2) EXIST SECOND FLOOR PLAN
 1/4" = 1'-0"

- LEGEND**
- EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
 - EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
 - NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION 15' OC (LION)
 - EXISTING CONCRETE CONSTRUCTION TO REMAIN
 - EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
 - NEW POURED OR MASONRY CONC CONSTRUCTION
- FLOOR ABOVE OR BELOW



(S) SITE PLAN
 1" = 10'-0"

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE HOMEOWNER.
 LANTELME, KLRENS, & ASSOCIATES P.C., HILLSDALE, NJ, P.E. + L.S. 39580, 6/8/17

BUILDING COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FRONT COVERED PORCH	0	166	166
OVERHANGS	0	66	66
BUILDING AREA	1345	182	1497
TOTAL BUILDING COVERAGE	1345	384	1729

BUILDING CODE INFORMATION:

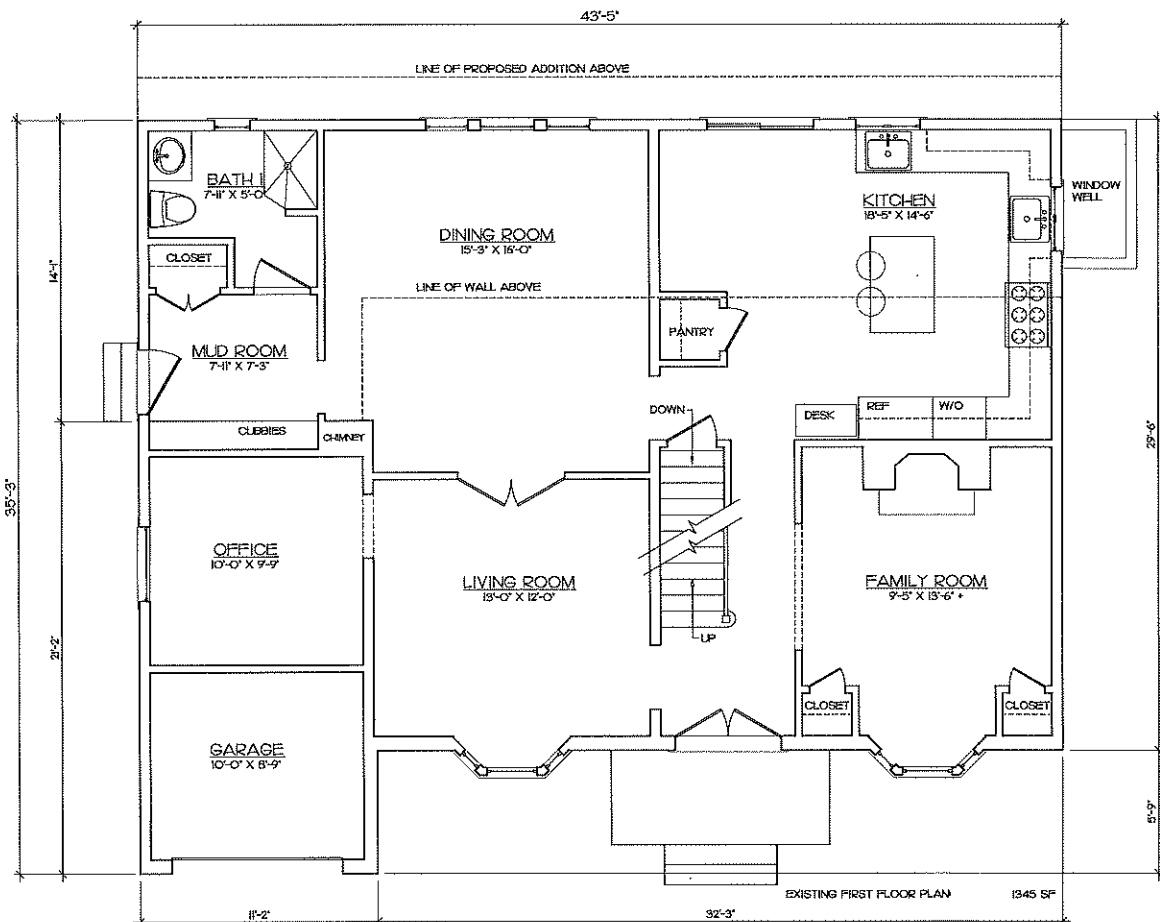
NEW BUILDING + ADDITION - 2015 INT. RESIDENTIAL CODE - NJ EDITION
 EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 5:23-6
 INT. ENERGY CONSERVATION CODE 2015 RESIDENTIAL
 2015 INTERNATIONAL MECHANICAL CODE
 2014 NATIONAL ELECTRICAL CODE
 2015 NATIONAL STANDARD PLUMBING CODE
 2015 INTERNATIONAL FUEL GAS CODE
 NJAC 5:23-7 AND ICC / ANSI/IF7-2003 ACCESSIBILITY CODE

IMPROVED COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING COVERAGE	1345	384	1729
DRIVEWAY	405	-22 CH	383
REAR PATIO	110	240	350
AC UNITS + WINDOW WELL	32	0	32
STEPS + WALKWAY	270	-104	166
TOTAL IMPERVIOUS COVERAGE	2162	498	2660

FLOOR AREA RATIO CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FINISHED FIRST FLOOR AREA	1345	12	1457
FINISHED SECOND FL AREA	692	761	1454
TOTAL AREA	2038	761	2911



(X1) EXIST FIRST FLOOR PLAN
 1/4" = 1'-0"

88 RECTOR ZONING ANALYSIS				
BERGENFIELD ZONE R-5, RESIDENTIAL	LOT 36 BLOCK 337		LOT AREA 5,678 SF	
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN LOT AREA	5,000 SF	5,678 SF	NO CHANGE	CONFORMS
LOT WIDTH	50.0'	50.0'	NO CHANGE	CONFORMS
LOT DEPTH	N/A	95.00'	NO CHANGE	CONFORMS
FRONT YARD SETBACK (RECTOR)	25.0'	24.90'	22.90'	VARIANCE
REAR YARD SETBACK	25.0'	34.40'	23.0'	VARIANCE
SIDE YARD SETBACK	15.0'	6.10'	NO CHANGE	CONFORMS
FRONT YARD SETBACK (LEP)	15.0'	10.50'	NO CHANGE	EXISTING NON / VARIANCE
MAX BLDG COVERAGE	40% (271 SF)	23.69% (1,345 SF)	2 STY / 25.7'	CONFORMS
BUILDING HEIGHT	2 STY / 28.0'	2 STY / 25.7'	NO CHANGE	CONFORMS
MAX IMPROVED COV	40% (271 SF)	38.07% (2182 SF)	46.84% (2660 SF)	VARIANCE

2	5-5-20	Sunroom + Terrace
1	1-15-20	1st FH HVAC unit replaced
#	Date	Revision

Sytner Residence

Block: 337 Lot: 36
 88 Rector Court
 Bergenfield, New Jersey

SITE + EXIST PLANS, ZONING

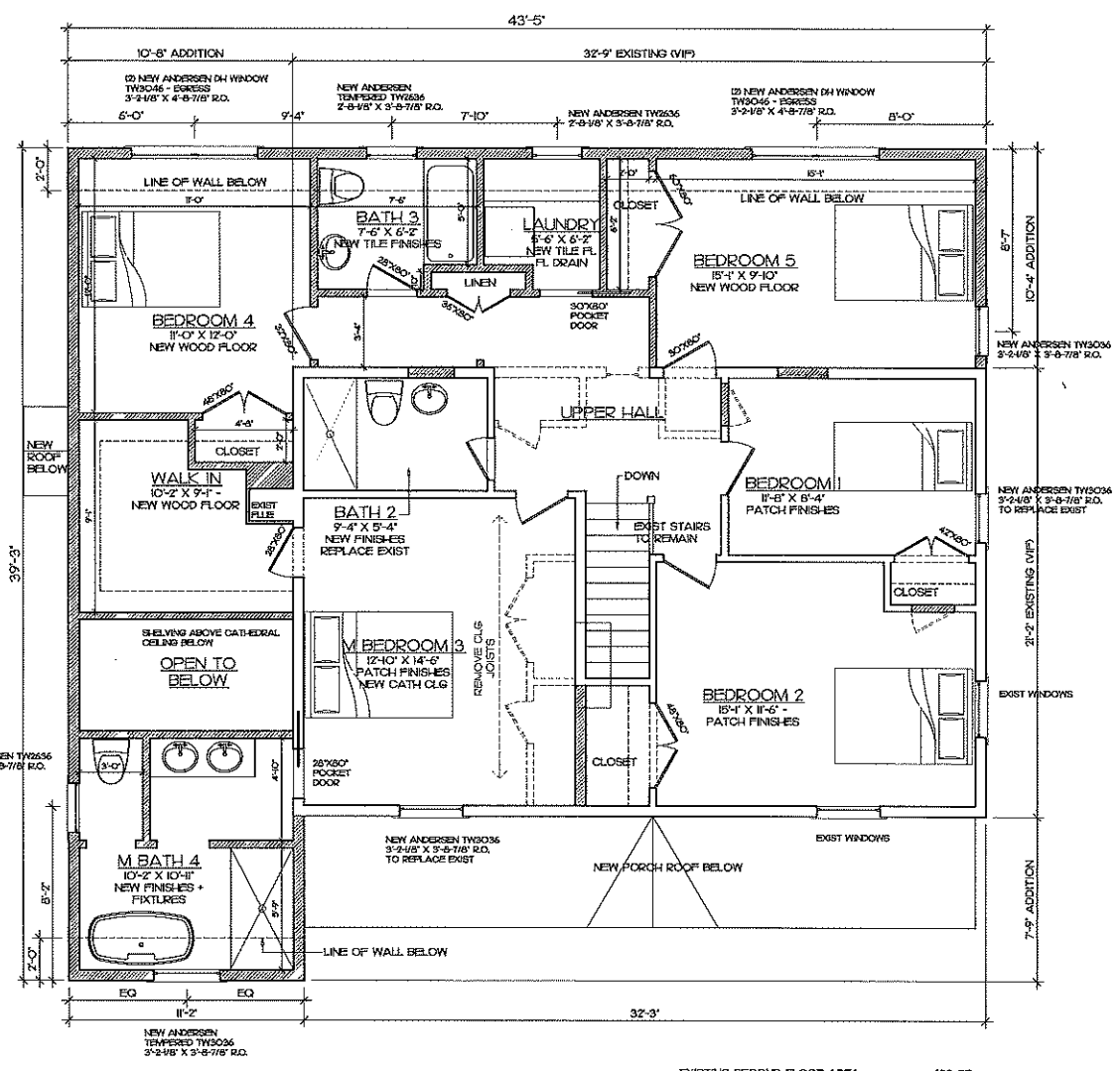
Scale: AS NOTED

Date: SEPTEMBER 17, 2019

Submission: PERMIT

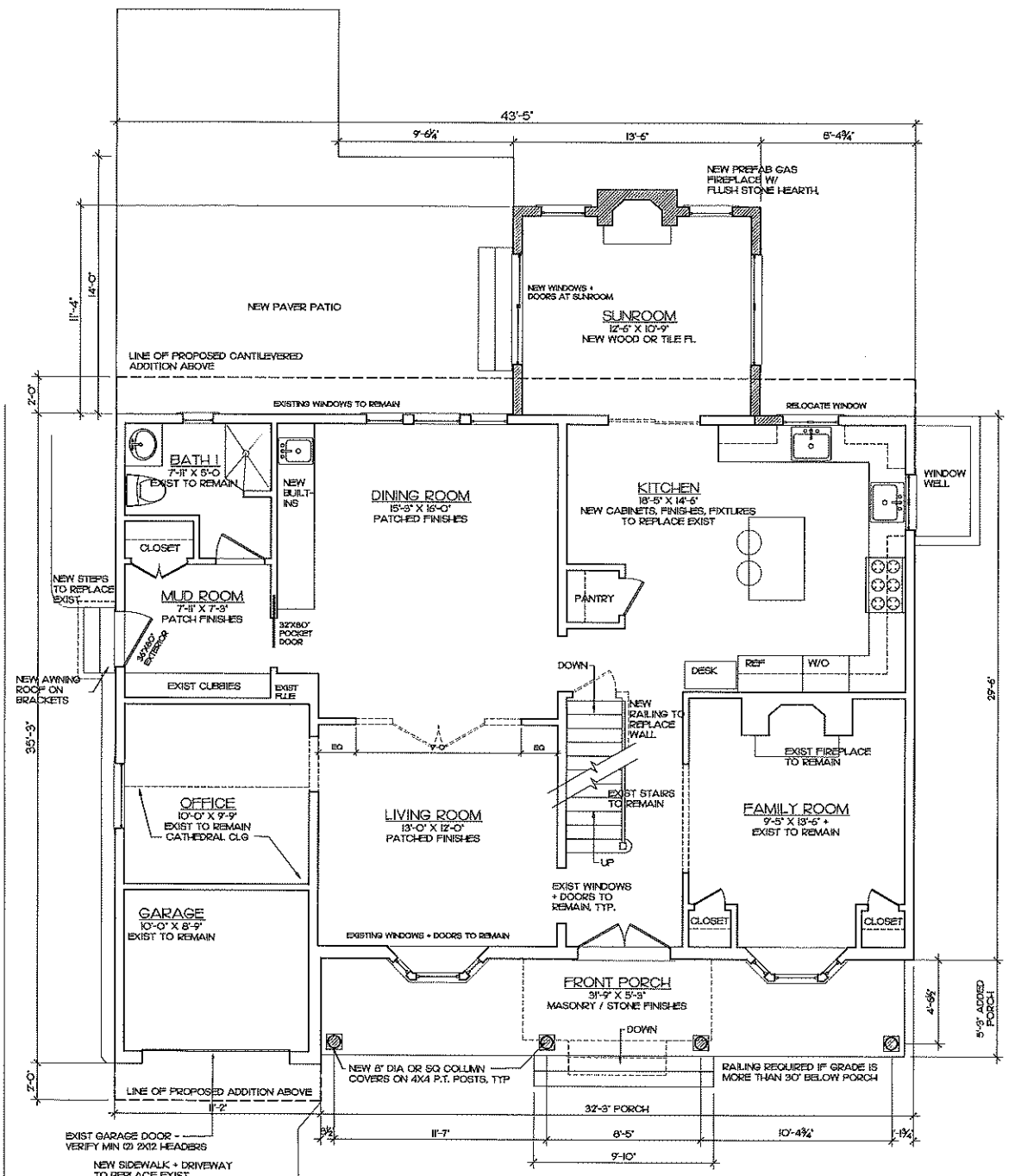
Indemnification Clause:

The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.



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

EXISTING SECOND FLOOR AREA: 693 SF
 ADDITION AREA: 761 SF
 TOTAL SECOND FLOOR: 1454 SF



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

EXISTING FIRST FLOOR AREA: 1345 SF
 SUNROOM ADDITION AREA: 152 SF
 OVERHANG OVER PATIO/DRIVE: 66 SF
 FRONT PORCH ADDITION AREA: 166 SF
 TOTAL BUILDING COVERAGE AREA: 1729 SF

2	5-5-20	Sunroom + Terrace
1	1-15-20	1st Fl HVAC unit replaced
#	Date	Revision

Addition + Renovation for:
Synter Residence
 Block: 337 Lot: 36
 88 Rector Court
 Bergenfield, New Jersey

PROPOSED FLOOR PLANS

Scale: 1/4" = 1'-0"

Date: SEPTEMBER 17, 2019

Submission: PERMIT

Indemnification Clause:
 The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.

BOROUGH OF BERGENFIELD
BOARD OF AJUSTMENT

APPLICATION AND INSTURCTIONS TO APPLICATS

Instruction Consist of Pages 1-3

Application Consist of Pages 1-6

RECEIVED BY: _____ DATE: 6-9-2020

PROPERTY ADDRESS: 109 WESTMINSTER AVE BERGENFIELD NJ
07621

BLOCK: 323 LOT: 6

DATE APPLICATION RECEIVED: _____

ESCROW FEE: \$ 3000

Collected by: _____

Date: _____

APPLICATION FEE: 10 -
50 -
\$ 60 -

Collected by: _____

Date: _____

FILE NO. _____ DATE _____
DATE OF HEARING 7-6-2020 DISPOSITION _____

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

APPLICATION FOR VARIATION/APEAL
OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME MELISSA FRIED
ADDRESS 109 WESTMINSTER AVE BERGENFIELD NJ 07001
OWNER'S NAME MELISSA FRIED
OWNER'S ADDRESS SAME AS ABOVE PHONE # 646 932 3214
FED I.D.# or S S 056645485

Applicant will be represented at public hearing by 7-6-2020

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: 109 Westminister Ave Bergenfield NJ

DESIGNATED AS Block(s) 323 and Lot(s) 6
on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT R 6 Residential

VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____

LOT COVERAGE Yes FRONT YARD _____ REAR YARD _____ SIDE YARD _____

TOTAL SIDE YARD _____ OTHER (specify) Pool Sideyard one/both 9'18'

THE REASON FOR DESIRED VARIANCE/APEAL
Pool

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 60' x 130' 2. SQUARE FEET IN LOT 7800 SF

3. SIZE OF PRESENT BUILDINGS 44' x 55.6' 4. STORIES 2

5. TOTAL AREA 2,217 SQ. FT. 6. NUMBER OF ROOMS 7

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 38.2%

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY YES

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

Similar Size and Style

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

DISPOSITION APPROVED VARIANCE FOR BLDG. COV.

12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING ORDINANCE? YES NO X (IF SO, EXPLAIN)

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 _____ x _____ SQ. FT. N/A → NEW POOL 800 SF
AREA HEIGHT

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

19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
38.6 %

20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR 1 Family

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
BOROUGH OF BERGENFIELD

SS:

Melissa Fried
Name of Applicant

Melissa Fried being dully sworn deposes
and says; that he reside at number 109 Westmain St in the state of
New Jersey, and says that he is the appellat 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 109 Westmain designated as Block 323 and Lot 6 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- June
day of 9 2020

Kristine K. Chu
Notary Public
KRISTINE K. CHU
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Dec. 21, 2022

Melissa J. Fried
Applicant

Note: All partnerships and corporations must supply a list of stockholder 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:

Melissa Fried of full age, dully sworn according
to the law, deposes and says that he resides at 109 Westminister Ave ^{Bergenfield NJ} in the
Borough of Bergenfield in the country of US 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
109 and the he hereby authorizes Elaine + Harry Bram to
make the within application in ^{his} ~~his~~ behalf and that the statements in the said
application are true.

Sworn to before me this June
Day of 9 2020

Melissa Fried
Owner

Kristine K. Chu
Public Notary

KRISTINE K. CHU
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Dec. 21, 2022

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.



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

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

June 8, 2020

Melissa Fried
109 Westminster Avenue
Bergenfield, NJ 07621

RE: Pool

Dear Ms. Fried

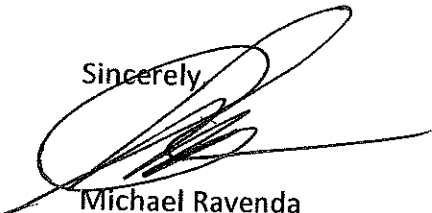
Your application for pool has been denied for the following reason:

1. Pool must be a minimum of 10 feet on each side property line.
2. Improved lot coverage required 35%. Proposed improved lot coverage 6,179.6 sq. feet or 79.2%.

You have the right to appeal my decision to the zoning board of adjustment. 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

Block # 323
Lot # 6



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NJ 07621
(201) 387-4055 x 4 FAX (201) 385-7376

**TAX COLLECTOR'S CERTIFICATION
PAYMENT OF PROPERTY TAXES**

Date 6-9-20
Block 323 Lot 6 Address 109 Westminter Ave Bergenfield NJ
Owners Name MELISSA FRIEL
Owner's Address 109 WESTMINSTER AVE BERGENFIELD NJ 07621
Phone Number 646 932 3214 Cell Number 646 932 3214
Application for: Board of Adjustment Planning Board
 Building Department Permit

Description of Work to be performed:
Pool

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: 4/29/20
(Printout Attached)

Tax Collector/Deputy Tax Collector Certification:

[Signature] 6/16/20
Date:
Certification Number T-8454

BLQ: 323. 6.
Owner Name: FRIED, MELISSA

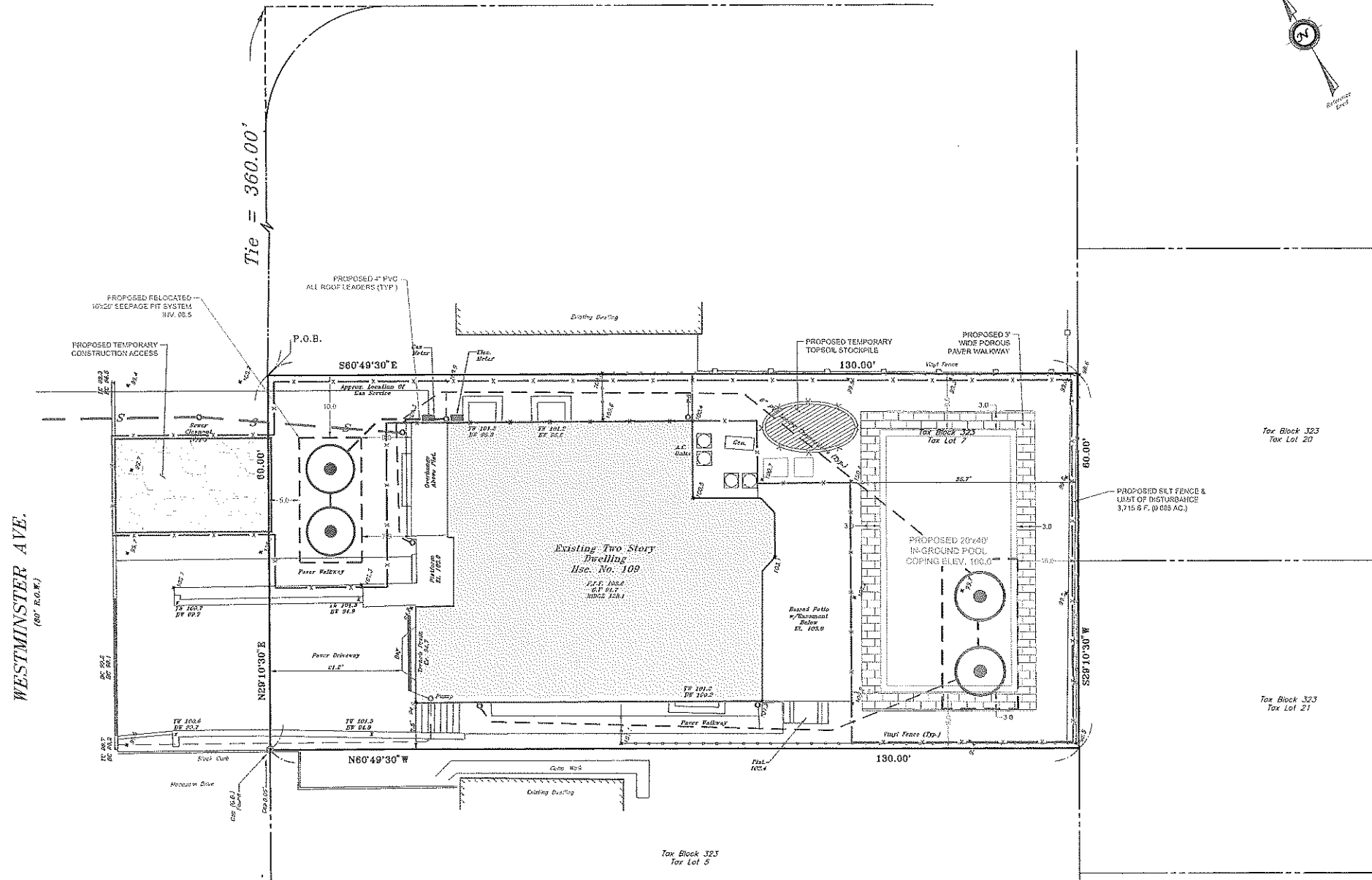
Tax Year: 2020 to 2020
Property Location: 109 WESTMINSTER AVENUE

Tax Year: 2020		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total			
Original Billed:		7,516.47	7,516.46	7,645.50	0.00	22,678.43			
Payments:		7,516.47	7,516.45	0.00	0.00	15,032.92			
Balance:		0.00	0.01	7,645.50	0.00	7,645.51			

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
								22,678.43		22,678.43
01/17/20	1	Payment	01	1161	CK	17103	4 LG	7,516.46	0.00	15,161.97
		MAIL								
04/29/20	1	Payment	01	1162	CK	17445	4 LG	0.01	0.00	15,161.96
		MAIL								
04/29/20	2	Payment	01	1162	CK	17445	5 LG	7,516.45	0.00	7,645.51
		MAIL								

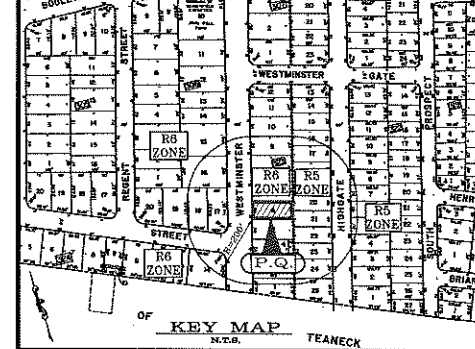
Total Principal Balance for Tax Years in Range: 7,645.51

WESTMINSTER GATE
(60' R.O.W.)



BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

- All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
- Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with mulched straw at a rate of 2 tons per acre anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch blend).
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary standing in consultation with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.
- Stabilization Specifications:**
 - Temporary Seeding and Mulching:**
 - Ground Limestone** - Applied uniformly according to soil test recommendations.
 - Fertilizer** - Apply 11 lbs. 11,000 of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed** - perennial ryegrass 100 lbs. acre (2.5 lbs. 11,000 lb) or other approved seed plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch** - Unrotted straw or hay at a rate of 70 to 90 lbs. 11,000 of applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch blend).
 - Permanent Seeding and Mulching:**
 - Fertilizer** - A uniform application to an average depth of 6", minimum of 4" firmed in place is required.
 - Ground Limestone** - Applied uniformly according to soil test recommendations.
 - Fertilizer** - Apply 11 lbs. 11,000 of 10-10-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicates otherwise) worked into the soil a minimum of 4".
 - Seed** - Turf type tall fescue (blend of 3 cultivars) 350 lbs. acre (8 lbs. 11,000 lb) or other approved seed; plant between March 1 and October 1 (summer seeding requires irrigation).
 - Mulch** - Unrotted straw or hay at a rate of 70 to 90 lbs. 11,000 of applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and twine, mulch netting, or liquid mulch blend).
- The site shall at all times be graded and maintained such that all stormwater runoff is directed to soil erosion and sediment control facilities.
- Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
- Stockpiles are not to be located within 50' of a footprint, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a heaviest sediment barrier or silt fence.
- A crushed stone, vehicle wheel-washing blanket will be installed whenever a construction access road intersects any paved roadway. Silt blanket will be composed of 1" - 2" crushed stone, 6" thick, will be at least 50' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
- Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
- Driveways must be stabilized with 1" - 2" crushed stone or subbase prior to individual lot construction.
- All crushed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
- Catch basins must be protected with an inlet filter designed in accordance with Section 28-11 of the NJ Standards.
- Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14.1 of the NJ Standards.
- Dist shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 of the NJ Standards.
- Dist shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 8 of the NJ Standards.
- The project owner shall be responsible for any erosion or sedimentation that may occur below the construction site or on adjacent property.
- A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
- The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any land disturbance. Bergen County SCD, 100 Knechtelwood Road, Suite 106, Oradell, NJ 07649. Tel: 201-261-4400; Fax 201-261-7673.
- The Bergen County Soil Conservation District may request additional measures to minimize on- or off-site erosion problems during construction.
- The owner must obtain a District based report of compliance prior to the issuance of any certificate of occupancy. The District requires at least one walk-through inspection to facilitate the scheduling of all reports of compliance inspections. All site work must be completed, including temporary/interim stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.
- Revised 12/7/17



NOTES:

- PROPERTY KNOWN AS LOT 6 IN BLOCK 323 AS SHOWN ON THE CURRENT TAX MAP SHEET 20 OF THE BOROUGH OF BERGENFIELD.
- PROPERTY OWNER/APPLICANT: MELISSA FRIED
109 WESTMINSTER AVENUE
BERGENFIELD, NJ 07621
- AREA OF ENTIRE PROPERTY: 7,800 S.F. OR 0.179 AC.
- PROPERTY LOCATED IN THE R5 RESIDENTIAL DISTRICT.
- ZONING DATA:

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	8,000 S.F.	7,800 S.F.	7,800 S.F.
MIN. LOT WIDTH	60.0'	60.0'	60.0'
MAX. IMPROVED LOT COVERAGE	35.0%	40.1% (C)	52.2% (C)
MAX. LOT COVERAGE	30.0%	39.2%	38.2% (C)
MAX. BUILDING HEIGHT	28' 0" STORIES	27' 0" STORIES	27' 0" STORIES
MIN. FRONT YARD	28.0'	21.0' (C)	21.0' (C)
MIN. SIDE YARD - ONE	7.5'	7.5'	7.5'
MIN. SIDE YARD - BOTH	15.0'	15.0'	15.0'
MIN. REAR YARD	28.0'	28.0'	28.0'
MIN. DRIVEWAY SIDE YARD	2.0'	2.0'	2.0'
MAX. DRIVEWAY WIDTH	25'/40% LOT	20.8'/34.3% LOT	20.8'/34.3%
STANDING POOL			
MIN. SIDE YARD (ONE/BOTH)	10.0'/20.0'	N/A	9.0'/18.0'
MIN. REAR YARD	10.0'	N/A	10.0'

(C) = DENOTES EXISTING NON-COMPLIANCE (V) = DENOTES VARIANCE REQUIRED

- ELEVATIONS SHOWN ARE BASED UPON AN ASSUMED DATUM.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- POOL IMPROVEMENT COVERAGE CALCULATION:
PROPOSED POOL, COPING & EQUIPMENT = 945 S.F. / 7,800 S.F. = 12.1%

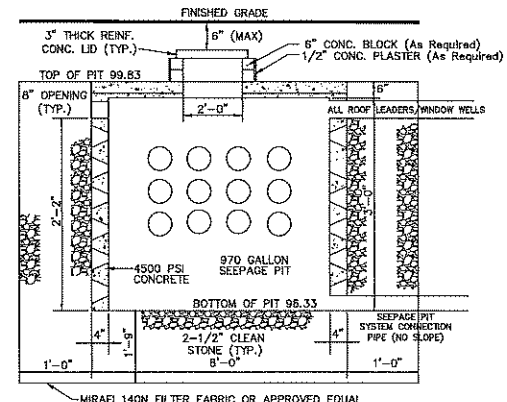
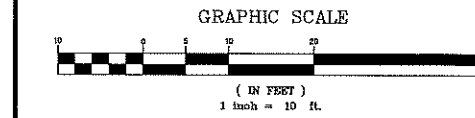
THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REGENERATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA

CONSTRUCTION SEQUENCE (SITEWORK):

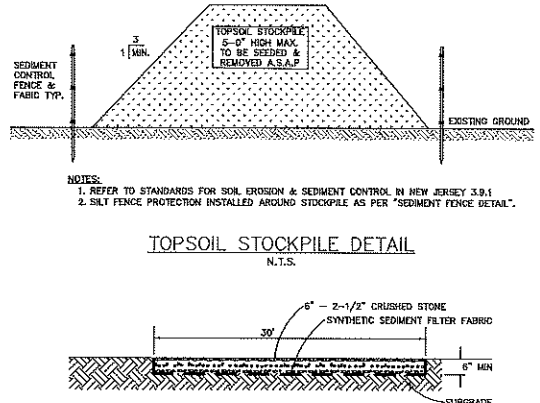
CONSTRUCTION SEQUENCE (SITEWORK)	DURATION
1. CONSTRUCT EROSION CONTROL DEVICES.	1 DAY
2. CLEAR SITE WITHIN LIMIT OF DISTURBANCE, STRIP AND STOCKPILE TOPSOIL.	1 DAY
3. REMOVE AND RELOCATE EXISTING SEEPAGE PITS.	1 WEEK
4. EXCAVATE ADDITIONAL POOL AREA.	1 WEEK
5. CONSTRUCT POOL AND APPURTENANCES.	6 WEEKS
6. AFTER CONSTRUCTION IS COMPLETE, PERFORM FINAL GRADING, UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE AND INSTALL LANDSCAPING.	2 DAYS
7. REMOVE EROSION CONTROL DEVICES WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.	1 DAY

IN-GROUND POOL EXCAVATION
AREA OF POOL = 800 S.F.
AVERAGE DEPTH OF POOL = 34.00
AVG. GRADE AROUND POOL = 99.80
99.80 - 94.00 = 5.80' AVG. CUT
800 S.F. x 5.80' = 4,640 C.F. / 27' = 172 C.Y. (CUT)

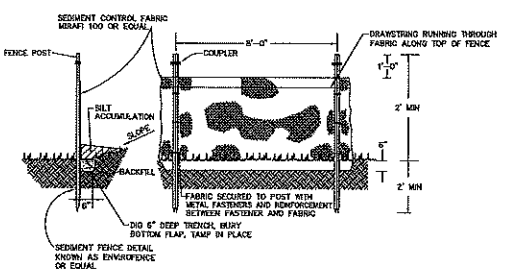
TOTAL CUT = 172 C.Y.
TOTAL FILL = 0 C.Y.
TOTAL TO BE REMOVED = 172 C.Y.



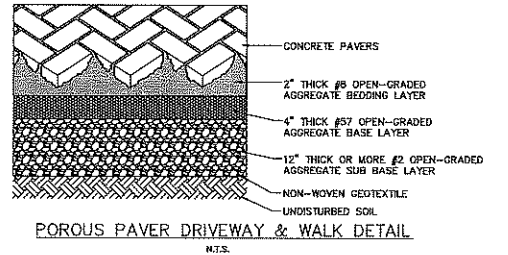
3'6" HI x 8' DIA. SEEPAGE PIT DETAIL
(AS BUILT BY PEERLESS)
N.T.S.



TOPSOIL STOCKPILE DETAIL
N.T.S.



SEDIMENT FENCE DETAIL
N.T.S.



POROUS PAVER DRIVEWAY & WALK DETAIL
N.T.S.

Date: Description: Check:

Revisions:

POOL PLAN
Prepared For
MELISSA FRIED
109 WESTMINSTER AVENUE
Block 323 - Lot 6
Borough of Bergenfield
Bergen County New Jersey

A7 Azzolina & Feury Engineering Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
30 Madison Avenue, Paramus, NY 07652 • (201) 261-8500 • Fax (201) 261-8501
110 Stage Road, Moore, NY 10940 • (845) 732-8831 • Fax (845) 732-8832

N.J. CERTIFICATE OF AUTHORIZATION
241GA28068500

John A. Leck, P.E., N.J. Lic. No. 55858
Perry E. Franzel, P.E., N.J. Lic. No. 25190

Date: 6-4-20 Drawn By: CDD Checked By:
Scale: 1" = 10' Dwg. No. 1 of 1 Job No. 1107