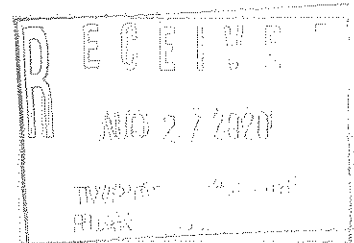
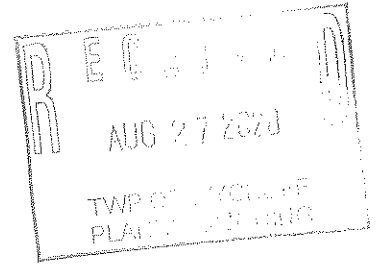


The Applicant is seeking approval to “resubdivide” his property by adding approximately 21,098 square feet to his existing property. All the additional property is in Wyckoff and the new Lot, which will include the newly added property, will be located completely in Wyckoff. There is no construction being proposed or contemplated. The new Lot will be approximately 83,595 square feet if this minor subdivision application is granted.

Although no variances are required and no waivers anticipated, the applicant shall apply for same if during the public hearing the Board or the Board’s experts determine any such relief is necessary.





TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SUBDIVISION APPROVAL

Date filed 8-27-10 Fee _____ Block 428 Lot(s) 3.05 WYCKOFF
Block 69 Lot 7.05 NORTH HALENDON

A. APPLICATION IS HEREBY MADE FOR:

- Minor subdivision
- Preliminary major subdivision
- Final major subdivision

B. OWNER:

RYAN MERSE

Address: 209 ZACHARY COURT, WYCKOFF, N.J.
 Telephone: _____
 Applicant(s) Name (if other than owner): _____
 Name and address of person presenting application: MATTHEW S. ROGERS, RYAN MERSE,
CHRISTOPHER LANTECUM
 Profession: PROPERTY OWNER, ARCHITECT IN THAT ORDER
 Telephone: MATTHEW S. ROGERS 201-857-3700
 Name of development: N/A

C. PROPERTY DESCRIPTION

Tax map # _____
 Zoning district: RA-25 Block 428, Lot 3.05
 Area of entire tract: EXISTING 62,497 sq. ft. - PROPOSED 83,595 sq. ft.
 Portion being subdivided: adding 21,098 sq. ft.
 Number of proposed lots: 0221
 Size and dimension of undersized lot(s) proposed: N/A sq. ft.
 Shortest frontage at required setback of lot(s): 126 FEET ft.
 Water? YES Sewer? YES
 Located on municipal street YES (name) _____
 County road NO (name) _____
 State highway NO (name) _____
 Are municipal streets paved, gravel or proposed? PAVED
 Estimated cost of construction: _____

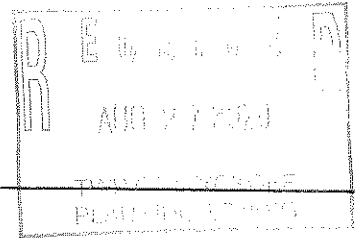
D. STAGE OF APPLICATION:

1. PRELIMINARY PLAT

Is this subdivision to be consolidated with an adjoining property? YES
 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.

Ce

 (adjoining owner's signature)



Is dedication of land for road or other reason required? Yes NO

If yes, complete the following:

Road name _____ Number of feet _____

Remarks: _____

(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.

(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? NO

b. Construct houses for sale? NO

c. Other NO

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

Improvement Intention

NONE

List of streets or roads:

Name New or existing Width

ZACHARY COURT

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

2. FINAL PLAT

Previous action by board _____

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 _____ 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 FOR RYAN MENSE	ONE
2.	DATED: JULY 2, 2020	
3.	LANTIERNE, KURENS ASSOCIATES, L.L.C.	
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: Ryan Mense
Signature of Owner(s): Ryan Mense
Date of Application: 8/27/20

**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

NOT APPLICABLE

PROPERTY HISTORY:

A. Owner: _____
Address: _____
Telephone: _____
Applicant name (if other than owner): _____
Address: _____
Telephone: _____

B. Property Description:
Location: _____
Zoning district: _____ Block: _____ Lot: _____
Existing use of building or premises: _____

C. Type of variance requested: _____

D. The variance requested is for the purpose of: _____

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

F. Is the property sewerred or septic? _____ 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: _____

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>25,000</u> min.	<u>62,497</u>	<u>63,595</u>	()
Frontage	<u>125</u> min.	<u>125</u>	<u>125</u>	()
Depth	<u>150</u> min.	<u>205.61</u>	<u>205.61</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</u> min.	<u>40.8</u>	<u>40.8</u>	()
Rear Yard (#2) (ft.)	<u>40</u> min.	<u>70.1</u>	<u>92.3</u>	()
Side Yard (ft.)	<u>20</u> min.	<u>38.2</u>	<u>38.2</u>	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary).		
Rear Yard (ft.) Pool	<u>20</u> min.	<u>39.4</u>	<u>39.4</u>	()
Side Yard (ft.)	<u>15</u> min.	<u>93.8</u>	<u>93.8</u>	()

*ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY

3. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	<u>5072</u>	<u>5072</u>	
Accessory Structures (sq. ft.)	LIST			
Pool	.....	<u>743</u>	<u>743</u>	
Deck	.....	<u>589</u>	<u>589</u>	
4. LOT COVERAGE				
A. Principal Building (%)	<u>15</u> max.	<u>8.1</u>	<u>6.1</u>	()
B. Total Access. Structures (%)	<u>5</u> max.	<u>2.1</u>	<u>1.6</u>	()
C. Total (%) (A & B)	<u>20</u> max.	<u>10.2</u>	<u>7.7</u>	()
5. DWELLING AREA (Total sq. ft.)	<u>1200</u> min.	<u>3305</u>	<u>3305</u>	()
First Floor	.....	_____	_____
6. BUILDING HEIGHT (ft.)				
Number of stories	<u>35</u> max.	<u>No Change</u>	<u>No Change</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>5072</u>	Space reserved for calculation
▪ Driveways (paved or gravel)	Sq. ft.	<u>2626</u>	
▪ Patios and/or paved areas	Sq. ft.	<u>1368</u>	
▪ Walkways and brick pavers	Sq. ft.	<u>649</u>	
▪ Tennis Court	Sq. ft.	_____	
▪ Swimming Pool Water Surface	Sq. ft.	<u>743</u>	
▪ Decks w/o free drainage	Sq. ft.	<u>589</u>	
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>11,047</u>	Calculated % = <u>13.2%</u> ()

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

K. OTHER REQUIREMENTS

1. PARKING: Spaces required N/A 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: _____ N/A
Height: _____
Location: _____
Lighting: _____
Setbacks: _____

3. FENCE:
Height: _____ N/A
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? N/A

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?

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?

4 State how the proposed variance:
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.

N/A

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.	
2.	
3.	
4.	
5.	

Signature of Applicant: _____

Signature of Owner(s): _____

Date of Application: _____

NOT APPLICABLE