



BOROUGH OF BERGENFIELD
BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions consist of Pages 1-3

Application consists of Pages 4-10

RECEIVED BY: _____ DATE: _____

PROPERTY ADDRESS: 17 Westminister Avenue Bergenfield, NJ
07621

BLOCK: 307 LOT: 8

DATE APPLICATION RECEIVED: _____

ESCROW FEE: _____

Collected by: _____

Date: _____

APPLICATION FEE: _____

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 Joseph B + Bernice Mandel
ADDRESS 17 Westminister Avenue
OWNER'S NAME Joseph B + Bernice Mandel
OWNER'S ADDRESS 60 Westminister Avenue PHONE # 917-575-1873
FED I.D. # or S.S. # 073-40-7484

Applicant will be represented at public hearing by themselves

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: 17

DESIGNATED AS Block (s) 307 and lot (s) 8
On the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT _____

VARIANCES REQUIRED: LOT AREA 53% LOT FRONTAGE _____
LOT COVERAGE 36% FRONT YARD _____ REAR YARD _____ SIDE YARD _____
TOTAL SIDE YARD _____ OTHER (specify) _____

THE REASON FOR DESIRED VARIANCE/APPEAL

residents are senior citizens who cannot walk up stairs to resolve this issue, the project includes expanding the existing kitchen and building a first floor master suite.

DESCRIPTION OF PROPERTY

- 1. SIZE OF LOT 50' X 130' 2. SQUARE FEET IN LOT 6,500sf
- 3. SIZE OF PRESENT BUILDING X 4. STORIES X
- 5. TOTAL AREA 1173 SQ. FT. 6. NUMBER OF ROOMS 6
- 7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 22 %
- 8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY single family house

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 homes + synagogue

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 _____ 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 33.9 x 26.625 SQ. FT.
917 AREA 20.6 HEIGHT
18. SIZE OF NEW BUILDINGS _____ x _____ SQ. FT.
 _____ AREA _____ HEIGHT
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
36 %
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR 1 family / 2 people
-

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 OFFICAL 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 _____ evening (date), _____,
at 8:00 p.m. or as soon thereafter as the applicant may be heard, to hear and consider the application/appeal of 17 Westminster Avenue in
Bergenfield, NJ 07621
for an addition of a first floor master suite and
Kitchen expansion, suitable for an elderly couple
in their 70's who have mobility issues.

The said premises are designated as Lot(s): 8
Block: 307

on the current Tax Assessment Map of the Borough of Bergenfield, and are commonly known by Street address as: 17 Westminister Avenue

These premises are bounded by _____

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:

Joseph B Mandel
Name of Applicant

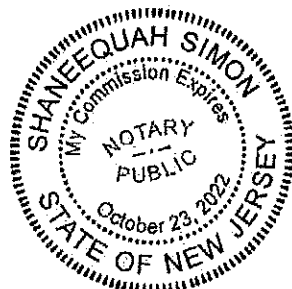
Joseph B Mandel being dully sworn deposes
and says; that he resides at number 60 Westminister Ave in the state of
New Jersey, and says that he is the appellant making appeal
for a variation/appeal of the provisions of the Provisions of the Zoning
Ordinance of the of the Borough of Bergenfield in connection with the
property which is the subject matter of this appeal and known as
number 17 designated as Block 307 and Lot 8 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- 4th
day of June 2021

SS
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.




AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,
COUNTY OF BERGEN

SS:

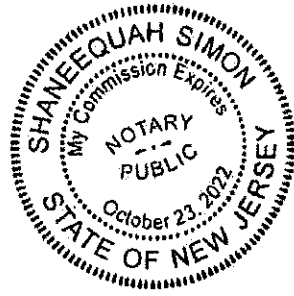
Joseph B Mandel of full age, dully sworn according to the law, deposes and says that he resides at 60 Westminister Ave in the Borough of Bergenfield in the country of Bergen in the State of New Jersey that he ^{on the hearing date} ~~is~~ ^{will be} the owner in fee of real property lying in the Borough of Bergenfield, known and designated as number 17 and the he hereby authorizes Bernice Mandel to make the within application in his behalf and that the statements in the said application are true.

Sworn to before me this 4th
Day of June 2021


Owner

SS
Public Notary

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 7-6-21

Block 307 Lot 8 Address 17 Westminster Avenue

Owners Name Joseph B Mandel

Owner's Address 60 Westminster Avenue Bergenfield NJ 07621

Phone Number _____ Cell Number 917-575-1873

Application for: Board of Adjustment Planning Board

Building Department Permit

Description of Work to be performed:

expansion of existing kitchen
adding a 1st floor master suite

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: 3/24/21
(Printout Attached)

Tax Collector/Deputy Tax Collector Certification:

[Signature]
Certification Number T-8454

7-6-21
Date:

BLQ: 307. 8.
Owner Name: ALERT, BRENDA

Tax Year: 2021 to 2021
Property Location: 17 WESTMINSTER AVENUE

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,243.08	3,243.07	3,276.49	0.00	9,762.64
Payments:	1,941.93	3,243.07	0.00	0.00	5,185.00
Balance Adjust:	1,301.15-	0.00	0.00	0.00	1,301.15-
Balance:	0.00	0.00	3,276.49	0.00	3,276.49

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
								9,762.64		9,762.64
11/18/20	1	Adjustment	063			18249	136 JCO1	1,301.15-	0.00	8,461.49
		transfer overpayment								
01/27/21	1	Payment	01	1013	CK	18472	53 JCO2	1,941.93	0.00	6,519.56
		DROP BOX								
01/27/21	2	Payment	01	1013	CK	18472	54 JCO2	2,753.07	0.00	3,766.49
		DROP BOX								
03/24/21	2	Payment	01	1016	CK	18679	11 LG	490.00	0.00	3,276.49
		BOX								

Total Principal Balance for Tax Years in Range: 3,276.49



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 24, 2021

Brenda Alert
60 Westminster Ave
Bergenfield, NJ 07621

RE: Addition – 17 WESTMINSTER AVE

Dear Ms. Alert

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

- Lot coverage required 30%. Lot coverage proposed 36%. Improved lot coverage required is 35%. Proposed improved lot coverage is 53%.
- Existing non-conforming lot required 60 ft, existing 50 ft.

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

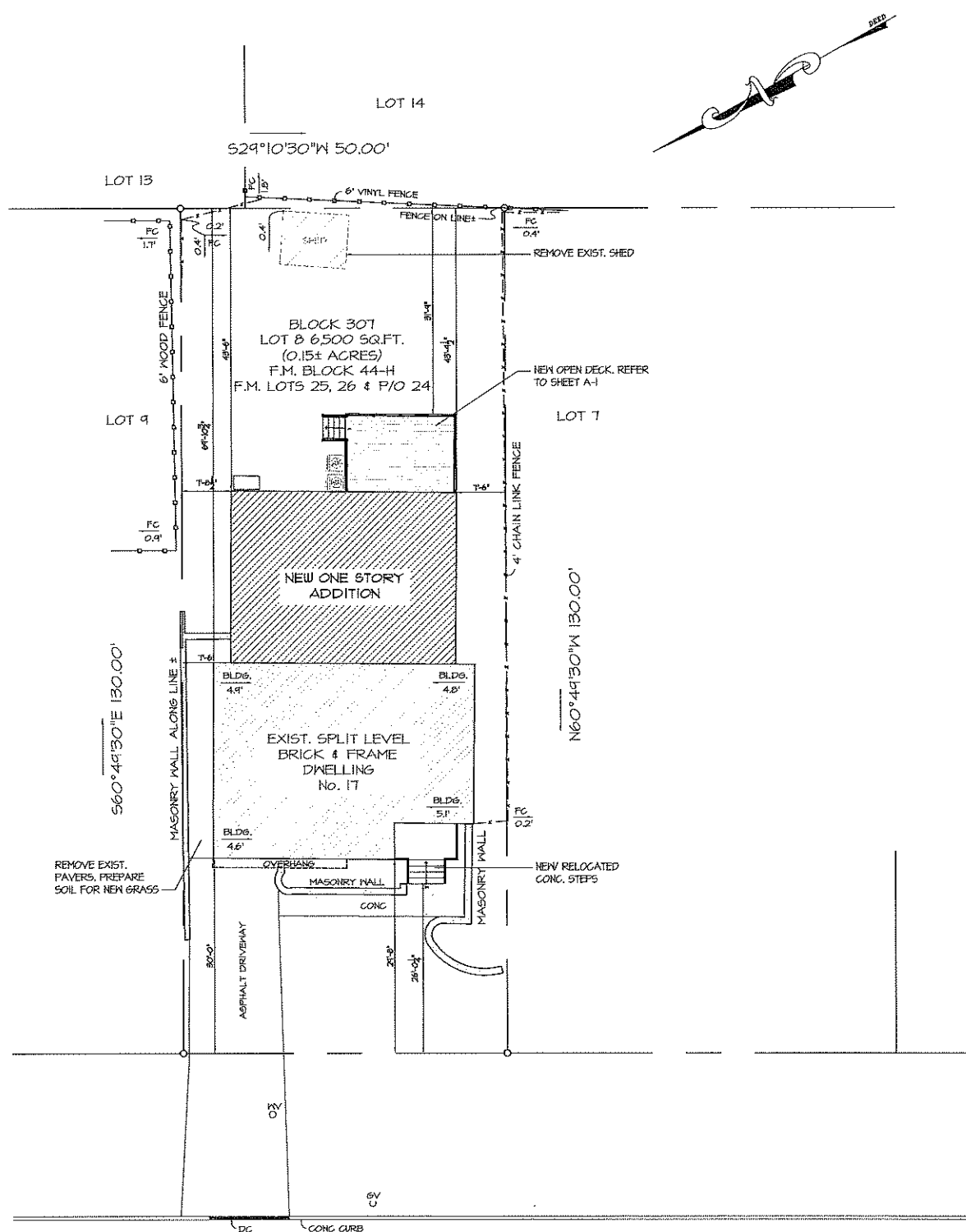
Sincerely,

Michael Ravenda
Zoning Officer

tbz

THE MANDEL RESIDENCE ADDITION/ ALTERATION

SITE PLAN



SITE INFORMATION TAKEN FROM SURVEY
PREPARED BY: BUTLER SURVEYING & MAPPING, INC.
JOHN J. BUTLER, N.J.P.L.S. LIC. NO. 43267
19 VREELAND AVENUE
MIDLAND PARK, NJ 07432
PH. 201-940-0140

PROJECT DIRECTORY

PROJECT
THE MANDEL RESIDENCE
17 WESTMINSTER AVENUE
BERGENFIELD, NJ 07621
BLOCK 307
LOT 8

ARCHITECT CONTACT
ALI QURESHI ARCHITECT
236 GRANDVIEW AVENUE NORTH
CALDWELL, NJ 07006
PHONE: 201-757-5117

OWNER
AZI MANDEL
17 WESTMINSTER AVENUE
BERGENFIELD, NJ 07621
TEL: 911-575-1885

CONTACT: HENRY GARCIA
PHONE: 415-200-8241
FAX: 415-250-2138
E-MAIL: henry@garcia-design-build.com

BUILDING DEPARTMENT
MUNICIPAL BUILDING
100 NORTH WASHINGTON AVENUE
BERGENFIELD, NJ 07621
PHONE: 201-387-4025 EXT. 4042

CODE REFERENCES

APPLICABLE CODES:
(ALL AS ADOPTED & MODIFIED BY THE NJ STATE UNIFORM CONSTRUCTION CODE, LATEST EDITION)

- INTERNATIONAL BUILDING CODE (IBC-NJ 2018), INTERNATIONAL RESIDENTIAL CODE-NJ 2018
- NATIONAL ELECTRICAL CODE (NEC 2017)
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2018)
- NATIONAL STANDARD PLUMBING CODE (NSPC 2018)
- INTERNATIONAL MECHANICAL CODE (IMC 2018)

PROJECT DATA

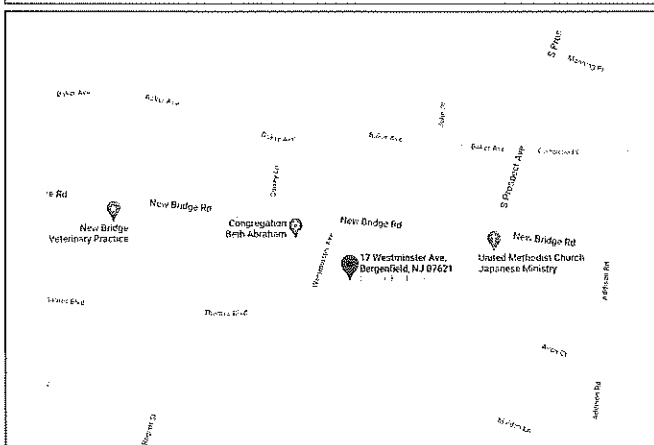
PROJECT PROFILE: R-6 RESIDENTIAL
CONST. TYPE: S-V
EXISTING USE: R-6 RESIDENTIAL
SCOPE OF WORK: ADDITION/ ALTERATION
PROPOSED USE: NO CHANGE IN USE
BLDG. HEIGHT: ± 2'-0" (HIGHEST POINT)
NO. OF STORIES: MULTI-LEVEL

SQUARE FOOTAGE:	EXIST.	PROPOSED	TOTAL
BASEMENT	132 SQ. FT.	EXST.	132 SQ. FT.
FIRST FLOOR	119 SQ. FT.	411 SQ. FT.	2040 SQ. FT.
TOTAL	2305 SQ. FT.	411 SQ. FT.	3222 SQ. FT.

ZONING ANALYSIS

ITEM	REQUIRED	EXIST.	PROPOSED	VARIANCE
LOT AREA	6,500 SQ. FT.	6,500 SQ. FT.	EXIST.	NO
LOT WIDTH	60'-0"	50'-0"	EXIST.	PRE-EXISTING NON-COMFORMING
LOT DEPTH	100'-0"	80'-0"	EXIST.	NO
FRONT YARD	25'-0"	24'-0"	24'-0" 1/4"	NO
SIDE YARD	T-6' EACH SIDE	4.6' (LEFT) 5.1' (RIGHT)	7.6' (LEFT) 7.6' (RIGHT)	NO
REAR YARD	25'-0"	69'-10" 3/4"	31'-4"	NO
BLDG. HEIGHT	28'-0" (MAX)	20'-6"	42'-0"-6"	NO
BLDG. COVERAGE	30%	22% (1,412 SQ. FT.)	36% (2,368 SQ. FT.)	YES
IMPERVIOUS COV.	35%	42% (2,121 SQ. FT.)	53% (3,414 SQ. FT.)	YES

PROPERTY LOCATION



LIST OF DRAWINGS

NO.	DRAWING NAME	ISSUE DATE	REV 1	REV 2
PROJECT ORIENTATION				
T-1	TITLE PAGE, PROJECT DATA & GENERAL NOTES	05-11-21	(PRELIMINARY)	
ARCHITECTURAL				
A-1	EXIST. BASEMENT NEW FOUNDATION & FIRST FLOOR PLAN	05-11-21	(PRELIMINARY)	
A-2	ROOF PLAN & DETAILS	05-11-21	(PRELIMINARY)	
A-3	EXTERIOR ELEVATIONS	05-11-21	(PRELIMINARY)	

LEGEND / DRAWING CONVENTIONS:

PARTITION LEGEND

- EXISTING PARTITION TO REMAIN.
- EXISTING G.W. TO REMAIN.
- EXISTINGS TO BE REMOVED. REFER TO SHEET A-1 & A-2 ONLY.
- NEW G.W. FOUNDATION SHALL G.W. INFILL TO MATCH EXIST. ADJACENT. REFER TO CONSTRUCTION PLAN FOR LOCATION.
- NEW 2" X 4" MOOD STUD @ 1'-4" O.C. WITH 1/2" GYP. BD. ON EACH SIDE TO INTERIOR OF CEILING. NO GYP. BD. ON VOID AREA. USE WATER RESISTANT GYP. BD. ON MET AREA.

DOOR SYMBOLS

- NEW DOOR
- NEW SLIDING DOOR
- BARND DOOR
- BI-FOLD DOOR

PLAN TAGS

- WINDOW TAG
- DOOR TAG
- KEY NOTE
- ELEVATION TAG
- SECTION TAG
- DETAIL TAG

SYMBOLS

- BRICK
- NEW STUCCO FINISH
- VINYL SIDING
- CONCRETE
- CERAMIC TILE
- EXIST. ROOFING
- PLYWOOD

ABBREVIATIONS

- | | | | |
|----------|------------------------------|--------|----------------------------|
| A.C.T. | ACOUSTICAL CEILING TILE | MAX. | MAXIMUM |
| A.D.A. | AMERICAN W/ DISABILITIES ACT | MIN. | MINIMUM |
| A.P.F. | AFTER FINISH FLOOR | M.T.L. | METAL |
| B.D. | BOARD | O.C. | ON CENTER |
| C.L.S. | CEILING | OPP. | OPPOSITE |
| CONC. | CONCRETE | STL. | STEEL |
| CLR. | CLEAR | STRUC. | STRUCTURE |
| EXIST. | EXISTING | SIM. | SIMILAR |
| FN. | FINISH | T.B.D. | TO BE DETERMINED |
| FL. | FLOOR | TEMP. | TEMPORARY |
| GA. | GAUGE | TYP. | TYPICAL |
| G.C. | GENERAL CONTRACTOR | U.O.N. | UNLESS OTHERWISE OTHERWISE |
| G.P.B. | GYP/SIM WALL BOARD | V.I.F. | VERIFY IN FIELD |
| GYP. BD. | GYP/SIM BOARD | V.C.T. | VINYL COMPOSITION TILE |
| H.M. | HOLLOW METAL | W/ | WITH |
| L.L. | LANDLORD | WD. | WOOD |

NJ Lic.No. 12609



© Asgher Ali Qureshi, Architect

ALI QURESHI ARCHITECT
236 GRANDVIEW AVENUE
NORTH CALDWELL, NJ 07006
TEL: 201-757-5117



GARCIA DESIGN BUILD
ARCHITECTS, INTERIORS, CONSTRUCTION MANAGEMENT
3108 FRANKLIN ST. SUITE 10A, BLOOMFIELD, NEW JERSEY 07003
TEL: (973) 800-8871 FAX: (973) 850-8129

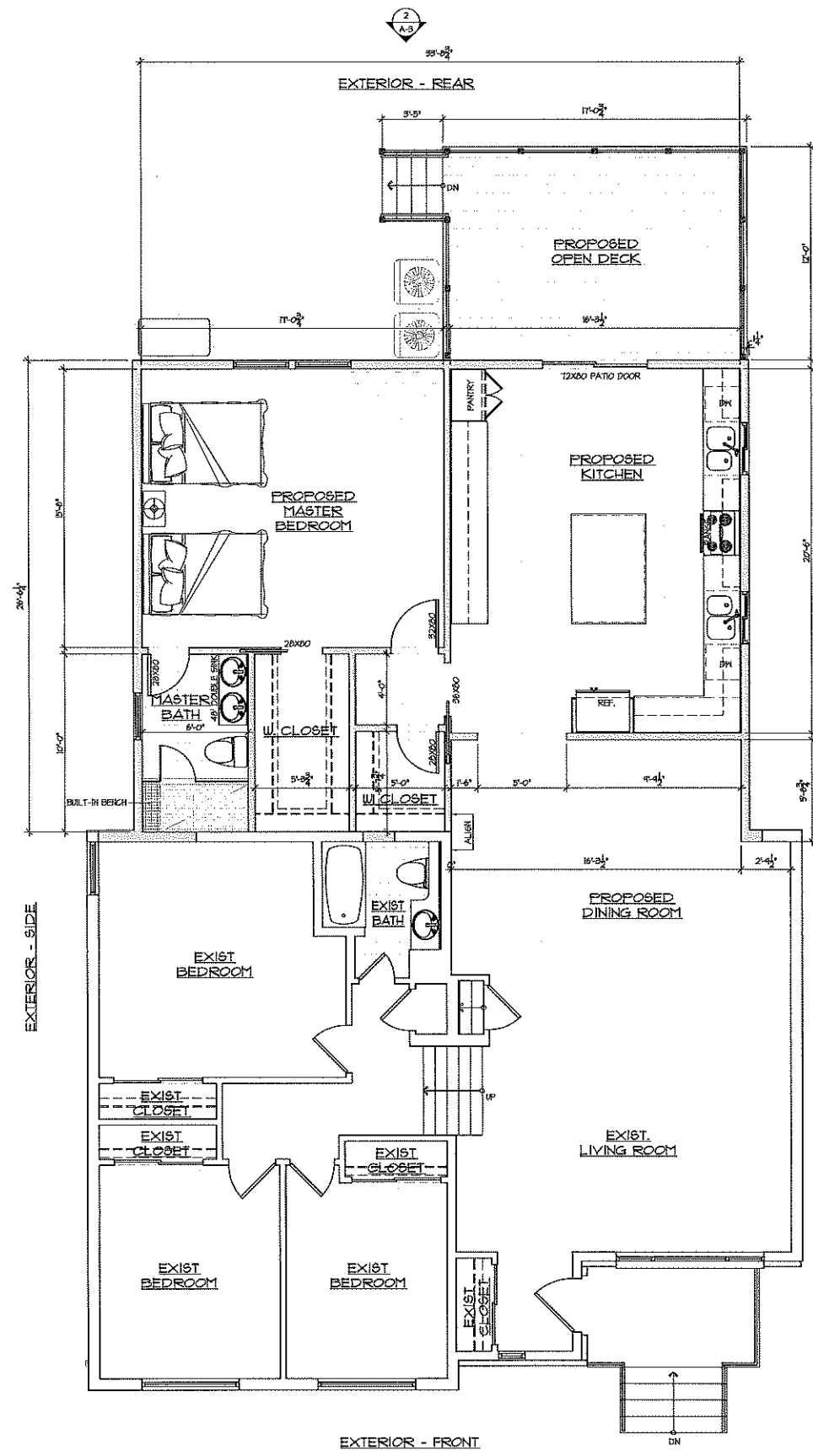
THE MANDEL RESIDENCE
ADDITION/ ALTERATION
17 WESTMINSTER AVENUE
BERGEN COUNTY
BERGENFIELD, NJ 07621

Revisions:

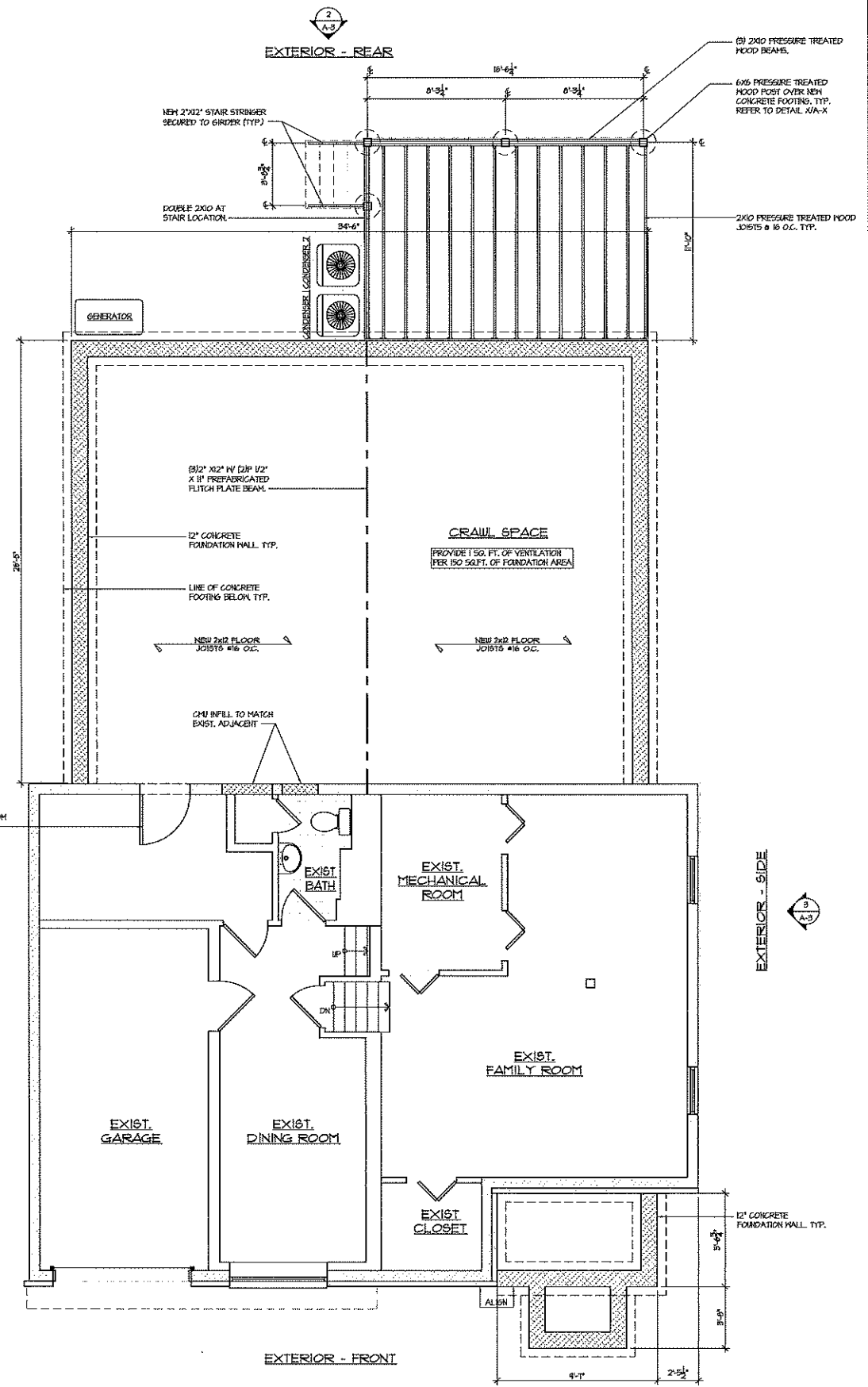
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TITLE PAGE, SITE
PLAN, PROJECT DATA
& GENERAL NOTES

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Rev.: HG
Job#: 2021022

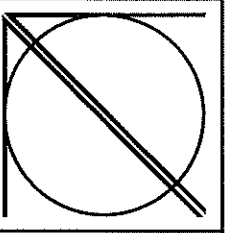
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T-1



FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



EXISTING BASEMENT/ NEW FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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 © Asgher Ali Qureshi, Architect

ALI QURESHI ARCHITECT
 236 GRANDVIEW AVENUE
 NORTH CALDWELL, NJ 07006
 TEL: 201-757-5117

GDP
 GARCIA DESIGN BUILD
 ARCHITECTURE & INTERIOR DESIGN
 240 FRANKLIN ST., SUITE 200, NEW JERSEY 07002
 TEL: (973) 200-8881 FAX: (973) 200-8338

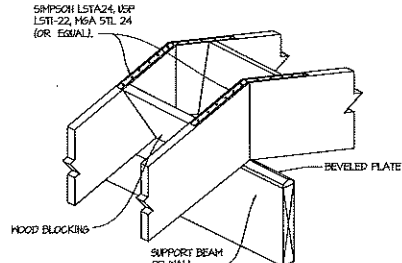
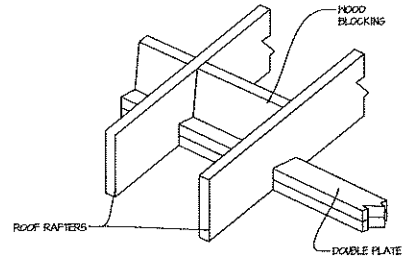
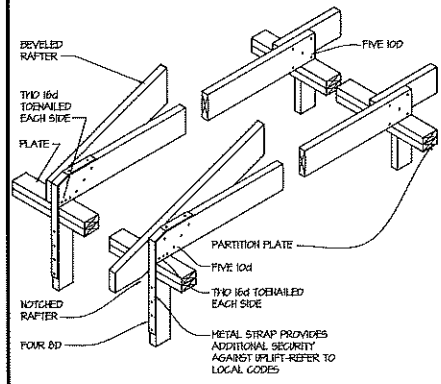
THE MANDEL RESIDENCE
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Revisions:

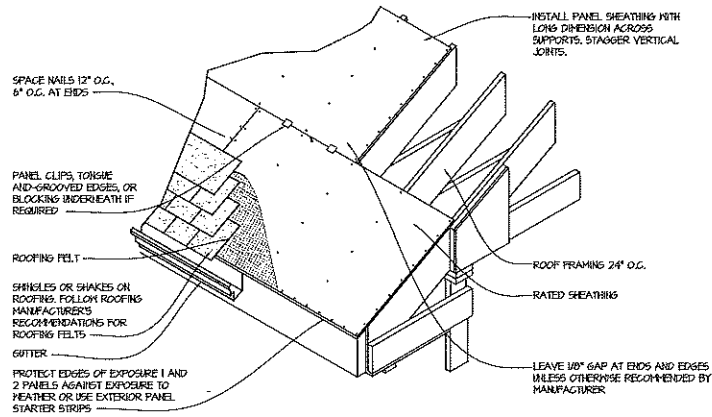
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 FLOOR CONSTRUCTION
 PLANS

Date: 08-11-21	Drawing No.:
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Job#: 2021022	



FLAT SOFFIT (FASIA SUPPORT)

RAFTER CONNECTION

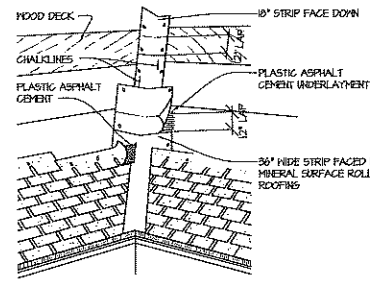


ROOF SHEATHING NOTE:

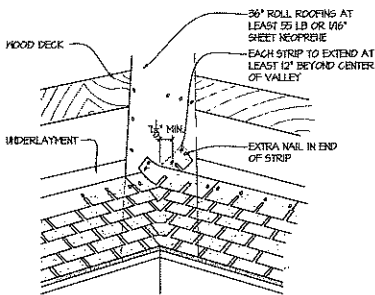
1. ALL PLYWOOD SHEATHING SHALL COMPLY WITH APA. PLYWOOD SHALL MEET C-D INTERIOR APA, STRUCTURAL I AND II C-D INTERIOR APA, OR STRUCTURAL I AND II C-C EXTERIOR APA.
2. ROOF SHEATHING: 5/8" THICK CD20.
3. ATTACHMENT TO BE IN ACCORDANCE WITH IRC/2000 REQUIREMENTS.
4. ALL PLYWOOD TO HAVE EXTERIOR GRADE.

NOTE: COVER ROOF SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT FOR EXTRA PROTECTION FROM MOISTURE BEFORE ROOFING IS APPLIED.

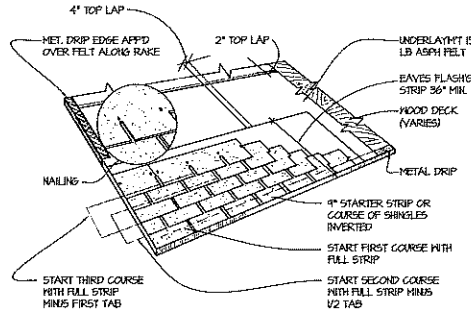
1 ROOF FRAMING DETAILS
N.T.S.



OPEN VALLEY

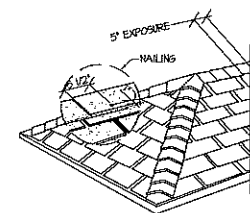


CLOSED VALLEY



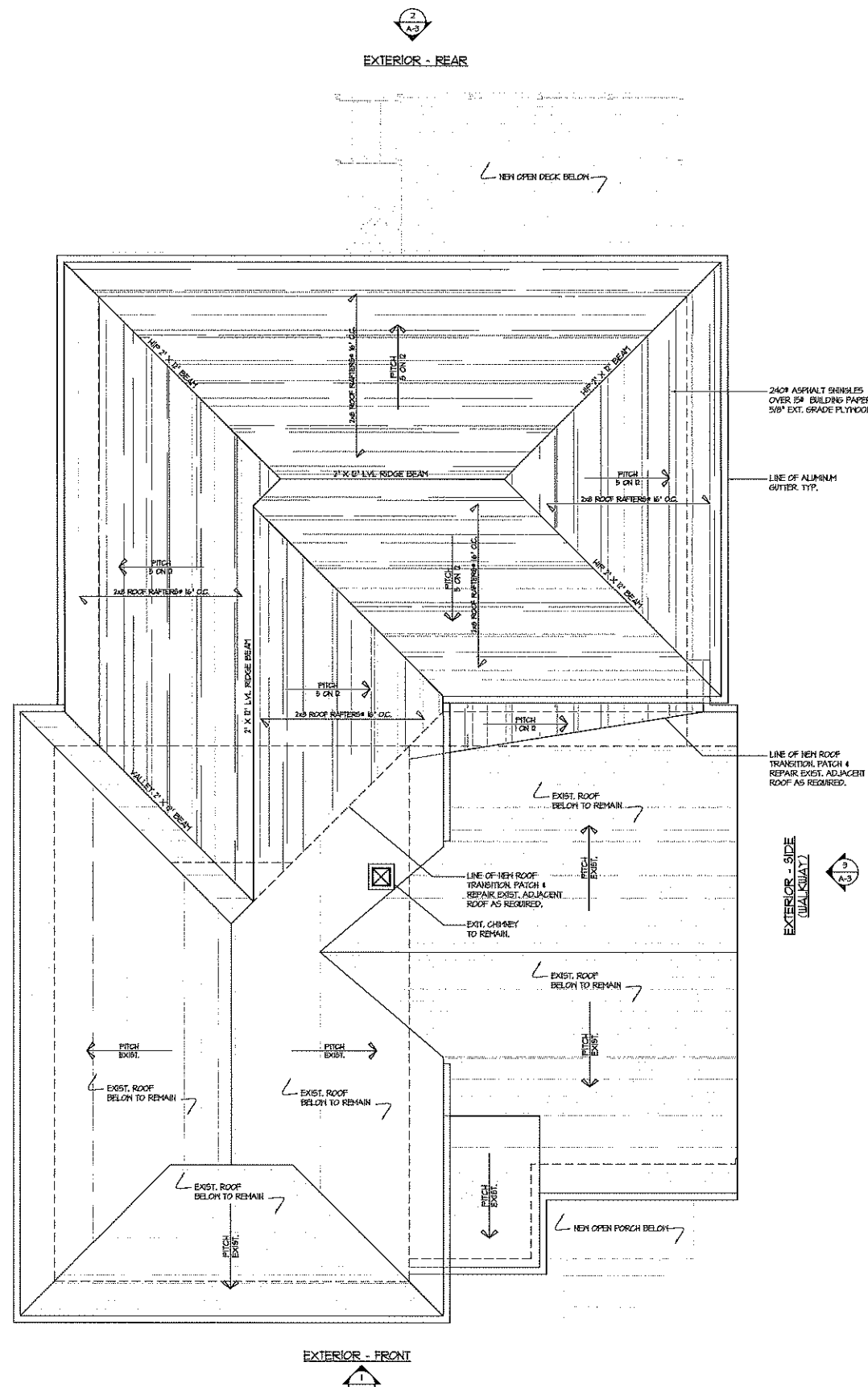
THREE TAB SQUARE BUTT STRIP SHINGLES

- NOTES:
1. EXPOSURE 5 IN, EDGE LAP 2 IN, FOR ALL DESIGNS.
 2. MORE THAN ONE THICKNESS FOR VARYING SURFACE TEXTURE.
 3. MANY RATED AS WIND RESISTANT.
 4. ALL RATED AS WIND RESISTANT.

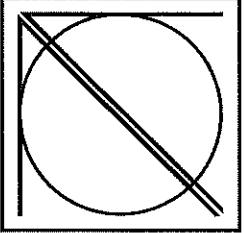


HIP AND RIDGE

2 ROOF FINISH DETAILS
N.T.S.



EXIST/NEW ROOF PLAN
SCALE: 1/4" = 1'-0"



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Asgher Ali Qureshi, Architect

ALI QURESHI ARCHITECT
236 GRANDVIEW AVENUE
NORTH CALDWELL, NJ 07006
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GARCIA DESIGN BUILD
ARCHITECTS/ENGINEERS/INTERIORS/NEW CONSTRUCTION
340 FRANKLIN STREET, SUITE 100, NEW BRUNSWICK, NJ 08901
TEL: 908-832-8811 FAX: 908-832-8818

THE MANDEL RESIDENCE
ADDITION/ ALTERATION

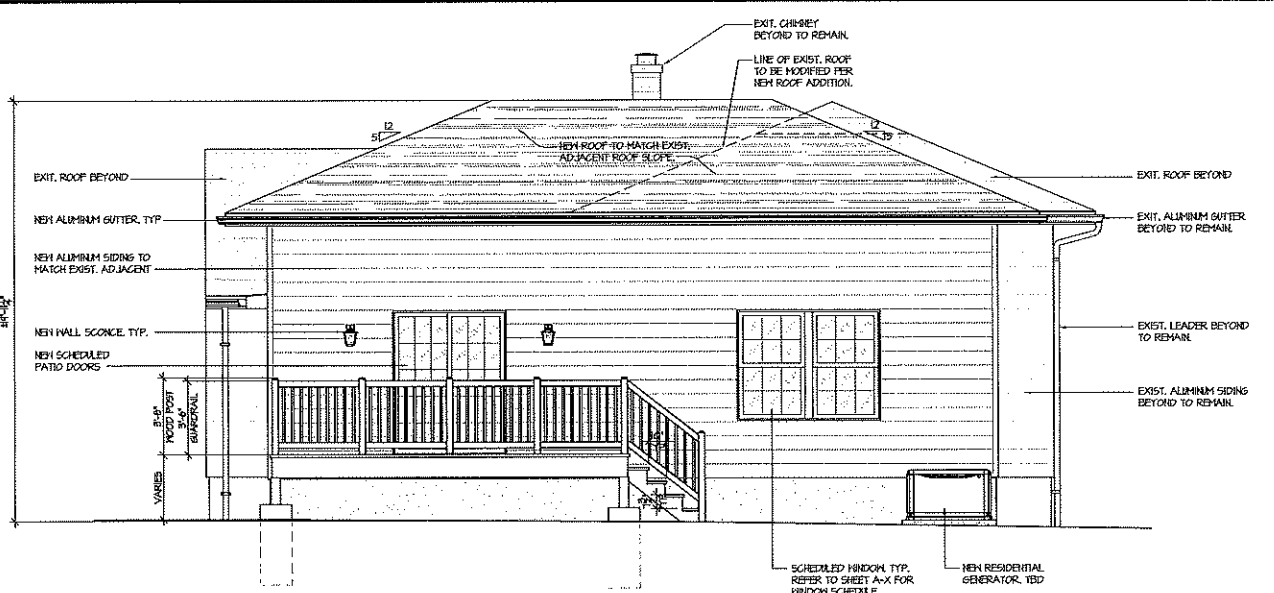
17 WESTMINSTER AVENUE
BERGEN COUNTY
BERGENFIELD, NJ 07621

Revisions:

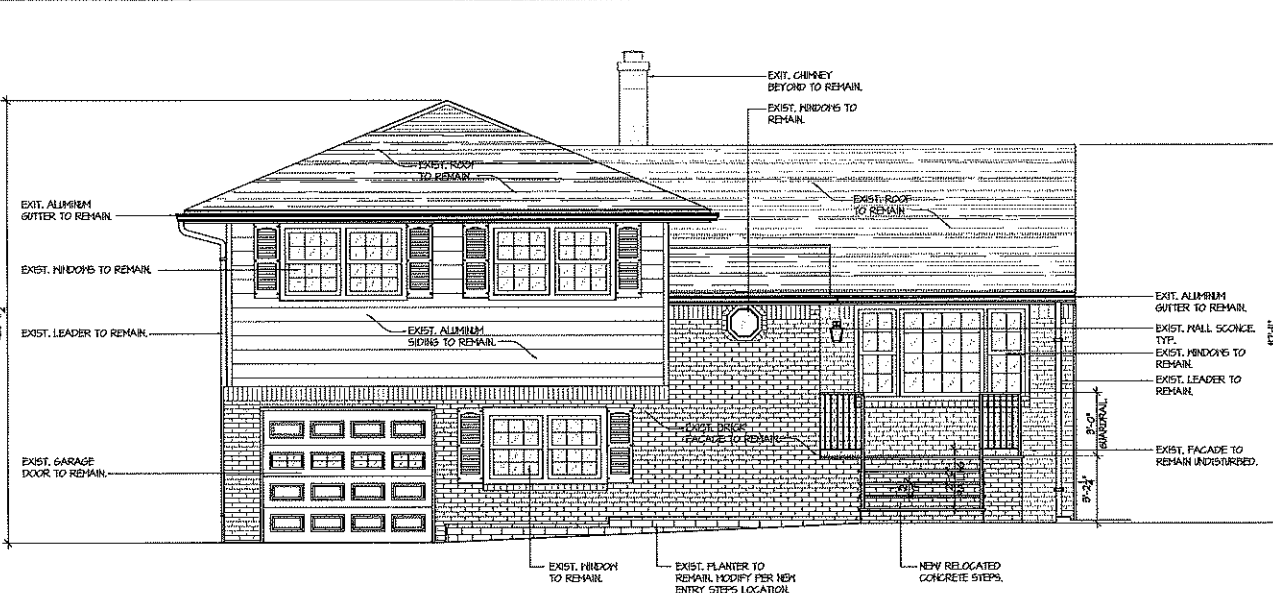
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ROOF PLAN, DETAILS & NOTES

Date: 08-11-21
Scale: AS NOTED
Drawn: HG
Rev.: HG
Job#: 20210222

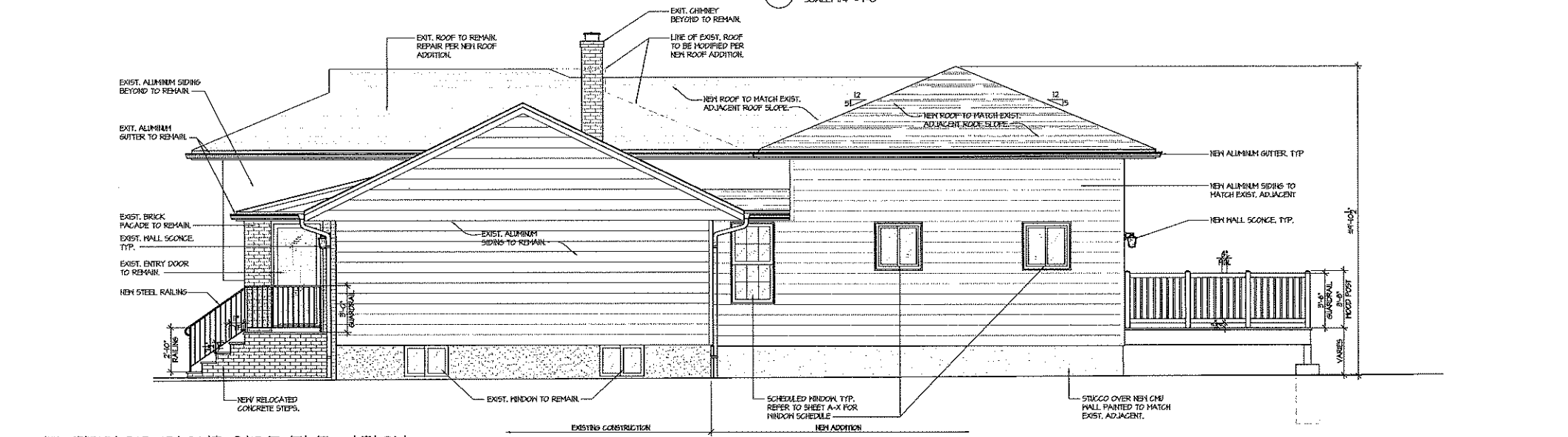
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A-2



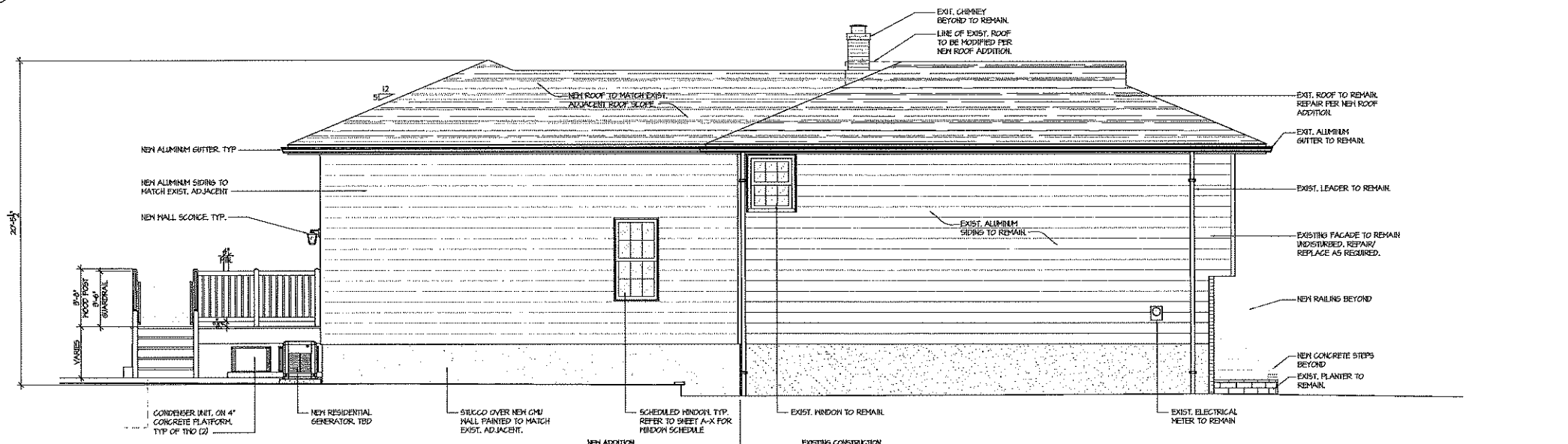
2 EXTERIOR REAR ELEVATION
SCALE: 1/4" = 1'-0"



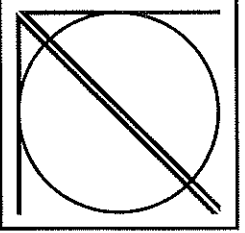
1 EXTERIOR FRONT ELEVATION
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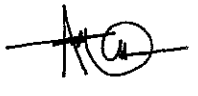



3 EXTERIOR RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



NJ Lic.No. 12609

 © Asgher Ali Qureshi, Architect

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THE MANDEL RESIDENCE
 ADDITION/ ALTERATION
 17 WESTMINSTER AVENUE
 BERGEN COUNTY
 BERGENFIELD, NJ 07621

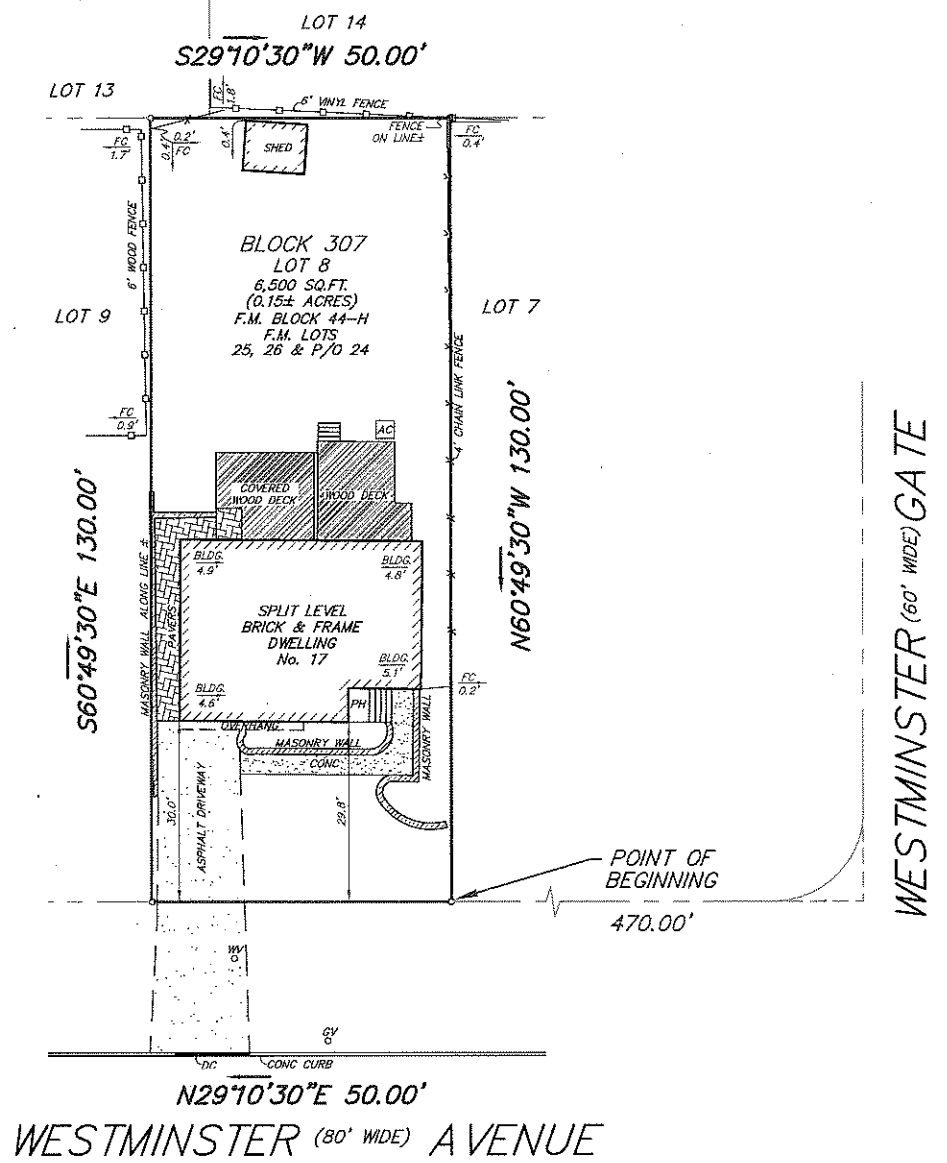
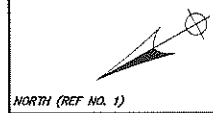
Revisions:

Drawing Title:
 EXTERIOR ELEVATIONS
 Date: 06-11-21
 Scale: AS NOTED
 Drawn: HS
 Rev.: HS
 Job#: 2021022
 Drawing No.:
A-3

BOUNDARY SURVEY
 TAX LOT 8 BLOCK 307
 17 WESTMINSTER AVENUE
 BOROUGH OF BERGENFIELD
 BERGEN COUNTY, NEW JERSEY

CERTIFICATION:
 I HEREBY CERTIFY TO THE FOLLOWING PARTIES LISTED, THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND EXCEPT SUCH EASEMENTS NOT DISCLOSED IN THE TITLE REPORT, OR FOUND BELOW THE GROUND.

THIS MAP IS CERTIFIED TO:
 -MANDEL



COLOR KEY:
 -BLUE: BOUNDARY LINES, COURSES AND DISTANCES
 -GREEN: TAX LOT, BLOCK AND AREA
 -RED: BOUNDARY OFFSETS
 -BLACK: EXISTING FEATURES

REFERENCES:
 1.) KNOWN AS LOTS 25, 26 AND HALF OF LOT 24 IN BLOCK 44-H AS SHOWN ON A CERTAIN FILED MAP ENTITLED "WEST ENGLEWOOD PARK, TEANECK AND BERGENFIELD, IN HUDSON WEST SHORE REALTY CORP.", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON 09-14-1926 AS MAP NO. 2145
 2.) VYDED BOOK 3330 PAGE 792
 3.) OFFICIAL TAX MAP OF THE BOROUGH OF BERGENFIELD

COMMON ABBREVIATIONS:
 -FC: FENCE CORNER -MH: MANHOLE -PH: PORCH
 -DC: DROP CURB -WV: WATER VALVE -MAS: MASONRY
 -GV: GAS VALVE -UP: UTILITY POLE -L: LANDSCAPING
 -S: SET/FOUND PROPERTY MARKER

NOTES:
 1.) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13-40-5.
 2.) A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13-40-5.1(d).
 3.) SURVEY BASED ON DEEDS FURNISHED: IT IS STRONGLY RECOMMENDED THAT A FULL TITLE SEARCH BE PERFORMED ON ALL ADJOINING PROPERTIES PRIOR TO ANY PERMANENT CONSTRUCTION

Proj: BSM21-8816 Scale: 1"= 20' 04/29/2021

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