

BOROUGH OF BERGENFIELD

BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions includes 1-3

Application includes 1-11

RECEIVED BY _____ Date _____

PROPERTY ADDRESS 372-378 South Washington Ave

BLOCK 346 LOT 8

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/APEAL
OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME GARMEND LITA
ADDRESS C/O M. MADRID 29 LEGION DR
OWNER'S NAME SAM C
OWNER'S ADDRESS _____ PHONE # _____
FED I.D.# or S S _____

Applicant will be represented at public hearing by M. MADRID

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: 378 1312 S. WASHINGTON

DESIGNATED AS Block(s) 346 and Lot(s) 8 on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT B-2

VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE

LOT COVERAGE FRONT YARD REAR YARD _____ SIDE YARD _____

TOTAL SIDE YARD _____ OTHER (specify) _____

THE REASON FOR DESIRED VARIANCE/APEAL
All remain. "AS IS" - APPLICATION FOR
SITE PLAN APPROVAL AND CHANGE OF USE TO
CONVERT PORTION OF LOT FILE OFFICE TO
RESIDENTIAL

DESCRIPTION OF PROPERTY

- 1. SIZE OF LOT 91 x 120 2. SQUARE FEET IN LOT 10965
- 3. SIZE OF PRESENT BUILDINGS 120 x 60 4. STORIES 2
- 5. TOTAL AREA _____ SQ. FT. 6. NUMBER OF ROOMS _____
- 7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 41 %
- 8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY _____
Commercial / Residential
- 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 _____
Commercial / Residential
- 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) No STANCE TO FOOTPRINTS ALL REMAINS DEE INTENTION
- 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 X NO _____
- 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
- 17. SIZE OF NEW ADDITION _____ x _____ SQ. FT.
 AREA _____ HEIGHT _____
- 18. SIZE OF NEW BUILDINGS _____ x _____ SQ. FT.
 AREA _____ HEIGHT _____
- 19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
 _____ %
- 20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR _____

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: Gazmend LITA
Name of Applicant

Gazmend LITA being duly sworn deposes and says; that he reside at number 129 River Rd (3010) in the Borough of Edgewater, in the County of Bergen in the State of NJ, 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 372-378 S. Washington Ave designated as Block 346 and Lot 8 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- 30th

day of July MARK MADRONE
ATTORNEY AT LAW
STATE OF NEW JERSEY
Notary Public

[Signature]
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:

GAZMENO LITA of full age, duly sworn
according to the law, deposes and says that he resides at
125 Rte. 2J in the Borough of _____
Edgewater in the County of Bergen in the State
of NJ that he is the owner in fee of real
property lying in the Borough of Bergenfield, known and
designated as number 372-378 South Washington 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 30
DAY OF July 2021



Owner



Notary Public
MARK MADAILO ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY

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, 2021

Gazmend Lita
378 South Washington Ave
Bergenfield, NJ 07621

RE: Change of use

Dear Mr. Lita

Your application for the change of use for 378 South Washington Ave has been denied for the following reason:

- Change of use must seek a variance from the Zoning Board.

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

PROPERTY ZONING ANALYSIS				
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	10,000 SF	10,965 SF	NO CHANGE	CONFORMS
LOT WIDTH	100.0'	91.0'	NO CHANGE	EXISTING
LOT DEPTH	100.0'	120.38'	NO CHANGE	CONFORMS
FRONT YARD SETBACK	15.0'	5.60'	NO CHANGE	EXISTING
REAR YARD SETBACK	25.0'	18.70'	NO CHANGE	EXISTING
SIDE YARD SETBACK (LEFT)	15.0'	37.20'	NO CHANGE	CONFORMS
SIDE YARD SETBACK (RIGHT)	15.0'	0.0'	NO CHANGE	EXISTING
MAX BUILDING COVERAGE	35% (3838 SF)	41.82% (4586 SF)	NO CHANGE	EXISTING
MAX IMPERVIOUS COVERAGE	70% (7675 SF)	100% (10965 SF)	NO CHANGE	EXISTING
BUILDING HEIGHT	3 STY. / 40.0'	2 / EXIST	NO CHANGE	CONFORMS
BUILDING USE	COMMERCIAL/ MULTI FAMILY	COMMERCIAL/ MULTI FAMILY	NO CHANGE	CONFORMS

FLOOR AREAS:	EXISTING	PROPOSED
COMMERCIAL FIRST FLOOR	2836 SF	1070 SF
RESIDENTIAL FIRST FLOOR	663 SF	3243 SF
FIRST FLOOR CIRCULATION	585 SF	585 SF
RESIDENTIAL SECOND FLOOR	4621 SF	4621 SF

UNITS:	EXISTING	PROPOSED
COMMERCIAL FIRST FLOOR	3	1
RESIDENTIAL FIRST FLOOR	1 (1 BR)	3 - (1) 1BR, (1) 2BR, (1) 3BR
FIRST FLOOR CIRCULATION	-	-
RESIDENTIAL SECOND FLOOR	(5) 2BR	(5) 2 BR

PARKING:	EXISTING REQD	PROPOSED (REQD)	PROPOSED ON SITE
COMMERCIAL FIRST FLOOR	19 SPACES (1/ 15OSF)	7 SPACES (1/15OSF)	
RESIDENTIAL FIRST FLOOR	1.8 SPACES	5.9 SPACES	
FIRST FLOOR CIRCULATION	-	-	
RESIDENTIAL SECOND FLOOR	10 SPACES	10 SPACES	
TOTAL SPACES	31 SPACES	23 SPACES	15 SPACES

BUILDING CODE INFORMATION:
 EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 5:23-6
 INT. BUILDING CODE - NJ EDITION 2018
 INT. ENERGY CONSERVATION CODE 2018
 2018 INTERNATIONAL MECHANICAL CODE
 2017 NATIONAL ELECTRICAL CODE
 2018 NATIONAL STANDARD PLUMBING CODE
 2018 INTERNATIONAL FUEL GAS CODE

BUILDING/SITE CHARACTERISTICS:
 NUMBER OF STORIES: 2
 HEIGHT OF STRUCTURE: EXIST
 AREA - LARGEST FLOOR: 4586 SF
 NEW BUILDING AREA: 0 SF
 VOLUME OF NEW STRUCTURE: 0 CF
 CONSTRUCTION CLASSIFICATION: 3B
 TOTAL LAND AREA DISTURBED: 0 SF

DESCRIPTION OF BUILDING USE:
 USE GROUP B + R-2, BUSINESS + SINGLE FAMILY RESIDENTIAL

MAXIMUM LIVE LOADS:
 60 PSF FOR DECK / BALCONIES
 50 PSF FOR SPACES + APPTS, 100 PSF CORRIDORS
 30 PSF FOR ROOF SNOW LOADS

BUILDING COVERAGE CALCULATIONS:

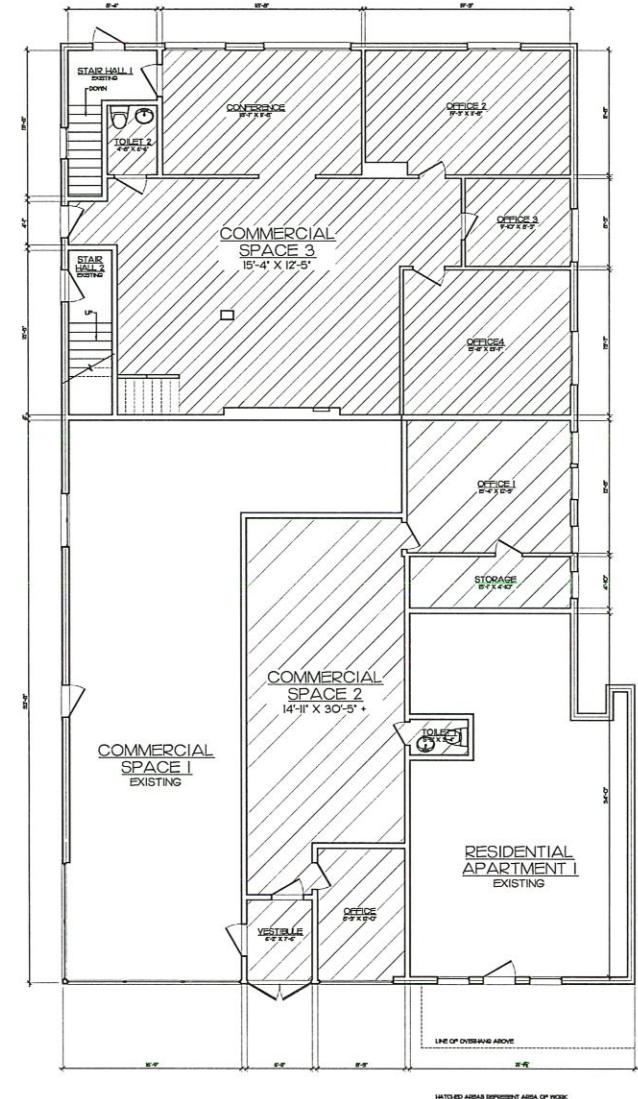
AREA IN SQUARE FEET	EXIST	NEW	TOTAL
OVERHANG	95	-	-
BUILDING COVERAGE	4491	-	-
TOTAL BUILDING COVERAGE	4586	-	-

IMPERVIOUS COVERAGE CALCULATIONS:

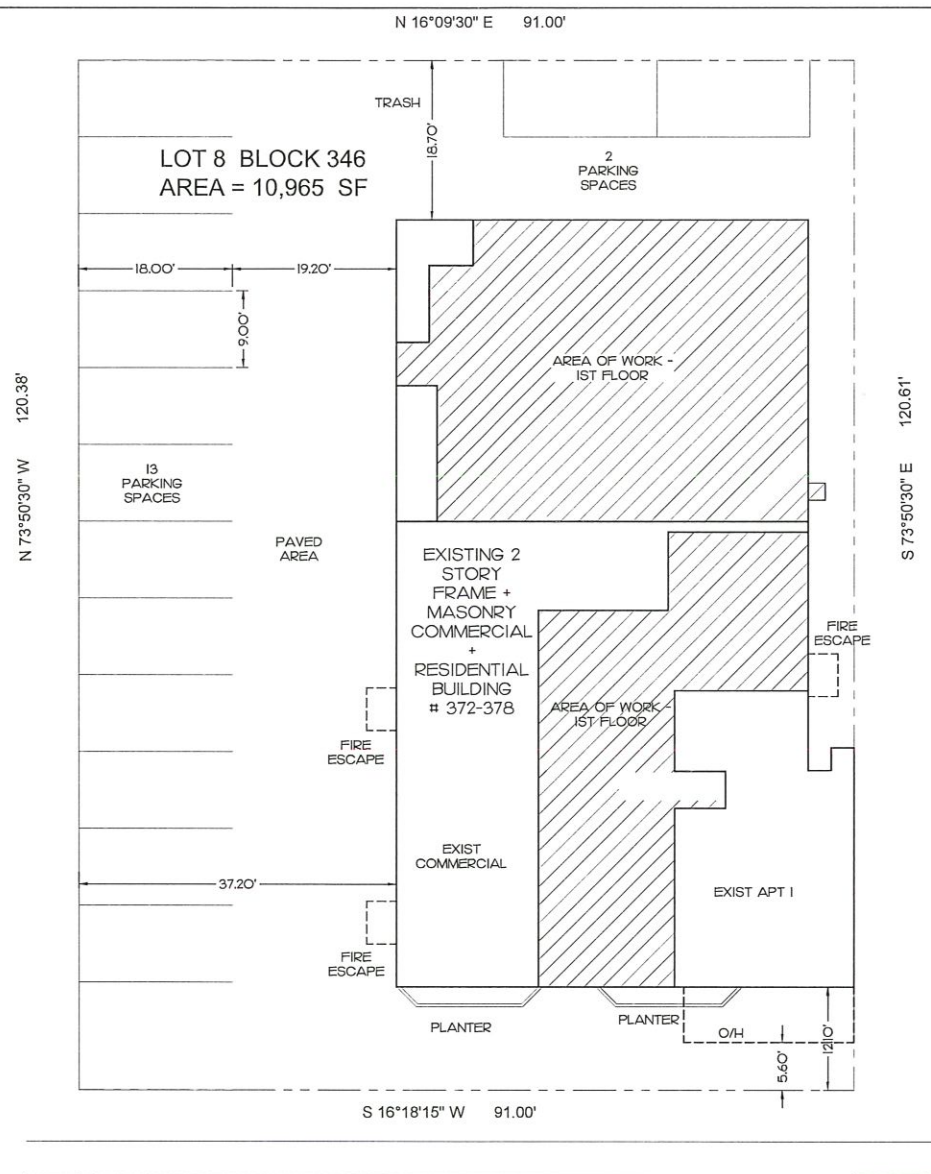
AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING COVERAGE	4586	-	-
PLANTERS + PAVEMENT (LESS O/H)	6379	-	-
TOTAL IMPERVIOUS COVERAGE	10965	-	-

FLOOR AREA RATIO CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FINISHED FIRST FLOOR AREA	4586	-	-
FINISHED SECOND FL. AREA	4586	-	-
TOTAL AREA	9172	-	-



IX EXISTING FLOOR PLAN
1/8" = 1'-0"



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:
 AFR ENGINEERING, PARAMUS, NJ
 MICHAEL RITHCIE, LAND SURVEYOR
 LIC NO 15565 DATED 5-8-02

Chris Blake Architect
 24 New Bridge Road, Bergenfield, NJ 07621
 Tel: 201-816-9523 Fax: 201-816-9546
 NJ Lic # 12792 NY Lic #019458-1
 cba@chrisblakearchitect.com

#	Date	Revision
Renovation for:		
Mixed-Use Building		
Block: 346 Lot: 8 372-378 S. Washington Avenue Bergenfield, New Jersey 07621		
SITE PLAN, ZONING, DRAINAGE DTLs		
Scale: AS NOTED		
Date: JULY 13, 2021		
Submission: ZONING 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.		

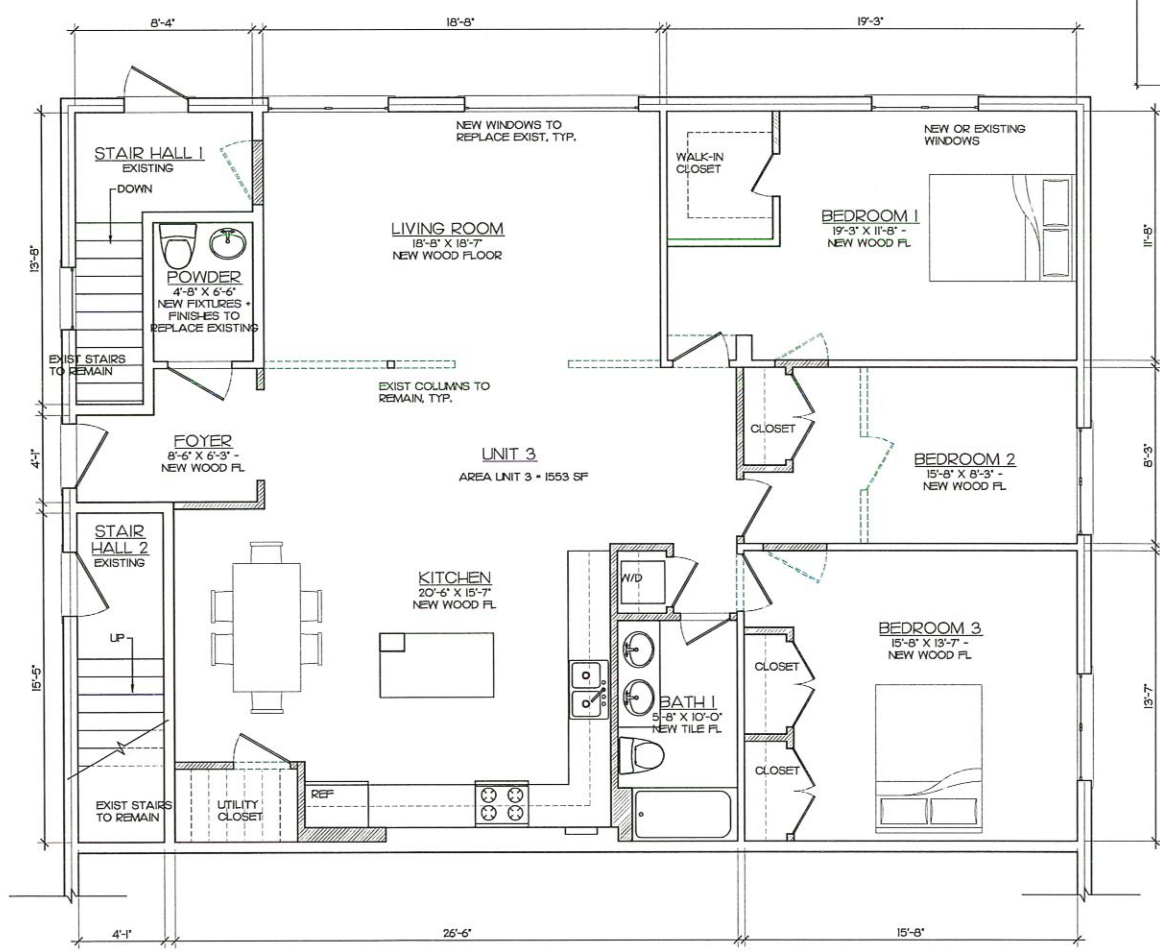
LEGEND

- 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, 16' OC (LION)
- EXISTING CONCRETE CONSTRUCTION TO REMAIN
- EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
- NEW POURED OR MASONRY CONC CONSTRUCTION

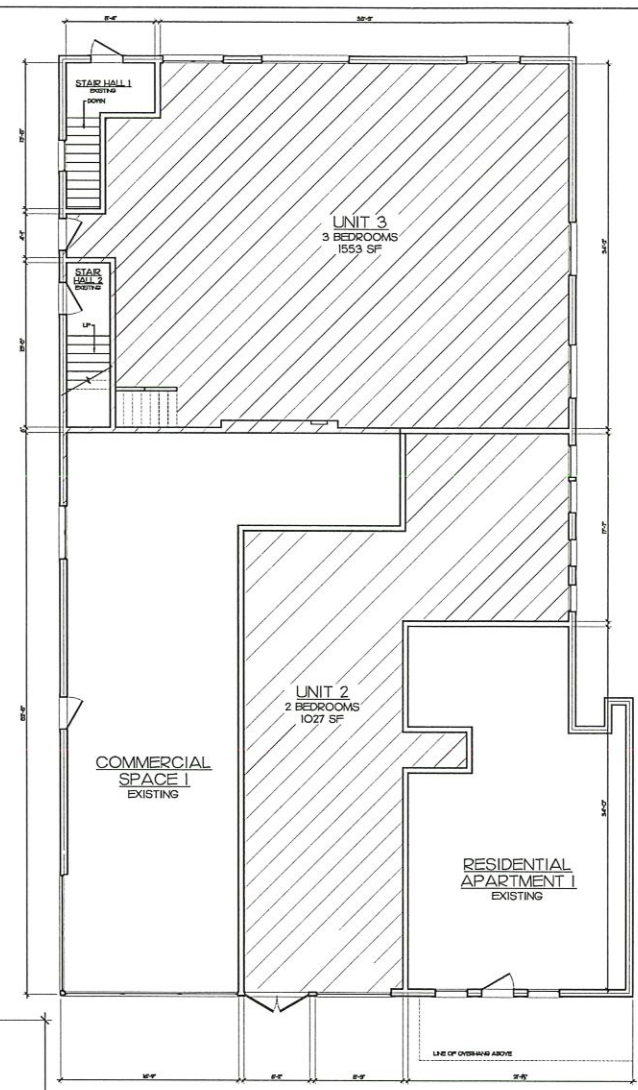
--- FLOOR ABOVE OR BELOW ---

← NEW JOISTS, RAFTERS, ETC. →

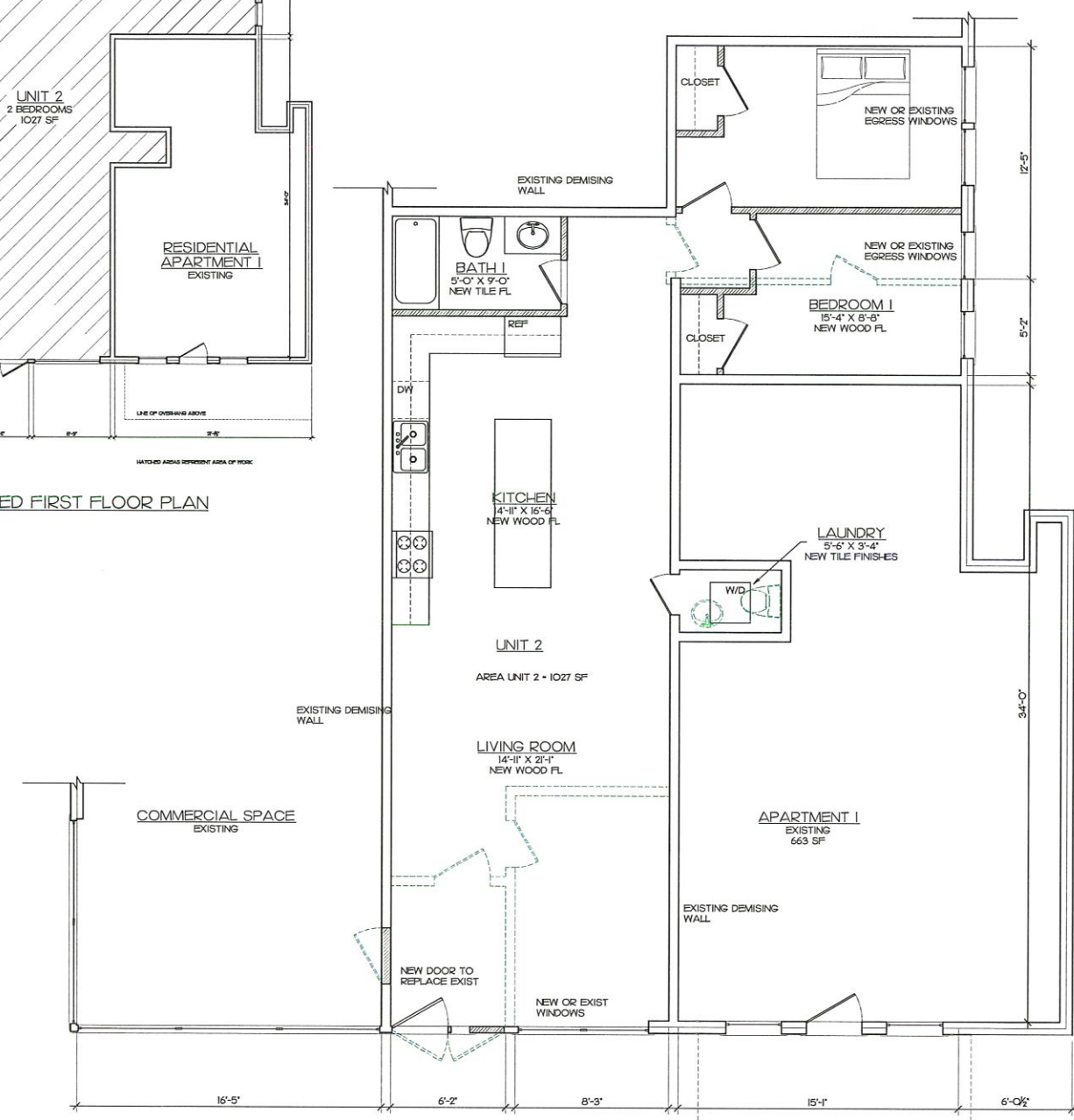
--- NEW GIRDERS, RIDGEBEAMS, ETC. ---



3 PROPOSED PARTIAL FIRST FLOOR PLAN - UNIT 3
 1/4" = 1'-0"
 AREA UNIT 3 = 1553 SF



1P PROPOSED FIRST FLOOR PLAN
 1" = 10'-0"



2 PROPOSED PARTIAL FIRST FLOOR PLAN - UNIT 2
 1/4" = 1'-0"
 AREA UNIT 2 = 1027 SF

#	Date	Revision
Renovation for:		
Mixed-Use Building		
Block: 346 Lot: 8 372-378 S. Washington Avenue Bergenfield, New Jersey 07621		
PROPOSED 1ST FLOOR PLANS		
Scale: 1/4" = 1'-0"		
Date: JULY 13, 2021		
Submission: ZONING 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.		