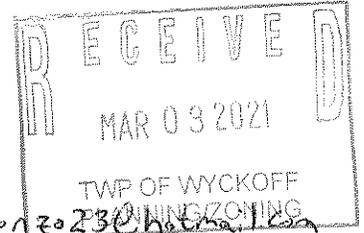


TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SITE PLAN APPROVAL / SOIL MOVEMENT

Date filed 3 Mar 21 Fee \$250.00 Block 429 Lot(s) 41



A. APPLICATION IS HEREBY MADE FOR:

- Minor site plan
- Preliminary/final major site plan
- Waiver, modification or amendment of an existing site plan
- Fence permit
- Soil movement

email: M. delorenzo@230charleston.com

B. OWNER: MARK + TERESA DELORENZO Tele # 973-294-4270

Address: 359 RUIT FARM ROAD WYCKOFF, NJ 07481

Applicant's Name (if other than owner):

SAME

Tele# \_\_\_\_\_

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

Name and address of person presenting application:

Name: \_\_\_\_\_ Profession \_\_\_\_\_

Address: \_\_\_\_\_ Tele # \_\_\_\_\_

Name of development: \_\_\_\_\_

C. PROPERTY DESCRIPTION

Location: 359 RUIT FARM ROAD WYCKOFF, NJ 07481 Zone: RA-25

Lot size: 25,387 S/F Tax Map #: 44 Block 429 Lot(s) 41

Size of building in square feet: 3,237 S/F Stories: 1

D. YARD DIMENSIONS - PROPOSED DEVELOPMENT APPLICATION

Zone: RA-25 Minimum lot requirements: Area (sq. ft.): 25,000 S/F

Frontage: 111.00' Depth: 217.95'

Proposed yard dimensions: Principal building Front 80.7' Rear 81.6'

Side: One 39' Both 58.6'

Accessory buildings: Rear N/A Side N/A

Maximum building height: Stories 2.25 stories Feet 23.8'

Minimum habitable floor area per dwelling unit 3,237 S/F

Maximum lot coverage 12.8%

Principal building %: 12.8% Principal & accessory building %: 16.6%

E. IF APPLICATION IS FOR WAIVER, MODIFICATION OR AMENDMENT OF AN EXISTING SITE PLAN, EXPLAIN REQUEST:

N/A

F. PROPOSED LAND USE: IN-GROUND POOL (SINGLE FAMILY RESIDENTIAL DWELLING)

G. DESCRIPTION OF PROPOSED OPERATIONS, INCLUDING DAYS AND HOURS OF OPERATION:

N/A

H. IF PROPOSAL IS FOR RESIDENTIAL CONSTRUCTION, STATE NUMBER OF DWELLING UNITS AND TYPE OF OWNERSHIP: SINGLE FAMILY DWELLING

I. ESTIMATED COST OF CONSTRUCTION: TBD

**J. ARE ANY DEED RESTRICTICONS APPLICABLE TO THE PROPOSED USE KNOWN OR CONTEMPLATED?**

Yes \_\_\_\_\_ No X If yes, attach copy.

**K. IS DEDICATION OF LAND FOR ROAD OR OTHER REASON REQUIRED? Yes \_\_\_\_\_ No X**

If yes, complete the following:

Name of roads: \_\_\_\_\_

Number of feet: \_\_\_\_\_ Remarks: \_\_\_\_\_

**L. PREVIOUS ACTION BY PLANNING BOARD: Date \_\_\_\_\_ Details: \_\_\_\_\_**

Amendment requested: NONE

**M. DOES THIS DEVELOPMENT PLAN INCLUDE OR REQUIRE A SIMULTANEOUS APPLICATION FOR ANOTHER TOWNSHIP APPROVAL? Yes \_\_\_\_\_ No X**

If yes, state type of additional approval being sought: \_\_\_\_\_

**N. LIST OF MAPS AND OTHER MATERIAL ACCOMPANYING THE APPLICATION AND THE NUMBER OF EACH ITEM:**

	ITEM	NUMBER
1.	PROPERTY SURVEY	
2.	LANDSCAPE / GRADING PLAN	
3.	PHOTOGRAPHS	
4.		
5.		

**O. DOES THE FINAL PLAT FOLLOW EXACTLY THE PRELIMINARY PLAT IN REGARD TO DETAILS AND AREA COVERED? Yes X No \_\_\_\_\_**

If no, indicate changes: \_\_\_\_\_

P. SIGNATURE OF APPLICANT: [Signature] OWNER / APPLICANT

SIGNATURE OF OWNERS: [Signature] Teresa DeTorre

DATE OF APPLICATION: 3 MARCH 2021

**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
- Soil movement in excess of 100 cubic yards

**PROPERTY HISTORY:**

A. Owner: MARK + TERESA DELorenzo  
Address: 359 RUIT FARM ROAD WYCKOFF, NJ 07481  
Telephone: 973-294-4270  
Applicant name (if other than owner): SAME  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:  
Location: 359 RUIT FARM ROAD WYCKOFF, NJ 07481  
Zoning district: RA-25 Block: 429 Lot: 41  
Existing use of building or premises: SINGLE FAMILY DWELLING

C. Type of variance requested: N/A

D. The variance requested is for the purpose of: N/A

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

F. Is the property sewered or septic? SEWERED 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:  
N/A

**ALL APPLICANTS COMPLETE SECTION J**

**J. ZONING DISTRICT – RA-25**

		<b>DIMENSIONS</b>			
		<b>Zoning</b>			
		<b>Requirement</b>	<b>Present Layout</b>	<b>Proposed Layout</b>	<b>**See Note</b>
1.	<b>LOT SIZE (sq. ft.)</b>	25,000 min.	25,387	25,387	( )
	Frontage	125 min.	111	111	( )
	Depth	150 min.	217.95	217.95	( )
2.	<b>SETBACKS</b>				
	<b>Principal Building</b>				
	Front Yard (ft.)	40 min.	80.7	80.7	( )
	Rear Yard (#2) (ft.)	40 min.	81.6	81.6	( )
	Side Yard (#1) (ft.)	20 min.	39	39	( )
	Side Yard (#2) (ft.)	20 min.	19.6	19.6	( )
	<b>* Accessory Structure(s) (deck, garage, shed, pool, etc.)</b>		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	n/a	20-cabana and pool	( )
	Side Yard (ft.)	15 min.	n/a	15 - pool	( )
<b>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</b>					
3.	<b>GROSS BUILDING AREA (GBA) per 186.65**</b>				( )
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	3600	3600	( )
	Garage faces side yard setback increases to	27 min.			( )
4.	<b>BUILDING AREAS (footprint)</b>				
	Principal Building (sq. ft.)		3,237	3,237	
	Accessory Structures (sq. ft.)	<b>LIST</b>			
	pool		n/a	740	
	cabana		n/a	240	
5.	<b>LOT COVERAGE</b>				
	A. Principal Building (%)	15 max.	12.8	12.8	( )
	B. Total Access. Structures (%)	5 max.	0	3.8	( )
	C. Total (%) (A & B)	20 max.	12.8	16.6	( )
6.	<b>DWELLING AREA (Total sq. ft.)</b>	1,200 min.			( )
	First Floor		1,300	1,300	
	Second Floor		1,300	1,300	
7.	<b>BUILDING HEIGHT (ft.)</b>	35 max.	<35	<35	( )
	Number of stories	2 ½ max.	2	2	( )
8.	<b>IMPERVIOUS COVERAGE (Calculation)</b>				
For lots over 25,000 sq. ft., the maximum allowable impervious coverage shall be 28.5% of the lot area. For lots between 10,000 and 25,000 sq. ft., the maximum allowable impervious coverage shall be equal to 45 divided by the square root of the lot area. Lots less than 10,000 sq. ft., the maximum allowable impervious coverage shall be 45% of the lot area.					
	▪ Structures/Buildings	Sq. ft.	3,477	<u>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	1,623		
	▪ Patios and/or paved areas	Sq. ft.	255		
	▪ Walkways and brick pavers	Sq. ft.			
	▪ Tennis Court	Sq. ft.			
	▪ Swimming Pool Water Surface	Sq. ft.	not included		
	▪ Decks w/o free drainage	Sq. ft.			
	<b>TOTAL IMPERVIOUS COVERAGE:</b>	Sq. ft.	5,355	<b>Calculated %</b>	21.1% ( )

\*\*GROSS BUILDING AREA – is defined as the gross building floor area of the buildings on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall

K. OTHER REQUIREMENTS

1. PARKING: Spaces required 2 provided 4  
Actual area to be utilized (each floor): 2400 S/F

Comments:

Buffer required N/A

Buffer provided N/A

Comments:

2. SIGN: (Also fill out separate Application for Sign Construction Permit)

Dimensions: N/A

Height: N/A

Location: N/A

Lighting: N/A

Setbacks: N/A

3. FENCE:

Height: N/A

Style: N/A

Location: N/A

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? NO VARIANCE  
REQ'D

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?

N/A

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?

N/A

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good N/A

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance N/A

**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.

NO USE VARIANCE REQUIRED

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

N/A

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

N/A

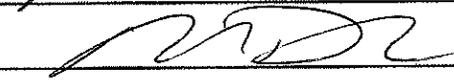
4. List any "hardship" related to the nature of the land and/or the neighborhood which presents reasonable utilization of the property for any permitted use.

N/A

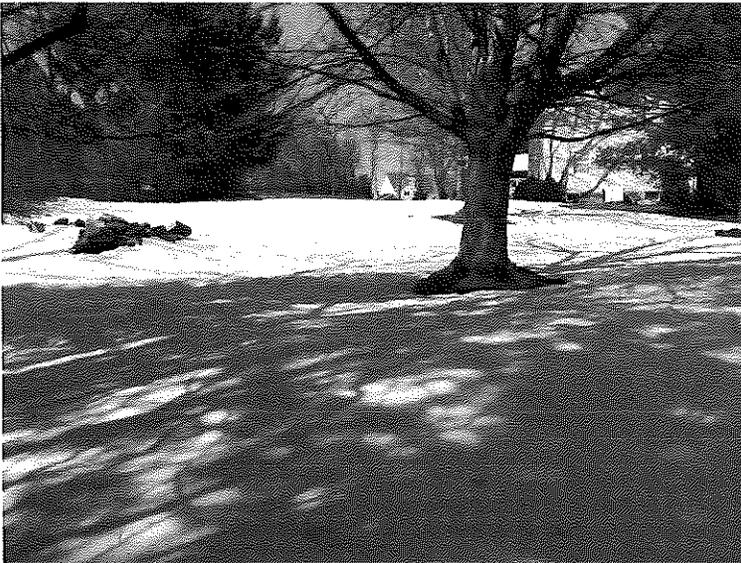
N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. <u>N/A</u>	
2. _____	
3. _____	
4. _____	
5. _____	

Signature of Applicant:  OWNER/APPLICANT

Signature of Owner(s):  Teresau De Lorenzo

Date of Application: 3 MAR 2021



Name: MARK + TERESA DELORENZO  
 Address: 359 RUIT FARM ROAD WYCKOFF, NJ 07481  
 Block 429 Lot 41 Date: 3 MAR 2021



## SECTION 46-40 COMPLETENESS OF APPLICATIONS

### SECTION 1 – Section 46-40. Completeness of Applications.

#### B. DEVELOPMENT APPLICATION REVIEW CHECKLISTS.

(1) General requirements. No application for development shall be deemed complete unless the following items, information and documentation, where applicable, are submitted to the Administrative Officer.

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (a) Application form properly completed [ <sup>* 2 COPIES</sup> sixteen (16) copies].   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (b) Correct filing fee and escrow deposits.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (c) Filing for soil erosion and sediment control.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <sup>N/A</sup> (d) Required variance or conditional use application.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (e) Certification that property tax payments and assessments are current.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (f) Proof that proper notice and publication of the application pursuant to N.J.S.A. 40:55D-12 has been made.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <sup>N/A</sup> (g) Ownership disclosure statement, where required by law.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (h) Appropriate number of plat maps submitted.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <sup>N/A</sup> (i) Flood-fringe application, where required.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (j) Landscaping Plan including the location and description of existing and proposed landscaping. Information on proposed landscaping shall include the numbers and type of any trees or plants existing on the property that are being removed as well as the common and botanical names, number of trees and/or plants, planted size and root specifications of all trees and plants to be added to the property. The plan shall include the method by which existing trees shall be protected during construction. |

**B - ALL APPLICATIONS**

Yes No

- ( ) (k) A statement from the property owner granting permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application.
- ( )  N/A (l) A copy of any protective covenants or deed restrictions, if any, affecting the property in question, provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist shall be submitted.
- ( ) (m) Details of all proposed retaining walls over two (2) feet in height, signed and sealed by a licensed professional engineer.
- ( )  N/A (n) Any additional information deemed necessary by the municipal agency.
- ( ) (o) A grading plan prepared by a professional engineer, which indicates topography, an ingress egress stone pad adjacent to the roadway consisting of, at a minimum of 10 feet wide by 30 feet long six (6) inch deep of two (2) and one half inch crushed stone, silt fenced located adjacent to all areas of new construction or renovation, elevations, draining patterns and all proposed seepage pits and/or dry wells. In addition, the application shall include a written certification from a professional engineer certifying that there will be a zero increase in storm water runoff as a result of the project.
- ( ) (p) Detailed drawings depicting all existing structures and proposed structures on the site. The drawings must include all portions of existing structures which the applicant proposes to remove.

Name: MARK + TERESA DELORENZO  
 Address: 359 RUIT FARM ROAD  
 Block 429 Lot 41 Date: 3 MARCH 2021



## SECTION 46-40 COMPLETENESS OF APPLICATIONS

### SECTION 1 – Section 46-40. Completeness of Applications.

**C. NO APPLICATION FOR SITE PLAN REVIEW AND APPROVAL SHALL BE DEEMED COMPLETE UNLESS THE FOLLOWING ITEMS, INFORMATION AND DOCUMENTATION, WHERE APPLICABLE, ARE SUBMITTED TO THE ADMINISTRATIVE OFFICER.**

(1) Site plan submission details and requirements.

(a) Scale: one (1) inch = ten (10) feet; twenty (20) feet; thirty (30) feet; forty (40) feet; fifty (50) feet.

(b) Plan legibility: Satisfactory (  ) Unsatisfactory (  )

- | Yes                                     | No                                      |   |
|---|---|---|
| ( <input checked="" type="checkbox"/> ) | ( <input type="checkbox"/> )            | (1) Sixteen (16) copies of plat. <span style="margin-left: 20px;"><i>* 2 COPIES</i></span>  |
| ( <input checked="" type="checkbox"/> ) | ( <input type="checkbox"/> )            | (2) Name, title, address, telephone number of applicant, owner, person preparing plan, maps and accompanying date.  |
| ( <input checked="" type="checkbox"/> ) | ( <input type="checkbox"/> )            | (3) Place for signatures of the Chairman and Secretary of the Planning Board.   |
| ( <input checked="" type="checkbox"/> ) | ( <input type="checkbox"/> )            | (4) Place for signature of Township Engineer.   |
| ( <input checked="" type="checkbox"/> ) | ( <input type="checkbox"/> )            | (5) Current Tax Map lot and block numbers of the premises affected.   |
| ( <input checked="" type="checkbox"/> ) | ( <input type="checkbox"/> )            | (6) Date, scale, North sign and key map at one (1) inch = two hundred (200) feet scale.   |
| ( <input checked="" type="checkbox"/> ) | ( <input type="checkbox"/> )            | (7) Zone district of premises and the zone districts of all the immediately adjoining properties.   |
| ( <input checked="" type="checkbox"/> ) | ( <input type="checkbox"/> )            | (8) All existing/proposed setback dimensions, landscaped areas, trees over eight (8) inches, fencing, diameter size/type of planting/plan material on premises. |
| ( <input type="checkbox"/> )            | ( <input checked="" type="checkbox"/> ) | (9) Existing and proposed signs, their size, type of construction.  |

<b>C – SITE PLAN REVIEW</b>
---------------------------------

Yes      No

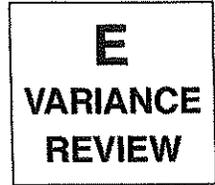
- ( )    (✓) *N/A* (10) Location, existing and proposed exterior lighting, including size, height, area, direction of illumination, lumen power, including building security lighting plan, isolux drawing where required.
- ( )    (✓) *N/A* (11) Existing and proposed principal building, accessory structures with dimensions, present/ finished grade elevations, floor plans, area measurements.
- (✓)    ( )    (12) Complete exterior building and elevation drawings of proposed structure(s).
- (✓)    ( )    (13) The location, type, size of existing/proposed catch basins, all utilities, above and below ground.
- (✓)    ( )    (14) The location, type, size of all existing/proposed curbs, sidewalks, driveways, fences, retaining walls, parking spaces. All off-street parking and loading areas, dimensions and schedules.
- ( )    (✓) *N/A* (15) Location, size, type of all existing/proposed rights-of-way, easements, other encumbrances which may affect premises, location, size, description of lands contemplated for dedication to township.
- (✓)    ( )    (16) Location, size, nature of property and contiguous property owned by the applicant or in which the applicant has direct or indirect interest.
- (✓)    ( )    (17) Location, size, widths of all existing/proposed streets abutting premises and structures, property lines of all abutting properties with names, addresses of owners per Tax Map rolls.
- (✓)    ( )    (18) Existing/proposed topography of site contour interval not less than two (2) feet.
- (✓)    ( )    (19) Stormwater management plan.
- (✓)    ( )    (20) Soil erosion and sediment control plan.
- ( )    (✓) *N/A* (21) Soil removal application, where applicable.
- ( )    (✓) *N/A* (22) Traffic study, where required by Board.
- ( )    (✓) *N/A* (23) Environmental impact study, where required by Board.

**C – SITE PLAN  
REVIEW**

Yes      No

- N/A* (24) Traffic signage and safety plan.
- N/A* (25) Design review of building plans, where required.
- (26) Escrow agreement, where required.
- N/A* (27) Description of proposed use(s) and estimated number of employees.
- N/A* (28) Any/all other information/dates necessary to meet any requirement of the Article/zoning/  
subdivision ordinances not listed above.
- N/A* (29) Parking stalls shall be numbered for identification and handicap stalls shall be in  
compliance with ADA requirements.
- N/A* (30) Compliance with ADA Code for parking spaces as to dimensions, signage, \$250 penalty  
placard, and striping.
- N/A* (31) Developer's Agreement, if required by the Board.

Name: MARIC + TERESA DELONENZO  
Address: 359 RUISE FARM ROAD WYCKOFF, NJ 07481  
Block 429 Lot 41 Date: 3 MAR 2021



## SECTION 46-40 COMPLETENESS OF APPLICATIONS

### SECTION 1 – Section 46-40. Completeness of Applications.

**E. NO APPLICATION FOR VARIANCE APPROVAL SHALL BE DEEMED COMPLETE UNLESS THE FOLLOWING ITEMS, INFORMATION AND DOCUMENTATION, WHERE APPLICABLE, ARE SUBMITTED TO THE ADMINISTRATIVE OFFICER:**

- | Yes                                 | No   |  |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                       | (1) Sixteen (16) copies of accurate survey showing the property and the location of all buildings existing and proposed, and their setbacks from property lines. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> <i>N/A</i> | (2) Sixteen (16) copies of site plans submission details, where required by the Board of Adjustment or by ordinance.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> <i>N/A</i> | (3) Sixteen (16) copies of the complete building exterior and elevation drawings of the proposed structures or buildings.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> <i>N/A</i> | (4) Sixteen (16) copies of drawings of interior floor plan layout for proposed structure or buildings and adjoining rooms.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                       | (5) <i>* 2 COPIES</i> Sixteen (16) copies of photographs of existing structures, topographical features and structures on adjoining properties.                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                       | (6) <i>* 2 COPIES</i> Sixteen (16) copies of distances from existing and proposed buildings on the property to buildings and structures on adjacent lots.        |