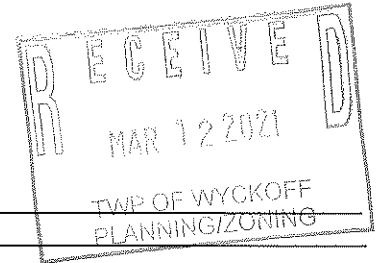


**TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY**

**APPLICATION IS HEREBY MADE FOR:**

- ( ) Appeal from Building Officer based on or made in the enforcement of the Zoning Ordinance. N.J.S.A. 40:55D-70a
- ( ) Zoning map interpretation N.J.S.A. 40:55D-70b
- () Hardship variance N.J.S.A. 40:55-70c-1
- ( ) Flexible variance N.J.S.A. 40:55-70c-2
- ( ) Variance for use or principal structure N.J.S.A. 40:55D-70d-1
- ( ) Expansion of a nonconforming use N.J.S.A. 40:55D-70d-2
- ( ) Deviation from standard of conditional use N.J.S.A. 40:55-70d-3



**PROPERTY HISTORY:**

**A. Owner:** Anthony and Lisa Carollo

Address: 425 Red Rock Road, Wyckoff, New Jersey

Telephone: 201-446-9120

Applicant name (if other than owner): Same

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**B. Property Description:**

Location: 425 Red Rock Road, Wyckoff, NJ

Zoning district: RA-25

Block: 497

Lot: 85

Existing use of building or premises: Single family dwelling unit

**C. Type of variance requested:** N.J.S.A. 40:50D-70(C)(1)

**D. The variance requested is for the purpose of:** Installation of swimming pool

**E. Does the attached survey reflect the property as it presently exists?** Yes  No \_\_\_\_\_  
If no, explain \_\_\_\_\_

**F. Is the property sewered or septic?** sewer Locate on survey.

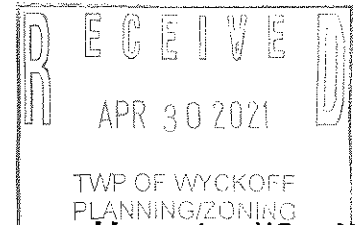
**G. Is this request connected with the simultaneous approval of another application before a Township board?**  
Yes \_\_\_\_\_ No   
If yes, explain \_\_\_\_\_

**H. Have there been any previous applications before a Township board involving the premises:** Yes \_\_\_\_\_ No   
If yes, state the date and disposition: \_\_\_\_\_

**I. If this application is for an appeal of a decision of the Building Officer or a zoning map interpretation, explain the appeal or question:**  
Not applicable

**ALL APPLICANTS COMPLETE SECTION J**

**J. ZONING DISTRICT – Multi-family Affordable Housing (MF/AH)  
 Single Family Detached**



**DIMENSIONS**

	<u>Zoning Requirement</u>	<u>Present Layout</u>	<u>Proposed Layout</u>	<u>**See Note</u>
<b>1. LOT SIZE (sq. ft.)</b>	<b>7,500 min.</b>	<u>8,865</u>	<u>8,865</u>	( )
Frontage	<b>75 min.</b>	<u>81.18'</u>	<u>81.18'</u>	( )
Depth	<b>N/A min.</b>	<u>101'</u>	<u>101'</u>	( )
<b>2. SETBACKS</b>				
Principal Bldg.				
Front Yard (ft.)	<b>25 min.</b>	<u>25.8'</u>	<u>25.8'</u>	( )
Rear Yard (ft.)	<b>25 min.</b>	<u>29.8'</u>	<u>29.8'</u>	( )
Side Yard #1 (ft.)	<b>5/15 min.</b>	<u>8.8'</u>	<u>8.8'</u>	( )
Side Yard #2 (ft.)	<b>5/15 min.</b>	<u>14.6'</u>	<u>14.6'</u>	( )
* Accessory Bldg(s)				
Rear Yard (ft.)	<b>10 min.</b>	<u>N/A</u>	<u>3.6'</u>	⊗
Side Yard (ft.)	<b>10 min.</b>	<u>N/A</u>	<u>9.0'</u>	⊗
<b>*ALL ACCESSORY BUILDING SETBACKS SHOULD BE INDICATED ON SURVEY</b>				
<b>3. LOT COVERAGE</b>				
A. Principal Bldg. (%)	<b>N/A max.</b>	<u>26.3%</u>	<u>26.3%</u>	( )
B. Total Access. Bldg. (%)	<b>N/A max.</b>	<u>0%</u>	<u>5.6%</u>	( )
C. Total Impervious (%)	<b>60 max.</b>	<u>41.6%</u>	<u>55%</u>	( )
TOTAL COMBINED (%)	<b>35 max.</b>	<u>26.3%</u>	<u>31.9%</u>	( )
<b>4. BUILDING HEIGHT (ft.)</b>	<b>35 max.</b>	<u>&lt;35'</u>	<u>&lt;35'</u>	( )
Number of stories	<b>2 ½ max.</b>	<u>2-1/2</u>	<u>2-1/2</u>	( )

**\*\*NOTE: MARK (X) WHERE NOT IN CONFORMANCE WITH ZONING**

**REVISED**

**K. OTHER REQUIREMENTS - Not applicable**

1. PARKING: Spaces required \_\_\_\_\_ provided \_\_\_\_\_  
Actual area to be utilized (each floor): \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

Buffer required \_\_\_\_\_  
Buffer provided \_\_\_\_\_  
Comments: \_\_\_\_\_

2. SIGN: (Also fill out separate Application for Sign Construction Permit)  
Dimensions: \_\_\_\_\_  
Height: \_\_\_\_\_  
Location: \_\_\_\_\_  
Lighting: \_\_\_\_\_  
Setbacks: \_\_\_\_\_
3. FENCE:  
Height: \_\_\_\_\_  
Style: \_\_\_\_\_  
Location: \_\_\_\_\_

**IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L**

- L. 1. How will the benefits of the proposed application outweigh any detriments? **See Addendum Attached**  
\_\_\_\_\_  
\_\_\_\_\_
2. What are the exceptional circumstances or conditions applicable to the property involved or to the intended use of development of the property that do not apply generally to other properties in the same zone or neighborhood?  
**See Addendum Attached**  
\_\_\_\_\_  
\_\_\_\_\_
3. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate such?  
**See Addendum Attached**  
\_\_\_\_\_  
\_\_\_\_\_
4. State how the proposed variance: **See Addendum Attached**  
a. Will not cause substantial detriment to the public good \_\_\_\_\_  
\_\_\_\_\_  
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M.**

**M. 1.** Explain how the proposed use can be granted without substantial detriment to the public good or how the proposed use would tend to minimize the discordant effect of the use, be less harmful to adjacent properties or tend to bring the use into closer conformity with the zoning ordinance.

Not Applicable

**2.** Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

**3.** List any "special reasons" related to the request.

**4.** List any "hardship" related to the nature of the land and/or the neighborhood which presents reasonable utilization of the property for any permitted use.

**N.** Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. <u>Plan entitled: "Pool Plan, Block 497, Lot 85, 425 Red Rock Road for Carollo Residence</u>	
2. <u>Township of Wyckoff, Bergen Co., N.J." dated 11/18/20, last revised 3/8/21, prepared by</u>	
3. <u>David A. Hals, PE, LS, PP, CME (1 Sheet)</u>	
4. <u>Drainage Calculations dated October 12, 2020, last revised February 24, 2021, prepared</u>	
5. <u>by David A. Hals, PE, LS, PP, CME (1 Sheet)</u>	

Signature of Applicant: \_\_\_\_\_

Signature of Owner(s):  **Bruce E. Whitaker, Attorney for Applicant**

Date of Application: 3/9/21

## ADDENDUM

Anthony Carollo and Lisa Carollo (herein after referred to as the “Applicant”) are the Owners of 425 Red Rock Road, Wyckoff, New Jersey and shown on the Tax Map of the Township of Wyckoff as Block 497, Lot 85 (hereinafter referred to as the “Property”), The Property is in the MF/AH-5 Rural Residential Zone. There exists on the Property a single family dwelling unit.

The Property currently meets all of the bulk standard requirements.

The Applicant is proposing to construct a swimming pool in the rear of the Property. The rear yard is 29.8 feet, and the Applicant’s proposal to construct a pool in the northwest corner of the rear yard, would result in the following variances for an accessory structure:

- A. Side yard setback would be 9.2 feet, where 10 feet is required;
- B. Rear yard setback for accessory structure would be 6.6 feet, where 10 feet is required;
- C. Distance to the dwelling unit would be 7.7 feet, where 10 feet is required.

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It is submitted that variance relief is warranted in this instance under N.J.S.A. 40:55D-70(C)(1) based upon the following reasons:

1. There is a lawfully existing structure on the Property with a 41.2 foot front yard setback, where 25 feet is required. Based upon the setback of this dwelling unit, there is a limited rear yard in which to install the pool. If the dwelling unit had a 25 foot front yard setback, there would be sufficient area in the rear yard to locate a pool without the necessity for a variance.
2. The variances being requested are de minimus. The side yard setback variance is less than a foot, the rear yard setback is less than 4 feet. By virtue of its location, it is

submitted that there is no adverse impact to adjoining properties. The distance to the dwelling unit is only at one small location and that is an internal setback that affects no one.

3. Most importantly, total impervious coverage is only 38%, where 60% is permitted.

It is submitted that there is no adverse impact to the Zone Plan or Zoning Code in connection with the Applicant's proposal. The swimming pool, although considered an accessory structure, is at ground level. As previously stated, overall coverage for structures including the pool on the Property is well below the maximum permitted in the MF/AH-5 Rural Residential Zone, and therefore the zoning concept of coverage of all buildings on a single family lot is conforming. With the current location of the existing dwelling unit being 16 feet further than required, conformity in this instance to the Zoning Ordinance as it pertains to the setbacks being sought, would constitute a hardship for the Applicant.

For the foregoing reasons, the Applicant requests variance relief be granted to permit variance relief for a side yard, rear yard, setback to the swimming pool together with variance to permit distance from pool to dwelling unit to be less than the 10 feet required.

# Schwanewede / Hals Engineering

9 Post Road, Suite M11  
Oakland, New Jersey 07436  
HalsEng@optonline.net

Professional Engineering and Land Surveying  
Phone (201) 337-0053  
Fax (201) 337-0173

Prepared By:



David A. Hals, PE, LS, PP, CME  
NJPE&LS Lic. No. 29994

## DRAINAGE CALCULATIONS

Address 425 Red Rock Road  
Town Wyckoff

Block 497 Lot 85

Date Oct. 12, 2020  
Rev. Feb. 24, 2021

## PROJECT DESCRIPTION

The owner is proposing to construct a pool and patio in the rear yard of the existing dwelling

## DRAINAGE DESIGN

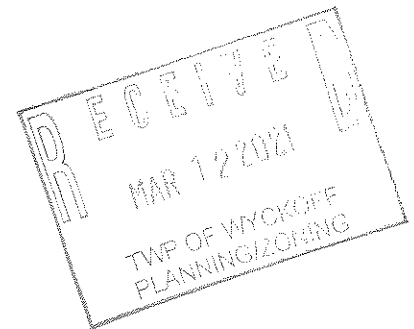
Seepage pits will be utilized to collect and control runoff

Seepage Pit Design Criteria

Time of Concentration:  $T_c = 10$  Min.

Design Storm: 10-Year - 60 Min storm  
 $i = 2$ "/hr.

Use Rational Method -  $Q=CiA$



### EXISTING COVERAGE

Structures	2,332 SF
Conc. Pad	0 SF
Driveway	539 SF
A/C units	27 SF
Walk/Patio	794 SF

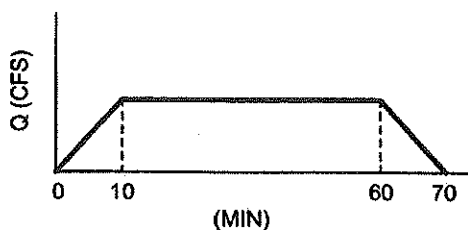
Total = 3,692 / 43560 SF/Acre  
= 0.08 Acres

### PROPOSED COVERAGE

Structures	2,332 SF
Pool	495 SF
Driveway	539 SF
Misc	125 SF
Walk/Patio	1,535 SF

Total = 5,026 / 43560 SF/Acre  
= 0.12 Acres

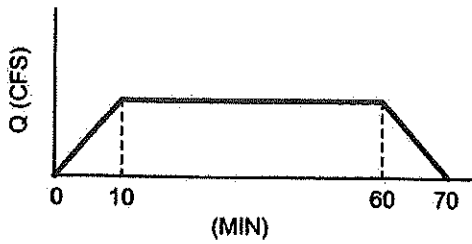
## EXISTING RUNOFF



$$Q = CiA = (0.95) \times (2.0) \times 0.08 \\ = 0.15 \text{ CFS}$$

$$\text{Volume} = (\text{Min})(\text{Sec/Min})(\text{Cfs}) \\ = (60)(60) \times 0.15 \\ \text{Volume} = 540 \text{ CF}$$

**PROPOSED RUNOFF**



$$Q = CiA = (0.95) \times (2.0) \times 0.12 = 0.23 \text{ CFS}$$

$$\begin{aligned} \text{Volume} &= (\text{Min})(\text{Sec/Min})(\text{Cfs}) \\ &= (60)(60) * 0.23 \\ \text{Volume} &= 828 \text{ CF} \end{aligned}$$

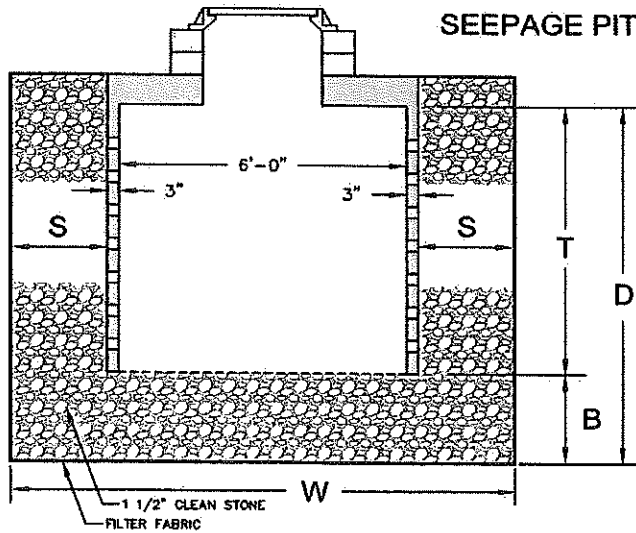
**STORAGE REQUIRED**

$$\begin{aligned} \text{Proposed Runoff Volume} &= 828 \text{ CF} \\ \text{Existing Runoff Volume} &= 540 \text{ CF} \\ \text{Storage Volume} &= \frac{828 - 540}{1} = 288 \text{ CF} \end{aligned}$$

$$\begin{aligned} \text{Check 2" Rainfall on the Proposed Roof} &= 2,332 \text{ SF}/43560 \text{ SF/Acre} \\ &= 0.05 \text{ Acre} \end{aligned}$$

$$\begin{aligned} Q = CiA &= (0.95)(2.0) * 0.05 \\ &= 0.10 \text{ CFS} \end{aligned} \quad \begin{aligned} \text{Vol} &= (60)(60) * 0.10 \\ &= 366 \text{ CF} \end{aligned}$$

**STORAGE REQUIRED = 366 CF**



$$\begin{aligned} T = \text{Tank height} &= 6 \\ S = \text{Stone thickness} &= 2 \\ B = \text{Stone depth below} &= 2 \\ D = T + B &= 8.0 \\ W = 6'-6" + (2)*S &= 10.5 \end{aligned}$$

$$\begin{aligned} \text{Pit Volume} &= [\pi(6^2)/4] \times T = 170 \\ \text{Tank Volume} &= [\pi(6.5^2)/4] \times T = 199 \end{aligned}$$

$$\begin{aligned} \text{Stone Volume} &= (W \times W \times D) - \text{Tank Vol.} \\ &= 882 \\ &- \text{Tank} = 199 \\ \text{Stone Volume} &= 683 \end{aligned}$$

$$\begin{aligned} \text{Stone Voids} &= \text{Stone Vol.} \times 40\% \\ &= 273 \\ \text{Total Pit Volume} &= \text{Pit Vol.} + \text{Stone Voids} \\ &= \boxed{443} \end{aligned}$$

1000- gallon seepage pits required = 1

443 > 366