

TOWNSHIP OF NORTH BERGEN

4233 Kennedy Boulevard
North Bergen, New Jersey 07047
Telephone: (201) 392-2024
Facsimile: (201) 330-7694

APPLICATION TO THE PLANNING BOARD OR
ZONING BOARD OF ADJUSTMENT

The application, with supporting documentation, must be filed with the Building Department, Room 208, Land Use Administration/Zoning Office.

You will be notified of a meeting date by the respective Board Secretary or referred to the Technical Review Committee after review of the application for completeness by this Office.

If additional pages are required to answer an item, identify the page and item number

This section is to be completed by Township staff only.

Date Application Filed: _____

Application Fees: _____

Escrow Deposit: _____

Hearing Date: _____

1. SUBJECT PROPERTY

Location: 6719 Meadowview Ave., North Bergen, NJ 07047

Lot: 104 Block: 235

Dimensions: Frontage: 30' Depth: 47.39 Total Area: 1,575.89
(* average of each side) (Square Feet)

2. APPLICANT

Applicant: Daniel DeOrio & Michael DeOrio

Address: 6719 Meadowview Avenue

City / State / Zip Code: North Bergen, New Jersey 07047

Applicant is a: Corporation/LLC: _____ Partnership: _____ Individuals: X

3. IF THE APPLICANT IS NOT THE OWNER, THEN PROVIDE THE FOLLOWING INFORMATION ON THE OWNER(S):

Owner's Name: N/A

Address: _____

City / State / Zip: _____ Telephone Number: _____

State Applicant's Relationship to Owner: _____
(i.e., Contract Purchaser)

4. DISCLOSURE STATEMENT: _____

Pursuant to **N.J.S.A. 40:55D-48.1**, the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with **N.J.S.A. 40:55D-48.2**, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and address of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attached pages as necessary to fully comply). Include full address.

N/A

5. PROPERTY INFORMATION

Are there any restrictions, covenants, easements, association by-laws, existing or proposed as to the Subject Property:

Existing: N/A Proposed: N/A None: _____

Note: A copy of all deed restrictions, covenants, easements, association by-laws, existing and proposed, must be submitted with a copy of this application for review and must represent a true, accurate, legible and complete copy in order to be approved.

Present Use of the Premises: Vacant Lot

Proposed use of the Premises/Change(s) Proposed: Applicant proposes to construct one five-story, two family residence, each with three bedrooms and three bathrooms.

Attach current sealed survey of property with application.

6. APPLICANT ATTORNEY

Name: Jason M. Ryglicki, Esq.

Address: 9060 Palisade Avenue, North Bergen, New Jersey 07047

Telephone: 201-552-9009

Fax Number: 201-552-9014

7. APPLICANT'S ENGINEER

Name: N/A

Address: _____

Telephone: _____

Fax Number: _____

8. APPLICANT'S ARCHITECT

Name: DEMETRIOS KALTSIS, AIA

Address: 901 - 80th Street, North Bergen, New Jersey 07047

Telephone: 201-662-1001

Fax Number: 201-662-4110

9. APPLICANT'S PLANNING CONSULTANT

Name: T/B/P

Address: _____

Telephone: _____

10. APPLICANT'S TRAFFIC ENGINEER

Name: N/A

Address: _____

Telephone: _____

Fax Number: _____

11. LIST ANY OTHER EXPERT WHO WILL SUBMIT A REPORT OR WHO WILL TESTIFY FOR THE APPLICANT.

Name: N/A

Address: _____

Telephone: _____

Fax Number: _____

12. If any blasting or pile driving will be required in conjunction with this application, please describe same. Also, delineate the hours of work proposed in the construction phase of the project.

N/A

13. THE APPLICANT IS REQUESTING THE FOLLOWING RELIEF:
SUBDIVISION: _____

_____ Preliminary Minor Subdivision Approval

_____ Final Minor Subdivision Approval

_____ Preliminary Major Subdivision Approval

_____ Final Major Subdivision Approval

_____ Conditional Use

Number of lots
to be created: _____

Number of proposed
dwelling units: _____
(If applicable)

SITE PLAN: *(If Site Plan approval is required, the Site Plan Checklist attached to the application must be completed.)*

☒

Minor Site Plan Approval

_____ Preliminary Site Plan Approval

☒

Final Site Plan Approval

_____ Amended Site Plan Approval

_____ Conditional Use

Area to be disturbed (in square feet): 1,575.89

Total number of proposed dwelling units: 6

VARIANCE:

Use Variance - N.J.S.A. 40:55D-70d

Variances without site plan or subdivision approval pursuant to
N.J.S.A 40:55D-70c.

14. SECTION(S) OF ORDINANCE FROM WHICH A VARIANCE IS REQUESTED

Section of Ordinance / Facts supporting applicant's deviation from the Township's zoning ordinance: **Article 3.7(c)(5) Impervious Coverage – requested variance provides greater space to accommodate multiple-dwelling purpose and necessary parking for dwellings.**

A Section of Ordinance / Facts supporting applicant's deviation from the Township's zoning ordinance: **Article 3.7(c)(5) Building Coverage – requested variance provides greater space to accommodate multiple-dwelling purpose and necessary parking for dwellings.**

Section of Ordinance / Facts supporting applicant's deviation from the Township's zoning ordinance: Article 3.7(c)(5) Lot Depth – requested variance is requested based on the unique shape and topography of the lot, which effects all homes in immediate area and provides greater space to accommodate the anticipated use of the two family home.

Section of Ordinance / Facts supporting applicant's deviation from the Township's zoning ordinance: **Article 3.7(c)(5) Lot Area – requested variance is requested based on the unique shape and topography of the lot, which effects all homes in immediate area and provides greater space to accommodate the anticipated use of the two family home.**

Section of Ordinance / Facts supporting applicant's deviation from the Township's zoning ordinance: Article 3.7(c)(5) Height- Required variance is requested based on the unique shape and topography of the property, along with the highest and best use of property.

Section of Ordinance / Facts supporting applicant's deviation from the Township's zoning ordinance: **Article 3.7(c)(5) Side Yard Setback- Provide for highest and best use of property.**

Section of Ordinance / Facts supporting applicant's deviation from the Township's zoning ordinance: **Article 3.7(c)(5) Rear Yard Setback- Pre-existing Non-Conforming Use and to Provide for highest and best use of property.**

15. **WAIVERS REQUESTED OF DEVELOPMENT STANDARDS:**

16. ZONING DATA

State current zone in which subject property is located: R-3 RESIDENTIAL ZONE

LOT: 104 BLOCK: 235

Description: 2-FAMILY DWELLING	Permitted	Provided	Variance Required
A. Max. Height	30 feet	36.75 feet	YES
B. Lot Width	30 feet	32.90 feet	NO
C. Side Yard	4 foot	3.6/3.6 feet	YES
D. Total Side Yard	8 feet	7.2 feet	YES
E. Rear Yard Bldg/Deck	30 feet	3 feet	YES
F. Lot Area	3000 square feet	1575.89 sq.feet	YES
G. Lot Coverage Percent of building	35 %	69.48% (1095 sq.feet)	NO
H. Lot Coverage Impervious surface	65 %	83.32% (1313 sq. feet)	YES
I. Floor Area			
J. Parking Stalls	4	4	NO
K. Front Yard	10 feet	0 feet	YES
L. Use	R-1	R-1	NO
M. Lot Depth	100 feet	47.39 feet	YES
N. Landscaping	10 %	11.8%	NO
O. Parking	4	4	NO
P. Encroachment			

17. **ATTACH A COPY OF THE NOTICE** to appear in the official newspaper of the Township and to be mailed to the owners of all real property, as shown in the current tax duplicate, located within the State and within 200 feet of all directions of the property which is the subject of this application. The Notice must specify the section of the ordinance from which relief is sought, if applicable. (See Attached)
18. **EXPLAIN IN DETAIL** the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises (attach pages as needed). Applicant proposes to build a two-family home on a vacant undersized lot, located in a residential area. Based on the unique topography and pre-existing shape of the lot, the building is required to be five stories tall, given that one story shall be below the Meadowview Avenue thoroughfare. Parking for these units shall be located at the rear of the property, and shall be accessible from 68th street.
19. **IS A PUBLIC WATER LINE AVAILABLE?** YES
20. **IS A PUBLIC SANITARY AVAILABLE?** YES
21. **HAVE ANY PROPOSED NEW LOTS** been reviewed by the Township to determine appropriate lot and block numbers? N/A
22. **DESCRIBE ANY OFF-TRACT IMPROVEMENTS REQUIRED AND/OR PROPOSED:** N/A
23. **IS THE SUBDIVISION TO BE FILED BY DEED OR PLAT?** N/A
24. **WHAT FORM OF SECURITY** does the applicant propose to provide as performance and maintenance guarantees? APPLICANT SHALL PROVIDE A COPY OF CONTRACTORS PROFESSIONAL INSURANCE OR ANY OTHER DOCUMENT AS REQUIRED BY THE TOWNSHIP, IF REQUIRED.
25. **OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE SUBMITTED:**
- | | Yes | No | Date Plans Submitted |
|--|---------------|----------|----------------------|
| A. Hudson County Planning Board | <u> </u> | <u>X</u> | <u> </u> |
| B. Hudson County Soil Conservation District | <u> </u> | <u>X</u> | <u> </u> |
| C. New Jersey Department of Environmental Protection | <u> </u> | <u>X</u> | <u> </u> |
| (1) Sewer Extension Permit | <u> </u> | <u>X</u> | <u> </u> |
| (2) Sanitary Sewer Connection Permit | <u> </u> | <u>X</u> | <u> </u> |
| (3) Stream Encroachment Permit | <u> </u> | <u>X</u> | <u> </u> |

- | | | | | |
|----|----------------------------|-------|----------|-------|
| | (4) Wetland Permit | _____ | <u>X</u> | _____ |
| | (5) Tidal Wetland Permit | _____ | <u>X</u> | _____ |
| | (6) Potable Water | _____ | <u>X</u> | _____ |
| | Construction Permit | _____ | <u>X</u> | _____ |
| | (7) Soil Permit | _____ | <u>X</u> | _____ |
| | (8) Other | _____ | <u>X</u> | _____ |
| D. | New Jersey DOT | _____ | <u>X</u> | _____ |
| E. | Freshwater Wetlands Permit | _____ | <u>X</u> | _____ |

26. STATE THE DISTANCE OF THE NEAREST PART OF THE LOT TO THE NEAREST RESIDENTIAL ZONE: THE PREMISES ARE LOCATED IN THE R-3 RESIDENTIAL ZONING DISTRICT.
27. IS THE PROPOSED USE OF THE PROPERTY A CONDITIONAL USE UNDER THE TOWNSHIP ZONING ORDINANCE? NO
28. IS ANY PORTION OF ANY LOT WITHIN THE SITE CONTIGUOUS TO OR ACROSS THE STREET, BUT WITHIN 100 FEET FROM, ANY AREA ZONED FOR RESIDENTIAL USE? YES
29. ARE THERE ANY BUILDINGS OR SIGNS NOW ON THE SITE? Yes No X
If yes, identify the buildings, structures or signs the applicant proposed to remove, and also identify the structural and/or architectural changes to the building proposed by the applicant (if applicable)
30. CERTIFICATION FROM TAX COLLECTOR THAT ALL TAXES DUE ON THE SUBJECT PROPERTY HAVE BEEN PAID (See Attached).
31. ENVIRONMENT IMPACT PRELIMINARY STATEMENT (Single and Two-family homes not located in a proposed minor or major subdivision are excluded from the requirement of this section.)

PREAMBLE:

Any subsequent finding by the Approving Agency contrary to the statement made herein by the applicant shall constitute grounds for rejection of the application. The application has a legal responsibility to answer truthfully and completely all questions to the best of the applicant's knowledge and information and will be held accountable for the responses provided.

NOTE: If any of the following questions (E1 to E20) are answered yes or other, attach an additional piece of paper to explain.

- E1. Is the site to be developed located in a wetlands area as delineated on the Wetlands Inventory Maps? YES NO X OTHER
- E2. Is the site to be developed located in the 100 Year Flood Plain as delineated on either FEMA maps or NJDEP Flood Maps? YES NO X OTHER

- E3. Does the site development require the removal of any trees of six (6) inches or greater in true diameter? YES _____ NO X OTHER _____
- E4. Does the site development require the alteration, channelization or relocation of any watercourse? YES _____ NO X OTHER _____
- E5. Will the site development introduce any change in the quality and/or quantity of present storm-water runoff? YES _____ NO X OTHER _____
- E6. Will the site development require the import or removal of soil from the area? YES _____ NO X OTHER _____
- E7. Will the site development require directing surface drainage into a watercourse? YES _____ NO X OTHER _____
- E8. Will the site development have any impact on Borough services presently such as police, fire, public works, public schools, sewers and drainage facilities? YES _____ NO X OTHER _____
- E9. Will any excavation required for the development penetrate the high water table in existence at the site? YES _____ NO X OTHER _____
- E10. Will the site development require special foundation provisions such as piles and/or spread footing to support any structures? YES _____ NO X OTHER _____
- E11. Will the operation of the site increase local vehicular traffic? YES _____ NO X OTHER _____
- E12. Will the operation of the site increase the air pollution in the area? YES _____ NO X OTHER _____
- E13. Will the operation of the site exceed the existing ambient noise levels? YES _____ NO X OTHER _____
- E14. Is the site to be developed served by existing public utilities? YES X NO _____ OTHER _____
- E15. Has the site to be developed ever been used for the storage or disposal of, or presently contain, hazardous or toxic wastes? YES _____ NO X OTHER _____
- E16. Is the site to be developed proposed for the use, storage, or manufacture of hazardous materials, toxic substances or dangerous chemicals? YES _____ NO X OTHER _____
- E17. Will the site development increase the present intensity levels of light in the area? YES _____ NO X OTHER _____

E18. Will the site development require the installation of new or removal of existing septic systems or other liquid waste facilities? YES _____ NO ☒ OTHER _____

E19. Will the site development affect the water table in the area?
YES _____ NO ☒ OTHER _____

E20. Will the site development produce odors? YES _____ NO ☒ OTHER _____

30. **LIST OF MAPS, REPORTS AND OTHER SUPPORTING MATERIALS
ACCOMPANYING THE APPLICATION**

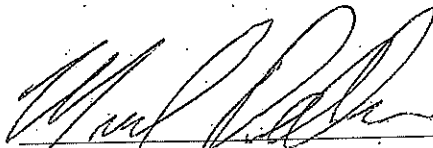
<u>Quantity</u>	<u>Description of Item</u>
<u>18</u>	<u>Application</u>
<u>18</u>	<u>Survey of Property</u>
<u>18</u>	<u>Copy of Letter of Denial</u>
<u>18</u>	<u>Architectural Drawings</u>
<u>18</u>	<u>Copy of Public Notice</u>
<u>18</u>	<u>Certification of Tax Collector</u>
<u>18</u>	<u>Copy of property owner list within 200 feet</u>

CERTIFICATIONS

I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

Sworn to and subscribed before me this
20th day of January, 2017.

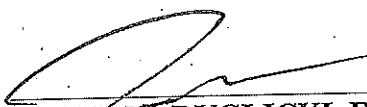

JASON M. RYGLICKI, ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY

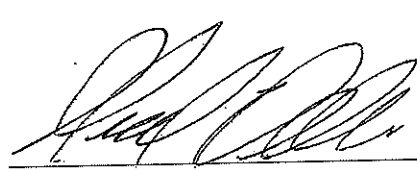

Michael DeOrio
Signature of Applicant


Daniel DeOrio
Signature of Applicant

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this
20th day of January, 2017.

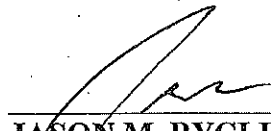

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STATE OF NEW JERSEY

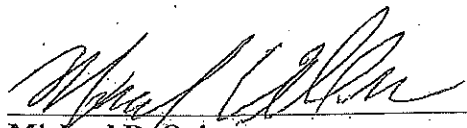

Michael DeOrio
Signature of Applicant

Daniel DeOrio
Signature of Applicant

I understand the sum of \$1000.00 has been deposited in an escrow account (Builder's Trust Account) in accordance with the Ordinance of the Township of North Bergen. I further understand that the escrow is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision of the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days of notification.

Sworn to and subscribed before me this
30th day of January, 2017.


JASON M. RYGLICKI, ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY


Michael DeOrio
Signature of Applicant

Daniel DeOrio
Signature of Applicant