

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 Ben + Alizea Wenberg
ADDRESS 60 Highgate Terrace
OWNER'S NAME Same
OWNER'S ADDRESS _____ PHONE # _____
FED ID. # or S.S. # _____

Applicant will be represented at public hearing by James Guff, 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: 60 Highgate Terrace
DESIGNATED AS Block (s) 307 and lot (s) 22
On the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT B-C
VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____
LOT COVERAGE FRONT YARD _____ REAR YARD SIDE YARD
TOTAL SIDE YARD _____ OTHER (specify) impaired lot coverage

THE REASON FOR DESIRED VARIANCE/APPEAL
to construct a 2nd story Addition + a new 1st story addition

DESCRIPTION OF PROPERTY

- 1. SIZE OF LOT _____ X _____ 2. SQUARE FEET IN LOT 6,000 s.f.
- 3. SIZE OF PRESENT BUILDING 32 X 54 4. STORIES 2
- X _____
- 5. TOTAL AREA 1794 SQ. FT. 6. NUMBER OF ROOMS 8
- 7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 2990 %
- 8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY single family

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 - 1 family

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) side yard, front yard

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 17' x 19' SQ. FT.
303 sq. ft. AREA 18 ft HEIGHT
18. SIZE OF NEW BUILDINGS _____ x _____ SQ. FT.
 _____ AREA _____ HEIGHT
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
35.28 %
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.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,
COUNTY OF BERGEN

SS:

RONIE WEINBERG of full age, dully sworn according to the law, deposes and says that he resides at 10 Highgate Ter in the Borough of Bergenfield in the country of USA 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 60 and the he hereby authorizes Lawrence Quirk to make the within application in his behalf and that the statements in the said application are true.

Sworn to before me this 19th
Day of July 2021

[Signature]
Owner

[Signature]
Public Notary

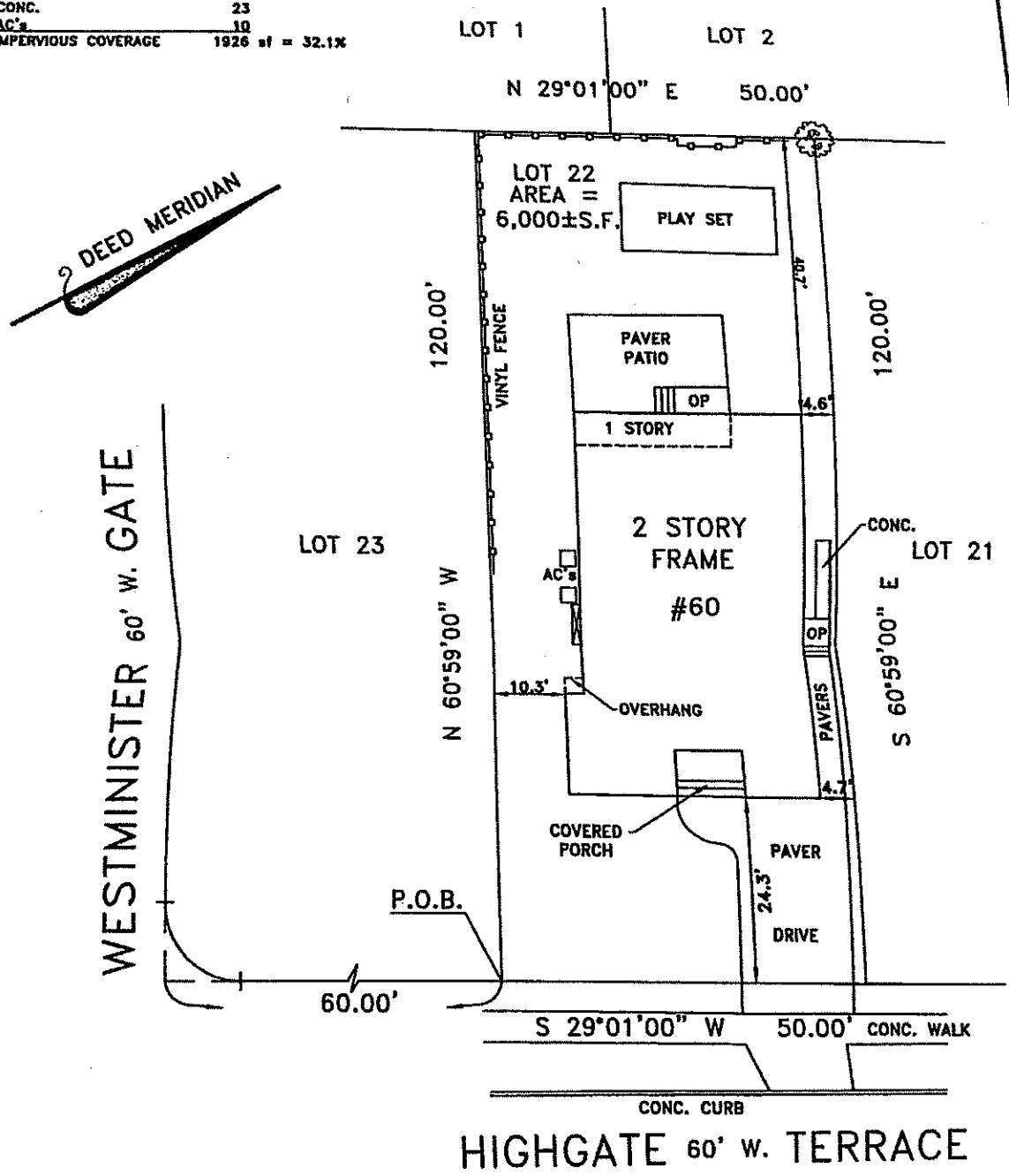
EDWARD ABRAMOVITZ
ID #2434560
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires 5/30/2023

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.

COVERAGE CALCULATIONS

DWELLING	1775
FRONT PORCH/STEPS	59
REAR PORCH/STEPS	38
SIDE PORCH/STEPS	21
TOTAL BUILDING COVERAGE	1893 sf = 31.6%
CONC.	23
AC'S	10
IMPERVIOUS COVERAGE	1926 sf = 32.1%

BLOCK 307



PROPERTY CORNERS NOT SET AS PER CONTRACT.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

AS-BUILT SURVEY

CERTIFIED TO: ALIZA WEINBERG

PROPERTY SITUATED IN: BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY

LOT NO.'S.: 30, 31 & PART OF 29 BLOCK No.: 45-B (F.M.)

LOT NO.: 22 BLOCK No.: 307 (TAX MAP)

MAP SOURCE: "FERRAND E. WALKER, INC., PROPERTY IN BERGENFIELD, N.J., 1927" FILED IN THE BERGEN COUNTY CLERK'S OFFICE APRIL 6, 1927 AS MAP No. 2240.

LAND SURVEYOR
Christopher J. Lantelme
P.E. & L.S. 39580

Signature of Christopher J. Lantelme

SCALE: 1"=20' DATE: 8/06/15 PARTY: GB/DI DRAWN BY: BG



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 21, 2021

Mr and Mrs. Ron Wenberg
60 Highgate Terrace
Bergenfield, NJ 07621

RE: Patio

Dear Mr and Mrs Wenberg :

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

- Variances needed. Rear yard required 25 feet, proposed 21.50 ft. Side yard required 7.50 ft, proposed 4.60 ft.
- Lot coverage maximum 30%, proposed 35.28%. Improved lot coverage required 35%, proposed 43.47%.

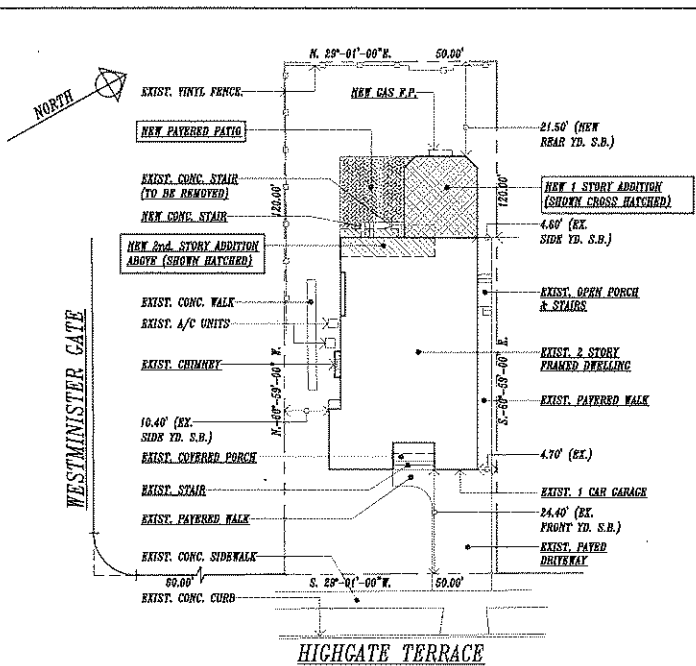
You have the right to appeal my decision to the Zoning Board. You may also contact the Building Department to obtain the proper applications.

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

tibz



SITE PLAN

Scale: 1"=20'-0"

SITE NOTE:

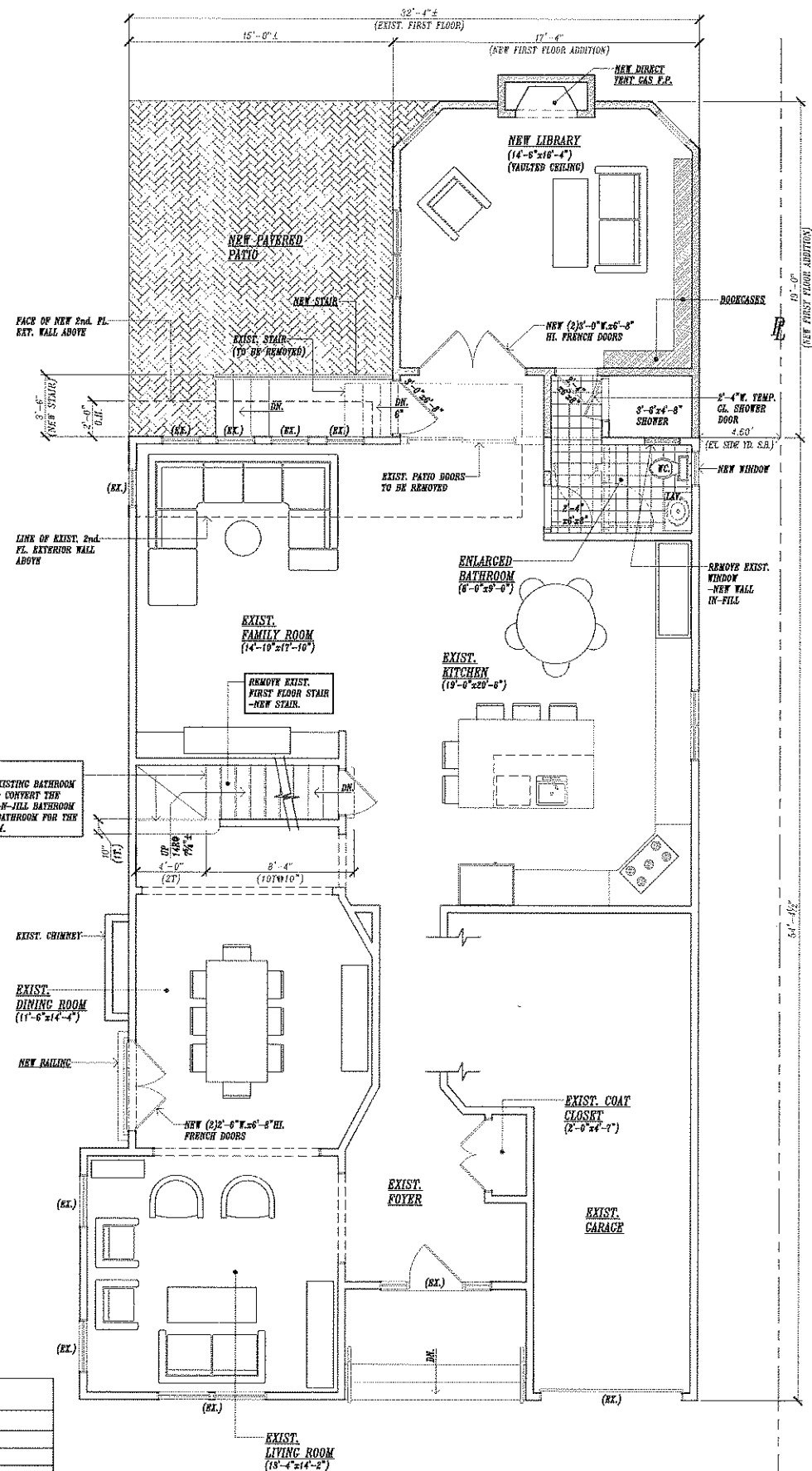
EXISTING INFORMATION ON THIS SITE PLAN TAKEN FROM SURVEY OF PROPERTY -No. 60 HIGHGATE TERRACE, BERGENFIELD, NEW JERSEY. PREPARED BY LANTELME, KURENS & ASSOCIATES, P.C., LAND SURVEYORS, CHRISTOPHER LANTELME, P.L.S., N.J. LIC. No. 39580, HILLSDALE, N.J.; DATED DEC. 16, 2014.

ZONE: R-6
BLOCK: 307
LOT: 22

ZONING LEGEND:

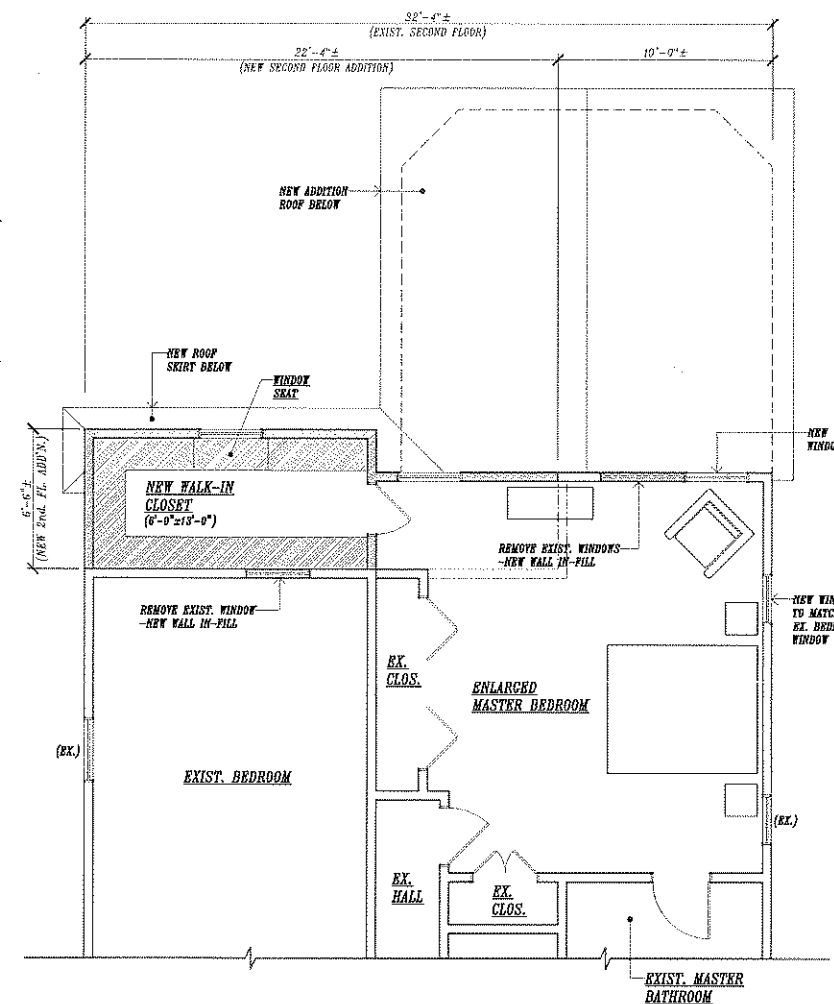
	ALLOWED/REQUIRED	PROPOSED
LOT AREA	6,000 S.F.	6,000 S.F.
LOT WIDTH	60 FT.	50.00 FT.
FRONT YARD	25.00 FT.	24.40 FT. (EXIST. -NO CHANGE)
REAR YARD	25.00 FT.	21.50 FT. (NEW)
SIDE YARD (MIN.)	7.50 FT.	10.40 FT. (LEFT SIDE) (EXIST. -NO CHANGE) 4.60 FT. (RIGHT SIDE) (EXIST. -NO CHANGE)
SIDE YARD (TOTAL)	15 FT.	15.00 FT. (EXIST. -NO CHANGE)
LOT COVERAGE (BLDG.)	30% (1,800 S.F.)	35.28% (2,117 S.F.) (NEW)
IMPROVED LOT COVERAGE	35% (2,100 S.F.)	43.47% (2,608 S.F.) (NEW)
BUILDING HEIGHT/STORIES	28 FT./2 STY.	25 FT./2 STY. (EXIST. -NO CHANGE)

NOTE:
REMOVE THE EXISTING BATHROOM
FLOOR ABOVE & CONVERT THE
EXISTING JACK-&-JILL BATHROOM
TO A PRIVATE BATHROOM FOR THE
FRONT BEDROOM.



FIRST FLOOR PLAN/GARAGE PLAN

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



PARTIAL SECOND FLOOR PLAN

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

DRAWING:

A-2

OF 3

DATE:

NOV. 27, 2019

JAN. 21, 2021

JUNE 10, 2021

REVISIONS:

PROPOSED ADDITIONS & HOUSE ALTERATIONS

at: EXISTING RESIDENCE
66 Higgins Drive,
Bergenfield, New Jersey
(corner: Mr. & Mrs. Ron Weinberg)

LAWRENCE P. QUIRK, AIA
ARCHITECT

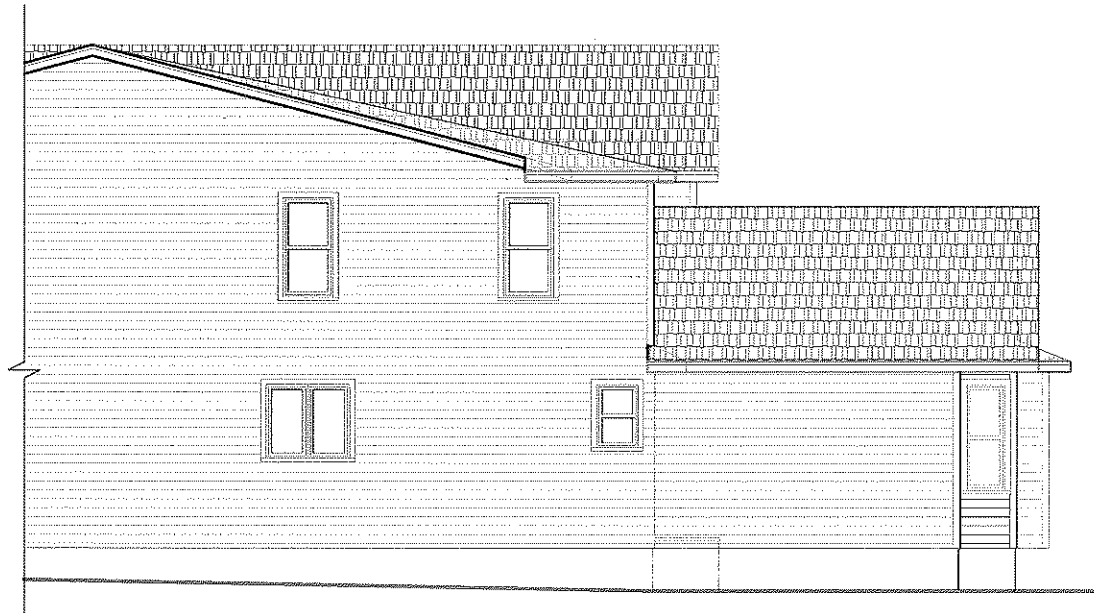
15 Union Avenue
Rutherford, N.J.

Chr. No. 08953
(201) 372-3330



FRONT ELEVATION

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



PARTIAL SIDE ELEVATION

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



REAR ELEVATION

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

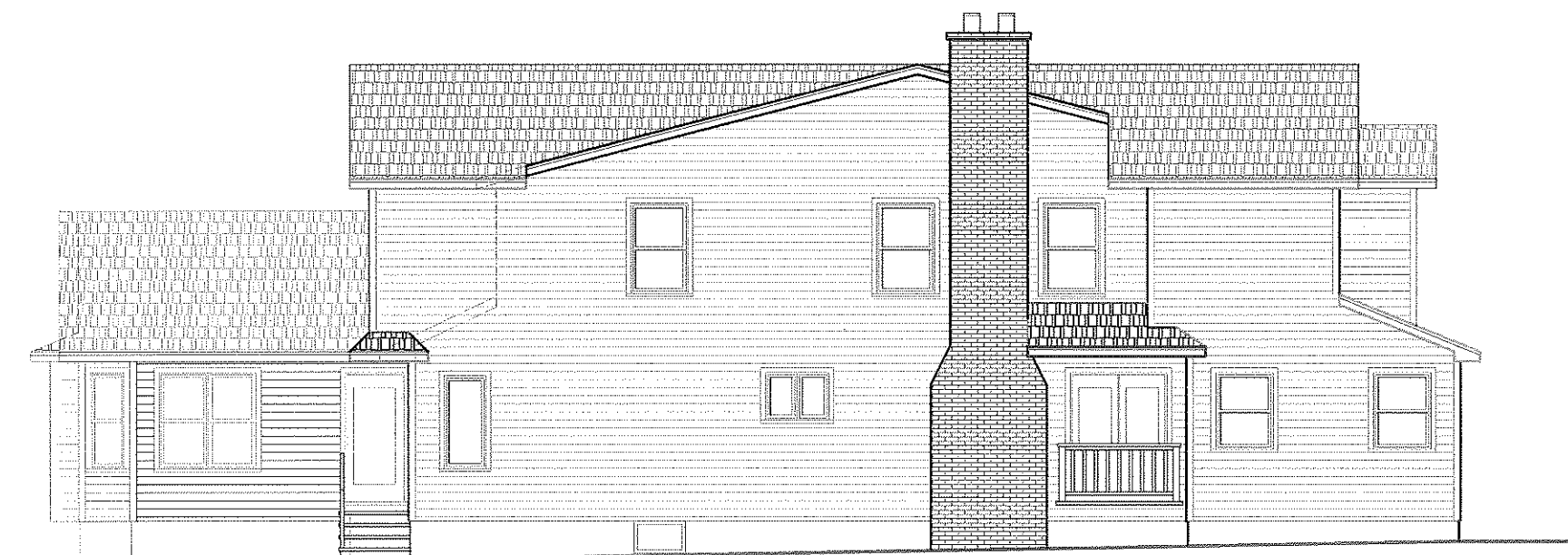
DRAWING:

A-3

OF 3

DATE:
NOV. 27, 2019
JAN. 21, 2021
JUNE 10, 2021

REVISIONS:



SIDE ELEVATION

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

PROPOSED ADDITIONS & HOUSE ALTERATIONS

at: EXISTING RESIDENCE

60 Higgans Terrace
Bespokefield, New Jersey
(Owner: Mr. & Mrs. Don Weisberg)

LAWRENCE P. QUIRK, AIA
ARCHITECT

15 Union Avenue
Rutherford, N.J.

Cert. No. 0863 (201) 372-5300