

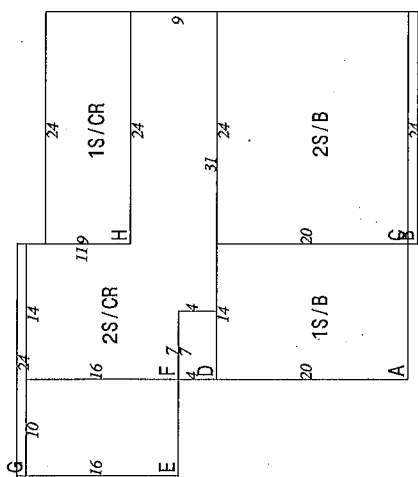
Block:	167	Land Desc:	6'X141 1LT	Owners Name:	PRYOR, GERALD T. JR. & KATHERINE M.	Land:	262,000	Exemption		Net Taxable Value	Deductions
Lot:	27	Bldg Desc:	2STC/B	Street Address:	28 STRONG ST	Impr:	170,100	Code:			
Qual:		Addl Lots:		City & State:	MAHWAH, NJ	Total:	432,100	Value:	0	432,100	Cd No-Ow
Card:	M (#1 of 1)	Acres:	0.200	Property Loc:	28 STRONG STREET	Zone:	R10	Map:	90	MAHWAH	

[illegible]

LAND CALCULATIONS								SITE INFORMATION			RESIDENTIAL COST APPROACH					
Frt	Rr	Sb	T	Ef	AvgdTabl	EqF	Rate	Site	Cond	Value	Road:	Utilities:				
											PAVED	Sewer:	YES			
											Curbs:	Water:	YES			
											Sidewalk:	Gas:	YES			
											Measured:	Topo:	Bp			
											Inspected:	Neigh:	105			
											1/20/10	VCS:	SF05			
											BUILDING INFORMATION					
Net Adj: 100.00 SF: 8.694 Auto: Y Land Value: 261,950 SIDE YARD VARIANCE FOR ADDITION DCKT#1223-07 8/3/07																
											Basement BASEMENT 760 x 9.630 + 2072 x1.00 x1.00= 9391					
											Main Bldg FIRST STORY 1444 x 49.040 +22624 x1.00 x1.00= 93438					
											UPPER STORY 1156 x 34.910 + 6732 x1.00 x1.00= 47088					

[illegible]

A	6	21	ROOM COUNT					Tot
			B	1	2	3/A		
			Living Rm	1				
			Dining Rm	1		1		
			Kitchen	1		1		
			Dinette					
			5 T th + Bath					
A: 1S/B			u1	r10:u20	r14			
R:OH			u0	r22:u1	r24			
R:OH			280					
			24					

[illegible]

A:	1S/B	u1	r10;u20	r14	280
B:	OH	u0	r24;u1	r24	24
C:	2S/B	u1	r24;u20	r24	480
D:	OP	u21	r10;u4	r7	28
E:	UPPER/AG	u25	r0;u16	r10	160
F:	2S/CR	u25	r10;u16	r14	468
G:	OH	u41	r0;u1	r24	24
H:	1S/CR	u30	r24;u9	r24	216
I:					
J:					
K:					
L:					
M:					
N:					
O:					
P:					
Scale:					20

LIST OF APPLICATIONS

Site Address 28 STRONG

December, 19 2022

8:30:30AM

Control No	App Date	Perno	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt	All Wvd	Block	Lot	Qual	Description											
Owner name	Site Address	Bldg	Elec	Fire	Plumb	Elev	Owner Address	Mech	Cfee	Badm	Hfee	MunWvd	EFee	FAdm	Gfee	Pfee	Use Grp	Elev Fee	VAdm	MAdm	Sfee	DCA Min.	Tot Fee
CUFT	SQFT	Alt Const																					CCO Fee
Cost Const																							CO Fee
App Type																							Tot Fee
22064	11/01/1988	19880989	11/01/1988	0																			
CLARK - WATER SVC		28 STRONG STREET																					
0.00	0.00																						\$0.00
\$ 0.00	\$ 600.00	\$ 0.00																					\$0.00
P																							\$35.00
23063	06/29/1989	19890519	06/29/1989	0																			
CLARK - SEWER		28 STRONG STREET																					
0.00	0.00																						\$0.00
\$ 0.00	\$ 1500.00	\$ 0.00																					\$0.00
P																							\$35.00
55738	09/15/2008	20081150	09/17/2008	0																			
PRYOR, GERALD T.JR. & KATHEE	28 STRONG STREET																						
0.00	0.00																						\$0.00
\$ 0.00	\$ 5000.00	\$ 0.00																					\$0.00
P																							\$256.00
57469	06/30/2009	20090714	07/01/2009	0																			
PRYOR, GERALD T.JR. & KATHEE	28 STRONG STREET																						
4,216.00	211.00	Yes	Yes																				\$0.00
\$ 63650.00	\$ 5000.00	\$ 0.00																					\$200.00
P																							\$651.00

OFFICE OF THE CONSTRUCTION OFFICIAL

Search Criteria :

Block / Lot / Qual - 167 / 27 /

December 19, 2022 8:33:49AM

Permit Number	Permit Date	Request Date	Inspected Date	Subcode	Inspector	Type1	R1	Type2	R2	Type3	R3
CCO Number	CCO Date	Block / Lot / Qual	Owner Name		Address		Notes				
20090714	7/1/2009	8/20/2009 12:00:00AM	8/20/2009	Building	DM	BACKFILL	P				
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								
20090714	7/1/2009	10/12/2009 12:00:00AM	10/12/2009	Electrical	JL	ROUGH	P				
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								
20090714	7/1/2009	10/9/2009 12:00:00AM	10/9/2009	Plumbing	JZ	ROUGH	P				
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								
20090714	7/1/2009	12/9/2009 12:00:00AM	12/9/2009	Electrical	JL	ROUGH	F				
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								
20090714	7/1/2009	12/10/2009 12:00:00AM	12/10/2009	Electrical	BM	ROUGH	P				
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								
20090714	7/1/2009	11/6/2009 12:00:00AM	11/6/2009	Building	DM	FRAMING	N				
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								
20090714	7/1/2009	10/21/2009 12:00:00AM	10/21/2009	Building	DM	FRAMING	F				
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								
20090714	7/1/2009	11/16/2009 12:00:00AM	11/17/2009	Building	DM	FRAMING	P	INSULATIO	P		
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								
20090714	7/1/2009	7/17/2009 12:00:00AM		Building	DM	FOOTING					
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								
20090714	7/1/2009	7/15/2009 12:00:00AM	7/15/2009	Building	DM	FOOTING	F				
0		167 / 27 /	PRYOR, GERALD T.JR.& KATHER 28 STRONG STREET								

Search Criteria :

Block / Lot / Qual - 167 / 27 /

December 19, 2022 8:33:49AM

Permit Number	Permit Date	Request Date	Inspected Date	Subcode	Inspector	Type1	R1	Type2	R2	Type3	R3
CCO Number	CCO Date	Block / Lot / Qual	Owner Name		Address		Notes				
20081150	9/17/2008	9/30/2008 12:00:00AM	9/30/2008	Fire	TD	FINAL	P				
0		167 / 27 /	PRYOR, GERALD T.JR. & KATHER 28 STRONG STREET								
20081150	9/17/2008	9/30/2008 12:00:00AM	9/30/2008	Plumbing	JZ	FINAL	F				
0		167 / 27 /	PRYOR, GERALD T.JR. & KATHER 28 STRONG STREET								
			No bonding wire.								
20081150	9/17/2008	10/13/2008 12:00:00AM	10/13/2008	Plumbing	JZ	FINAL	P				
0		167 / 27 /	PRYOR, GERALD T.JR. & KATHER 28 STRONG STREET								

Key: P - Pass F - Fail C - Cancel X - Not Ready N - Not Done

TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT

Resolution
Docket #512

WHEREAS, Robert C. and Linda D. Learsch, being the applicants and owners of property known as Lot 1205 in Block S84 did on the 23rd day of March, 1976, file an application with this Board for a variance from the dimensional requirements contained in Section 4.2 of Ordinance 218 in order to permit the construction of an addition to their dwelling on a lot containing approximately 8695 square feet in place of the required 40,000; a 61.45 foot lot width in place of the required 150 feet; a front yard of 24.8 feet in place of the required 40 feet; and a side yard of approximately 13 feet in place of the required 30 feet; and

WHEREAS, the Board has heard all the evidence presented by the applicants and all other parties desiring to be heard and has made the following findings of fact:

1. There exists an extraordinary and exceptional circumstance, namely that applicants' lot is extremely undersized in comparison to the dimensions required by the ordinance.
2. Applicants are unable to acquire additional land for the purpose of bringing their lot up to the standard size.
3. Applicants can not build to the rear because of existing additions already built to the rear of the house and the location of the septic system.
4. The resultant front yard, side yard, and other dimensions after completion of the proposed addition will not be substantially discordant with the neighborhood.
5. Strict application of the ordinance would result in hardship in that applicants would be denied a reasonable and permitted use of their land.
6. The relief asked for will not cause substantial detriment to the public good, nor substantially impair the intent and purpose of the zoning ordinance.

NOW THEREFORE, BE IT RESOLVED, that the application for the aforesaid variances be and the same is hereby granted subject, however, to the following conditions:

1. Applicant shall secure the necessary approval of the Board of Health before applying for a building permit.
2. This variance is granted upon the express condition that the construction contemplated in this application commence within 12 months from the date hereof, in default whereof, this variance and all building permits issued pursuant hereto shall be void. Clearing and grading shall not constitute the commencement of construction.

Dkt #512 - Cont'd.

Motion: Mr. DuFault
Second: Mr. Griffin
Ayes: Messrs. Cimis, Torello, Padluck, DuFault, and Griffin.
Nays: None

The above is a true copy of a resolution
passed by this Board at its meeting held
Wednesday, April 14, 1976:


John G. Edwards, Secretary
Board of Adjustment.



Township Of Mahwah

Municipal Offices: 475 Corporate Drive
P.O. Box 733 • Mahwah, NJ 07430
Tel 201-529-5757 • Fax 201-512-0537

FILE COPY

Board of Adjustment x 243

Property Maintenance x 246

Zoning/Planning Board x 245

August 3, 2007

Mr. & Mrs. Gerald Pryor
28 Strong St.
Mahwah, N. J. 07430

RE: Board of Adjustment Resolution – Docket No. 1223-07
Side Yard Variances for Addition

Dear Applicant:

Enclosed is a certified copy of the resolution adopted by the Board of Adjustment of the Township of Mahwah at its meeting held on August 1, 2007 conditionally approving the above referenced application.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Mara Winokur
Administrative Officer

MW/rdm

Enclosure

CC: Boswell
Tax Assessor
Building Dept.
Tom Mulvey
File

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

**DOCKET NO. 1223-07
GERALD T. PRYOR, JR.**

Side Yard Variances for Addition

WHEREAS, Gerald T. Pryor, Jr., residing at 28 Strong Street, Mahwah, New Jersey, has applied to the Zoning Board of Adjustment of the Township of Mahwah for a side yard variance to replace a garage and construct a two-story addition to the existing premises located at 28 Strong Street, Mahwah, New Jersey, also known as Block 167, Lot 27 on the Tax Assessment Map of the Township of Mahwah; and

WHEREAS, the subject premises is located in the R-10 Residential Zone; and

WHEREAS, the applicant desires to construct a two-story addition to the rear of the existing dwelling and to connect the existing detached garage to the residence which will result in a easterly side yard setback of 3 feet where 10 feet is required, and

WHEREAS, the applicant has submitted a plan entitled "Pryor Residence Proposed Addition to 29 Strong Street, Mahwah, Bergen County, New Jersey, Lot 27, Block 167" dated March 9, 2007; and

WHEREAS, a public hearing was held on June 20, 2007, at which time the Zoning Board of Adjustment of the Township of Mahwah heard testimony by the applicant and considered all individuals desiring to be heard, and after deliberation did hereby find and determine that:

- 1) The premises known as 28 Strong Street, Mahwah, New Jersey, also known as Block 167, Lot 27, on the Tax Assessment Map of the Township of Mahwah is owned by the applicant, Gerald T. Pryor, Jr., who resides therein.
- 2) The subject premises is located in the R-10 Residential Zone which requires a side yard setback of 10 feet, whereas the property contains an existing two-car garage with a side yard setback of 2.2 feet on the east side and 7 to 9.56 feet on the west side. The applicant proposes to construct a two-story addition to the rear of the existing single family dwelling which will connect to, and become part of, the existing detached one-car garage, thereby resulting in a easterly side yard setback of 3 feet instead of the 10 feet required.
- 3) The existing residence and the proposed addition is otherwise conforming. The construction will consist of a new 660 square foot first floor addition intended to connect the garage and expand the kitchen, breakfast room and TV room. The second floor addition will consist of 220 square feet, expanding the existing bedroom and master bedroom, all as delineated on the plans above-referenced.
- 4) The Zoning Board of Adjustment has considered the application with reference to the objectives set forth in the applicable Zoning Ordinances and New Jersey State Statutes. Specifically, N.J.S.A. 40:55D-70(c) under which the applicant has applied, states:

"Where (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, (b) or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the

structures lawfully existing thereon the strict application of any regulation pursuant to Article 8 of this Act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship; (2) wherein an application or appeal relating to a specific piece of property the purposes of this Act would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to Article 8 of this Act."

- 5) The Zoning Board of Adjustment of the Township of Mahwah has determined that the applicant has presented adequate testimony to satisfy the statutory criteria for the grant of the variance requested. The applicant has shown peculiar and exceptional practical difficulties and has satisfied the criteria for the flexible "C" variance by demonstrating that the purpose of the Municipal Land Use Law would be advanced by a deviation from the ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.
- 6) The applicant testified and the Board so finds that because of the unusual conditions existing thereon, as well as the modest proposal for the addition to the rear of the existing building connecting to the existing garage, constitutes unusual conditions which warrant the grant of the variance in this instance. It was further submitted and the Board so finds that the benefits in permitting the modest addition to the first floor with the ability of the occupants to access the current detached garage from the interior of the dwelling serves as a

benefit that outweighs any detriment, since the existing conditions will not change nor negatively affect adjoining properties.

WHEREAS, the Zoning Board of Adjustment of the Township of Mahwah has determined that the benefits derived by the granting of this variance would outweigh any detriments the same would have on the Zone Plan and Zoning Ordinance and that the variance may be granted without substantial detriment to the public good nor would it substantially impair the intent and purpose of the Zone Plan.

NOW, THEREFORE, be it resolved by the Zoning Board of Adjustment of the Township of Mahwah that the applicant's request for an easterly side yard variance of 3 feet, and to continue the existing 7 to 9.5 foot side yard on the westerly side of the residence, where 10 feet is required, are hereby granted, subject to the following terms and conditions:

1. All construction will be performed in strict conformance with the plans submitted and above-referenced.
2. The applicant shall comply with all federal, state, county and municipal codes, rules and regulations.
3. This approval is specifically conditioned upon the applicant paying all required application fees, escrow fees and related fees required by this 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 applicant, 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: June 20, 2007

MOVED BY: Mr. Whiteman

SECONDED BY: Mr. DeKramer

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

- 1) Mr. Cimis
- 2) Mr. Dator
- 3) Mr. Whiteman
- 4) Mr. Rabolli
- 5) Mr. DeKramer
- 6) Mr. Slot
- 7) Mr. Savino

TOTAL VOTES: (7)

APPROVAL BY RESOLUTION

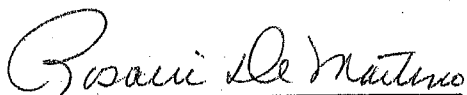
MOVED BY: Mr. Slot

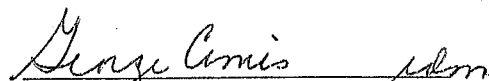
SECONDED BY: Mr. DeKramer

AFFIRMATIVE VOTES (6) NEGATIVE VOTES (0) ABSTENTIONS (0)

) Mr. Cimis Mr. Savino
Mr. Slot Mr. Dator
Mr. Whiteman Mr. DeKramer

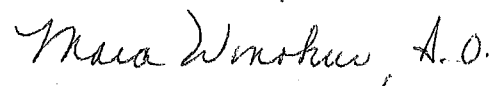
Dated: August 1, 2007


Rosalie DeMartino, Secretary


George Cimis, Chairman

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 August 1, 2007


Maria Winkler, A.O.