

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
- (x) 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: Noreen Hajinlian  
Address: 327 Brookside Avenue, Wyckoff  
Telephone: 201-891-1847  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:  
Location: 327 Brookside Avenue  
Zoning district: RA-25 Block: 203 Lot: 18.01  
Existing use of building or premises: \_\_\_\_\_

C. Type of variance requested: No Variance - Conforming Minor

D. The variance requested is for the purpose of: No Variance - Conforming Minor

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

F. Is the property sewered or septic? \_\_\_\_\_ Locate on survey. will need to construct house connection

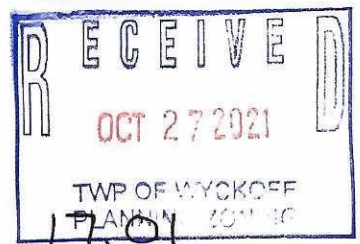
G. Is this request connected with the simultaneous approval of another application before a Township board?  
Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, explain Minor Sub Division

H. Have there been any previous applications before a Township board involving the premises? Yes No \_\_\_\_\_  
If yes, state the date and disposition: Minor Sub-Div - withdrawn

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: No

Lots 17 + 17.01

**ALL APPLICANTS COMPLETE SECTION J**



J. ZONING DISTRICT - RA-25

**DIMENSIONS** 17

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	36,925	31,671	( )
Frontage	125 min.	125.0	125.0	( )
Depth	150 min.	295.3	253.3	( )
2. SETBACKS (Corner Lot)				
Principal Building				
Front Yard (#1) (ft.)	40 min.			( )
Front Yard (#2) (ft.)	40 min.			( )
Rear Yard (ft.)	40 min.			( )
Side Yard (ft.)	20 min.			( )
2. SETBACKS (Interior Lot)				
Principal Building				
Front Yard (#1) (ft.)	40 min.	53.9	53.9	( )
Rear Yard (#2) (ft.)	40 min.	192.5	150.5	( )
Side Yard (ft.)	22 min.	25.1	25.1	( )
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary).		
Rear Yard (ft.)	40 min.	83.6	41.3	( )
Side Yard (ft.)	20 min.	43.6	43.6	( )

**\*ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY**

3. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	2313	2,313	
Accessory Structures (sq. ft.)	LIST	203	203	
.....	.....			
.....	.....			
4. LOT COVERAGE				
A. Principal Building (%)	15 max.	6.26	7.3	( )
B. Total Access. Structures (%)	max.	0.55	0.64	( )
C. Total (%) (A & B)	15 max.	6.81	7.94	( )
5. DWELLING AREA (Total sq. ft.)	min.			( )
First Floor	.....			
6. BUILDING HEIGHT (ft.)				
Number of stories	2 1/2 max.	2 1/2	2 1/2	( )
7. IMPERVIOUS COVERAGE				

**Calculation:**

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.

	Sq. ft.	
▪ Structures/Buildings	2,516	<u>Space reserved for calculation</u>
▪ Driveways (paved or gravel)	974	
▪ Patios and/or paved areas	467	
▪ Walkways and brick pavers	200	
▪ Tennis Court		
▪ Swimming Pool Water Surface		
▪ Decks w/o free drainage	527	
<b>TOTAL IMPERVIOUS COVERAGE:</b>	<u>5,684</u>	Calculated % = <u>17.95</u> ( )

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

Lots 18 + 18.01

**ALL APPLICANTS COMPLETE SECTION J**

J. ZONING DISTRICT - RA-25

	<u>DIMENSIONS</u>			**See Note
	Zoning Requirement	18 Present Layout	18.01 Proposed Layout	
1. LOT SIZE (sq. ft.)	25,000 min.	45,747	25,001	( )
Frontage	125 min.	150.9	150.9	( )
Depth	150 min.	295.5	164.5	( )
2. SETBACKS (Corner Lot)				
Principal Building				
Front Yard (#1) (ft.)	40 min.	44.6	44.6	( )
Front Yard (#2) (ft.)	40 min.	45.1	45.1	( )
Rear Yard (ft.)	40 min.	215	72.1	( )
Side Yard (ft.)	20 min.	34.3	34.3	( )
2. SETBACKS (Interior Lot)				
Principal Building				
Front Yard (#1) (ft.)	40 min.	_____	_____	( )
Rear Yard (#2) (ft.)	40 min.	_____	_____	( )
Side Yard (ft.)	22 min.	_____	_____	( )
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary).		
Rear Yard (ft.)	40 min.	_____	_____	( )
Side Yard (ft.)	20 min.	_____	_____	( )

\*ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY

3. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	2,048	2,048	
Accessory Structures (sq. ft.)	LIST			
_____	.....	_____	_____	
_____	.....	_____	_____	
4. LOT COVERAGE				
A. Principal Building (%)	15 max.	4.5	8.2	( )
B. Total Access. Structures (%)	_____ max.	_____	_____	( )
C. Total (%) (A & B)	15 max.	4.5	8.2	( )
5. DWELLING AREA (Total sq. ft.)	_____ min.	2,048	2,048	( )
First Floor	.....	_____	_____	
6. BUILDING HEIGHT (ft.)				
Number of stories	2 1/2 max.	2 1/2	2 1/2	( )
7. IMPERVIOUS COVERAGE				

**Calculation:**

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.	2,048	<u>Space reserved for calculation</u>
▪ Driveways (paved or gravel)	Sq. ft.	950	
▪ Patios and/or paved areas	Sq. ft.	39	
▪ Walkways and brick pavers	Sq. ft.	478	
▪ Tennis Court	Sq. ft.	_____	
▪ Swimming Pool Water Surface	Sq. ft.	_____	
▪ Decks w/o free drainage	Sq. ft.	470	
<b>TOTAL IMPERVIOUS COVERAGE:</b>	Sq. ft.	3,985	Calculated % = <u>15.94</u> ( )

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



Lots 18 + 18.02

**ALL APPLICANTS COMPLETE SECTION J**

J. ZONING DISTRICT - RA-25

	<u>DIMENSIONS</u>			
	Zoning	18	18.02	
1. LOT SIZE (sq. ft.)	Requirement	Present Layout	Proposed Layout	**See Note
Frontage	<u>25,000</u> min.	<u>45,747</u>	<u>26,000</u>	( )
Depth	<u>125</u> min.	<u>150.9</u>	<u>131.0</u>	( )
	<u>150</u> min.	<u>295.5</u>	<u>155.9</u>	( )
2. SETBACKS (Corner Lot)				
Principal Building				
Front Yard (#1) (ft.)	<u>40</u> min.	<u>44.6</u>	_____	( )
Front Yard (#2) (ft.)	<u>40</u> min.	<u>45.1</u>	_____	( )
Rear Yard (ft.)	<u>40</u> min.	<u>215</u>	_____	( )
Side Yard (ft.)	<u>20</u> min.	<u>34.3</u>	_____	( )
2. SETBACKS (Interior Lot)				
Principal Building				
Front Yard (#1) (ft.)	<u>40</u> min.	_____	<u>40</u>	( )
Rear Yard (#2) (ft.)	<u>40</u> min.	_____	<u>40</u>	( )
Side Yard (ft.)	<u>22</u> min.	_____	<u>20</u>	( )
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary).		
Rear Yard (ft.)	<u>40</u> min.	_____	_____	( )
Side Yard (ft.)	<u>20</u> min.	_____	_____	( )

\*ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY

3. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	<u>2,048</u>	_____	
Accessory Structures (sq. ft.)	LIST	_____	_____	
_____	.....	_____	_____	
_____	.....	_____	_____	
4. LOT COVERAGE				
A. Principal Building (%)	<u>15</u> max.	<u>4.5</u>	_____	( )
B. Total Access. Structures (%)	_____ max.	_____	_____	( )
C. Total (%) (A & B)	<u>15</u> max.	<u>4.5</u>	_____	( )
5. DWELLING AREA (Total sq. ft.)	_____ min.	_____	_____	( )
First Floor	.....	<u>2,048</u>	_____	
6. BUILDING HEIGHT (ft.)				
Number of stories	<u>2 1/2</u> max.	<u>2 1/2</u>	_____	( )
7. IMPERVIOUS COVERAGE				

**Calculation:**

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.	_____	<u>Space reserved for calculation</u>
▪ Driveways (paved or gravel)	Sq. ft.	_____	
▪ Patios and/or paved areas	Sq. ft.	_____	
▪ Walkways and brick pavers	Sq. ft.	_____	
▪ Tennis Court	Sq. ft.	_____	
▪ Swimming Pool Water Surface	Sq. ft.	_____	
▪ Decks w/o free drainage	Sq. ft.	_____	
<b>TOTAL IMPERVIOUS COVERAGE:</b>	Sq. ft.	_____	Calculated % = <u>0</u> ( )

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

TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SUBDIVISION APPROVAL

Date filed \_\_\_\_\_ Fee \_\_\_\_\_ Block 203 Lot(s) 17 & 18

A. APPLICATION IS HEREBY MADE FOR:

- Minor subdivision  
 Preliminary major subdivision  
 Final major subdivision



B. OWNER: Noreen Hajinlian  
Address: 327 Brookside Avenue, Wyckoff,  
Telephone: 201-891-1847  
Applicant(s) Name (if other than owner): \_\_\_\_\_  
Name and address of person presenting application: Bruce Whitaker, ESG  
McDonnell + Whitaker, LLC, 245 E. Main Street, Ramsey, NJ 07446  
Profession: Attorney  
Telephone: 201-934-0110  
Name of development: \_\_\_\_\_

C. PROPERTY DESCRIPTION

Tax map # 2  
Zoning district: RA-25  
Area of entire tract: 45,747 SF  
Portion being subdivided: 45,747 SF  
Number of proposed lots: 2  
Size and dimension of undersized lot(s) proposed: \_\_\_\_\_ sq. ft.  
Shortest frontage at required setback of lot(s): 158.6 ft.  
Water? yes Sewer? yes  
Located on municipal street Windham Court North (name)  
County road Brookside Avenue (name)  
State highway N/A (name)  
Are municipal streets paved gravel or proposed? yes  
Estimated cost of construction: N.A.

D. STAGE OF APPLICATION:

1. PRELIMINARY PLAT

Is this subdivision to be consolidated with an adjoining property? NO  
If yes, complete the following:  
I or we, do hereby request the Township Engineer to consolidate this approved lot or lots with my present lot(s) when deed or deeds of conveyance are submitted to his office for plotting.

\_\_\_\_\_  
(adjoining owner's signature)

Is dedication of land for road or other reason required? Yes

If yes, complete the following:

Road name Brookside Avenue Number of feet 3

Remarks:

to be road widening easement to County of Bergen  
(Deed description of subdivided lands to be submitted at end of application)

I or we do hereby agree to dedicate to the Township of Wyckoff the land as mentioned above.

N.A. - County Road

(Owner's signature)

Township will prepare and execute the necessary deed of conveyance at no cost to the owner.

**Development Plans:**

a. Sell lots only? Sell one, Live in other

b. Construct houses for sale? \_\_\_\_\_

c. Other \_\_\_\_\_

List existing improvements and utilities and intentions to install other improvements prior to final approval.

Improvement Intention

Utilities available to be installed by purchaser of New Lot

**List of streets or roads:**

Name New or existing Width

Brookside Avenue - 55' wide

Windham Court North - 50' wide

Deed restrictions that apply or are contemplated. (If no restrictions, state "NONE", if yes attach copy of same)

Yes - road widening easement (proposed)

**2. FINAL PLAT**

Previous action by board N/A

Date \_\_\_\_\_

Does the Final Plat follow exactly the Preliminary Plat in regard to details and area covered? \_\_\_\_\_

If not, indicate changes \_\_\_\_\_

Length of new street proposed N/A feet.

**E. DOES THIS APPLICATION REPRESENT A REQUEST FOR SIMULTANEOUS APPROVAL OF A SITE PLAN AND/OR VARIANCE RELIEF?** If so, state type of additional approvals being sought NO

**F. HAS THE SUBJECT PROPERTY RECEIVED PREVIOUS APPROVAL OR DENIAL OF ANY DEVELOPMENT APPLICATION i.e. SITE PLAN OR VARIANCE REQUEST?** No

If so, state date and type of approval and application number \_\_\_\_\_

**G. HAS THIS PARCEL BEEN SUBDIVIDED SINCE 1975?** No

If so, state date, application number and number of lots created \_\_\_\_\_



H. DOES THIS APPLICATION MEET ALL THE REQUIREMENTS OF ALL TOWNSHIP DEVELOPMENT ORDINANCES? yes If not, explain discrepancies: \_\_\_\_\_

I. DO PLANS CONFORM TO THE MAP FILING LAS OF NEW JERSEY? (N.J.S.A. 46:23-9.1 et. Seq.) yes

J. LIST OF MAPS AND OTHER MATERIAL ACCOMPANYING APPLICATION AND NUMBER OF EACH.

	ITEM	NUMBER
1.	minor Subdivision plat	
2.		
3.		
4.		
5.		

I understand and agree that if I or my attorney request a continuance or postponement of any meeting or hearing at which this application may be discussed, or a decision is to be made on this application by the Wyckoff Planning Board, I hereby consent to any extension or suspension of time in which the Wyckoff Planning Board is required by law to act on (a) the completeness of my application and (b) the approval or denial of my application, for a time period equal to the length of time of such continuance or postponement.

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

Signature of Owner(s): Noeem Hajirian  
NOEEM HAJIRIAN LOT 18

Date of Application: 09/17/21

H. DOES THIS APPLICATION MEET ALL THE REQUIREMENTS OF ALL TOWNSHIP DEVELOPMENT ORDINANCES? yes If not, explain discrepancies: \_\_\_\_\_

I. DO PLANS CONFORM TO THE MAP FILING LAS OF NEW JERSEY? (N.J.S.A. 46:23-9.1 et. Seq.) yes

J. LIST OF MAPS AND OTHER MATERIAL ACCOMPANYING APPLCATION AND NUMBER OF EACH.

	ITEM	NUMBER
1.	Minor Subdivision Plat	
2.		
3.		
4.		
5.		

I understand and agree that if I or my attorney request a continuance or postponement of any meeting or hearing at which this application may be discussed, or a decision is to be made on this application by the Wyckoff Planning Board, I hereby consent to any extension or suspension of time in which the Wyckoff Planning Board is required by law to act on (a) the completeness of my application and (b) the approval or denial of my application, for a time period equal to the length of time of such continuance or postponement.

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

Signature of Owner(s): Patricia Murphy

Date of Application: 09/17/21



**CONKLIN ASSOCIATES**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
P.O. BOX 282  
29 CHURCH STREET, RAMSEY, NJ 07446

September 17, 2021

**Description** of Lot 17.01 in Block 203, #333 Brookside Avenue in the Township of Wyckoff, Bergen County, New Jersey. in accordance with a plan entitled "Minor Subdivision Plat, Lots 17 & 18 - Block 203 in the Township of Wyckoff, Bergen County, New Jersey", prepared by Conklin Associates, Professional Engineers and Land Surveyors, dated 9/17/2021, and more fully described as follows:

**Beginning at a point** in the northerly line Brookside Avenue (55 feet wide) where it is intersected by the dividing line between Lot 18.01 in Block 203 to the east and Lot 17.01 in Block 203, the lands herein described to the west, said point being distant South  $56^{\circ}32'13''$  West 150.7 feet from the intersection formed by the northerly line of Brookside Avenue with the westerly side line of Windham Court North (50 feet wide), both as produced to form said intersection; thence

- 1) Along the northerly line of Brookside Avenue South  $56^{\circ}26'13''$  West, 125.19 feet to a point in the easterly line of Lots 16 in Block 203, thence
- 2) Along the same, North  $33^{\circ}33'47''$  West, 253.25 feet to a point in the southerly line of Lot 18.02, thence
- 3) Along the same, North  $56^{\circ}26'10''$  East, 125.00 feet to a point in the westerly line of Lot 18.02, thence
- 4) Along the westerly line of lots 18.02 and 18.01, South  $33^{\circ}33'47''$  East, 89.00 feet to a point in the northerly line of Lot 18.01, thence
- 5) Along the westerly line of lots 18.02 and 18.01, South  $33^{\circ}37'49''$  East, 164.25 feet to a point in the northerly line of Brookside Avenue

**Containing:** 31,672 square feet. Subject to all covenants and agreements of record

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Stephen P. Eid NJ PE & LS 30081

***Township of Wyckoff***  
***Engineering Department***

**TO:** Wyckoff Planning Board

**FROM:** Mark A. DiGennaro, P.E., Township Engineer

**DATE:** October 7, 2021

**RE:** 327 Brookside Ave Block 203 Lots 17 & 18  
RA-25 Zone

I have reviewed the following application documents:

- Minor Subdivision Plat prepared by Conklin Associates dated 9/17/21.
- Metes and Bounds description for proposed lots 17.01, 18.01 and 18.02, dated 9/17/21.
- Application for Subdivision Approval
- Zoning Application

**SUMMARY:** The subject property is located on a corner lot in the RA-25 residential zone and is conforming. The application proposes to subdivide the property to create two separate conforming lots. The proposal includes a lot line amendment with adjacent lot 17 in order to merge approximately 5269 SF to newly created lot 18.02. The resultant three lots 17.01, 18.01 and 18.02 will be conforming to the RA-25 Residential Zone district. Based upon my review, the following comments are offered:

**RA-25 Requirements      Lot Area 25,000 SF; Lot Width/Frontage 125 FT;  
   Depth 150 FT; Frontage 125 FT**

1. The proposed dwelling shown on lot 18.02 is for illustrative purposes only and any development proposed on the newly created lot will be subject to prior zoning review and approval.
2. Any approval should be conditioned upon the following:
  - The applicant must submit a final deed and property survey for review and approval prior to recording.
  - The applicant shall submit an original final subdivision map for signature by the Planning Board Chairman, Secretary and Township Engineer.
  - All costs associated with filing and amending tax maps shall be borne by the applicant.
3. The calculated lot area for 17.01 appears to more correctly contain 31,656 SF. Applicant to confirm and adjust all relevant tables accordingly.

Based on my review of the above, the Board may wish to deem the application complete and move to public hearing as notice to the public is not required with a conforming minor subdivision application.