



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: 75 Hillside Ave, Bergenfield

BLOCK: 264 LOT: 1

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 Matthew Doyle  
ADDRESS 75 Hillside Ave, Bergenfield NJ 07621  
OWNER'S NAME same  
OWNER'S ADDRESS same PHONE # [REDACTED]  
FED I.D. # or S.S. # [REDACTED]

Applicant will be represented at public hearing by self

TO THE BOARD OF ADJUSTMENT:

Application is hereby made for a variation/appeal from the requirements of Section (s) 186-40 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: 75 Hillside Ave  
DESIGNATED AS Block (s) 264 and lot (s) 1  
On the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT R5  
VARIANCES REQUIRED: LOT AREA \_\_\_\_\_ LOT FRONTAGE \_\_\_\_\_  
LOT COVERAGE  FRONT YARD \_\_\_\_\_ REAR YARD \_\_\_\_\_ SIDE YARD \_\_\_\_\_  
TOTAL SIDE YARD \_\_\_\_\_ OTHER (specify) corner lot setback of 15 feet

THE REASON FOR DESIRED VARIANCE/APPEAL  
To install a 12' x 20' oval semi-inground pool for my family's use. Lot coverage to remain below 40%.

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 62.5 X 100 2. SQUARE FEET IN LOT 6,250  
3. SIZE OF PRESENT BUILDING 29 X 42.5 4. STORIES 2

X  
5. TOTAL AREA 1,251 SQ. FT. 6. NUMBER OF ROOMS 7

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 36.5 %

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY \_\_\_\_\_  
Family of 4

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 \_\_\_\_\_  
single family + two family homes

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

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DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES \_\_\_\_\_ NO

17. SIZE OF NEW ADDITION 12 x 20 SQ. FT. <pool>  
\_\_\_\_\_ AREA \_\_\_\_\_ HEIGHT

18. SIZE OF NEW BUILDINGS \_\_\_\_\_ x \_\_\_\_\_ SQ. FT.  
\_\_\_\_\_ AREA \_\_\_\_\_ HEIGHT

19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS  
39.87 %

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 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 \_\_\_\_\_

for Matthew Doyle  
permission to exceed lot coverage of 35% and  
setback variance of less than 15 feet to place  
a 12 x 20 foot oval semi-inground pool in my  
backyard.

The said premises are designated as Lot(s): 4, Block: 264

on the current Tax Assessment Map of the Borough of Bergenfield, and are commonly known by Street address as: 75 Hillside Ave

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.



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

Date Aug. 23, 2021  
 Block 264 Lot 1 Address 75 Hillside Ave  
 Owners Name Matthew Doyle  
 Owner's Address 75 Hillside Ave Bergenfield NJ 07621  
 Phone Number 201.647.5048 Cell Number [REDACTED]  
 Application for:  Board of Adjustment  Planning Board  
 Building Department Permit

Description of Work to be performed:

Install a 12' x 20' oval semi-inground pool in my backyard.  
Need a lot coverage variance to exceed 35%, and a corner lot  
setback variance to place the pool 10 feet from my property line instead of  
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" (5 ft.).

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Tax Office Use Only:

Tax Current  Yes  No Last Quarter Paid On: \_\_\_\_\_  
 (Printout Attached)


Tax Collector/Deputy Tax Collector Certification:

\_\_\_\_\_  
 Date: \_\_\_\_\_  
 Certification Number \_\_\_\_\_



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:   
Matthew Doyle  
Name of Applicant

Matthew Doyle being dully sworn deposes  
and says; that he resides at number 75 Hillside Ave in the state of  
NJ, 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 75 Hillside Ave designated as Block 264 and Lot 1 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- 23  
day of August 20 21

June Chong Notary Public, State of New Jersey  
Notary Public My Commission Expires Nov 10, 2024  
Matthew Doyle 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: 

Matthew Doyle of full age, dully sworn according to the law, deposes and says that he resides at 75 Hillside Ave 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 75 Hillside Ave and the he hereby authorizes Matthew Doyle to make the within application in his behalf and that the statements in the said application are true.

Sworn to before me this 23  
Day of August 20 21

JUNE CHONG  
Notary Public, State of New Jersey  
My Commission Expires Nov 10, 2024

  
Owner

  
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.





**BOROUGH OF BERGENFIELD**

198 NORTH WASHINGTON AVENUE  
BERGENFIELD, NEW JERSEY 07621

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

March 24, 2021

Matthew Doyle  
75 Hillside Ave  
Bergenfield, NJ 07621

RE: Semi-inground pool

Dear Mr Doyle

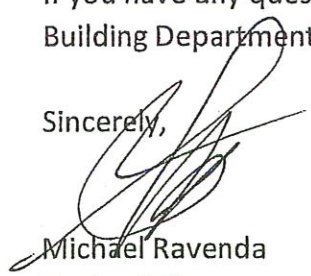
Your application for the 12x20 oval semi-inground pool has been denied for the following reason:

- The pool exceeds maximum improved lot coverage of 35% or 2,187.5 ft. Proposed improved lot coverage of 44% or 2,705 ft.

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

tbz

*Called Ravenda 3/29 1pm*

*3pm*

*3:20 pm*

*left my # for him to call me  
no call back 3/20 3/21*

*4/1 1pm - woman will email me variance procedure*

- 1- R6 even though Hillside is R5?
- 2- what is pool coverage? 12x20 = 240?
- 3- if so, how far it already over?
- shed removed, does s.m.c. pd apply?

