

(M)

FILE NO. _____ DATE 3/5/2021
DATE OF HEARING APRIL 5th 2021 DISPOSITION _____

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

APPLICATION FOR VARIATION/APPEAL
OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME FABIAN BONILLA
ADDRESS 193 WOODS AVENUE
OWNER'S NAME FABIAN BONILLA
OWNER'S ADDRESS 193 WOODS AVENUE PHONE # 2015387703
_____ FED I.D. # or S.S. # _____

Applicant will be represented at public hearing by XIOMARA PAREDES AIA

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: 193 WOODS AVENUE

DESIGNATED AS Block (s) 3 and lot (s) 39
On the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT R-5

VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____

LOT COVERAGE FRONT YARD _____ REAR YARD _____ SIDE YARD _____

TOTAL SIDE YARD _____ OTHER (specify) _____

THE REASON FOR DESIRED VARIANCE/APPEAL

- 1- Maximum improved lot coverage is 35%, proposed lot coverage is 51.91%
- 2- Minimum required front yard setback is 25ft. Proposed front yard setback is 19.67ft
- At the time of public hearing a professional architect will testify as to the variance criteria.

DESCRIPTION OF PROPERTY

- 1. SIZE OF LOT 100 X 100 2. SQUARE FEET IN LOT 10,000
- 3. SIZE OF PRESENT BUILDING 20' 10" X 30' 10" 4. STORIES 2
- X
- 5. TOTAL AREA 1646 SQ. FT. 6. NUMBER OF ROOMS 7
- 7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 35% %
- 8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY SINGLE
FAMILY RESIDENCE
- 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
ZONE
- 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) _____
- 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 2' 6" x 30' 10" SQ. FT.
1527 AREA 27' 10" HEIGHT
18. SIZE OF NEW BUILDINGS 42 x 30' SQ. FT.
3,173 AREA 27' 10" HEIGHT
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
51.91 %
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR 4
-

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.

BOROUGH OF BERGENFIELD
NOTICE TO PROPERTY OWNERS

Notice is hereby given that the ZONING BOARD OF ADJUSTMENT of the Borough of Bergenfield will hold a public hearing at the Municipal Building, 198 North Washington Avenue, Bergenfield, N.J.

on MONDAY evening (date), APRIL, 5th,
at 8:00 p.m. or as soon thereafter as the applicant may be heard, to hear and consider the application/appeal of _____

for 1. Maximum improved lot coverage is 35% , proposed improved lot coverage is 51.91%
2. Minimum required front yard setback is 25 ft, proposed front yard setback is 19.67 ft

The said premises are designated as Lot(s): 3, Block: 39

on the current Tax Assessment Map of the Borough of Bergenfield, and are commonly known by Street address as: 193 WOODS AVENUE

These premises are bounded by 161 WILLIAMSON ROAD & 203 WOODS AVENUE

Any maps and documents for which approval is sought by the applicant are available for public inspection between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, at the Construction Code Office, located in the Municipal building, 198 North Washington Avenue, Bergenfield. All persons or property owners interested in this appeal may be heard either in favor of, or opposed to the application before the Board at the aforesaid time and place.

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:

XXX-XX-5451

Name of Applicant

J. FABIAN BONILLA being dully sworn deposes
and says; that he resides at number 193 WOODS AVE in the state of
NEW JERSEY, 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 193 WOODS AVE designated as Block 3 and Lot 39 on the Asséssment 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- 5th
day of MARCH 2021
Samah AbuKuwaik
Notary Public

J. Fabian Bonilla
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.

SAMAH ABUKUWAIK
NOTARY PUBLIC OF NEW JERSEY
Commission # 60127763
My Commission Expires 05/18/2026

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,
COUNTY OF BERGEN

SS: XXX-XX-5451

J. FABIAN BONILLA of full age, dully sworn according to the law, deposes and says that he resides at 193 WOODS AVENUE in the Borough of BERGENFIELD in the country 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 193 WOODS AVE. and the he hereby authorizes MYSELF to make the within application in his behalf and that the statements in the said application are true.

Sworn to before me this 5th
Day of MARCH 2021

J. Fabian Bonilla
Owner

Samah AbuKuwaik
Public Notary

SAMAH ABUKUWAIK
NOTARY PUBLIC OF NEW JERSEY
Commission # 60127763
My Commission Expires 05/18/2025

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 3/5/2021

Block 3 Lot 31 Address 193 WOODS AVENUE BERGENFIELD

Owners Name FABIAN & MAGDALENA BONILLA

Owner's Address 193 Woods Avenue Bergenfield, NJ 07621

Phone Number 201 977 4355 Cell Number 201 538 7703

Application for: Board of Adjustment Planning Board

Building Department Permit

Description of Work to be performed:

ADDITION OF MASTER BEDROOM / BATHROOM & FAMILY ROOM

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

January 29, 2021

Fabian & Magdalena Bonilla
193 Woods Avenue
Bergenfield, NJ 07621

RE: Family room, master bedroom & bathroom addition

Dear Mr. & Mrs. Bonilla

Your application to add a family room, master bedroom and bathroom has been denied for the following reason:

1. Maximum improved lot coverage is 35%, proposed improved lot coverage is 51.91%.
2. Minimum required front yard setback is 25 feet, proposed front yard setback is 19.67 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,

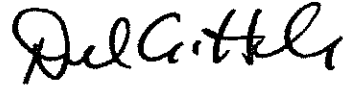
Michael Ravenda
Zoning Officer

Schwanewede / Hals Engineering

9 Post Road, Suite M11
Oakland, New Jersey 07436
HalsEng@optonline.net

Professional Engineering and Land Surveying
Phone (201) 337-0053
Fax (201) 337-0173

Prepared By:



David A. Hals, PE, LS, PP, CME
NJPE&LS Lic. No. 29994

Date 18-Mar-21

DRAINAGE CALCULATIONS

193 Woods Avenue
Bergenfield

Block 3 Lot 39

PROJECT DESCRIPTION

Owner proposed to renovate existing house and build new addition

DRAINAGE DESIGN

Seepage pits will be utilized to collect and control runoff

Seepage Pit Design Criteria

Time of Concentration: $T_c = 10$ Min.

Design Storm: 10-Year - 60 Min storm

$i = 2$ "/hr.

Use Rational Method - $Q=CiA$

EXISTING COVERAGE

Structures	1,089 SF
Driveway	2,186 SF
Walks	875 SF
Pool	382 SF

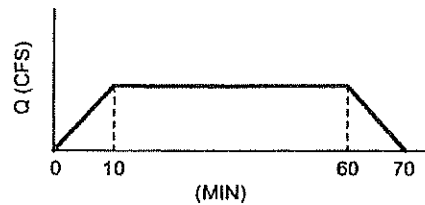
PROPOSED COVERAGE

Structures	1,899 SF
Driveway	2,201 SF
Walks	709 SF
Pool	382 SF

Total = 4,532 / 43560 SF/Acre
= 0.10 Acres

Total = 5,191 / 43560 SF/Acre
= 0.12 Acres

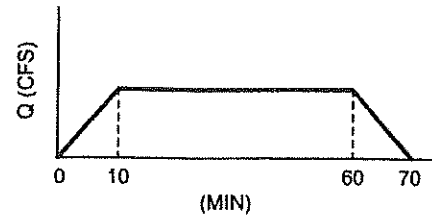
EXISTING RUNOFF



$$Q = CiA = (0.95) \times (2.0) \times 0.10 \\ = 0.19 \text{ CFS}$$

$$\text{Volume} = (\text{Min})(\text{Sec/Min})(\text{Cfs}) \\ = (60)(60) \times 0.19 \\ \text{Volume} = 684 \text{ CF}$$

PROPOSED RUNOFF



$$Q = CiA = (0.95) \times (2.0) \times 0.12$$

$$= 0.23 \text{ CFS}$$

$$\text{Volume} = (\text{Min})(\text{Sec/Min})(\text{Cfs})$$

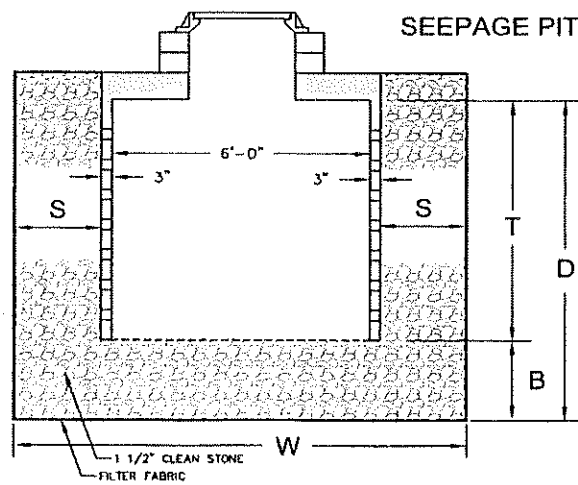
$$= (60)(60) \times 0.23$$

$$\text{Volume} = 828 \text{ CF}$$

STORAGE REQUIRED

$$\begin{array}{r} \text{Proposed Runoff Volume} = 828 \text{ CF} \\ \text{Existing Runoff Volume} = 684 \text{ CF} \\ \hline \text{Storage Volume} = 144 \text{ CF} \end{array}$$

STORAGE REQUIRED = 144 CF



$$\begin{array}{r} T = \text{Tank height} = 3 \\ S = \text{Stone thickness} = 2 \\ B = \text{Stone depth below tank} = 1 \\ D = T + B = 4.0 \\ W = 6'-6'' + (2) \times S = 10.5 \end{array}$$

$$\begin{array}{r} \text{Pit Volume} = [\pi(6^2)/4] \times T = 85 \\ \text{Tank Volume} = [\pi(6.5^2)/4] \times T = 100 \end{array}$$

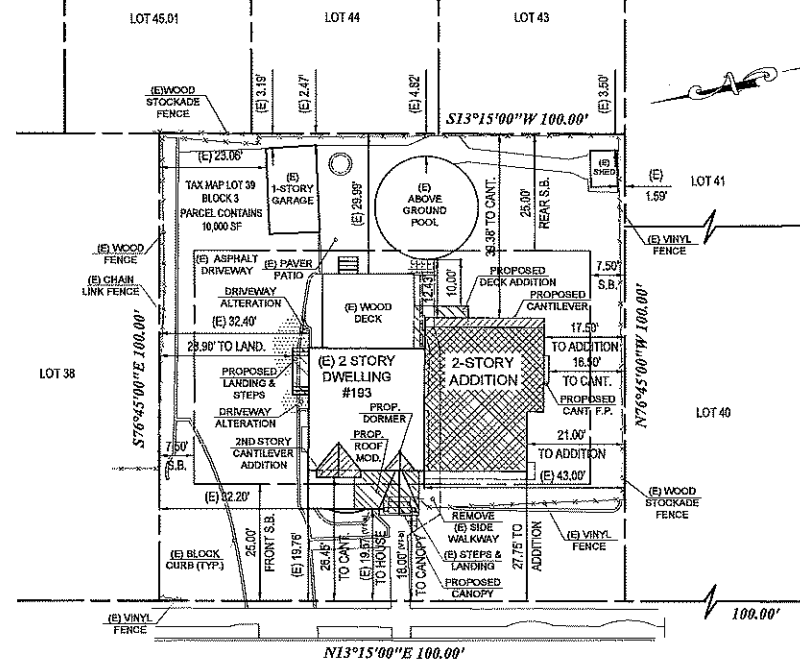
$$\begin{array}{r} \text{Stone Volume} = (W \times W \times D) - \text{Tank Vol.} \\ = 441 \\ - \text{Tank} = 100 \\ \hline \text{Stone Volume} = 341 \end{array}$$

$$\begin{array}{r} \text{Stone Voids} = \text{Stone Vol.} \times 40\% \\ = 137 \end{array}$$

$$\begin{array}{r} \text{Total Pit Volume} = \text{Pit Vol.} + \text{Stone Voids} \\ = 221 \end{array}$$

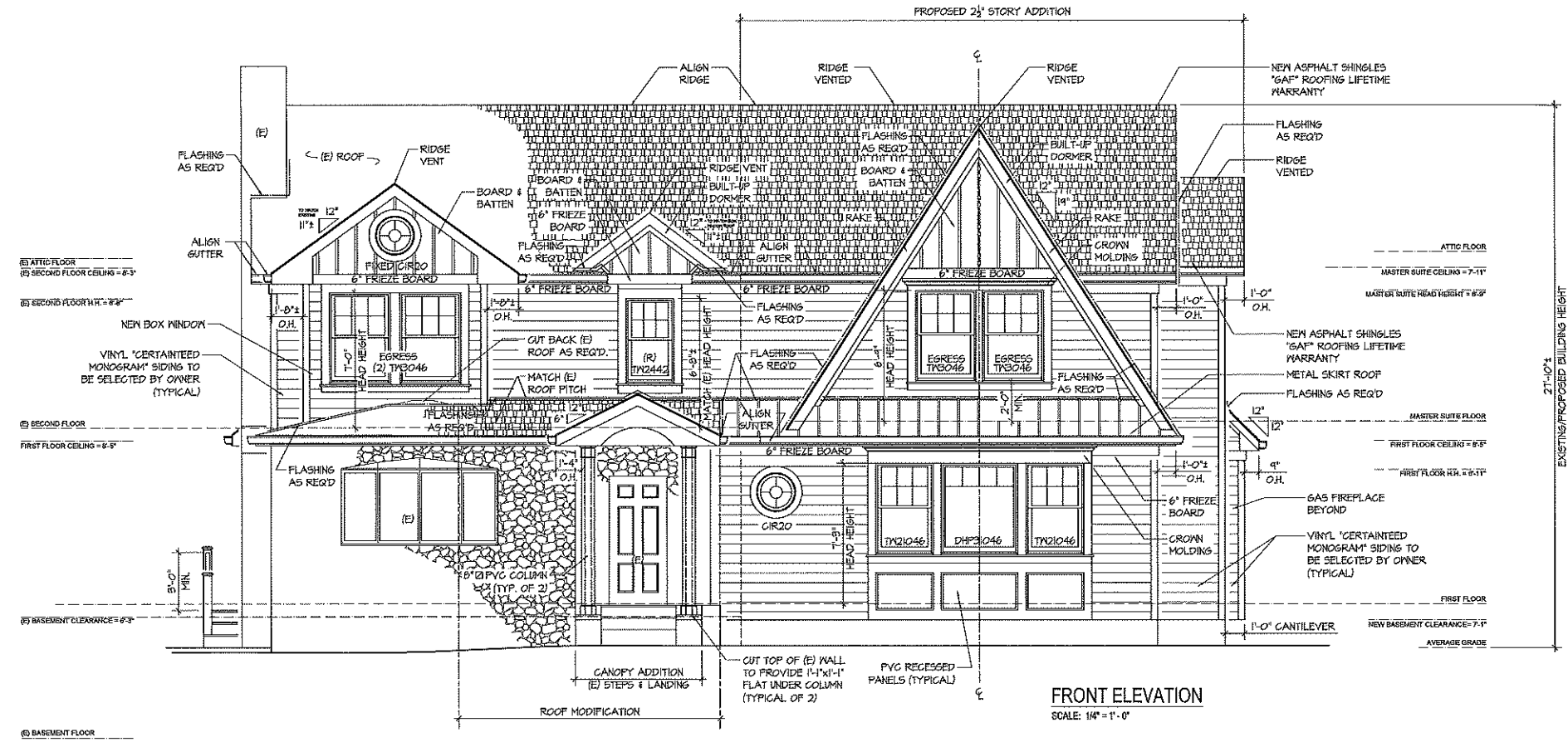
500- gallon seepage pits required = 1

221 > 144



WOODS (40' Wide) AVENUE

WILLIAMSON (50' Wide) ROAD



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REV	DATE	COMMENT
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Paredes - Grube Architects

240 Rock Road, Suite 101, 2nd Floor
Glen Rock, New Jersey 07452
(201) 444-6003

Xiomara C. Paredes, AIA

PROJECT:
ADDITION & RENOVATION FOR:
THE BONILLA RESIDENCE
193 WOODS AVENUE
BERGENFIELD, NEW JERSEY 07621

DRAWING TITLE:
PLOT PLAN, ZONING ANALYSIS
VARIANCE INFORMATION

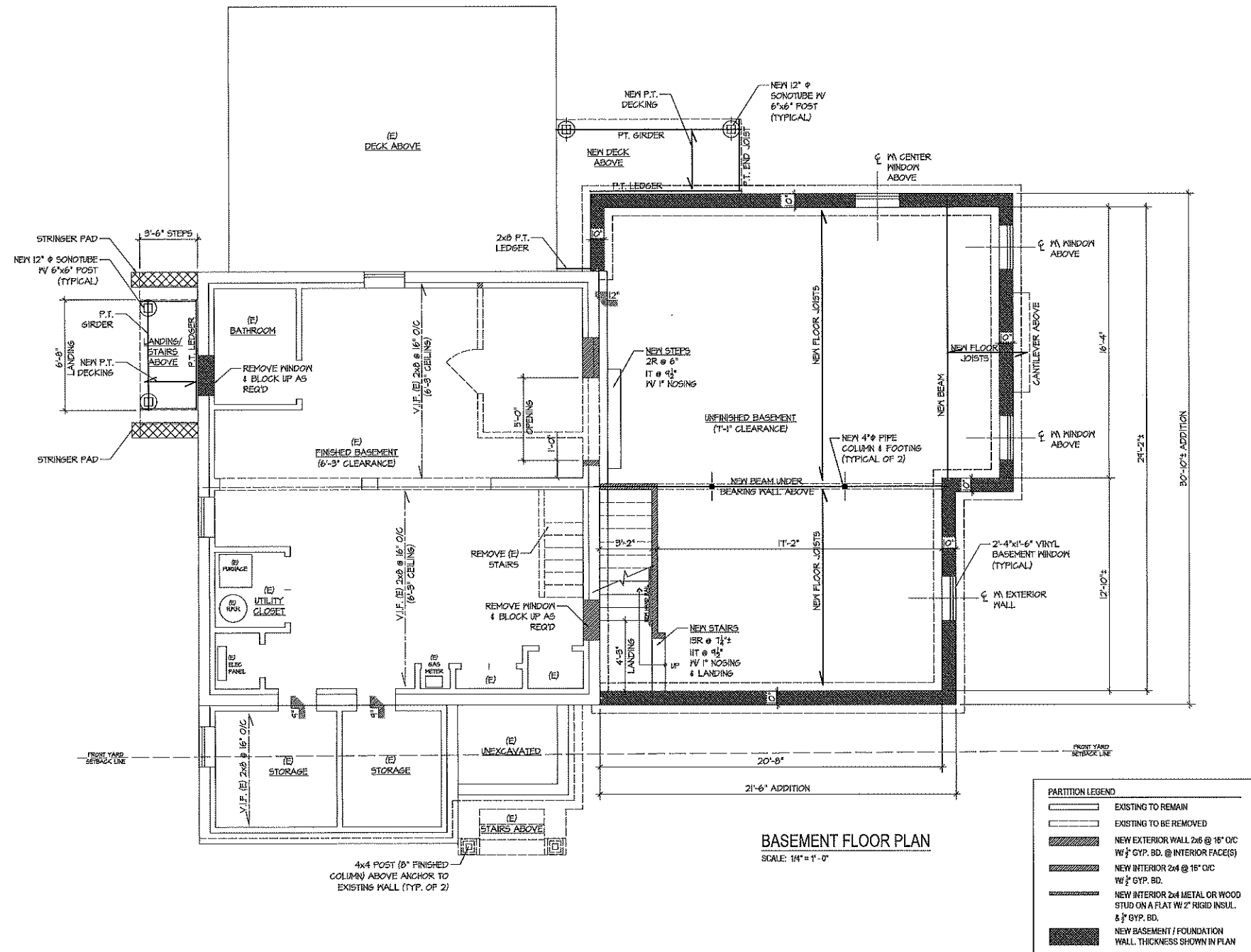
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DRAWN BY: E.H.

SCALE: AS NOTED

DATE: 20 JAN. 2021





REV	DATE	COMMENT
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Paredes - Grube Architects

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Xiomara C. Paredes, AIA

PROJECT:
ADDITION & RENOVATION FOR:
THE BONILLA RESIDENCE
193 WOODS AVENUE
BERGENFIELD, NEW JERSEY 07621

DRAWING TITLE:
BASEMENT FLOOR PLAN

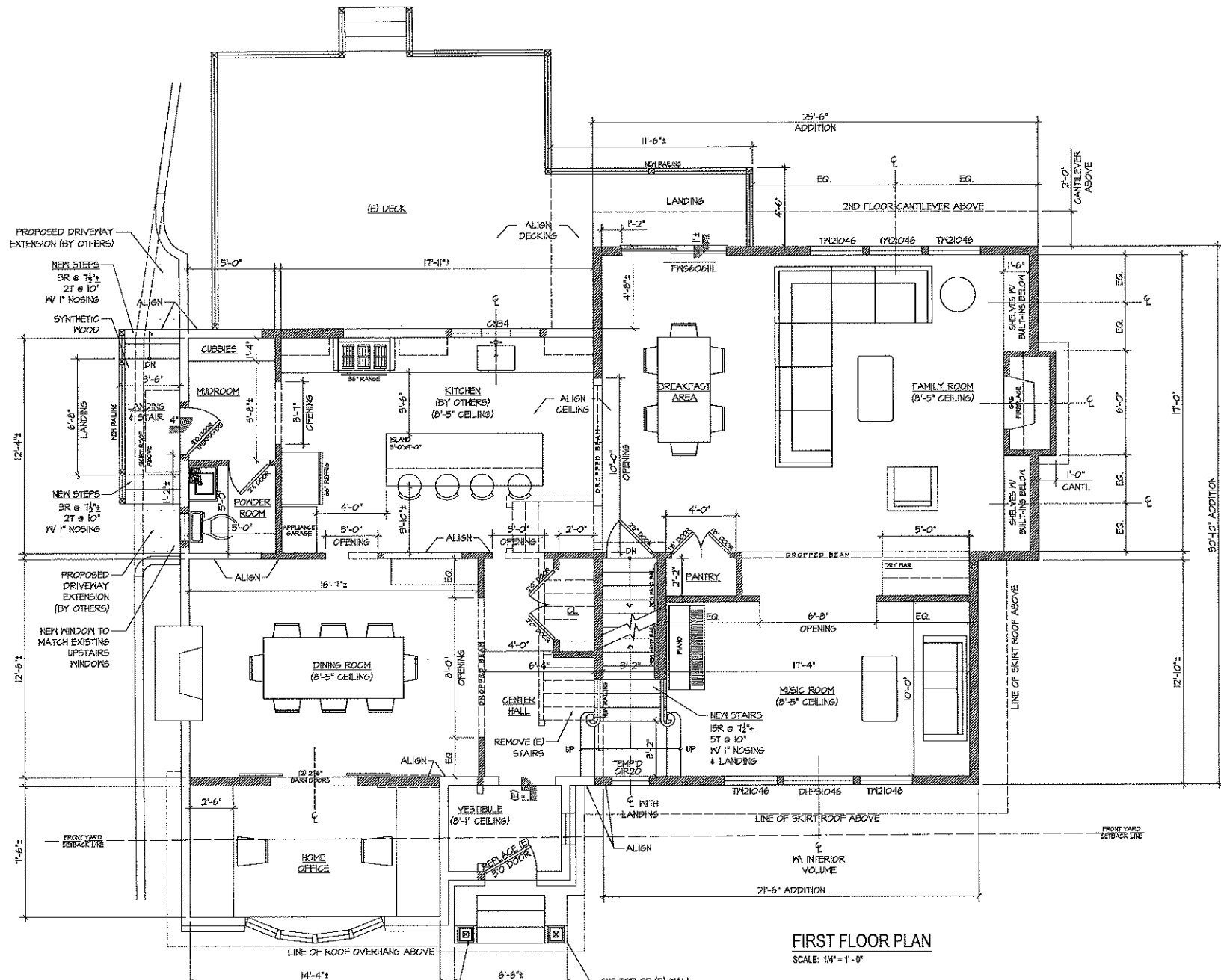
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SCALE: AS NOTED

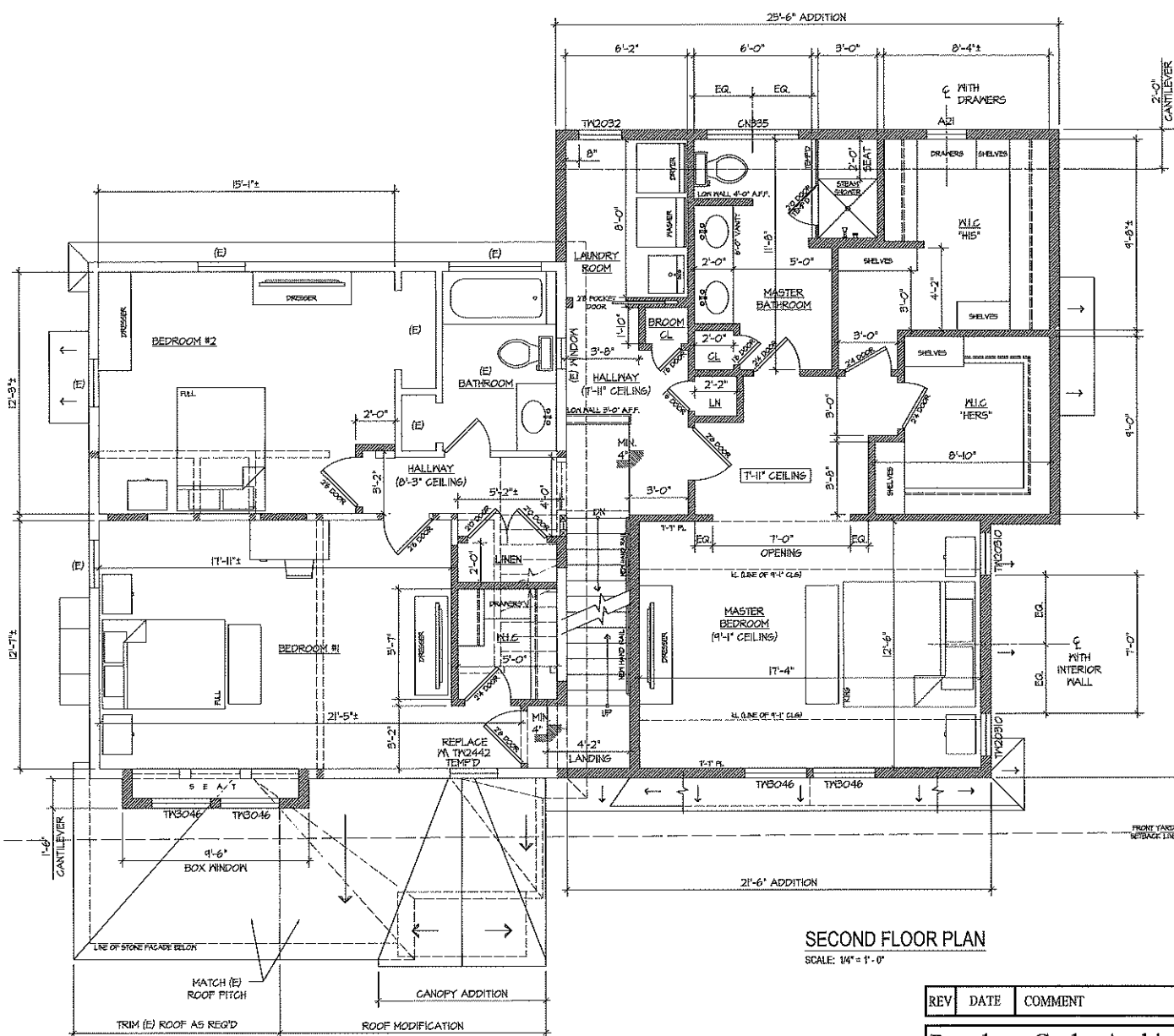
DATE: 20 JAN. 2021

VAE



PARTITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW EXTERIOR WALL 2x6 @ 16" O/C W/ 1/2" GYP. BD. @ INTERIOR FACE(S)
	NEW INTERIOR WALL 2x4 @ 16" O/C W/ 1/2" GYP. BD.
	NEW BASEMENT / FOUNDATION WALL THICKNESS SHOWN IN PLAN



REV	DATE	COMMENT

Paredes - Grube Archite
 240 Rock Road, Suite 101, 2nd Floor
 Glen Rock, New Jersey 07452
 (201) 444-6003

Xiomara C. Paredes, AIA NIRA NYRA

PROJECT:
 ADDITION & RENOVATION FOR:
 THE BONILLA RESIDENCE
 193 WOODS AVENUE
 BERGENFIELD, NEW JERSEY 07621

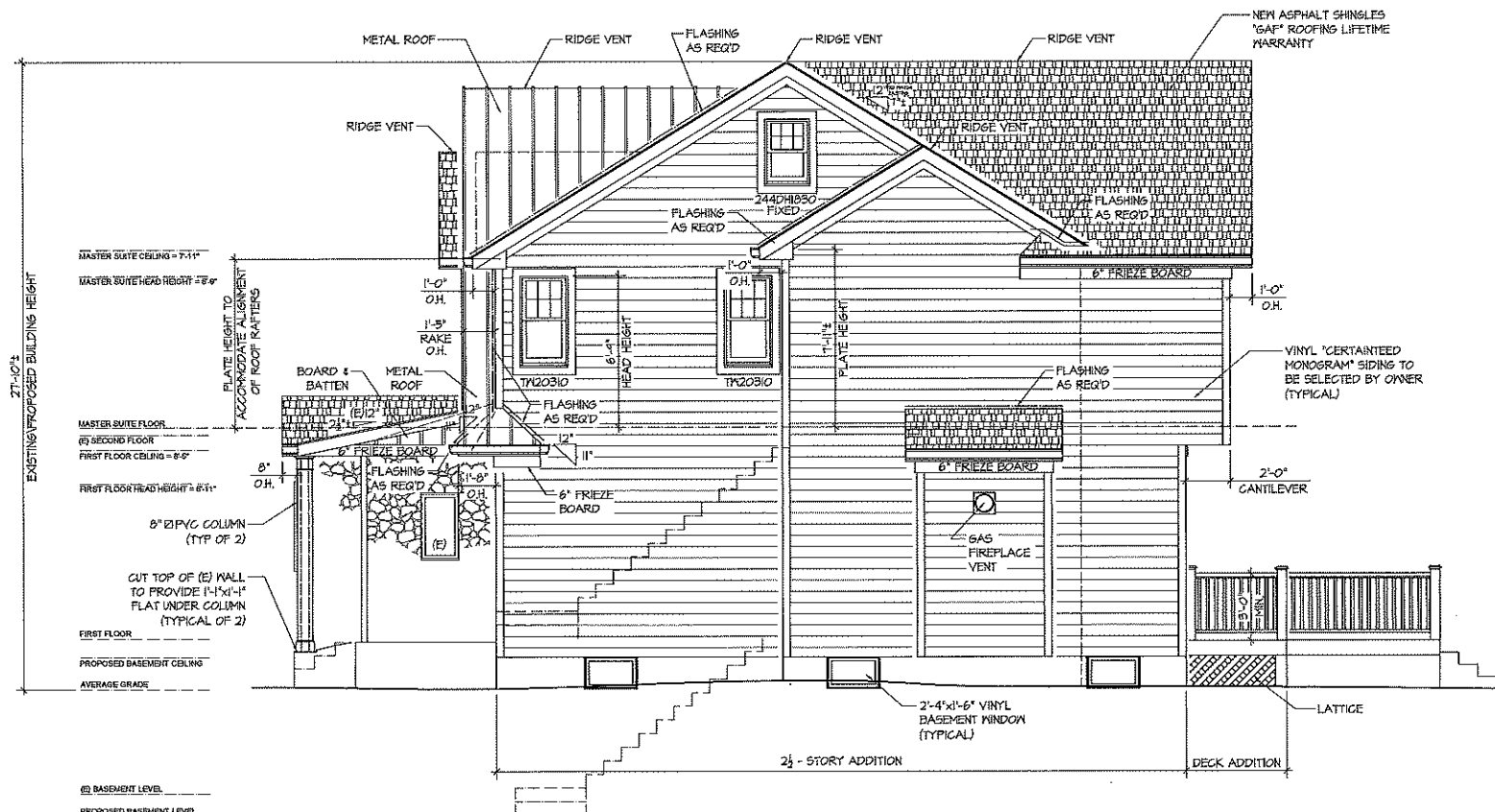
DRAWING TITLE:
FIRST FLOOR PLAN AND SECO FLOOR PLAN

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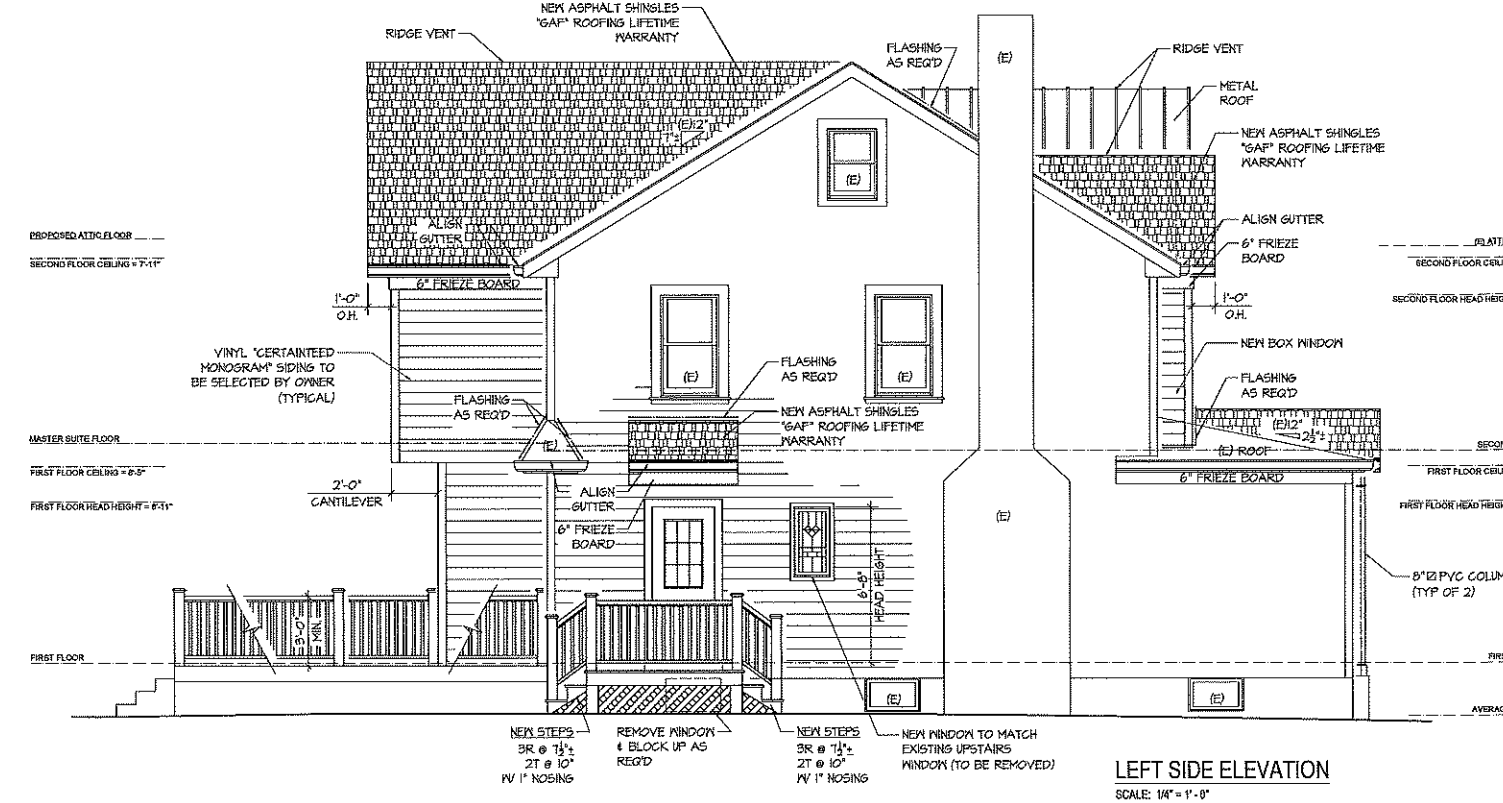
SEAL:

DRAWN BY: E.H.	DRAWING NUM:
SCALE: AS NOTED	
DATE: 20 JAN. 2021	

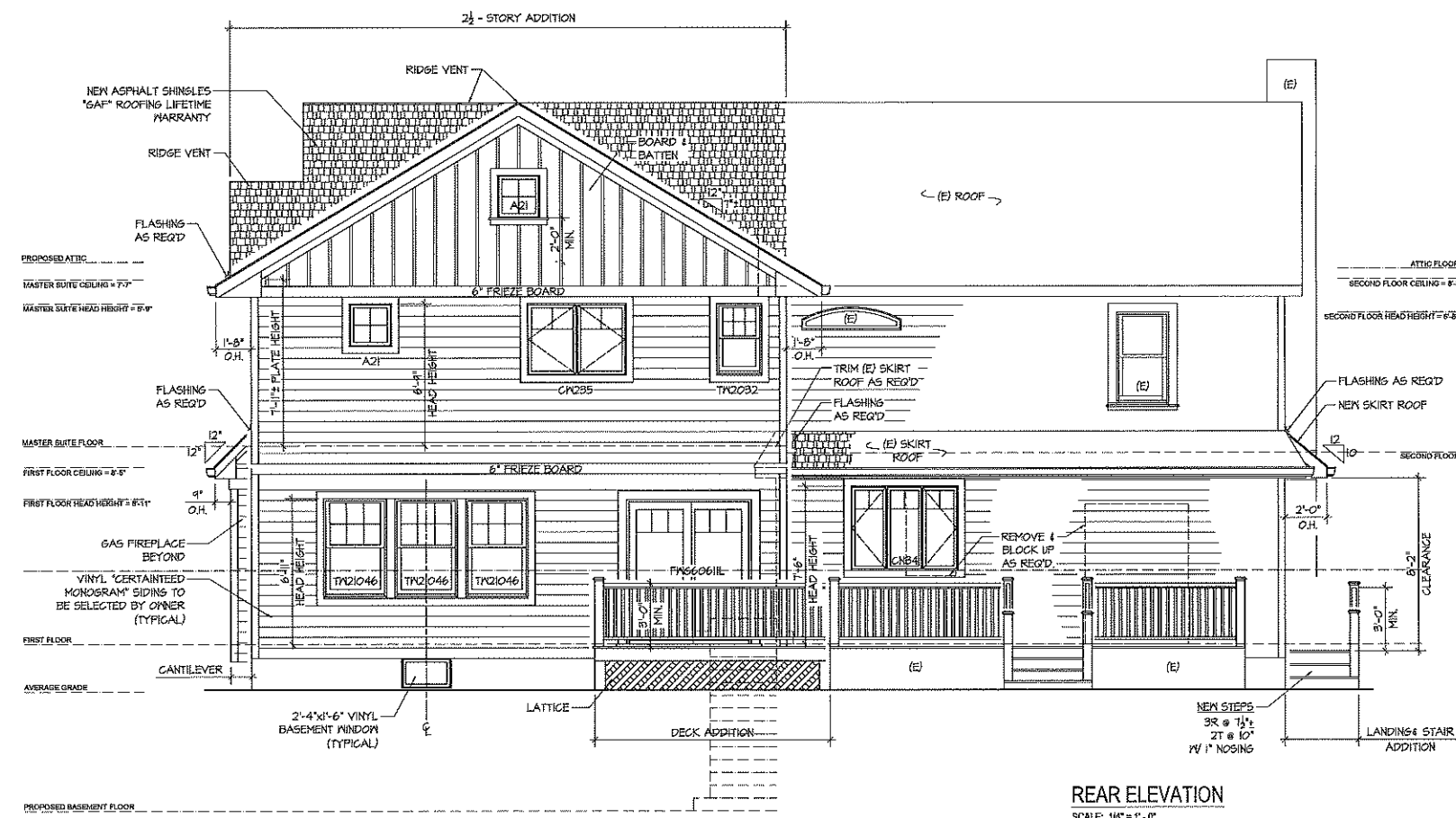
VAI



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



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



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

REV	DATE	COMMENT

Paredes - Grube Architects
 240 Rock Road, Suite 101, 2nd Floor
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Xiomara C. Paredes, AIA N/A/NY/RA

PROJECT:
 ADDITION & RENOVATION FOR:
 THE BONILLA RESIDENCE
 193 WOODS AVENUE
 BERGENFIELD, NEW JERSEY 07621

DRAWING TITLE:
 REAR AND SIDE ELEVATIONS

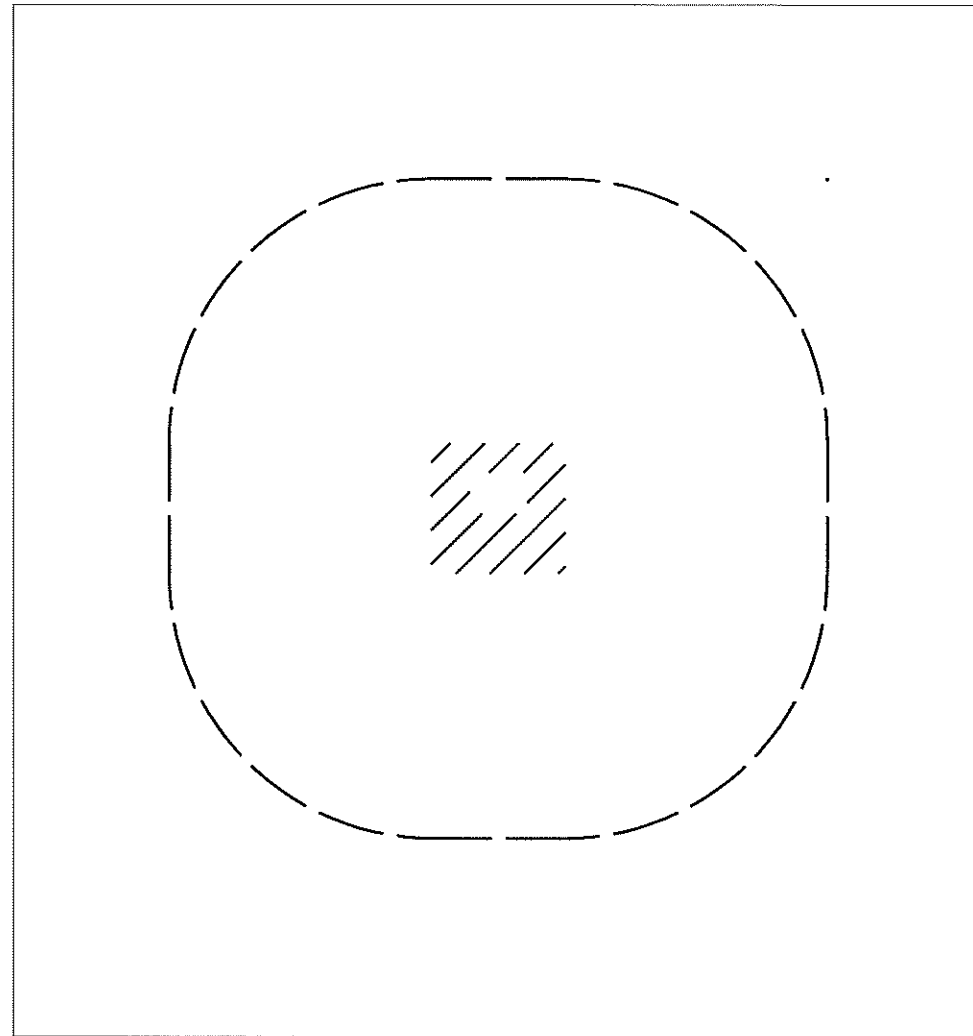
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SCALE: AS NOTED

DATE: 20 JAN. 2021

VAI



KEY MAP

N.T.S.

Paredes - Grube Architecture

240 Rock Road, Suite 101, 2nd Floor 201-444-6003
Glen Rock, New Jersey 07452

Xiomara C. Paredes, AIA

NJRA/AI 12305
NYRA 022493

PROJECT:
ADDITION & RENOVATION FOR
THE BONILLA RESIDENCE
193 WOODS AVENUE
BERGENFIELD, NEW JERSEY 07621

DRAWING TITLE:
KEY MAP

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SCALE: N.T.S

DATE: 18 MAR. 2021

JOB NO: 2021

DRAWING NO:

1

SHEET 1 OF 1