

TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SITE PLAN APPROVAL

Date filed _____ Fee _____ Block 258 Lot(s) 13

A. APPLICATION IS HEREBY MADE FOR:

- Minor site plan **Planning Board Application for Soil Movement**
 Preliminary/final major site plan
 Waiver, modification or amendment of an existing site plan
 Fence permit

B. OWNER: **Gary Kayal** gckayal@gmail.com Tele # 201 206 0909
Address: 225 Van Houten Avenue, Wyckoff, New Jersey 07481 (Lot 13 – Block 258)
Applicant's Name (if other than owner): _____ Tele# _____
Address: _____
Name and address of person presenting application:
Name: **Gary Kayal** _____ Profession Landscaping
Address: _____ Tele # 201 206 0909
Name of development: _____

C. PROPERTY DESCRIPTION

Location: 225 Van Houten Avenue Zone: RA-25
Lot size: 30,183 sf (0.693 acre) Tax Map #: 16 Block 258 Lot(s) 13
Size of building in square feet: main residence 3,000 ft² floor-area +/- Stories: 2-1/2

D. YARD DIMENSIONS – PROPOSED DEVELOPMENT APPLICATION

Zone: RA-25 Minimum lot requirements: Area (sq. ft.): 43,560 ft² (30,183 ft² undersize lot)
Frontage: 125' required, 100' existing Depth: 150' required, 195.4' existing
Proposed yard dimensions: Principal building Front 46.1' front setback Rear 84.6' rear yard setback
Side: One 41.3' sideyard west Both 22.5' sideyard southeast
Accessory buildings: Rear 78.9' garage rear yard Side 14.7' side yard northwest
Maximum building height: Stories 2-1/2 story residence 1-1/2 story garage Feet 30' residence, 20' garage (+/-)
Minimum habitable floor area per dwelling unit 3,000 ft² floor area for main residence +/-
Maximum lot coverage 28.5% maximum, 17.8% pre-existing, 20.8% proposed (current)
Principal building %: 6.8% principal building
Principal & accessory building %: 10.3% total buildings (residence + detached garage)

E. IF APPLICATION IS FOR WAIVER, MODIFICATION OR AMENDMENT OF AN EXISTING SITE PLAN, EXPLAIN REQUEST: **NOT APPLICABLE, NEW APPLICATION ONLY**

F. PROPOSED LAND USE: **Single Family Residence with Detached Garage, leveled back-yard lawn areas with perimeter natural boulder rock retaining wall, surrounded with perimeter vegetation**

G. DESCRIPTION OF PROPOSED OPERATIONS, INCLUDING DAYS AND HOURS OF OPERATION:
Strip and stockpile sod lawn (topsoils). Remove previously imported soils (from 2019), inspect rear yard perimeter boulder stone retaining wall materials composition with Township Engineer & Design Engineer, remove and replace as directed (back-fill with stable sandy/rocky soils and aggregate for drainage). Excavate for new stormwater drywell drainage facilities, backfill clean crushed stone and install new drywell and pipes, have inspected by Township Engineer. Import certified clean soils for levelling of rear yard. Spread topsoil for lawn and other landscape plantings; install landscape irrigation lines, work-hours Monday through Saturday (typically Mon-Fri), 8am-4pm, over the course of 6-8 weeks

H. IF PROPOSAL IS FOR RESIDENTIAL CONSTRUCTION, STATE NUMBER OF DWELLING UNITS AND TYPE OF OWNERSHIP: **one (1) single family residence (with detached garage); Applicant / Owner resides at residence**

I. ESTIMATED COST OF CONSTRUCTION: **\$35,000**

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

Yes _____ No If yes, attach copy. **Not Applicable**

K. IS DEDICATION OF LAND FOR ROAD OR OTHER REASON REQUIRED? Yes _____ No Not Applicable

If yes, complete the following: **Not Applicable**

Name of roads: _____
Number of feet: _____ Remarks: _____

L. PREVIOUS ACTION BY PLANNING BOARD: Date _____ **Not Applicable Details: _____**

Amendment requested: _____

M. DOES THIS DEVELOPMENT PLAN INCLUDE OR REQUIRE A SIMULTANEOUS APPLICATION FOR ANOTHER TOWNSHIP APPROVAL? Yes _____ No Not Applicable

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. **ONELLO ENGINEERING: Site Plan, Zoning Analysis & Soil Movement for Kayal Residence, #225 Van Houten Avenue, Lot 13 – Block 258, Township of Wyckoff, County of Bergen, New Jersey, dated February 24, 2021**

2. **Survey, Boundary & Topographic: Boundary and Topographic Survey Of Property Situated At Tax Lot 13 In Block 258, Township Of Wyckoff, Bergen County, New Jersey, By Solstice Surveying, David P Aguanno, Pls, Dated April 17, 2019, revised (updated as-built) September 22, 2020**

3. _____

4. _____

O. DOES THE FINAL PLAT FOLLOW EXACTLY THE PRELIMINARY PLAT IN REGARD TO DETAILS AND AREA COVERED? Yes No _____

If no, indicate changes: **provided residential site plan is FINAL (preliminary AND final)**

P. SIGNATURE OF APPLICANT:  **Gary Kayal, Owner & Applicant**

SIGNATURE OF OWNERS:  **Gary Kayal, Owner & Applicant**

DATE OF APPLICATION: March 4, 2021

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT - RA-25

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	<u>43,560 min.</u>	<u>30,183 SF</u>	<u>30,183 SF</u>	()
Frontage	<u>125' min.</u>	<u>100.0'</u>	<u>100.0'</u>	()
Depth	<u>150' min.</u>	<u>195.4'</u>	<u>195.4'</u>	()
2. SETBACKS (Corner Lot)				
Principal Building				
Front Yard (#1) (ft.)	_____ min.	_____	_____	()
Front Yard (#2) (ft.)	_____ min.	_____	_____	()
Rear Yard (ft.)	_____ min.	_____	_____	()
Side Yard (ft.)	_____ min.	_____	_____	()
2. SETBACKS (Interior Lot)				
Principal Building				
Front Yard (#1) (ft.)	<u>40.0' min.</u>	<u>46.1'</u>	<u>46.1'</u>	()
Rear Yard (#2) (ft.)	<u>40.0' min.</u>	<u>84.6'</u>	<u>84.6'</u>	()
Side Yard (ft.)	<u>20.0' min.</u>	<u>22.5'</u>	<u>22.5'</u>	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary).		
Rear Yard (ft.)	<u>20.0' min.</u>	<u>78.9'</u>	<u>78.9'</u>	()
Side Yard (ft.)	<u>15.0' min.</u>	<u>14.7'</u>	<u>14.7'</u>	(X)

*ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY

3. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	<u>2,044 SF</u>	<u>2,044 SF</u>	
Accessory Structures (sq. ft.)	LIST			
.....		<u>1,052 SF (GARAGE)</u>	<u>1,052 SF GARAGE</u>	
.....				
.....	<u>3,096 SF TOTAL</u>	<u>10.3% BUILDING COVERAGE</u>		
4. LOT COVERAGE				
A. Principal Building (%)	<u>N/A max.</u>	<u>6.8%</u>	<u>687%</u>	()
B. Total Access. Structures (%)	<u>5.0% max.</u>	<u>3.5%</u>	<u>3.5%</u>	()
C. Total (%) (A & B)	<u>20.0% max.</u>	<u>10.3%</u>	<u>10.3%</u>	()
5. DWELLING AREA (Total sq. ft.)				
First Floor	<u>1,500 SF</u>	<u>1,500 SF</u>	()
6. BUILDING HEIGHT (ft.)				
Number of stories		<u>35' 2.5 STY max.</u>	<u>32.5'+/- principal residence</u>	()
			<u>20' +/- detached garage</u>	()

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>3,096 SF</u>	<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.	_____		
▪ Other Improvements	Sq. ft.	<u>3,194 SF</u>		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>6,290 SF</u>	Calculated % = <u>20.8%</u>	()

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

K. OTHER REQUIREMENTS

1. PARKING: Spaces required **NOT APPLICABLE** _____ provided _____
Actual area to be utilized (each floor): _____

Comments: _____

Buffer _____ required _____

Buffer provided **NOT APPLICABLE** _____

Comments: _____

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

Dimensions: _____

Height: _____

Location: **NOT APPLICABLE** _____

Lighting: _____

Setbacks: _____

3. FENCE:

Height: **4' height perimeter fence** _____

Style: **aluminum / steel vertical posts with cyclone fencing** _____

Location: **along rear and side yard property lines** _____

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? **Proposed conditions plan will level-off the rear yard areas to make useable for customary residential recreation** _____

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? **Not applicable**

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? **Not applicable**

4 State how the proposed variance: **Not applicable**

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. **Not Applicable**


3. List any "special reasons" related to the request. **Not Applicable**

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. **Not Applicable**

N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. Not Applicable	
2. _____	
3. _____	
4. _____	
5. _____	

Signature of Applicant:  **Gary Kayal, Owner / Applicant**

Signature of Owner(s):  **Gary Kayal, Owner / Applicant**

Date of Application: **March 4, 2021**

Name: Gary Kayal
 Address: #225 Van Houten Avenue, Wyckoff
 Block 258 Lot 13 Date: March 4, 2021

B
FOR USE
WITH ALL
APPLICATIONS

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**

- () () (a) Application form properly completed [sixteen (16) copies].
- () () (b) Correct filing fee and escrow deposits.
- () () (c) Filing for soil erosion and sediment control. **Bergen County Soil Conservation District Certification #19-2215, October 31, 2019**
- N/A** () () (d) Required variance or conditional use application. **application provided, not applicable**
- () () (e) Certification that property tax payments and assessments are current.
- () () (f) Proof that proper notice and publication of the application pursuant to N.J.S.A. 40:55D-12 has been made.
- () () (g) Ownership disclosure statement, where required by law.
- () () (h) Appropriate number of plat maps submitted.
- N/A** () () (i) Flood-fringe application, where required. **not applicable**
- () () (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. **Landscape perimeter arborvitae plantings, as per site as-abuilt existing conditions plan, Site Plan, drawing #3**

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.

- () () (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.
if necessary, shall be provided under seprated cover via Project Attorney

- () () (m) Details of all proposed retaining walls over two (2) feet in height, signed and sealed by a licensed professional engineer. **Provided on Site Plan, drawing #5 (grading plan) & drawing #7 (construction details)**

- () () (n) Any additional information deemed necessary by the municipal agency.
Shall be provided under seprated cover via Project Attorney

- () () (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.
Provided on Site Plan, drawing #5 (grading plan)

- () () (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. **Provided throughout Site Plan**

Name: Gary Kayal
 Address: 225 Van Houten Avenue, Wyckoff
 Block 258 Lot 13 Date: March 4, 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 ()

Site Plan by Onello Engineering
Angelo Onello, PE
5 Beechnut Street
Hillsdale, New Jersey 07642
(201) 774-1444 | Angelo@OnelloEng.com

Yes No

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) Sixteen (16) copies of plat. |
| <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.
Site Plan, Drawing #1, (bottom left corner of plan sheet) |
| <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.
RA-25 Zone, Single-Family Residential |
| <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. |

N/A () () (9) Existing and proposed signs, their size, type of construction.
not applicable, single family residence

**C – SITE PLAN
REVIEW**

- | 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. not applicable, single family residence, standard / typical wall-mount sconce lighting around residence perimeter, low-intensity |
| (✓) | () | (11) Existing and proposed principal building, accessory structures with dimensions, present/ finished grade elevations, floor plans, area measurements.
All information provided for pre-existing & current conditions on Site Plan |
| N/A | () | (12) Complete exterior building and elevation drawings of proposed structure(s).
Not applicable, (profile of retaining wall & drywell provided on Drawing #7) |
| (✓) | () | (13) The location, type, size of existing/proposed catch basins, all utilities, above and below ground. stormwater pipe network provided on site plan
stormwater drywell behind wall, below pre-existing grade |
| (✓) | () | (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. |
| (✓) | () | (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. Drainage from existing roof & driveway to drain to new / proposed drywell (at north corner of property) |
| (✓) | () | (20) Soil erosion and sediment control plan.
Site Plan, Drawing #6, BCSCD #19-2215 |
| (✓) | () | (21) Soil removal application, where applicable.
Soil movement calculations table provided on Drawing #7 |
| N/A | () | (22) Traffic study, where required by Board.
Not applicable, single-family residence |
| N/A | () | (23) Environmental impact study, where required by Board.
Not applicable, no known environmental constraints |

**C – SITE PLAN
REVIEW**

- | Yes | No | |
|-----|---------|---|
| N/A | () () | (24) Traffic signage and safety plan. Not applicable, single-family residence |
| N/A | () () | (25) Design review of building plans, where required.
Not applicable, no buildings proposed |
| | () () | (26) Escrow agreement, where required.
If necessary, shall be provided under separate cover |
| N/A | () () | (27) Description of proposed use(s) and estimated number of employees.
Not applicable, single-family residence |
| N/A | () () | (28) Any/all other information/dates necessary to meet any requirement of the Article/zoning/
subdivision ordinances not listed above. Not applicable, no subdivision of land |
| N/A | () () | (29) Parking stalls shall be numbered for identification and handicap stalls shall be in
compliance with ADA requirements. Not applicable, single-family residence |
| N/A | () () | (30) Compliance with ADA Code for parking spaces as to dimensions, signage, \$250 penalty
placard, and striping. Not applicable, single-family residence |
| N/A | () () | (31) Developer's Agreement, if required by the Board.
Not applicable, single-family residence, property owner
resides at residence, property owner performing the work |

Name: Gary Kayal
Address: #225 Van Houten Avenue
Block 258 Lot 13 Date: March 4, 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 checked="" type="checkbox"/> | <input type="checkbox"/> | (2) Sixteen (16) copies of site plans submission details, where required by the Board of Adjustment or by ordinance. |
| N/A | <input type="checkbox"/> | (3) Sixteen (16) copies of the complete building exterior and elevation drawings of the proposed structures or buildings. Not applicable, no buildings proposed |
| N/A | <input type="checkbox"/> | (4) Sixteen (16) copies of drawings of interior floor plan layout for proposed structure or buildings and adjoining rooms. Not applicable, no buildings proposed |
| <input type="checkbox"/> | <input type="checkbox"/> | (5) Sixteen (16) copies of photographs of existing structures, topographical features and structures on adjoining properties.
Shall be provided by the Applicant, under separate cover, as necessary |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (6) Sixteen (16) copies of distances from existing and proposed buildings on the property to buildings and structures on adjacent lots. |

PROPERTY OWNER PERMISSION FORM

March 4, 2021

Date

The property owner grants permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application that is presently before the Wyckoff Board of Adjustment.

**225 Van Houten Avenue; Lot 13 - Block 258
Wyckoff, New Jersey**

225 Van Houten Ave Wyckoff
Address/Premises

GARY KAYAL
Print name


Signature