

OFFICE OF THE CONSTRUCTION OFFICIAL

Permit Options Report

Report Run from 01/01/2000 to 02/28/2023
Project Status - Both Block No: 152 Lot No: 89

February 28, 2023 11:25:19AM

Permit #	Permit Date	Block	Lot	Work Site Address			Control No.	Close Date	Owner	Type	Use Group		
BFee	EFee	FFee	PFee	MFee	VFee	DCA Fees	Cert Fees	Tot Fees	New Cost	Alt Cost	Dem Cost	Sq Footage	Cu Footage
Description													
20000796	06/30/2000	152	89	111 FARDALE AVENUE			39434	11/13/2019	JOHN MORDAGA	4	R-3		
\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$1500.00		
DEMOLITION													
20050026	01/07/2005	152	89	111 FARDALE AVENUE			47401	8/9/2005	MICHAEL MCMAHON	3	U		
\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$53.00	\$0.00	\$2000.00	\$0.00		
CLEAN UP OF DEBRIS FROM DEMOLITION OF HOUSE													
20050768	11/09/2006	152	89	111 FARDALE AVENUE			51545	11/14/2006	MICHAEL MCMAHON	1	U		
\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$350.00	\$8000.00	\$0.00	\$0.00		
ELECTRIC UPDATE													
20050768	03/14/2006	152	89	111 FARDALE AVENUE			49809	11/14/2006	MICHAEL MCMAHON	1	U		
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
FIRE UPDATE													
20050768	07/12/2005	152	89	111 FARDALE AVENUE			47826	11/14/2006	MICHAEL MCMAHON	1	U		
\$5409.00	\$1715.00	\$450.00	\$1140.00	\$0.00	\$0.00	\$410.00	\$200.00	\$9324.00	\$808000.00	\$0.00	\$0.00	7106	154550
SINGLE FAMILY HOME													
20050768	06/21/2006	152	89	111 FARDALE AVENUE			50039	11/14/2006	MICHAEL MCMAHON	1	U		
\$0.00	\$160.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$160.00	\$950.00	\$0.00	\$0.00		
ELECTRIC UPDATE													
20050768	10/02/2006	152	89	111 FARDALE AVENUE			51319	11/14/2006	MICHAEL MCMAHON	1	U		
\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00		\$0.00	\$50.00	\$150.00	\$0.00	\$0.00		
PLUMBING UPDATE													
20050768	08/19/2005	152	89	111 FARDALE AVENUE			48612	11/14/2006	MICHAEL MCMAHON	1	U		
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$1.00	\$0.00	\$0.00		
CHANGE OF CONTRACTOR													

Permit #	Permit Date	Block	Lot	Work Site Address			Control No.	Close Date	Owner	Type	Use Group		
BFee	EFee	FFee	PFee	MFee	VFee	DCA Fees	Cert Fees	Tot Fees	New Cost	Alt Cost	Dem Cost	Sq Footage	Cu Footage
Description													
20050768	08/22/2005	152	89	111 FARDALE AVENUE			48622	11/14/2006	MICHAEL MCMAHON	1	U		
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$2.00	\$0.00	\$0.00		
CHANGE OF CONTRACTOR													
20050978	08/22/2005	152	89	111 FARDALE AVENUE			48588	10/21/2005	MICHAEL MCMAHON	3	R-3		
\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$50.00	\$0.00	\$300.00	\$0.00		
OIL TANK REMOVAL													
20061077	09/01/2006	152	89	111 FARDALE AVENUE			51093	9/28/2007	MICHAEL MCMAHON, MICHAEL & M 3		R-3		
\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00		\$0.00	\$54.00	\$0.00	\$3000.00	\$0.00		
WATER SOFTENER													
\$5659.00	\$2225.00	\$450.00	\$1240.00	\$0.00	\$0.00	\$410.00	\$200.00	\$10191.00	\$817103.00	\$5300.00	\$1500.00	7106	154550

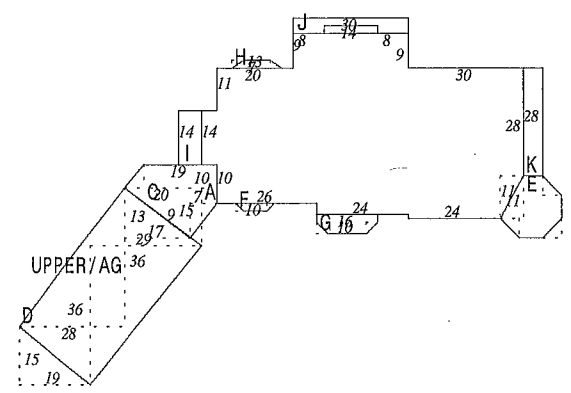
No of Permits : 11

Block: 152 **Land Desc:** 4.6AC **Owners Name:** DRISCOLL, TIMOTHY **Land:** 465,300 **Exemption:** **Net Taxable Value:** **Deductions:**
Lot: 89 **Bldg Desc:** 2ST **Street Address:** 111 FARDALE AVE **Bank:** 00000 **Impr:** 1,438,000 **Code:** **Cd No-Ow:**
Qual: **Addl Lots:** **City & State:** MAHWAH, NJ **Zip:** 07430 **Total:** 1,903,300 **Value:** 0 **1,903,300**
Card: M (#1 of 1) **Acreage:** 4.590 **Class:** 2 **Property Loc:** 111 FARDALE AVENUE **Zone:** R40 **Map:** 82 **MAHWAH**

SALES HISTORY						ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#		Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
MCAHON, MICHAEL & MARY M	05/09/11	740 /826	2350000			2008	308000	1034400	1342400	11/09/06	ELEC UPDATE	8000	12/15/06
MCAHON, MICHAEL & MARTHA BYRN	08/02/05	08865/00168	0	25		2011	465300	1438000	1903300	10/02/06	PLUMBING UPDATE	150	06/15/06
MORDAGA, JOHN R	12/31/04	08769/00317	750000							09/01/06	WATER SOFTNER	3000	06/15/06
	10/11/96	07924/00112	181000							06/21/06	ELEC UPDATE	950	06/15/06

LAND CALCULATIONS						SITE INFORMATION		RESIDENTIAL COST APPROACH						
Frnt	Rr	SB	T	FF	AvgdTabl	EqF	Rate	Site	Cond	Value				
ACCESS 95						Units	Rate	Site	Cond	Value				
						1.000 AC	150000	250000	100	100	100	400000		
						3.590 AC	25000		100	100	100	89750		
Net Adj: 95.00						SF: 199,940	Auto: Y		Land Value: 465,262					

MAIL CHNG 3/99 BETH
VAR TO BLD ON UNIMPRVD ST/SL MVNG APPRVD #1144-05



BUILDING INFORMATION					
Type and Use: ONE FAMILY	Class/Quality: 20				
Story Height:	Condition: TYPICAL				
Style: COLONIAL	Year Built/EffA: 2005 / 5 (Y)				
Exterior Finish: WOOD SHINGLE	Windows:				
Roof Type: GAMBREL	Livable Area: 8997 SF				
Roof Material: ASPHALT SHINGLE	Interior Cond: TYPICAL				
Foundation: CONCRETE BLOCK	Interior Wall: WALL BOARD/SHEE				
Baths: M: A: 6 O:	Kitchens: M: A: 1 O:				
ROOM COUNT					
	B	1	2	3/A	Tot
Living Rm		1			1
Dining Rm		1			1
Kitchen		1			1
Dinette					
5 Fixt Bath			1		1
4 Fixt Bath			1		1
3 Fixt Bath		1	2		3
2 Fixt Bath		1			1
Bed Room		1	4		5
Fam Room					
Den/Other		1	2		3
Old B:	75	11			
Old L:	7.A1	02/28/23			

A: 2S/.75HFB u0 r0;u10 l4 u14 r4 u11 r20 u9 r8 u2 r14 d2 3313
B: r30 d28 s11 w6 l24 u1 l24 u3 l26 0
C: 2S/SLAB u0 r0;u10 l19 s6 w5 s13 e17 n9 e7 299
D: UPPER/AG u4 r-24;s36 w28 s15 e19 n36 e29 n15 w20 1129
E: 1S/.75HFB u7 r80;r5 s5 e5 d6 s5 w5 l6 n5 w5 n11 e6 185
F: 1S/SLAB u0 r5;s2 e2 r6 n2 e2 l10 16
G: 1S u-3 r26;d2 s3 e3 r10 n3 e3 u2 l16 71
H: 1S/SLAB u35 r4;n2 e3 r7 s2 e3 l13 20
I: OP u10 r-4;l6 u14 M: OP 529
J: OP u44 r20;u4 r30 N: OH/OP 212
K: 1S/.75HFB u7 r80;u28 r5 O:
L: AG 13 P:

Scale: 50

Base Cost: 1186005 **CCF:** 125 **CLA:** 100 **Cost New:** 1482506
Phys Depr: 3.00 (Y) **Func Depr:** **Net Depr:** 97.00
Loc Depr: **Mkt+:** **Mkt-:** **Bldg Value:** 143803

Detached Items:
DA 10/08/10 0

Land: 465,300 **Impr:** 1,438,000 **Total:** 1,903,300

SOIL MOVEMENT PERMIT

TYPE OF PERMIT

New X
Extension

PERMIT APPROVED BY

Township Council
Township Planning Board
Township Engineer X

PERMIT EXPIRATION

Month July
Day 7
Year 2006

PROPERTY DESCRIPTION

Block (s) 152 Lot (s) 89
Street Address 111 Fardale Avenue

PROPERTY OWNER/PERMITTEE

Name (s) Michael McMahon
Street Address (es) 15 Bartholf Lane
Municipality (ies) Mahwah State (s) NJ Zip Code 07430
Telephone Number (s) [REDACTED] *Redacted cuz*

PERSON IN CHARGE OF SOIL MOVEMENT OPERATIONS

NTSA 47:1A-5a
Name Michael McMahon
Street Address 15 Bartholf Lane
Municipality Mahwah State (s) NJ Zip Code 07430
Telephone Number (201)818-0497

APPROVED ROUTE (S) OF TRAVEL

To Site Route 202 to Franklin Turnpike to Route 17 to Wyckoff Avenue to Fardale Avenue
From Site Fardale Avenue to Wyckoff Avenue to Route 17, Exit at Route 202 to Franklin Turnpike to Route 202

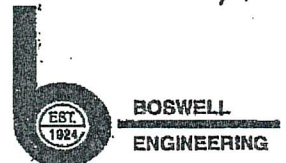
APPROVED SOIL MOVEMENT QUANTITIES

Cut	<u>2206.0</u>	C.Y.	Export	<u>1152.0</u>	C.Y.
Fill	<u>1064.0</u>	C.Y.	Volume In Stockpile	<u>0.0</u>	C.Y.
Import	<u>200.0</u>	C.Y.	Volume To Be Moved From Stockpile	<u>0.0</u>	C.Y.

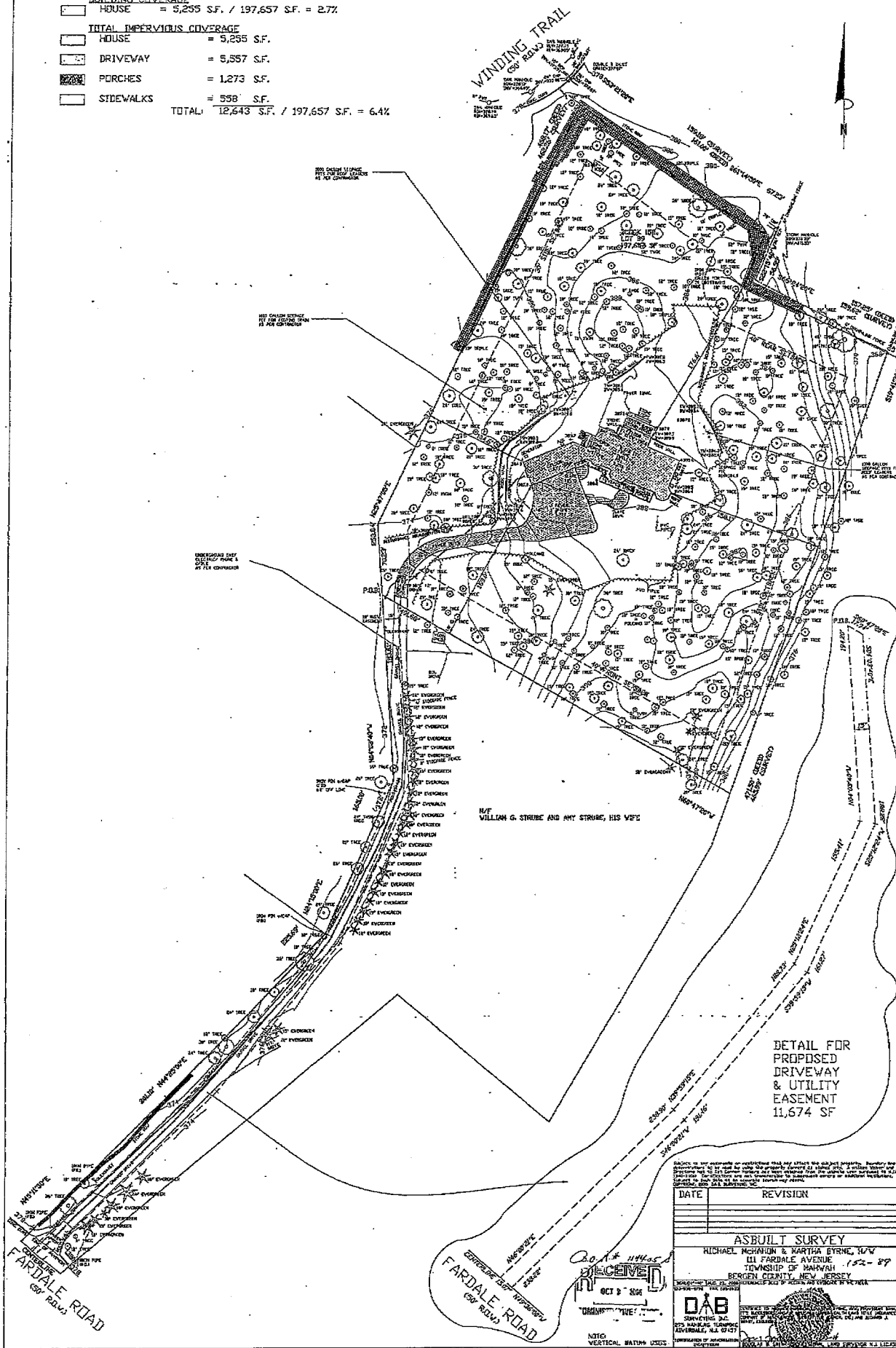
Docket # B.O.A. #1144-05S
Township Engineer File # MAES-821
Township Council Resolution #

Date Of Issue July 7, 2005

Signed *Laurence Chen* (FOR)
Township Engineer Rep. MICHAEL J. Kelly, P.E.



TOTAL: $\frac{12,643 \text{ S.F.}}{197,657 \text{ S.F.}} = 6.4\%$



**RESOLUTION
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF MAHWAH**

DOCKET NO. 1144-05

MICHAEL MC MAHON

**VARIANCE TO BUILD ON AN UNIMPROVED STREET,
AND SOIL MOVING APPROVAL**

WHEREAS, Michael McMahon, residing at 15 Bartholf Lane, Mahwah, New Jersey, has applied to the Zoning Board of Adjustment of the Township of Mahwah for approval to build a single family residence on a lot that does not have frontage on an improved street contrary to the provisions of Section 24-5.1.F(1) of the Mahwah Code, and soil moving approval for property located at 111 Fardale Avenue, also known as Block 152, Lot 89, on the Tax Assessment Map of the Township of Mahwah; and

WHEREAS, the subject premises is located in the R-40 Residential Zone; and

WHEREAS, the applicant has submitted plans entitled "Property and Topographic Survey, Michael McMahon and Martha Byrne, h/w, 111 Fardale Avenue, Township of Mahwah, Bergen County, New Jersey" prepared by DAB Surveying, Inc., dated January 26, 2005, revised February 16, 2005; and

WHEREAS, the applicant has also submitted plans entitled "Soil Erosion and Sediment Control Plan, Soil Moving, Block 152, Lot 89, for Michael McMahon, Township of Mahwah, Bergen County, NJ" prepared by Mark A. Palus, P.E., dated March 9, 2005; and

WHEREAS, public hearings were held on April 20, 2005, and May 4, 2005, at which time the Zoning Board of Adjustment heard testimony by the applicant and gave due consideration to all individuals desiring to be heard, and after deliberation did hereby find and determine that:

1. The applicant, Michael McMahon, residing at 15 Bartholf Lane, Mahwah, New Jersey, is the owner of 111 Fardale Avenue, also known as Block 152, Lot 89, on the Tax Assessment Map of the Township of Mahwah; and
2. The subject property is located in the R-40 Residential Zone which requires a lot area of 40,000 square feet. The subject property contains an existing lot area of 197,657 square feet or 4.538 acres, greatly in excess of the minimum required. The lot currently contains the foundation of a single family residence which was previously destroyed by fire. The applicant proposes to construct a new two story frame dwelling in the same approximate area as the existing foundation containing approximately 6,369 square feet. The proposed construction will comply with all of the bulk requirements of the Mahwah Zoning Code as follows:

	<u>Required</u>	<u>Proposed</u>
LOT AREA	40,000 sf.	197,657 sf.
LOT WIDTH	150 ft.	421.2 ft.
LOT DEPTH	175 ft.	485.7 ft.
FRONT YARD (min)	40 ft.	169.3 ft.
SIDE YARD (min)	30 ft.	104.8 ft.
REAR YARD (min)	40 ft.	162.5 ft.
BLDG. HEIGHT	35 ft.	28.5 ft.
LOT COVERAGE	15%	3.22%
IMP. LOT COVERAGE	30%	7.04%

3. The applicant has requested variances from the provisions of Section 24-5.1F(1) and 26-9.4C to build on a lot that does not have frontage on an improved and approved

street in accordance with the street standards established by the Township. The existing lot does not have any frontage on an approved street. Access to the lot is presently and proposed to continue to be provided by an easement through Block 60, Lot 162, between Fieldstone Court and West Road. The driveway access is from Fardale Avenue and consists of a stone and gravel easement 750 feet in length and 10 to 12 feet in width. There is a paver apron on Fardale Avenue. There are two other driveways which have access off of this easement, the first house on the right (Lot 59, Block 152) and the property immediately to the south of the site (Lot 60, Block 152). The easement is contained in a Deed between John R. Mordata and Michael McMahon and Martha Byrne, h/w, dated December 31, 2004, filed in the Bergen County Clerk's Office in Book 08769, page 317. The easement will run in perpetuity.

4. The applicant has also requested Soil Moving Approval in order to move the following quantities of soil

Volume of Cut – 2,206 c.y.
Volume of Fill – 1,054 c.y.
Volume to be Imported – 200 c.y.
Volume to be Exported – 1,152 c.y.
5. Other than the variance to build on a lot that does not front on an improved or approved street, the property otherwise complies with all municipal ordinances and regulations. The proposed construction will comply with all other municipal bulk and building requirements as to front, side and rear yard setbacks.
6. The Board of Adjustment of the Township of Mahwah has considered the application and testimony of the applicant and all related evidence presented, and after deliberation has found and determined that the applicant has demonstrated and

satisfied the positive and negative criteria required under statute; the applicant has demonstrated both special reasons and hardship, and that the benefits derived by the granting of the variances would outweigh any detriment to the area, zone or zone plans submitted with reference to the objectives, requirements and restrictions set forth in the Zoning Ordinance of the Township of Mahwah and Land Use Statutes of the State of New Jersey.

7. The Board has also reviewed the application in accordance with the provisions of NJSA 40:55d-35 & 36 for lots that do not front on an approved street and finds that there is adequate access for emergency vehicles that service the area and property, and that the granting of the variance would not be detrimental to the surrounding area or zone plan.

WHEREAS, the Zoning Board of Adjustment of the Township of Mahwah has considered the application and plans submitted with reference to the objectives, requirements and restrictions set forth in the Zoning Ordinance of the Township of Mahwah and Land Use Statutes of the State of New Jersey.

- A. **NOW, THEREFORE, BE IT RESOLVED** by the Board of Adjustment of the Township of Mahwah that the applicants' request for a variance to build on a lot that does not have frontage on an approved and improved street and Soil Moving Approval are hereby granted in accordance with the plans submitted and above-referenced and subject to the following terms and conditions:

1. Subject to Board of Health Approval.
2. The applicant shall comply with the requirements of the Borough Engineer as contained in the Engineer's letter of April 15, 2005.

3. The applicant shall remove all overhanging branches and provide a circular driveway turn-around 15 feet in width in order to provide adequate and unimpeded access for emergency vehicles. The applicants shall comply with all federal, state, county and municipal codes, rules, ordinances and regulations.
4. The applicants shall pay all required application and escrow fees and bonds required by the municipality and this Resolution of Approval.

BE IT FURTHER RESOLVED this approval shall not constitute a recommendation or approval of any application or variance not specifically delineated herein.

BE IT FURTHER RESOLVED that a copy of this resolution shall be provided to the applicants, the Construction Code Officer of the Township of Mahwah, and a notice of this decision of the Board of Adjustment shall be published in the official newspaper of the municipality within ten (10) days of the date hereof and thereafter be published according to law.

MOTION TO TAKE ACTION

DATE: May 4, 2005

MOVED BY: Mr. Savino

SECONDED BY: Mr. Rabolli

AFFIRMATIVE VOTES (7) NEGATIVE VOTES (0) ABSTENTIONS (0)

- 1) Mr. Slot
- 2) Ms. Neuman
- 3) Mr. Savino
- 4) Mr. Whittle
- 5) Mr. Whiteman
- 6) Mr. Rabolli
- 7) Mr. Waldo

TOTAL VOTES: (7)

APPROVAL BY RESOLUTION

MOVED BY: Ms. Neumann

SECONDED BY: Mr. Savino

AFFIRMATIVE VOTES (7) NEGATIVE VOTES () ABSTENTIONS ()

Ms. Neumann, Mr. Savino
Mr. Whittle, Mr. Rabolli
Mr. Slot, Mr. Whiteman
Mr. Waldo

Dated: June 1, 2005


Rosalie DeMartino, Secretary

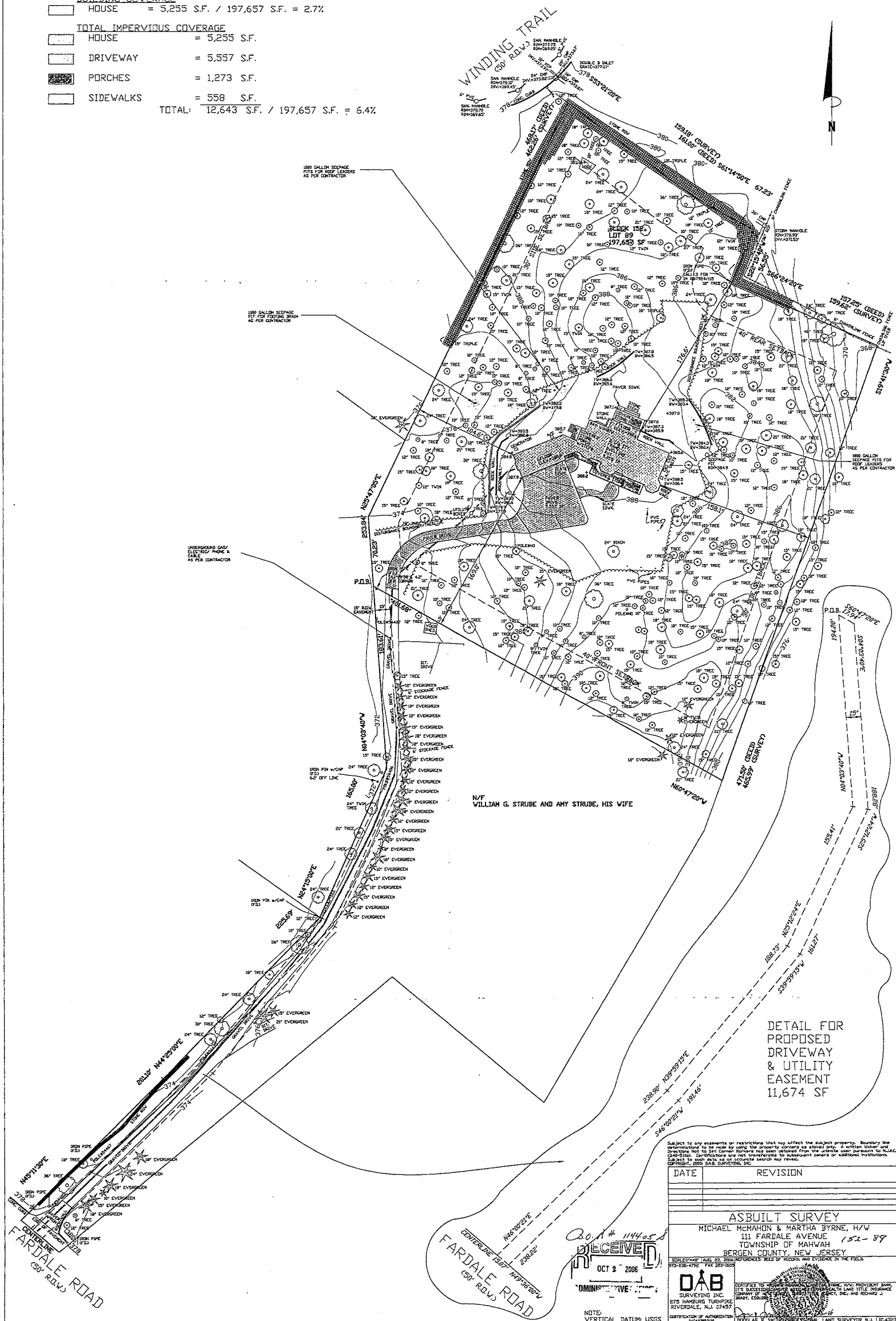

Thomas Whittle, Chairman *psm*

Prepared by: Ben R. Cascio, Esq.

I hereby certify that this is a true copy
of the resolution adopted by the Board of Ad-
justment of the Township of Mahwah at its
monthly meeting held on June 1, 2005.

Mara Winkler A.O.

TOTAL: $\frac{12,643 \text{ S.F.}}{197,657 \text{ S.F.}} = 6.4\%$



DETAIL FOR
PROPOSED
DRIVEWAY
& UTILITY
EASEMENT
11,674 SF

Subject to any easements or restrictions that may affect the subject property. Boundary line determinations to be made by using the property corners as staked only. A written Valuer and Directions Not to Set Corner Markers has been obtained from the ultimate user pursuant to NJAC 17-28-31(a). Certifications are not transferable to subsequent owners or additional institutions. Subject to such data as an accurate search may reveal.

DATE	REVISION
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ASBUILT SURVEY

MICHAEL McMAHON & MARTHA BYRNE, H/W

111 FARDALE AVENUE
TOWNSHIP OF MAHWAY

TOWNSHIP OF MARWAH
BERGEN COUNTY, NEW JERSEY

SCALE 1"=40'	AUG. 23, 2006	REFERENCES: DEEDS OF RECORD; AND EVIDENCE IN THE FIELD
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CERTIFIED TO MARGARET ANN WORTH BYRON, KVM; PROVIDENT BANK,
THIS SUFFERS UNDER A WRITING OF COMMERCIAL LAND TITLE INSURANCE

SURVEYING INC.
275 HANBROOK TURNPIKE

175 HIGHLAND ROAD AND
RIVERDALE, N.J. 07457

CERTIFICATION OF AUTHORITY
24027953100 DOUGLAS B. SMITH PROFESSIONAL LAND SURVEYOR N.J. LIC.4323

Rel. Ref. LDS MW-B 10109718

Slav. Dep.

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