

Fwd: OPRA request - OPRA for open/closed permits - 237 Lincoln Ave #301, Cliffside Park, NJ 07010

Sercan Zoklu <SZoklu@cliffsideparknj.gov>

Tue 7/2/2024 3:30 PM

To: Allison Conner <AConner@cliffsideparknj.gov>

Allison,

Please process. Thanks,

Sercan

Sent from my iPhone

Begin forwarded message:

From: Nici Ten Hoeve <opra+request-63394-6ca86dc2@requests.opramachine.com>

Date: July 2, 2024 at 9:18:19 PM GMT+3

To: Sercan Zoklu <szoklu@cliffsideparknj.gov>

Subject: OPRA request - OPRA for open/closed permits - 237 Lincoln Ave #301, Cliffside Park, NJ 07010

Dear Cliffside Park Borough,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

- List of open and closed permits on the property - *See attached ~~open~~ Closed Permits*
- Property Survey - *See attached No Permits Open on Record*
- Zoning applications/approvals - *See attached Resolution*
- Proof of decommissioned oil tank, DFT letter - *NO Record of Tank Permit*
- septic plans, as-built, repairs, septic reports and survey; and, if applicable, a septic survey showing the location of the decommissioned/abandoned septic tank, cesspool, and/or seepage pit. - *NO Record.*

Address: 237 Lincoln Ave #301, Cliffside Park, NJ 07010

Lot: 11

Block: 2302

Yours faithfully,

Nici Ten Hoeve

Please deliver records electronically via email to the below UNIQUE address for all replies

about:blank

CLIFFSIDE PARK BLDG DEPT.
525 PALISADE AVENUE
CLIFFSIDE PK, NJ 07010

UCC NEW JERSEY
ELECTRICAL
SUBCODE
TECHNICAL SECTION

Date Received 03/29/19
Date Issued 03/29/19
Control #
Permit # 2019-134

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. DO UTILITY DIG NO: 1-800-272-1000

Block 2302 Lot 11 Qual _____
Work Site Location 237 LINCOLN AVE _____
Owner in Fee V & R DEVELOPERS, INC. _____
Address 2050 CENTER AVE, SUITE 410 _____
FORT LEE, NJ 07024- _____
Tel. (201) 947-7900 _____
Contractor COMMUNICATION TECHNOLOGY _____
Address 76 SOUTH STATE ST _____
HACKENSACK, NJ 07601- _____
Tel. () - _____
Fax () - _____
Lic. No. or Bids. Reg. No. _____
Federal Emp. No. 60-0096726 _____

B. ELECTRICAL CHARACTERISTICS
Use Group - Present R-2 Proposed R-2
[] Pole/Pad # [] Temporary [] Other
Building Occupied as _____
Estimated Cost of Electrical Work \$ 1,380 _____

JOB SUMMARY (Office Use Only) INSPECTIONS Dates (Month/Day) Type Failure Failure Approval Initial
[] No Plans Required
[] Partial - Under slab Util Appr Barrierfr _____
Date: _____ Appr by: _____
[] Elect Plans Approved
Date: _____ Appr by: _____
Trench Temp Serv _____
Const Serv _____
Joint Plan Review Required: TCO _____
[] Build [] Plumb [] Fire SUBCODE APPR - PERM [] Elev
Date: _____ Appr by: _____
SUBCODE APPR - CERTIE _____
[] CO [] CCO [] CA
Date: _____ Appr by: _____
AnnPoolIns _____
Date of Gnd/Bond Certification _____

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Signature/Contractor Seal _____

[] Licensed Elect Contr [] Certif Landscape Irrig Contr [] Exempt Applicant

D. TECHNICAL SITE DATA

ITEM	NO.	SIZE
Lighting Fixtures	0	
Receptacles	0	
Switches	0	
Detectors	0	
Light Poles	0	
Motors-Fract HP	0	
Emergency & Exit Lights	0	
Communications Points	6	
Alarm Devices/F.A.C. Panel	0	
TOTAL NUMBERS	6	
Pool Permit/with UW Lights	0	
Storable Pool/Spa/Hot Tub	0	
KW Elect Range/Receptacle	0	
KW Oven/Surface Unit	0	
KW Elect Water Heater	0	
KW Elect Dryer/Receptacle	0	
KW Dishwasher	0	
HP Garbage Disposal	0	
KW Central A/C Unit	0	
HP/KW Space Heater/Air Handler	0	
Baseboard Heat	0	
HP Motors 1/+ HP	0	
KW Transformer/Generator	0	
AMP Service	0	
AMP Subpanels	0	
AMP Motor Control Center	0	
KW Elect Sign/Outline Light	0	
Other	0	
Other	0	
Other	0	

Administrative Surcharge \$ _____
Paid [K] Check # 0796990 Minimum Fee \$ 0
Collected by: VV TOTAL FEE \$ 50
DCA State Permit Fee \$ 3

CLIFFSIDE PARK BLDG DEPT.
525 PALISADE AVENUE
CLIFFSIDE PK, NJ 07010

UCC NEW JERSEY
FIRE PROTECTION
SUBCODE
TECHNICAL SECTION

Date Received 08/21/18
Date Issued 08/16/18
Control #
Permit # 2018-223+A

D. TECHNICAL SITE DATA

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. DO UTILITY DIG NO: 1-800-272-1000

Block 2302 Lot 11 Qual
Work Site Location 237 LINCOLN AVE
Owner in Fee V & R DEVELOPERS, INC.
Address 2050 CENTER AVE. SUITE 410
FORT LEE, NJ 07024-
Tel. (201) 947-7900
Contractor ADVANCED FIRE PROTECTION
Address 181 GREENWOOD AVE SUITE A
MIDLAND PARK, NJ 07432-
Tel. (201) 447-2098 Fax () -
Lic. No. or Bids. Reg. No. -
Federal Emp. No. -

B. FIRE PROTECTION CHARACTERISTICS

Use Group - Present R-2 Proposed R-2
Constr Class - Present Proposed
Heating Systems [] New [] Existing [] HVAC
Type: [] Gas [] Oil [] Elect [] Solar
Location:
Total Est Cost of Fire Prot Work \$ 25,000

JOB SUMMARY (Office Use Only) INSPECTIONS

Type Failure Failure Approval Initial
Dates (Month/Day)

[] No Plans Required
[] Partial - Underlab Util Appr Suppr Test
Date: Appr by:
[] Fire Plans Approved
Date: Appr by:
Fire Pump
Preeng Sys
Mechanical
Smoke Ctl
TCO
Date: Appr by:
SUBCODE APPR - PERM [] Elev
SUBCODE APPR - CERTIF
Date: Appr by:
[] CO [] CCO [] CA
[] CO [] CO [] CA
Final
Firepl Vnt
Other

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.
Signature/Contractor Seal

Description of Work:
Water Supply Source
Method of Alarm/Suppr Sys Superv

Storage Tanks
Type: [] Flammable Liquid [] Combust Liquid
[] Lpg [] LNG Capacity 0 Fuel
Alarm Systems [] 110v Interconnected NUMBER
Alarm Devices (smoke, heat, puls, water/flow)
Supervisory Devices (tamper, low/high air)
Signaling Devices (horn/strobes, bells)
Other Devices
TOTAL
Suppression Systems
Fire Pump 0 GPM Type
Dry Pipe/Alarm Valves
Pre-action Valves
Sprinkler Heads (Dry and Wet)
Standpipes
Pre-Engineered Systems

Wet Chemical
Dry Chemical
CO2 Suppression
Foam Suppression
Halon Suppression
Other

Kitchen Hood Exhaust System
Smoke Control System
Gas [] or Oil [] Fired Appliances
Other
Administrative Surcharge \$
Minimum Fee \$
TOTAL FEE \$
DCA State Permit Fee \$

CLIFFSIDE PARK BLDG DEPT.
525 PALISADE AVENUE
CLIFFSIDE PK, NJ 07010

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. DO UTILITY DIG NO: 1-800-272-1000

Block 2302 Lot 11 Qual
Work Site Location 237 LINCOLN AVE
Owner In Fee V & R DEVELOPERS, INC.
Address 2050 CENTER AVE, SUITE 410
FORT LEE, NJ 07024-
Tel. (201) 947-7900
Contractor RUSIN & DORU ELECTRIC, LLC
Address 409 7TH ST.
FAIRVIEW, NJ 07022-
Tel. (201) 406-5987 Fax () -
Lic. No. or Bids. Reg. No.
Federal Emp. No. 47-2662386

B. FIRE PROTECTION CHARACTERISTICS

Use Group - Present R-2 Proposed R-2
Constr Class - Present Proposed
Heating Systems [X] New [] Existing [] HVAC
Type: [X] Gas [] Oil [] Elect [] Solar
[] Other
Location:
Total Est Cost of Fire Prot Work \$ 50,000

JOB SUMMARY (Office Use Only) INSPECTIONS

PLAN REVIEW
[] No Plans Required
[] Partial - Underlab Util Appr Suppr Test
Date: Appr by:
[] Fire Plans Approved
Date: Appr by:
Joint Plan Review Required:
[] Build [] Elect [] Pump
SUBCODE APPR - PERM [] Elev
Date: Appr by:
SUBCODE APPR - CERTIF
Date: Appr by:
[] CO [] CCO [] CA
[] Firepl Vnt
Final
Other

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent of) owner of record and am authorized to make this application.
Signature/Contractor Seal

UCC NEW JERSEY
FIRE PROTECTION
SUBCODE
TECHNICAL SECTION

D. TECHNICAL SITE DATA

Description of Work:
Water Supply Source
Method of Alarm/Suppr Sys Superv
Storage Tanks
Type: [] Flammable Liquid [] Combust Liquid
[] LPG [] LNG Capacity 0 Fuel
Alarm Systems [X] 110v Interconnected NUMBER
Alarm Devices (smoke, heat, pulls, water/flow) 40
Supervisory Devices (tamper, low/high air) 4
Signaling Devices (horn/strobes, bells) 8
Other Devices
TOTAL 52
Suppression Systems 1,915
Fire Pump 0 GPM Type
Dry Pipe/Alarm Valves 0
Pre-action Valves 0
Sprinkler Heads (Dry and Wet) 0
Standpipes 0
Pre-Engineered Systems
Wet Chemical 0
Dry Chemical 0
CO2 Suppression 0
Foam Suppression 0
Halon Suppression 0
Other

Kitchen Hood Exhaust System 0
Smoke Control System 0
Gas [] or Oil [] Fired Appliances 0
Other 0
Other 0
Other 0
Administrative Surcharge \$ 0
Paid [X] Check # 4286 Minimum Fee \$ 0
Collected by: JR TOTAL FEE \$ 217
DCA State Permit Fee \$ 0

Date Received 05/11/18
Date Issued 05/11/18
Control #
Permit # 2018-223

CLIFFSIDE PARK BLDG DEPT.
525 PALISADE AVENUE
CLIFFSIDE PK, NJ 07010

UCC NEW JERSEY
PLUMBING
SUBCODE
TECHNICAL SECTION

Date Received 05/11/18
Date Issued 05/11/18
Control #
Permit # 2018-223

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING D. TECHNICAL SITE DATA (List all fixtures.)

CONTRACTORS. NOTIFY THIS OFFICE. DO UTILITY DIG NO: 1-800-272-1000

Block 2302 Lot 11 Qual
Work Site Location 237 LINCOLN AVE

Owner in Fee V & R DEVELOPERS, INC.

Address 2050 CENTER AVE. SUITE 410

FORT LEE, NJ 07024-

Tel. (201) 947-7900

Contractor TRIPLE P PLUMBING & HEATING

Address 19 HANDING PL.

LITTLE FERRY, NJ 07643-

Tel. (201) 329-9444 Fax () -

Lic. No. or Bldgs. Reg. No. 9105

Federal Emp. No. 22-3138285

B. PLUMBING CHARACTERISTICS

Use Group - Present R-2 Proposed R-2

Building Sewer Size [] Public Sewer [] Private Septic

Water Sewer Size [] Public Water [] Private Well

Estimated Cost of Plumbing Work \$ 60,000

JOB SUMMARY (Office Use Only) INSPECTIONS

PLAN REVIEW

[] No Plans Required

[] Partial-Underslab Util Appr Rough

Date: Appr by: Water

[] Plumb Plans Approved

Date: Appr by: Fixtures

Joint Plan Review Required: Gas Equip

[] Build [] Elect [] Fire Gas Piping

SUBCODE APPR - PERM [] Elev LPGas Tank

Date: Appr by: FuelOil Pip

SUBCODE APPR - CERTIF Solar

[] CO [] CCO [] CA TCO

Date: Appr by: Final

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent or) owner of record and am authorized to make this application and perform the work listed on this application.

Signature/Contractor Seal

[] Licensed Plumbing Contractor [] Exempt Applicant

U.C.C. F130 (REV. 11/09)

CLIFFSIDE PARK BLDG DEPT.
525 PALISADE AVENUE
CLIFFSIDE PK, NJ 07010

UCC NEW JERSEY
ELECTRICAL
SUBCODE
TECHNICAL SECTION

Date Received 05/11/18
Date Issued 05/11/18
Control #
Permit # 2018-223

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. DO UTILITY DIG NO: 1-800-272-1000

Block 2302 Lot 11 Qual
Work Site Location 237 LINCOLN AVE
Owner in Fee V & R DEVELOPERS, INC.
Address 2050 CENTER AVE. SUITE 410
FORT LEE, NJ 07024-
Tel. (201) 947-7900
Contractor RUSIN & DORU ELECTRIC, LLC
Address 409 7TH ST.
FAIRVIEW, NJ 07022-
Tel. (201) 406-5987 Fax () -
Lic. No. or Bldrs. Reg. No. 17509
Federal Emp. No. 47-2662386

B. ELECTRICAL CHARACTERISTICS
Use Group - Present R-2 Proposed R-2
[] Pole/Pad # [] Temporary [] Other
Building Occupied as Utility Co.
Estimated Cost of Electrical Work \$ 60,000

JOB SUMMARY (Office Use Only) INSPECTIONS Dates (Month/Day)
PLAN REVIEW Type Failure Failure Approval Initial
[] No Plans Required Rough
[] Partial - Underslab Util Appr BarrierFr
Date: Appr by: Trench
[] Elect Plans Approved Temp Serv
Date: Appr by: Const Serv
Joint Plan Review Required: TCO
[] Build [] Plumb [] Fire Other Service Final
SUBCODE APPR - PERM [] Elev Appr by: BarrierFr
SUBCODE APPR - CERTIF Final Cut-in-Card Date Issued
Date: Appr by: Temp. Cut-in-Card Date Issued
AnnPoolins Final Cut-in-Card Date Issued
C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent or) owner of record and am authorized to make this application and perform the work listed on this application.
Signature/Contractor Seal

[] Licensed Elect Contr [] Certif Landscape Irrig Contr [] Exempt Applicant

D. TECHNICAL SITE DATA

NO.	SIZE	ITEM	FEE (Office Use Only)
149		Lighting fixtures	
231		Receptacles	
140		Switches	
31		Detectors	
0		Light Poles	
0		Motors-Fract HP	
5		Emergency & Exit Lights	
1		Communications Points	
1		Alarm Devices/F.A.C. Panel	
558		TOTAL NUMBERS	260
0		Pool Permit/with UM Lights	0
0		Storable Pool/Spa/Hot Tub	0
0		KW Elect Range/Receptacle	0
0		KW Oven/Surface Unit	0
2		KW Elect Water Heater	300
6		KW Elect Dryer/Receptacle	0
0		KW Dishwasher	300
0		HP Garbage Disposal	0
0		KW Central A/C Unit	0
0		HP/KW Space Heater/Air Handler	0
3		Baseboard Heat	150
0		HP Motors 1/+ HP	0
0		KW Transformer/Generator	0
1		AMP Service	60
6		AMP Subpanels	300
0		AMP Motor Control Center	0
0		KW Elect Sign/Outline Light	0
0		Other 1 60A SUBPANEL	50
0		Other	0
0		Other	0

Administrative Surcharge \$
Paid [X] Check # 4286
Minimum Fee \$
TOTAL FEE \$
DCA State Permit Fee \$

Collected by: JR

CLIFFSIDE PARK BLDG DEPT.
525 PALISADE AVENUE
CLIFFSIDE PK, NJ 07010

UCC NEW JERSEY
BUILDING
SUBCODE
TECHNICAL SECTION

Date Received 05/11/18
Date Issued 05/11/18
Control #
Permit # 2018-223

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING C. CERTIFICATION IN LIEU OF OATH

CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000

I hereby certify that I am the (agent of) owner
of record and am authorized to make this application.

Owner in Fee V & R DEVELOPERS, INC.
Address 2050 CENTER AVE. SUITE 410
FORT LEE, NJ 07024-
Tel. (01) 947-7900
Contractor V & R DEVELOPERS, INC.
Address 2050 CENTER AVE. SUITE 410
FORT LEE, NJ 07024-
Tel. (01) 288-2100 Fax () -
Lic. No. or Bldrs. Reg. No.
Federal Emp. No. 22-2222540

JOB SUMMARY (Office Use Only) Date Initial

PLAN REVIEW Type: Failure Failure Approval Initial

INSPECTIONS Dates (Month/Day)

Footing Footing Bond Foundation Slab Frame

Truss/Brac Barrierfree Insulation Finishes-Bas Finishes-Fin

Energy Mechanical TCO Other Final Barrierfree

Approved By: Date:

Use Group Present R-2 Proposed R-2

Constr. Class Present Proposed

No. of Stories 3

Height of Structure 38 Ft.

Area Largest Floor 4,305 Sq. Ft.

New Bldg. Area/All Floors 12,135 Sq. Ft.

Volume of New Structure 145,325 Cu. Ft.

Total Land Area Disturbed 3,715 Sq. Ft.

Industralized Building: [] State Approved [] HUD

Est. Cost of Bldg. Work: 1. New Bldg. \$ 1,480,000 2. Alteration \$ 0 3. Total (1+2) \$ 1,480,000

Paid [X] Check # 4286 Minimum Fee \$ 0 Collected by: JR State Permit Surcharge Fee \$ 539

Administrative Surcharge \$ 0

TOTAL FEE \$ 2,907

U.C.C. F110 (Rev. 11/09)

CLIFFSIDE PARK BLDG DEPT.
525 PALISADE AVENUE
CLIFFSIDE PK, NJ 07010

UCC NEW JERSEY
BUILDING
SUBCODE
TECHNICAL SECTION

Date Received 04/16/18
Date Issued 04/16/18
Control #
Permit # 2018-174

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000

I hereby certify that I am the (agent of) owner
of record and am authorized to make this application.

Signature

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

DEMOLITION OF EXISTING 2 FAMILY HOME

Block 2302 Lot 11 Qual
Work Site Location 237 LINCOLN AVE
Owner in Fee V & R DEVELOPERS, INC.
Address 2050 CENTER AVE. SUITE 410
FORT LEE, NJ 07024-
Tel. (201) 947-7900
Contractor V & R DEVELOPERS, INC.
Address 2050 CENTER AVE. SUITE 410
FORT LEE, NJ 07024-
Tel. (201) 288-2100 Fax () -
Lic. No. or Bids. Reg. No.
Federal Emp. No. 22-2222540

JOB SUMMARY (Office Use Only)

PLAN REVIEW Date Initial

[] No Plans Req

[] All

[] Foot/Found

[] Struct/Fram

[] Exterior

[] Interior

Joint Plan Review Required:

[] Elect [] Plumb [] Fire

SUBCODE APPR - PERM [] Elev

Date:

Approved By:

SUBCODE APPR - CERTIF

[] CO [] CCO [] CA

Date:

Approved By:

BarrierFree

BarrierFree

B. BUILDING CHARACTERISTICS

Use Group Present R-5 Proposed R-5

Constr. Class Present Proposed

No. of Stories 0

Height of Structure 0

Area Largest Floor 0

New Bldg. Area/All Floors 0

Volume of New Structure 0

Total Land Area Disturbed 0

INSPECTIONS
Type: Failure Failure Approval Initial

Footings

Footings Bond

Foundation

Slab

Frame

Truss/Brac

BarrierFree

Insulation

Finishes-Bas

Finishes-Fin

Energy

Mechanical

TCO

Other

Final

Est. Cost of Bldg. Work:

1. New Bldg. \$ 0

2. Alteration \$ 15,000

3. Total (1+2) \$ 15,000

Industrialized Building:

[] State Approved

[] HUD

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner
of record and am authorized to make this application.

Signature

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

DEMOLITION OF EXISTING 2 FAMILY HOME

\$

[] New Building

[] Addition

[] Rehabilitation

[] Roofing

[] Siding

[] Fence 0

[] Sign 0

[] Pool - Above Ground

[] Pool - In Ground

[] Asbestos Abatement Subchapter 8

[] Lead Haz. Abatement NJAC 5:17

[] Other

Other

Other

[X] Demolition

Height (exceeds 6')

Sq. Ft.

Administrative Surcharge

Minimum Fee

TOTAL FEE

State Permit Surcharge Fee

Collected by: JR

Paid [X] Check # 4206

Administrative Surcharge

Minimum Fee

TOTAL FEE

State Permit Surcharge Fee

CLIFFSIDE PARK BLDG DEPT.
525 PALISADE AVENUE
CLIFFSIDE PK, NJ 07010

UCC NEW JERSEY
ELECTRICAL
SUBCODE
TECHNICAL SECTION

Date Received 04/12/18
Date Issued 04/12/18
Control #
Permit # 2018-171

A. IDENTIFICATION-APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING

CONTRACTORS, NOTIFY THIS OFFICE, DO UTILITY DIG NO: 1-800-272-1000
Block 2302 Lot 11 Qual

Work Site Location 237 LINCOLN AVE

Owner in Fee V & R DEVELOPERS, INC.

Address 2050 CENTER AVE, SUITE 410

FORT LEE, NJ 07024-

Tel. (201) 947-7900

Contractor RUSIN & DORU ELECTRIC, LLC

Address 409 7TH ST.

FAIRVIEW, NJ 07022-

Tel. (201) 406-5987 Fax () -

Lic. No. or Bldgs. Reg. No. 17509

Federal Emp. No. 47-2662386

B. ELECTRICAL CHARACTERISTICS

Use Group - Present R-5 Proposed R-5

[] Pole/Pad # [] Temporary [] Other

Building Occupied as Utility Co.

Estimated Cost of Electrical Work \$ 250

JOB SUMMARY (Office Use Only) INSPECTIONS

Dates (Month/Day) Type Failure Failure Approval Initial

[] No Plans Required Rough

[] Partial - Underslab Util Appr Barrierfr

Date: Appr by: Trench

[] Elect Plans Approved Temp Serv

Date: Appr by: Const Serv

Joint Plan Review Required: TCO

[] Build [] Plumb [] Fire Other

SUBCODE APPR - PERM [] Elev Service

Date: Appr by: Final

SUBCODE APPR - CERTIF Barrierfr

[] CO [] CCO [] CA Temp. Cut-in-Card Date Issued

Date: Appr by: Final Cut-in-Card Date Issued

AnnPoolins

Date of Gnd/Bond Certification

I hereby certify that I am the (agent of) owner of record and am authorized

to make this application and perform the work listed on this application.

Signature/Contractor Seal

[] Licensed Elect Contr [] Certif Landscape Irrig Contr [] Exempt Applicant

D. TECHNICAL SITE DATA

NO. SIZE ITEM

Lighting Fixtures

Receptacles

Switches

Detectors

Light Poles

Motors-Fract HP

Emergency & Exit Lights

Communications Points

Alarm Devices/F.A.C. Panel

TOTAL NUMBERS

Pool Permit/with UM Lights

Storable Pool/Spa/Hot Tub

KW Elect Range/Receptacle

KW Oven/Surface Unit

KW Elect Water Heater

KW Elect Dryer/Receptacle

KW Dishwasher

HP Garbage Disposal

KW Central A/C Unit

HP/KW Space Heater/Air Handler

Baseboard Heat

HP Motors 1/+ HP

KW Transformer/Generator

AMP Service

AMP Subpanels

AMP Motor Control Center

KW Elect Sign/Outline Light

Other 1 100A TEMP SRV

Other

Other

Collected by: JR

Administrative Surcharge \$

Paid [X] Check # 4207

Minimum Fee \$

TOTAL FEE \$

DCA State Permit Fee \$

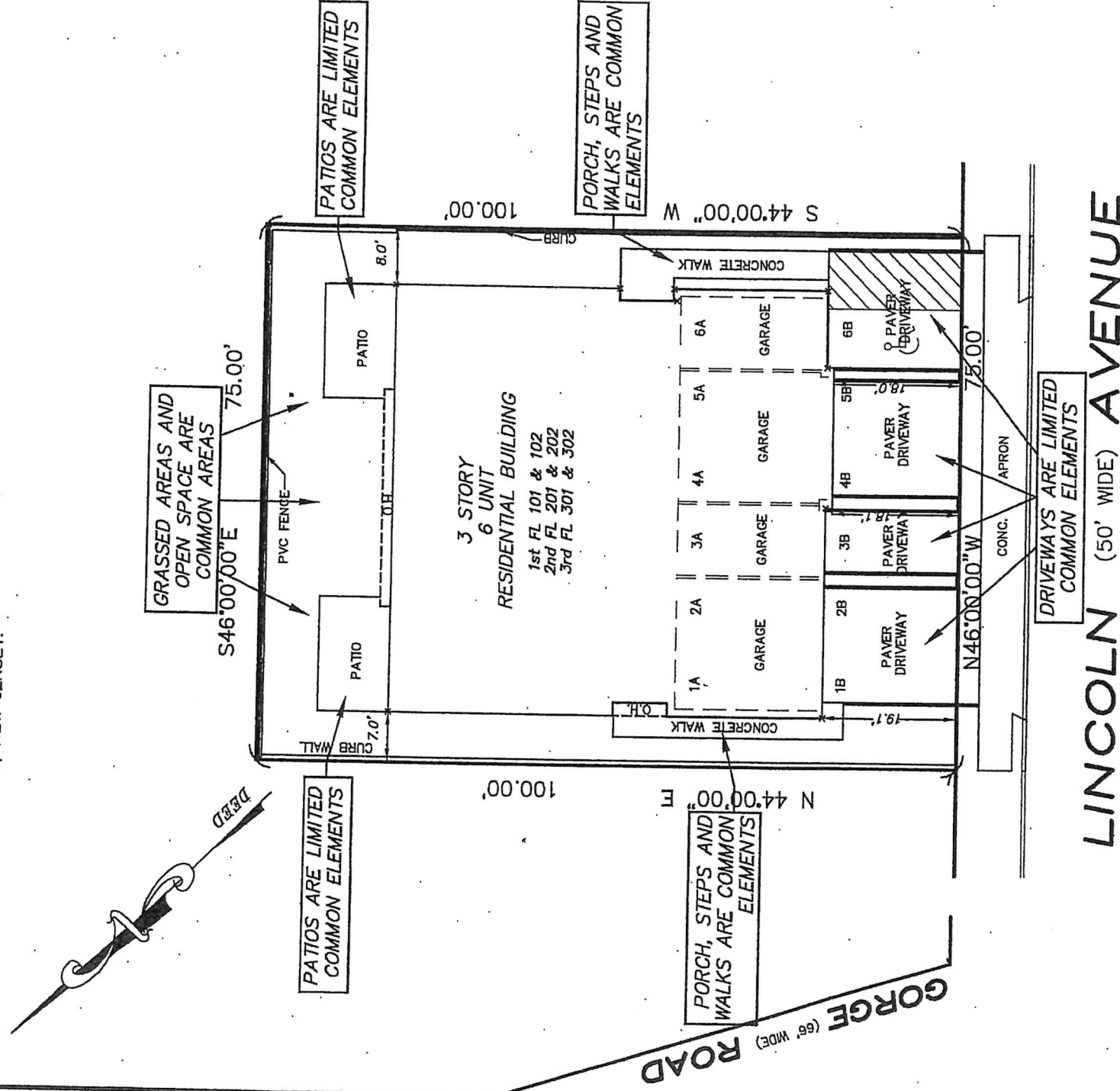
U.C.C. E120 (rev. 11/09)

REFERENCE:

FILE: 32,230

LOTS 11 & 12 AND PART OF LOTS 10 & 13 BLOCK 27 MAP No. 941 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON SEPTEMBER 26, 1904 ENTITLED "MAP OF GRANTWOOD IN THE BOROUGH OF CLIFFSIDE PARK, BERGEN COUNTY, N.J."

ALSO KNOWN AS LOTS 11 AND 12 BLOCK 2302 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF CLIFFSIDE PARK, BERGEN COUNTY, NEW JERSEY.



THIS PLAN PREPARED FOR
V&R DEVELOPERS, INC.

PLAN

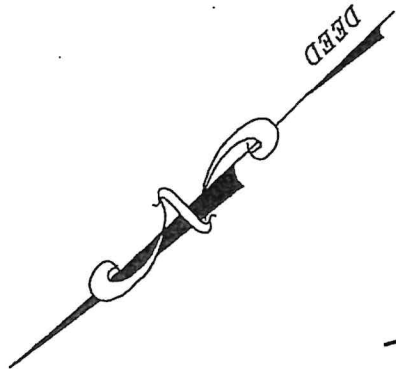
**237 LINCOLN AVE.
CONDOMINIUM**

SITUATED IN THE
BOROUGH OF CLIFFSIDE PARK

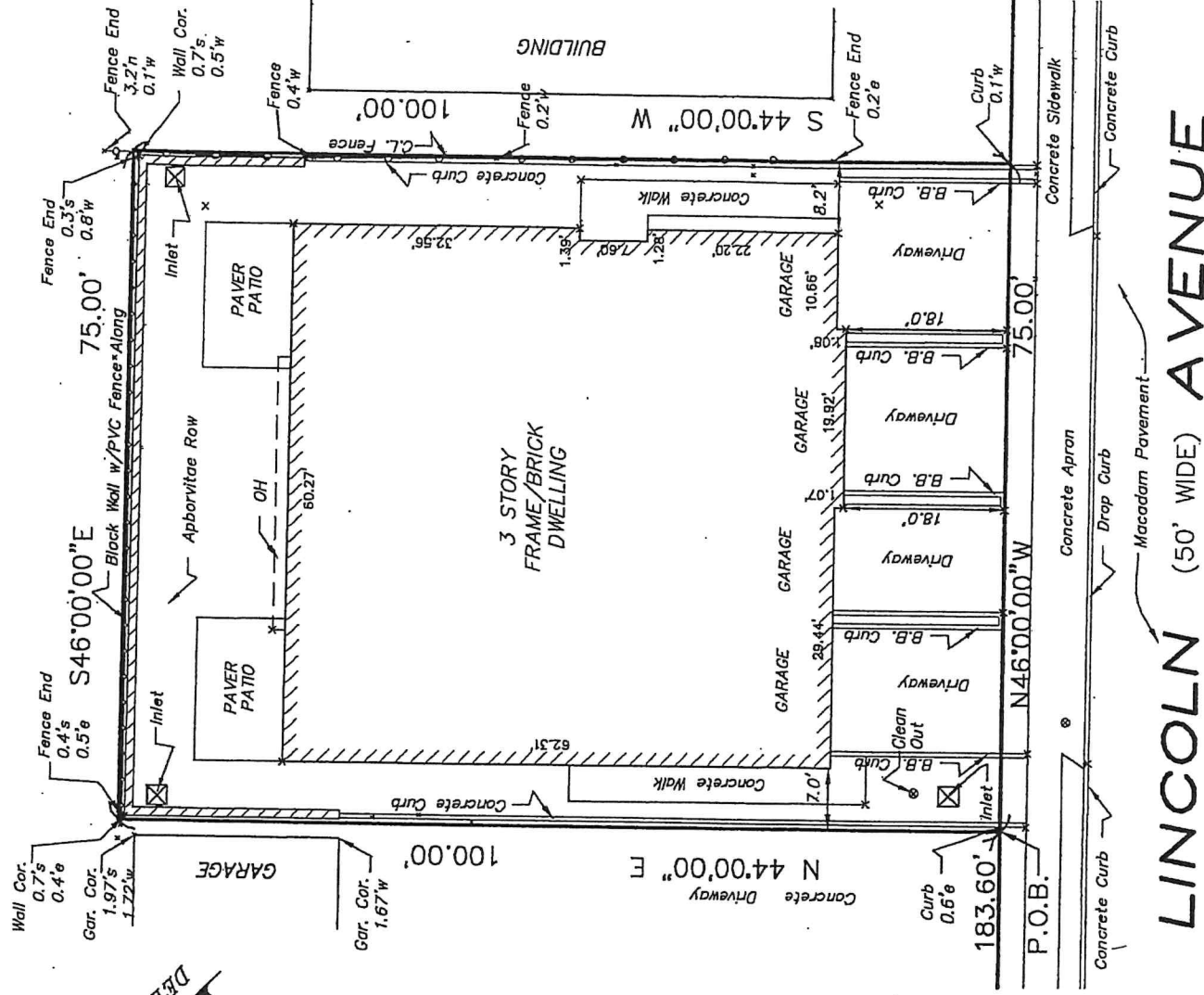
BERGEN COUNTY, N.J.

LOTS 11 & 12 AND PART OF LOTS 10 & 13 BLOCK 27 MAP No. 941 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON SEPTEMBER 26, 1904 ENTITLED "MAP OF GRANTWOOD IN THE BOROUGH OF CLIFFSIDE PARK, BERGEN COUNTY, N.J."

ALSO KNOWN AS LOTS 11 AND 12 BLOCK 2302 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF CLIFFSIDE PARK, BERGEN COUNTY, NEW JERSEY.



GORGE ROAD (66' WIDE)



FINAL

THIS SURVEY IS CERTIFIED TO BE CORRECT AND ACCURATE TO:

V&R DEVELOPERS, INC.

SURVEY OF PROPERTY
237 - 239 LINCOLN AVENUE

BOROUGH OF CLIFFSIDE PARK
COUNTY OF BERGEN
ZONING BOARD OF ADJUSTMENT

RESOLUTION GRANTING VARIANCE RELIEF WITH RESPECT TO THE
PROPERTY KNOWN AS 237-239 LINCOLN AVENUE,
BLOCK 2302, LOTS 11 AND 12, BOROUGH OF CLIFFSIDE PARK,
COUNTY OF BERGEN, STATE OF NEW JERSEY

WHEREAS, an application for variance relief has been made to the Cliffside Park Zoning Board of Adjustment pursuant to NJSA 40:55D-70(d)6 by **V&R DEVELOPERS, INC.** (the "Applicant") in connection with proposed improvements upon the property commonly known as 237-239 LINCOLN AVENUE, more particularly described as Block 2302, Lots 11 and 12 on the tax map of the Borough of Cliffside Park, County of Bergen, State of New Jersey (the "Property"); and

WHEREAS, the Applicant has applied to this Board for variance relief pursuant to N.J.S.A. 40:55D-70d(6) and N.J.S.A. 40:55D70(c)(1) from the restrictions of the following sections of the Zoning Ordinance of the Borough of Cliffside Park:

Ordinance Section 18-3.3.a	Conditional Use
Ordinance Section 18-3.3.b.7	Height (exceeds 10%)
Ordinance Section 18-3.3.b	Minimum Lot Area
Ordinance Section 18-3.3.b	Lot Frontage
Ordinance Section 18-3.3.b	Front Yard
Ordinance Section 18-3.3.b	Rear Yard
Ordinance Section 18-3.3.b	Side Yard (2)
Ordinance Section 18-3.3.b	Lot Coverage
Ordinance Section 18-3.3.b	Guest Parking Space

Ordinance Section 18-6.5.b.8 Paved Sidewalk in Side Yard

Ordinance Section 18-6.5.a.2 Entrance in Front Yard

The subject application seeks approval of a “d(6) height”, variance, together with “c” or bulk variances, and as a consequence, must meet the statutory standard for such relief set forth in N.J.S.A. 40:55D-70(d) and N.J.S.A. 40:55D-c(1) ; and

WHEREAS, the application was duly considered by the Board of Adjustment at public hearings beginning monthly on July 24, 2017 and commencing on August 28, 2017; and

WHEREAS, it should be noted that Chairman John Chmielewski recused himself from this application.

WHEREAS, the Applicant gave proper notice in accordance with law; and

WHEREAS, at said public hearings the Board of Adjustment received the following documents in evidence:

- 1) Application to the Board of Adjustment, Docket No. 2017-13 dated June 21, 2017; and
- 2) Architectural elevations for 237-239 LINCOLN AVENUE proposed six (6) unit residential townhome building prepared by Raymond J. Virgona, R.A. of Virgona & Virgona Architects, 115 River Road, Edgewater, New Jersey 07020, consisting of two (2) sheets dated May 3, 2017 and last revised August 3, 2017; and
- 3) Site Plan drawings for 237-239 LINCOLN AVENUE, Block 2302, Lots 11 and 12 prepared by Steven Collazuol, P.E., PLS, of Collazuol Engineering & Surveying, 1610 Center Avenue, Fort Lee, New Jersey 07024, consisting of seven (7) sheets, dated May 25, 2017 and last revised August 9, 2017; and

WHEREAS, the subject application involves the following zoning data:

Category	Required	Proposed	Variance
USE	ONE FAMILY TWO FAMILY MULTI-FAMILY	SIX (6) UNIT TOWNHOUSE	YES
MAX. BUILDING HEIGHT	32.00 FT.	37.51 FEET (17.21%) Note 1	YES
MIN. LOT AREA	10,000 SQUARE FT.	7,500 SQUARE FT. (EXISTING)	YES
MIN. LOT FRONTAGE	100 FEET	75.00 SQ. FT. (EXISTING)	YES
MIN. LOT DEPTH	100 FEET	100 FEET	NO
MIN. LOT AREA/UNIT	1,000 SQUARE FT.	1,250 SQUARE FT.	NO
MIN. LOT WIDTH	100 FEET	77 FEET (EXISTING)	YES
MIN. FRONT YARD	25 FEET	18 FEET	YES
MIN. REAR YARD	25 FEET	18.67 FEET	YES
MIN. LEFT SIDE YARD	10 FEET	7 FEET	YES
MIN. RIGHT SIDE YARD	10 FEET	8.02 FEET	YES
MAX. BUILDING COVERAGE	50%	50.35 %	YES
MAX. BUILDING HEIGHT	3 STORIES 32 FEET	3 STORIES 37.51 FEET	NO YES
MIN. PARKING SPACES (RSIS)	12 SPACES Note 1	12 SPACES	NO
MIN. NUMBER OF PARKING SPACES--ORDINANCE	6 OPEN SPACES 6 ENCLOSED SPACES 1 GUEST SPACE	6 OPEN SPACES 6 ENCLOSED SPACES 0 GUEST SPACES	NO NO YES
MAX. RETAINING WALL HEIGHT	4 FEET	5 FEET	YES
CURB CUT	---	60 FEET	---
PAVED SIDEWALKS OR IMPERVIOUS SURFACES ARE PROHIBITED IN SIDE YARD	NONE	YES	YES
ENTRANCE IN FRONT YARD	REQUIRED	NONE	YES

**NOTE 1: RSIS 3 Two Bedroom Garden Apt. $3 \times 2.0 = 6$
3 Three Bedroom Garden Apt. $3 \times 2.1 = 6.3$
12 parking spaces**

WHEREAS, the public had an opportunity to be heard on the application at said hearings; and

WHEREAS, the Board of Adjustment heard the sworn testimony of the Applicant's Engineer, Steven Collazuol, P.E., L.S., of the firm of Collazuol Engineering & Surveying, 1610 Center Avenue, Fort Lee, New Jersey, who testified in support of the application; and

WHEREAS, the Board of Adjustment also heard the sworn testimony of the Applicant's Architect, Raymond J. Virgona, A.I.A., of the firm of Virgona & Virgona Architects, 115 River Road, Edgewater, New Jersey 07020 who testified in support of the application; and

WHEREAS, the Board also heard the sworn testimony of the Applicant's Planner, Kenneth Ochab, P.P. AICP, of the office of Kenneth Ochab Associates, 12-16 Fair Lawn Avenue, Fair Lawn, New Jersey 07410 who testified in support of the application; and

WHEREAS, the Board received reports on the project last dated August 22, 2017 from Borough Engineer, Boswell McClave Engineering; together with a report from Board Planner Remington & Vernick Engineers dated August 22, 2017; and

WHEREAS, following the public hearings on July 24, 2017 and August 28, 2017, the Board of Adjustment approved the application subject to certain conditions; and

WHEREAS, the Board now wishes to set forth its findings, conclusions and conditions with respect to the application;

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment that the following facts are hereby made and determined:

1. The proceedings in this matter were stenographically transcribed and voice

recorded. The facts in this Resolution are not intended to be all-inclusive but merely a summary and highlight of the complete record made before the Board.

2. The Board found the application complete.
3. The Applicant is the developer of the property commonly known as 237-239 LINCOLN AVENUE, Cliffside Park, New Jersey, and more particularly described as Block 2302, Lots 11 and 12 on the Tax Map of the Borough of Cliffside Park. Said property is located within the "R3" Multi-Family Townhouse Zone pursuant to the Zoning Ordinance of the Borough of Cliffside Park. Multi-family townhouses are permitted. The site is presently two (1) separate lots wherein the Applicant wishes to consolidate the lots into one (1) lot and construct a six (6) unit townhouse.
4. In support of the Application, the Applicant, **V&R DEVELOPERS, INC.**, through its Attorney, Mark J. Sokolich, Esq., presented the testimony of the Applicant's engineer, Steven Collazuol, P.E. who was sworn in and qualified by the Board as an expert in engineering. Mr. Collazuol provided an Engineer's site plan to depict the bulk standards and variance requests of the Applicant. Mr. Collazuol introduced the engineering plans as "Exhibit A-1", dated May 25, 2017 and last revised August 9, 2017, prepared by his office, under his supervision.
5. Mr. Collazuol described the existing site and described the bulk dimensions requested by the Developer. He also testified about the twelve (12) parking spaces with one (1) being ADA/handicapped that are proposed. He indicated that the twelve (12) spaces conform to RSIS requirements and that he had not performed any traffic studies. There will not be a guest parking space as required, therefore requiring a variance to the ordinance requirements, and the

Application provides for such request.

6. Mr. Collazuol described that the lot area is 7,500 square feet which is less than the required 10,000 square feet required for development in the zone, necessitating a variance for the mid-rise multi-family building that the Applicant is seeking. Maximum building coverage for the combined lots is fifty 50% and the Applicant is requesting 50.35% coverage, a bulk, or a 'c' variance. As well, the Applicant is seeking a maximum building height variance for feet, where 32 feet is the limit per the zone ordinance and the Applicant is requesting a height of 37.51 feet, which exceeds the height limited by more than ten (10%) percent.
7. Mr. Collazuol also testified at the hearing that the size of the building has been decreased by two (2') feet on both the left and right sides.
8. During Mr. Collazuol's testimony, he described that an additional variance will be needed for paved sidewalks or impervious surfaces which are prohibited in side yard areas and for the lack of an entrance in the front yard. The Application provides for such request.
9. At the conclusion to Mr. Collazuol's testimony, the Board had several questions for him regarding guest parking which were satisfactorily answered.
10. At the conclusion of Mr. Collazuol's testimony, the meeting was open to the public. One (1) member of the public had questions for Mr. Collazuol.
11. Mr. Tomas Comella of 240 Division Street, had a question regarding the side yards and parking.
12. At that time, the testimony of Mr. Collazuol was closed to public and the Board felt that all concerns were adequately addressed.

13. The Applicant's architect, Raymond J. Virgona, AIA, a licensed architect in the State of New Jersey was sworn in and was qualified as an expert architect. Mr. Virgona introduced the elevation plans as "Exhibit A-2" and the floor plans, which was marked "Exhibit A-3", last dated August 3, 2017, prepared by his office, under his supervision.
14. Mr. Virgona describes the design of the dwelling as a three (3) story, six (6) unit attached town house development with each unit having two (2) bedrooms. He explained that the height of the exterior of the residential building exceeds the required height by approximately five (5) feet for aesthetic purposes, in order to the give building a more residential appearance.
15. The front and both sides of the residential building will be a combination of brick and siding, while the rear of the residential building will be siding only. The roof will be asphalt shingles timberline GAF. The entry to the building will be on the side of the building.
16. In describing the building, Mr. Virgona indicated that the ground floor will contain two (2) 2 car garages and two (2) 1 car garages, together with two (2) 2-bedroom duplex units. The second and third floors will each contain two (2) 2-bedroom duplex units.
17. Mr. Virgona indicated that the air-conditioning units will be attenuated for sound and that the trash will be stored inside the garages.
18. Mr. Virgona further testified that the Applicant will comply with all fire and safety codes of the Borough.
19. At the conclusion of Mr. Virgona's testimony, the meeting was open to the public. Two (2) members of public had questions.

20. Mr. Tomas Comella, of 240 Division Street had questions regarding the accessibility of the decks, number of bedrooms per unit and if the building could be reduced in size by removing two (2) units and making the townhouse four (4) units instead of six (6).
21. Ms. Margaret Stanek of 238 Division Street, had concerns regarding the ingress and egress of the one-way street, fire codes and the fence in the rear of the premises.
22. At that time, the testimony of Mr. Virgona was closed to public and the Board felt that all concerns were adequately addressed.
23. The Applicant's Planner, Kenneth Ochab, PP, AICP was sworn in and qualified by the Board as an expert planner. Mr. Ochab provided four (4) photos of the subject property and neighboring townhomes which was entered into evidence and marked Exhibit "A-4" and an aerial photo of the Lincoln Avenue site which was marked into evidence as Exhibit "A-5". Mr. Ochab noted that the site is comprised of two (2) lots to be combined into one (1) lot. He characterized the area as mixed although he noted that the project requires a d-6 Variance for the proposed height of the building. He testified that the proposed building is fully enclosed, with parking on the first level. A more conforming townhouse design providing parking would be difficult on Lincoln Avenue and would require a proliferation of curb cuts, making for an unsafe condition for access and egress from the units.
24. After discussing the positive and negative criteria variance proofs, Mr. Ochab noted that the site is suitable for the proposed use and that the site can accommodate the use and the height of the structure safely and appropriately.

As well, he noted that the site can accommodate the minor deviation from the height requirement, and he noted that other buildings in the surrounding neighborhood are of similar height. Mr. Ochab testified that there are no substantial negative impacts arising from the proposal and that the project is consistent with the surrounding buildings on the block.

25. Further, Mr. Ochab testified that the proposed building will not impinge on the light, air or privacy of the surrounding property owners.
26. Finally, Mr. Ochab concluded that, in his professional opinion, the benefits of the proposal outweigh its detriments.
27. Steven Collozuol was re-called as a witness and still under oath, testified and explained the proposed Landscape Plan. The Landscaping Plan will be revised in accordance with the Board recommendations and submitted to the Board's Planner for review and approval.
28. At the conclusion of Mr. Ochab's testimony, the meeting was open to the public. one (1) member of public had questions. Mr. Tomas Comella, had questions and concerns regarding underground utilities and the height/rear yard variances. The Board was satisfied with all questions were fully answered.

The meeting was concluded and the testimony was concluded at that time and the public had no further questions of the Applicant or its experts.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Cliffside Park, County of Bergen and State of New Jersey, made the following findings of fact:

1. The Board determined that the building is consistent with the surrounding

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the Borough of Cliffside Park.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Cliffside Park, in the County of Bergen and State of New Jersey on the 28th day of August, 2017, upon motion made by Mr. Joseph Capano and seconded by Mr. Lawrence Saia, that the application of **V&R DEVELOPERS, INC.** be granted subject to the following terms and conditions:

CONDITIONS SPECIFIC TO THE APPLICATION

1. Air conditioning units will be buffered for sound attenuation so as not to impact neighbors.
2. Drainage facilities will be subject to approval of the Board Engineer
3. Landscaping plans to be finalized and will be subject to review and approval of the Board Planner.
4. Underground utilities are to be installed on the same side of street as the proposed townhouse or a letter from PSE&G indicating that this is not feasible.
5. The façade of the building to be brick or masonry.
6. The refuse area be stored in the unit's garage.
7. A Developer Agreement will be entered into with the Board and the Borough.

GENERAL CONDITIONS

1. The Applicant shall comply with all of the stipulations made during the hearing on this Application.
2. The application must comply with the necessary requirements of the zoning

ordinances of the Borough of Cliffside Park and the Municipal Land Use Act of the State of New Jersey, N.J.S.A. 40:55D-2 et seq.

3. The Applicant shall develop, prepare and improve the subject premises so as to conform with all of the details shown on the aforementioned plans and submissions, as presented to the Board and in accordance with the zoning ordinances, building codes and all other standards and ordinances unless expressly stated to the contrary within the approvals granted.
4. No building structure or land shall be occupied until such time as the Zoning Officer of the Borough of Cliffside Park shall issue a final Certificate of Zoning Compliance to insure compliance with the Board's decision.
5. Unless otherwise addressed herein or at the hearing held on July 24, 2017 and/or August 28, 2017, the Applicant shall comply with the recommendations of the Board's professionals and any other post-approval reports. The Applicant's professionals shall amend the architectural plans and engineering plans to reflect these recommendations in the form of drawing detail and/or written construction note detail format as necessary. In addition, the Applicant's professionals shall amend any engineering reports, engineering calculations that were presented as a part of the testimony before the Board as necessary and/or required by the Board Engineer and the Board Planner. All such amendments shall be submitted to the Board Engineer and Board Planner for review within thirty (30) days of the adoption of this Resolution. A Planting Plan shall be submitted to the Board Planner for her approval. Failure to provide same within this time period may result in this Resolution being declared null and void.

6. Within thirty (30) days of the approval of this Resolution by the Board, the Applicant shall, if necessary, post any additional escrow funding that may be required to reimburse the Borough's professionals for the review of this Application. Failure to provide such escrow fees may result in this Resolution being declared null and void.
7. The completed revised plans and submissions must be approved and signed by the Board Chairman, and Board Secretary, prior to submission to the Zoning Officer of the Borough of Cliffside Park Certificate of Zoning Compliance, and prior to the issuance of any building permits.
8. The Applicant is responsible for publishing notice of this decision as required by the M.L.U.L.

This Application was approved by the Zoning Board of Adjustment at its regular meeting on August 28, 2017 upon motion of Mr. Joseph Capano and seconded by Mr. Lawrence Saia upon the roll call as follows:

***It should be noted that Chairman John Chmielewski recused himself from this application.**

Ayes: 6

Nays: 0

Absent: 1

Abstain: 0

This Resolution was adopted on the 25th day of September, 2017 upon the motion of _____ and seconded by _____ by a vote of _____ ayes and _____ nays.


JOHN CHMIELEWSKI, Chairman
Joseph Caputo Vice Chairman

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Applicant, Borough Clerk, Construction Code Official and Zoning Officer of the Borough of Cliffside Park.

I do certify that this is a true and correct copy of the resolution as adopted by the Zoning Board of Adjustment of the Borough of Cliffside Park, County of Bergen and State of New Jersey in the within Application.


KATHLEEN MILLER, Secretary