

TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY



APPLICATION FOR SITE PLAN APPROVAL / SOIL MOVEMENT

Date filed \_\_\_\_\_ Fee \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

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

Greg 201-487-0015 X 121  
email: grego@costaeng.com

B. OWNER: Richard Rosen

Address: 474 Ivy Lane, Wyckoff NJ 07481 Tele # \_\_\_\_\_  
Applicant's Name (if other than owner): \_\_\_\_\_

Address: \_\_\_\_\_ Tele# \_\_\_\_\_  
Name and address of person presenting application:  
Name: \_\_\_\_\_ Profession \_\_\_\_\_  
Address: \_\_\_\_\_ Tele # \_\_\_\_\_  
Name of development: \_\_\_\_\_

C. PROPERTY DESCRIPTION

Location: 474 Ivy Lane, Wyckoff NJ 07481 Zone: \_\_\_\_\_  
Lot size: 27,952 SF Tax Map #: 02 Block 422 Lot(s) 8  
Size of building in square feet: N/A Stories: \_\_\_\_\_

D. YARD DIMENSIONS – PROPOSED DEVELOPMENT APPLICATION

Zone: RA-25 Minimum lot requirements: Area (sq. ft.): 25,000 SF  
Frontage: 200' Depth: 140'  
Proposed yard dimensions: Principal building Front N/A Rear \_\_\_\_\_  
Side: One \_\_\_\_\_ Both \_\_\_\_\_  
Accessory buildings: Rear \_\_\_\_\_ Side \_\_\_\_\_  
Maximum building height: Stories \_\_\_\_\_ Feet \_\_\_\_\_  
Minimum habitable floor area per dwelling unit \_\_\_\_\_  
Maximum lot coverage \_\_\_\_\_  
Principal building %: \_\_\_\_\_ Principal & accessory building %: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

F. PROPOSED LAND USE: SINGLE FAMILY DWELLING (EXISTING)

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

CONSTRUCT RETAINING WALL W/ FENCE, IMPORT SOIL TO PROPOSED GRADES

H. IF PROPOSAL IS FOR RESIDENTIAL CONSTRUCTION, STATE NUMBER OF DWELLING UNITS AND TYPE OF OWNERSHIP: N/A

I. ESTIMATED COST OF CONSTRUCTION: \_\_\_\_\_

J. ARE ANY DEED RESTRICTONS 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.	SITE PLAN - RETAINING WALL	
2.	_____	
3.	_____	
4.	_____	
5.	_____	

O. DOES THE FINAL PLAT FOLLOW EXACTLY THE PRELIMINARY PLAT IN REGARD TO DETAILS AND AREA COVERED? Yes \_\_\_\_\_ No \_\_\_\_\_ N/A  
If no, indicate changes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

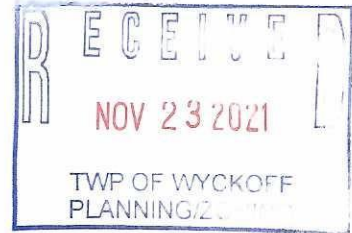
P. SIGNATURE OF APPLICANT:   
SIGNATURE OF OWNERS: \_\_\_\_\_  
DATE OF APPLICATION: 11/22/21



**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: Richard Rosen  
Address: 474 Ivy Lane, Wyckoff NJ 07481  
Telephone: 973 768 8931 Engineer's # 201 4187 0015 ET/21  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**B. Property Description:**

Location: 474 Ivy Lane, Wyckoff NJ 07481  
Zoning district: RA-25 Block: 422 Lot: 8  
Existing use of building or premises: \_\_\_\_\_

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 sewer 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: \_\_\_\_\_

ALL APPLICANTS COMPLETE SECTION J (N/A)

J. ZONING DISTRICT – RA-25

**DIMENSIONS**

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	_____	_____	( )
Frontage	125 min.	_____	_____	( )
Depth	150 min.	_____	_____	( )
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	_____	_____	( )
Rear Yard (#2) (ft.)	40 min.	_____	_____	( )
Side Yard (#1) (ft.)	20 min.	_____	_____	( )
Side Yard (#2) (ft.)	20 min.	_____	_____	( )
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	_____	_____	( )
Side Yard (ft.)	15 min.	_____	_____	( )
<i>*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY</i>				
3. GROSS BUILDING AREA (GBA) per 186.65**				
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.	_____	_____	( )
Garage faces side yard setback increases to	27 min.	_____	_____	( )
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	_____	_____	
Accessory Structures (sq. ft.)	LIST	_____	_____	
_____	.....	_____	_____	
_____	.....	_____	_____	
_____	.....	_____	_____	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	_____	_____	( )
B. Total Access. Structures (%)	5 max.	_____	_____	( )
C. Total (%) (A & B)	20 max.	_____	_____	( )
6. DWELLING AREA (Total sq. ft.)	1,200 min.	_____	_____	( )
First Floor	.....	_____	_____	
Second Floor	.....	_____	_____	
7. BUILDING HEIGHT (ft.)	35 max.	_____	_____	( )
Number of stories	2 ½ max.	_____	_____	( )
8. 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.	_____		
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	_____	Calculated %	( )
			= _____	

\*\*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 not include porches, decks, patios, walkways, driveways, tennis courts, swimming pools, and other structures not attached to the main building.



K. OTHER REQUIREMENTS (N/A)

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 (N/A)

L. 1. How will the benefits of the proposed application outweigh any detriments? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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. (N/A)

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.

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

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

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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.

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N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. SITE PLAN - RETAINING WALL	
2.	
3.	
4.	
5.	

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

Signature of Owner(s): \_\_\_\_\_

Date of Application: \_\_\_\_\_



# COSTA ENGINEERING CORPORATION

## INSPECTION REPORT

PROJECT: 474 Ivy Lane

PROJECT#: 21-2255

INSPECTED BY: GO

DATE: 11-22-21

WEATHER:

TEMPERATURE:

### COMMENTS/CONCERNS:

Photos 1 - Existing stone wall within the backyard





# COSTA ENGINEERING CORPORATION

## INSPECTION REPORT

PROJECT: 474 Ivy Lane

PROJECT#: 21-2255

INSPECTED BY: GO

DATE: 11-22-21

WEATHER:

TEMPERATURE:

### COMMENTS/CONCERNS:

Photos 2 - Existing grade along the east side of the property





# COSTA ENGINEERING CORPORATION

## INSPECTION REPORT

PROJECT: 474 Ivy Lane

PROJECT#: 21-2255

INSPECTED BY: GO

DATE: 11-22-21

WEATHER:

TEMPERATURE:

### COMMENTS/CONCERNS:

Photo 3 - Existing conditions looking North towards the rear corner of the property

