

RECEIVED

APR 08 2022

PLANNING/ZONING

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
(X) 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

EMAIL ADDRESS OF PERSON WHO COMPLETED APPLICATION mcwhitlaw@optonline.net

PROPERTY HISTORY:

A. Owner: Joseph Pisa & Victoria Silva
Address: 431 Lafayette Avenue, Wyckoff, N.J.
Telephone: 201-400-1783
Applicant name (if other than owner): Same
Address:
Telephone:

B. Property Description:

Location: 431 Lafayette Avenue, Wyckoff, N.J.
Zoning district: RA-25 Block: 483 Lot: 30.01
Existing use of building or premises: Single family dwelling unit

C. Type of variance requested: See Addendum attached

D. The variance requested is for the purpose of: See Addendum attached

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

F. Is the property sewerred or septic? Sewered Locate on survey.

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

H. Have there been any previous applications before a Township board involving the premises: Yes X No
If yes, state the date and disposition: Variance approval granted 2/15/90

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

DIMENSIONS

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)	25,000 min.	60,596	60,596	()
Frontage	125 min.	181.27	181.27	()
Depth	150 min.	321.2	321.2	()
2. SETBACKS				
Principal Building				
Front Yard (ft.)	40 min.	75.6	47.7	()
Rear Yard (#2) (ft.)	40 min.	184.4	87.4	()
Side Yard (#1) (ft.)	20 min.	18.1	20.5	(x)
Side Yard (#2) (ft.)	20 min.	128.7	107.5	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
Rear Yard (ft.)	20 min.	>20'	N/A	()
Side Yard (ft.)	15 min.		N/A	()
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**		4,708**	7,386**	** refer to ()
Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.			arch plans ()
Garage faces side yard setback increases to	27 min.		87.4	()
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	.....	2,016	4,861	
Accessory Structures (sq. ft.)	LIST			
Carriage House	.....	1,092	N/A	
Sheds	.....	194	82	
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	3.3	8.0	()
B. Total Access. Structures (%)	5 max.	2.1	0.1	()
C. Total (%) (A & B)	20 max.	5.4	8.1	()
6. DWELLING AREA (Total sq. ft.)	1,200 min.	2,763	6,511*	* incl. ()
First Floor	.....	1,907	3,886*	carriage ()
Second Floor	.....	856	2,625	house
7. BUILDING HEIGHT (ft.)	35 max.	35	38	(x)
Number of stories	2 1/2 max.	2.5	2.5	()
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.	4,943	<u>Space reserved for calculation</u>	
▪ Driveways (paved or gravel)	Sq. ft.	6,650		
▪ Patios and/or paved areas	Sq. ft.	313		
▪ 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.	11,906	Calculated %	()
			= 19.6	

**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 open porches, unfinished attics, basements, decks or patios.

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

K. OTHER REQUIREMENTS Not Applicable

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

L. 1. How will the benefits of the proposed application outweigh any detriments? See Addendum attached

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?

See Addendum attached

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 See Addendum attached

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance See Addendum attached

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M. Not Applicable

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.

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. Plot Plan prepared by Omland & Osterkorn -3 initially	
2. Architectural Plan prepared by Plan Architecture-3 initially	
3.	
4.	
5.	

Signature of Applicant: Joseph Pissa

Signature of Owner(s): UNB

Date of Application: _____

ADDENDUM TO APPLICATION

Joseph Pisa and Victoria Silva (hereinafter referred to as the "Applicant") are the owners of 431 Lafayette Avenue, Wyckoff, New Jersey which is shown on the Tax Map of the Township of Wyckoff as Block 483 Lot 30.01 (hereinafter referred to as the "Property"). The Property is located in the RA-25 Rural Residential District.

The Property consists of 60,596.1 square feet or 1.39 acres which exceeds the minimum lot area of 25,000 square feet. It has a frontage of 181.27 feet where 125 feet is the minimum required and a lot depth of 321.2 feet where 150 feet is the minimum required.

There is a two framed dwelling unit and one story framed accessory building and barn on the Property. The buildings far exceed the minimum requirements for setbacks having a lot frontage of 75.6 feet where 40 feet is the minimum required, a rear yard of 184.4 feet where 40 feet is the minimum required and side yard setbacks of 18.1 feet and 128.7 feet where 20 feet is the minimum required.

The Property was previously subject to a land use application in which the prior applicant applied for variance relief for a height requirement from Section 186-18 of the Zoning Ordinance in effect in 1990. The variance relief was granted. A copy of the Resolution is attached. The decision was appealed and condition 6A of the original Resolution of the Board of Adjustment was by consent deleted since the condition pertaining to the barn had no relationship to the height variance being requested for the principal building. A copy of the Consent Order for Remand dated September 7, 1988, the Developer's Agreement are attached together with a Resolution dated 2/15/90 confirming the deletion of condition 1 requiring the removal of an existing barn.

The Applicant purchased the Property on September 21, 2020. Prior to purchasing the Property the Township of Wyckoff entered into an Agreement with the Applicant that the condition of approval from the original Consent Order pertaining to the removal of kitchen improvements and appliances in the accessory structure which had not yet been accomplished. A copy of that letter agreement dated

October 1, 2020 from Robert Landel, Esq., Township Attorney, and executed by the Applicant is attached. The letter indicates that the Applicant needed to convert the barn into a garage that could accommodate at least one passenger automobile or file an application with the Township of Wyckoff within 60 days of closing for a construction permit to construct a new garage on site with a size that would accommodate at least one passenger automobile. A delay has occurred in connection with this application which the Township of Wyckoff is aware of based on Covid-19-Pandemic conditions that occurred which delayed the formulation and completion of an overall plan for modifications to the site.

The Applicant is proposing to construct a two car garage to satisfy the requirements set forth in the letter agreement of October 1, 2020. The Applicant is also proposing a second floor addition, a covered porch to the rear of the existing building, a front porch and a covered stepped walkway to the barn.

All of the proposed renovations and improvements meet all of the required setbacks **except for the enhanced side yard setback of 25 feet** for the RA-25 Rural Zone. The proposed improvements meet the impervious coverage requirements and lot coverage requirements. The front yard setback will be 47.7 feet where 40 feet is the minimum required, the rear yard setback will be 87.4 feet where 40 feet is the minimum required. The total lot coverage for principal building and accessory structures will be 8.1% where 20% is the maximum permitted, total impervious coverage will be 19.6% where 28.5% is the maximum permitted.

The Applicant seeks a height variance to permit the building height to be 38 feet where 35 feet is the maximum permitted and a side yard setback of 20.5 feet where the enhanced side yard setback requirement is 25 feet. The enhanced side yard setback is prompted by the fact that a required garage is being constructed and the accessor structure is now being attached to the existing building that creates the larger square footage for the structure. The actual enhanced side yard setback is only for the garage and a proposed covered porch. The existing side yard setback is sufficient based upon the

lawfully existing structure that exists and the extensive plantings that will properly buffer what is going to be a very passive side yard. The Property that is over twice the minimum size required in the RA-25 Zone softens the effect of the side yard in this instance for a structure that is basically already located 20.5 feet from the side lot line.

It is submitted that variance relief is appropriate under NJSA 40:55D-70(C)(1) for the following reasons:

A. The Applicant has not only updated the current structure but has creatively incorporated the structure with the barn that preserves the barn and, provides for the barn to be functional for part of the dwelling unit incorporating it now all as one dwelling and providing for a garage that meets the requirements under the agreement with the Township of Wyckoff.

B. The two car garage exceeds the requirements under the agreement.

C. The new garage constitutes a more functional garage than conversion of the barn and there is an overall aesthetic value in connection with the design that is now proposed incorporating and preserving the barn as part of the dwelling rather than creating a driveway entry for a considerable distance to the barn as a separate structure

There is an unusual topographic condition on the Property that creates the necessity for variance relief in this instance to permit the height to be 38 feet where 35 feet is the maximum permitted. The Findings of Facts set forth in the prior Resolution granting a height variance serves as a basis and foundation for the variance relief now being sought. Unusual topographic conditions are called out in the statute as a reason for granting variance relief. In this instance, conformity to the height requirement would constitute a hardship and would be inappropriate from an aesthetic and architectural design aspect. The height itself will compliment the existing building.

It is submitted that variance relief can be granted without substantial detriment to the Zone Plan or Zoning Element of the Township of Wyckoff. It is submitted that the Board must take into

account the overall size of this Property which indicates that the building as proposed, the height as proposed with the setbacks that will exist creates a situation where the 3 foot variation will not be readily discernible. The positive aspect in this particular instance is that the entire site is being renovated, the barn is being preserved and the garage requirement under the Township of Wyckoff is now being accommodated. The creation of the additional garage space constitutes a positive planning element. The additions proposed to the building basically square off the existing structure and results in a very positive design on this large property.

For the foregoing reasons, it is respectfully requested that variance relief be granted as proposed.

RECORDING FEE \$ 3.00

PAID *Deed*

Prepared by:
Edward V. Torack
Edward V. Torack

DEVELOPER'S AGREEMENT

THIS AGREEMENT, made and entered into this 19th day of June, in the year One Thousand Nine Hundred and Ninety, by and among:

THE TOWNSHIP OF WYCKOFF, a municipal corporation of the State of New Jersey, in the County of Bergen, hereinafter referred to as the "Municipality"; and
MARK D. SCHLESINGER and JOACHIM J. COSTAGLIOLA, residing at 431 Lafayette Avenue, Wyckoff, New Jersey, hereinafter referred to as the "Developer/Homeowner".

W I T N E S S E T H :

WHEREAS, the Developers/Homeowners being the owners of land and premises situate in the Township of Wyckoff, County of Bergen and State of New Jersey, being known as Lot 30.1, Block 483, on the Tax Assessment Map of the Township of Wyckoff having applied for a variance from the height requirements of Section 186-18 of the Zoning Ordinance as it applies to the principal building located on the said premises, which is located in a single-family residential zone district; and

WHEREAS, the Applicant has instituted litigation against the Board of Adjustment in the Superior Court, Law Division, Docket No. L-31141-88, P.W., following a hearing conducted by the Board on May 21, 1987, after which variance relief was granted; and

RECORDED-BERGEN COUNTY

30 JUN -2 AM 11:16

Edward V. Torack
CLERK

064470

RECORD & RETURN TO
EDWARD V. TORACK & SMITH
COUNSELLORS AT LAW
1801 FRANKLIN AVENUE
P.O. BOX 128
FRANKLIN LANE, N.J. 07417

WHEREAS, a Consent Order for Remand has been entered by the court on September 7, 1988, remanding to the Wyckoff Board of Adjustment for further proceedings consistent with removal of the condition contained in the Resolution of June 18, 1987, relating to the tearing down of the existing barn on said property in accordance with the transcript of the Board hearing conducted May 21, 1987; and

WHEREAS, the Board has conducted the remand hearing and prior thereto the Township Engineer has inspected the site including the principal dwelling, accessory building and barn; and

WHEREAS, the inspection of the accessory building, which was consented to by the Developers/Homeowners, revealed the presence of two rooms, kitchen and bathroom, which if occupied would constitute a separate housekeeping unit in violation of the Zoning Ordinance.

NOW, THEREFORE, the parties agree as follows:

1. Condition 6A contained in the original Resolution of the Board of Adjustment is hereby deleted, the status of the barn having no relationship to the variance granted for the height of the principal building.
2. The Condition 6B contained in the original Resolution of the Board of Adjustment restricting the use of the accessory structure as a garage, shall continue in full force and effect and shall be binding upon the applicant developers.

- 2 -

PK 7380 PG 014

3. The Kitchen existing in the accessory structure shall be removed, ^{which means that} the stove/refrigerator/microwave appliances shall be removed by the applicants. The municipal engineer shall be advised when the removal is completed (not later than thirty days from the date hereof). The municipal engineer, if requested, will offer assistance to the applicants in determining the feasibility of removal and offer advice in connection therewith. The accessory structure shall be utilized as a garage for the purposes permitted under Section 186-23 of the zoning Ordinance, namely, storage of passenger vehicles, recreational vehicles, boats or other non-commercial personal property and storage of one commercial vehicle or light utility trailer.

4. The accessory building shall not in the future be converted to a separate apartment or housekeeping unit, nor shall it be rented to any persons for use as a separate housekeeping unit.

5. It is expressly understood and agreed that the promises and obligations contained in this Agreement on behalf of the Developers shall run with the land, namely Lot 30.1, Block 483, and shall bind the undersigned, their heirs, executors, administrators, successors, assigns and grantees. This Agreement is made for the benefit of both the Developers and the Township of Wyckoff and shall be recorded in the office of the Bergen County Clerk.

6. Nothing set forth herein shall in any way prejudice any application for a building permit or any application for other approvals on behalf of the Developers, their successors or assigns, in the future, to connect the accessory building to the principal dwelling.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals or caused these presents to be signed by their proper corporate officers and the proper corporate seal to be placed the day and year first above written.



Theresa M. Moffa
Theresa M. Moffa
Township Clerk

Witness as to Developers

David C. Dreiffsa
David C. Dreiffsa

THE TOWNSHIP OF WYCKOFF

By: Nancy Drapak
Nancy Drapak, Mayor

Douglas Anderson, Jr.
Douglas Anderson, Chairman
Wyckoff Board of Adjustment

Mark D. Schreiner
Mark D. Schreiner

Joachim J. Costagliola
Joachim J. Costagliola

STATE OF NEW JERSEY :

COUNTY OF BERGEN :

BE IT REMEMBERED, that on this 19th day of June, in the year of Our Lord, One Thousand Nine Hundred and Ninety, before me, the subscriber, an Attorney at Law of New Jersey, personally appeared Theresa M. Moffa who, being by me duly sworn on her oath, deposes and says that she is the Township Clerk of the Township of Wyckoff, the municipality named in the foregoing Instrument; that she well knows the corporate seal of said municipal corporation; that the said seal was so affixed and the said Instrument signed and delivered by Nancy Drabik, who was, at the date thereof, the Mayor of the Township of Wyckoff, in the presence of this deponent; and the said Nancy Drabik at the same time acknowledged that she signed, sealed, and delivered the same as her voluntary act and deed, and as the voluntary act and deed of said municipal corporation, by virtue of the authority of its Township Council, and that deponent, at the same time, subscribed her name to said Instrument as an attesting witness to the execution thereof.

Sworn and subscribed to
before me the day and year
first above written:

Theresa M. Moffa
Theresa M. Moffa

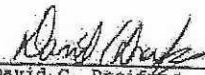
Edward V. Torack
Edward V. Torack
Attorney at Law,
State of New Jersey

- 5 -

AK 7380 pg 017

STATE OF NEW JERSEY:
COUNTY OF BERGEN

BE IT REMEMBERED; that on the 3rd day of May
in the year of Our Lord, One Thousand Nine Hundred and Ninety,
before me, the subscriber, David C. Dreifuss, Esq., personally
appeared MARK D. SCHLESINGER and JOACHIM J. COSTAGLIOLA, who I
am satisfied are the persons named in and who executed the
within Instrument, and thereupon they acknowledged that they
signed, sealed and delivered the same as their act and deed, for
the uses and purposes therein expressed.



David C. Dreifuss
Attorney at Law
State of New Jersey

RESOLUTION

BOARD OF ADJUSTMENT

TOWNSHIP OF WYCKOFF

WHEREAS, Mark D. Schlesinger and Joachim J. Costagliola, owners of property designated as Lot 30.1 Block 483, 431 Lafayette Avenue, Wyckoff, New Jersey, have previously applied for a variance from the height requirements of Section 186-18 of the zoning ordinance; and

WHEREAS, the Board of Adjustment conducted a hearing on May 21, 1987, after which the variance relief was granted; and

WHEREAS, the applicant has instituted litigation against the Board of Adjustment in the New Jersey Superior Court, Law Division, Docket No. L-31141-88 P.W.; and

WHEREAS, a Consent Order for Remand has been entered by the Court on September 7, 1988, "remanding to the Wyckoff Board of Adjustment for further proceedings consistent with removal of the condition contained in the resolution of June 18, 1987, relating to the tearing down of the existing barn on the said property, in accordance with the transcript of the board hearing conducted on May 21, 1987"; and

WHEREAS, the Board members have reviewed the transcript of proceedings on May 21, 1987; and

WHEREAS, the Township Engineer has made an inspection of the premises on December 22, 1989 and has submitted a report

in connection therewith regarding the floor plan of the accessory building; and

WHEREAS, the Board conducted a remand hearing on January 18, 1990; and

WHEREAS, the Board, after careful consideration of the evidence presented by the applicants and the Township Engineer and for a having heard the arguments of counsel for the applicants; and

WHEREAS, the Board has made the following factual findings and conclusions:

1. Pursuant to the Consent Order signed by Judge Napolitano on September 7, 1988, the original Resolution of this Board, adopted June 18, 1987, is hereby amended so as to delete Condition #1, requiring the removal of an existing barn. The Township Engineer indicated at the hearing that if the barn continues to deteriorate so as to become unsafe or a public nuisance, appropriate action will be taken by the municipality under the Uniform Construction Code for the removal thereof, in the event the owners fail to maintain the building in proper repair. Additionally, the Board observes that action can be taken under the Property Maintenance Code of the Township of Wyckoff, if necessary.

2. The applicants have agreed to enter into a Developer's Agreement to be prepared by Edward V. Torack, Township Attorney. This Agreement shall be signed by the owners

of the land and shall provide that the accessory building shall not be utilized as a separate apartment or housekeeping unit.

3. The applicants' attorney and the Board attorney shall sign and file with the New Jersey Superior Court a stipulation of dismissal of the pending action with prejudice and without costs.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township of Wyckoff, this 15th day of February 1990, that the application of Mark D. Schlesinger and Joachim J. Costagliola for amendment of the prior Resolution of this Board is hereby granted and that the action taken by the Board of Adjustment on January 18, 1990 be and is hereby memorialized, subject to the conditions contained hereinabove.

Motion By: Mr. Emmett

Seconded By: Mr. VanDerEems

In Favor:

Opposed:

Abstained:

Mr. Boonstra
Mr. VanDerEems
Mr. Stewart
Mr. Ward
Mr. Anderson

None

None

Joanne Schlamp
Secretary
Zoning Board of Adjustment
Township of Wyckoff

Douglas Anderson, Jr.
Chairman
Zoning Board of Adjustment
Township of Wyckoff

Date: 2-15-90

LANDEL, BERNSTEIN & KALOSIEH, LLP

Attorneys at Law
279 Franklin Avenue
Wyckoff, New Jersey 07481

Róbert E. Landel, Esq.
Ari G. Bernstein, Esq. +
Joseph G. Kalosieh, Esq. #
Thomas S. Gajlick, Esq. +

Telephone (201) 891-6955
Facsimile (201) 891-7420

New York Office
4180 Purchase Street
Purchase, NY 10577
(914) 524-7375

Of Counsel:
Hon. Edward V. Torack, JSC (Ret.) *
+ Admitted in NJ, NY
LL.M. in Taxation
Admitted in NJ, NY & DC
* Court-Approved Mediator

October 1, 2020

VIA EMAIL (paul_bruno@palermobakery.com) ONLY

Paolo Bruno, Esq.
399 Liberty Street
Little Ferry, NJ 07643

Re: 431 Lafayette Avenue, Wyckoff, New Jersey

Dear Mr. Bruno:

This letter will confirm our telephone conversation of today's date with respect to your clients, Joseph Pisa and Victoria Silva, who are attempting to purchase 431 Lafayette Avenue in Wyckoff, New Jersey. We discussed the terms of the Developer's Agreement, dated June 19, 1990 and recorded with the Bergen County Clerk on or about July 2, 1990, a copy of which is attached hereto and incorporated herein. The Developer's Agreement requires that the kitchen and appliances be removed from the accessory structure at 431 Lafayette Avenue and that the accessory structure be utilized as a garage for the storage of, among other things, passenger vehicles. Residential properties are required to have garages within the Township of Wyckoff with a size large enough to accommodate at least one (1) passenger automobile (car).

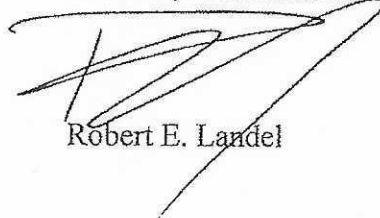
A recent inspection of the property has disclosed the fact that a kitchen and kitchen appliances are now in the accessory structure and, in fact, it does not have a door or the space to store at least one (1) passenger automobile. The Township would be willing to issue a conditional and temporary Certificate of Occupancy conditioned on your clients' recognition and acceptance of the recorded Developer's Agreement as well as your clients immediately removing appliances and kitchen improvements from the accessory structure. Moreover, your clients must convert the existing accessory structure into a garage that could accommodate at least one (1) passenger automobile or file an application with the Township within sixty (60) days of the closing for a construction permit to construct a new garage on site with a size that would accommodate at least one (1) passenger automobile. Such construction must propose a garage that is compliant with the setback, coverage, and other zoning requirements pursuant to the Zoning Ordinances of the Township of Wyckoff.

If the above is acceptable, I would ask that you arrange for your clients to acknowledge the terms of this letter and the Developer's Agreement attached hereto and incorporated herein by signing this letter below. Once the same is provided to the Township's Building Department, the Township will be in a position to issue a temporary and/or conditional Certificate of Occupancy for your closing.

Thank you for your kind attention to this matter.

Very truly yours,

LANDEL, BERNSTEIN & KALOSIEH, LLP




Robert E. Landel


REL: jly
Enclosure

cc: Robert J. Shannon, Jr., Wyckoff Township Administrator *(via email only) (w/encl.)*
Thomas Gensheimer, Wyckoff Township Construction Code Official *(via email only) (w/encl.)*

The undersigned, Joseph Pisa and Victoria Silva, hereby acknowledge the terms of this letter and also recognize and accept the terms of the attached Developer's Agreement.

By: 
JOSEPH PISA

Dated: _____

By: 
VICTORIA SILVA

Dated: October 1, 2020









