

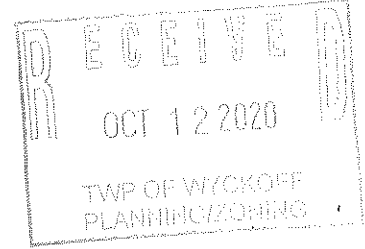
TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SUBDIVISION APPROVAL

Date filed _____ Fee _____ Block 379 Lot(s) 25.01

A. APPLICATION IS HEREBY MADE FOR:

- Minor subdivision
 Preliminary major subdivision
 Final major subdivision



B. OWNER: Robert Sokoly
Address: 70 Girard Avenue, Wyckoff, NJ 07481
Telephone: _____
Applicant(s) Name (if other than owner): Same as owner
Name and address of person presenting application: Bruce E. Whitaker, Esq., McDonnell & Whitaker, LLC
245 E. Main Street, Ramsey, NJ 07446
Profession: Attorney
Telephone: 201-934-0110
Name of development: _____

C. PROPERTY DESCRIPTION

Tax map # _____
Zoning district: RA-25
Area of entire tract: 94,756 s.f.
Portion being subdivided: 34,791.5 s.f.
Number of proposed lots: 2
Size and dimension of undersized lot(s) proposed: N/A sq. ft.
Shortest frontage at required setback of lot(s): 125 feet ft.
Water? Yes Sewer? Yes
Located on municipal street Sicomac Avenue & Terhune Terrace
(name)
County road _____
(name)
State highway _____
(name)
Are municipal streets paved, gravel or proposed? Paved
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 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? Yes

b. Construct houses for sale? No

c. Other None

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

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

None

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 _____ 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? Lot created 10/28/87 by Filed Map #8521

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.)
Applicant proposes to perfect subdivision by Deed

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

	ITEM	NUMBER
1.	<u>Minor Subdivision Plan prepared by Weissman Engineering dated 9/2/2020</u>	<u>3 initially</u>
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): Robert Sokoly - Owner/Applicant

Date of Application: 10/8/2020

ADDENDUM TO APPLICATION

Robert Sokoly (hereinafter referred as the "Applicant") is the owner of 370 Sicomac Avenue, Wyckoff, New Jersey which is shown on the Tax Map of the Township of Wyckoff as Block 379 Lot 25.01 (hereinafter referred to as the "Property"). The Property is located in the RA-25 Zone. There exists on the Property a 2½ framed dwelling unit with a barn and other accessory buildings. The Property fronts on Sicomac Avenue and Terhune Terrace. The area of the Property is 94,756 s.f..

The Applicant proposes to subdivide the Property creating a lot where the current improvements are (homestead lot) and creating a new lot. The homestead lot will have a lot area of 59,964.5 s.f. or 1.4 acres and the new proposed lot will have a lot area of 34,791.5 s.f. or 0.8 acres.

Both lots will meet all of the bulk requirements of the RA-25 Zone.

The Applicant is not proposing any construction, removal of trees or any other improvements but merely wishes to create a conforming building lot for eventual development.

The Applicant's proposal meets the definition of a minor subdivision on the basis that it creates 2 lots on existing, improved and accepted streets and the proposal does not adversely affect the development of the remaining parcel or adjoining lands and it is not in conflict with any provision or portion of the Township of Wyckoff's Zoning Ordinance. Applicant requests minor subdivision be granted.

Name: SAKOLY
Address: 370 SICAMPE AVE.
Block 379 Lot 25.01 Date: 9/30/20

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 | |
|---|--|---|
| (<input checked="" type="checkbox"/>) | () | (a) Application form properly completed [sixteen (16) copies]. |
| (<input checked="" type="checkbox"/>) | () | (b) Correct filing fee and escrow deposits. |
| () | (<input checked="" type="checkbox"/> N/A) | (c) Filing for soil erosion and sediment control. |
| () | (<input checked="" type="checkbox"/> N/A) | (d) Required variance or conditional use application. |
| (<input checked="" type="checkbox"/>) | () | (e) Certification that property tax payments and assessments are current. |
| (<input checked="" type="checkbox"/>) | () | (f) Proof that proper notice and publication of the application pursuant to N.J.S.A. 40:55D-12 has been made. |
| (<input checked="" type="checkbox"/>) | () | (g) Ownership disclosure statement, where required by law. |
| (<input checked="" type="checkbox"/>) | () | (h) Appropriate number of plat maps submitted. |
| () | (<input checked="" type="checkbox"/> N/A) | (i) Flood-fringe application, where required. |
| () | (<input checked="" type="checkbox"/> N/A) | (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. |

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.
- () () *N/A* (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.
- () () *N/A* (m) Details of all proposed retaining walls over two (2) feet in height, signed and sealed by a licensed professional engineer.
- () () (n) Any additional information deemed necessary by the municipal agency.
- () () *N/A* (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.
- () () *N/A* (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.

Name: SOKOLY
Address: 370 SIBOMAC AVE.
Block 379 Lot 25.01 Date: 9/30/20

D
SUBDIVISION
REVIEW

SECTION 46-40 COMPLETENESS OF APPLICATIONS

SECTION 1 – Section 46-40. Completeness of Applications.

D. 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) SKETCH AND MINOR SUBDIVISION PLAT DETAIL AND REQUIREMENTS.

Plan Accuracy and Legibility Sufficient for Review: Yes () No ()

Plat Size: Satisfactory () Unsatisfactory ()

Scale: Satisfactory () Unsatisfactory ()

- | Yes | No | |
|---|------------------------------|--|
| (<input checked="" type="checkbox"/>) | (<input type="checkbox"/>) | (1) Sixteen (16) copies of plat. |
| (<input checked="" type="checkbox"/>) | (<input type="checkbox"/>) | (2) Location of tract to be subdivided in relation to entire tract. The boundaries of the tract in question, with the dimensions of same. Also acreage of the entire parcel to be subdivided. |
| (<input checked="" type="checkbox"/>) | (<input type="checkbox"/>) | (3) Key map at one (1) inch = two hundred (200) feet scale. |
| (<input checked="" type="checkbox"/>) | (<input type="checkbox"/>) | (4) Tax Map sheet, block/lot number. |
| (<input checked="" type="checkbox"/>) | (<input type="checkbox"/>) | (5) Name of owner and adjoining owners by most recent tax records. |
| (<input checked="" type="checkbox"/>) | (<input type="checkbox"/>) | (6) Dimensions and bearing of all lot lines, square footage of each lot. |
| (<input checked="" type="checkbox"/>) | (<input type="checkbox"/>) | (7) All existing structures on tract to be subdivided and within two hundred (200) feet of entire tract, as well as the location of existing wells and septic systems and/or location of connections to public water and sanitary systems. |

D – SUBDIVISION REVIEW

Yes No

- () () (8) All streets, existing/proposed easements and restrictions, streams, watercourses in or contiguous to property, including the location and width of any abutting streets, both right-of-way and pavement.
- () () (9) Zoning districts and location of zoning boundaries within subdivision.
- () () (10) Front rear, side yard setback lines.
- () () (11) Name, address and license number of person preparing map (N.J.L.S.).
- () () (12) Date of original, preparation of revision, tract, name, North arrow, graphic scale.
- () () (13) Escrow agreements, where required.
- () () (14) Soil removal application, where required.
- () () (15) Contours at five-foot intervals for slopes averaging ten percent (10%) or more; two-foot intervals for land of lesser slope; high/low points for new streets.
- () () (16) Environmental impact study, where required by Board.

(2) PRELIMINARY PLAT DETAILS AND REQUIREMENTS.

Yes No

- () () (a) Sixteen (16) copies of plat.
- () () (b) Plat drawn accurately to scale.
- () () (c) Key map at one (1) inch = two hundred (200) feet scale.
- () () (d) Tract name, Tax Map sheet, block/lot number, date, reference, meridian, and graphic scale.
- () () (1) Name/address of record owner or owners.
- () () (2) Name/address of subdivider.
- () () (3) Name/address of person who prepared map.

D – SUBDIVISION REVIEW

Yes No

- () () (e) Names of adjoining land owner by tax records.
- () () (f) Total acreage of tract to nearest tenth of an acre.
- () () (g) Contours of five foot intervals for slopes averaging ten percent (10%) or more; two-foot intervals for land of lesser slope; high/low points for new streets.
- () () N/A (h) Typical cross sections, centerline profiles, tentative grades of proposed streets and traffic sight distances at intersections.
- () () (i) Location of existing/proposed property lines showing dimensions/bearings.
- () () (j) Existing structures on tract to be subdivided and within two hundred (200) feet.
- () () N/A (k) Location of existing/proposed streets, easements, watercourses, railroad, bridges, culverts, drain pipes/natural features, wooded areas/rock formations in/within two hundred (200) feet of the entire tract owned by the subdivider and all street names with copies of existing easements record.
- () () N/A (l) Proposed utility layouts.
- () () N/A (m) Detailed plans of off-site/off-tract improvements.
- () () (n) Zoning districts/location of zoning boundaries within tract.
- () () (o) All setback lines.
- () () N/A (p) Copy of any existing or proposed protective or restrictive covenants or deed restrictions applying to land being subdivided.
- () () N/A (q) Location of open spaces to be dedicated for public parks, play grounds, detention or retention basins or other public uses.
- () () (r) Individual lot areas, including:
 - () () (1) Total lot areas, and
 - () () (2) Area by ordinance measurement.

**D – SUBDIVISION
REVIEW**

- Yes No
() () N/A (s) Preliminary grading and draining system, soil erosion and sedimentation requirements.
() () N/A (t) Stormwater management plan.
() () N/A (u) Soil removal application.
() () N/A (v) Traffic study, where required by the Board.
() () (w) Environmental impact study, where required by the Board.
() () (x) Traffic signage and safety plan.
() () (y) Accurate metes and bounds description of each new lot to be created.

(3) FINAL PLAT DETAILS AND REQUIREMENTS.

(a) Prepared by professional engineer or licensed surveyor. Yes () No ()

- Yes No
() () (1) Sixteen (16) copies of plat.
() () (2) Plat drawn accurately to scale.
() () (3) Reduction of plat to a scale corresponding appropriate page of the Township Tax Map.
() () (4) Date, name, and location of the subdivision, name of owner and subdivided, graphic scale and reference meridian or North arrow.
() () (5) Tract boundary line, right-of-way lines of streets, street names, easements and other public use, all lot lines and other side lines with accurate dimensions, bearings, or deflection angles and radiuses, arcs and central angles of all curves.
() () N/A (6) The purpose of any easement of land reserved or dedicated to public use shall be designated and the proposed use of sites other than residential shall be noted.

**D – SUBDIVISION
REVIEW**

- | Yes | No | |
|-------|-----|--|
| (✓) | () | (7) Each block shall be numbered in conformance with the Tax Map of the township, and the lots within each new block shall be numbered consecutively beginning with the number one and as required by the Tax Assessor or Township Engineer. |
| (✓) | () | (8) Minimum building setback lines on all lots and other sites as required by the Zoning Ordinance. |
| (✓) | () | (9) Location and description of all monuments. |
| (✓) | () | (10) Names and owners of adjoining land as indicated by the most recent records of the township. |
| (✓) | () | (11) Certification of engineer or surveyor as to the accuracy of the plat. |
| (✓) | () | (12) Certification that the applicant is agent or owner of the land or that the owner has given consent under an option agreement. |
| (✓) | () | (13) When approval of a plat is required by any officer or body of the township, county or state, approval shall be certified on the plat. |
| (✓) | () | (14) Certification from Department of Health that each lot meets applicable percolation requirements. |
| (✓) | () | (15) Developer's Agreement, if required by the Board. |