

TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SITE PLAN APPROVAL

Date filed \_\_\_\_\_ Fee \_\_\_\_\_ Block 219 Lot(s) 17.01

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

B. OWNER: DECA Associates, LLC Tele # \_\_\_\_\_  
Address: 300 Franklin Ave, Wyckoff, NJ 07481  
Applicant's Name (if other than owner):  
TD Bank, N.A. Tele# \_\_\_\_\_  
Address: 1701 Route 70 East, Cherry Hill, NJ 08034  
Name and address of person presenting application:  
Name: Damien O. Del Duca Profession Attorney  
Address: 21 E. Euclid Ave, Suite 100, Haddonfield, NJ 08033 Tele # 856 427 4200  
Name of development: TD Bank

C. PROPERTY DESCRIPTION

Location: 292 Godwin Avenue, Wyckoff, NJ Zone: B-1  
Lot size: 33,800 sq. ft. Tax Map #: 9 Block 219 Lot(s) 17.01  
Size of building in square feet: 3,848 Stories: 1

D. YARD DIMENSIONS – PROPOSED DEVELOPMENT APPLICATION

Zone: B-1 Minimum lot requirements: Area (sq. ft.): 6,000  
Frontage: 60 ft. Depth: 100 ft.  
Proposed yard dimensions: Principal building Front 71.9 ft. Rear 36.4 ft.  
Side: One 59.6 ft. Both 82.6 ft.  
Accessory buildings: Rear N/A Side \_\_\_\_\_  
Maximum building height: Stories 1 Feet 24 ft. 9 in.  
Minimum habitable floor area per dwelling unit N/A  
Maximum lot coverage 75% (25,332 sq. ft.)  
Principal building %: 11.38% Principal & accessory building %: 11.38%

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

The Applicant proposes to amend its existing site plan solely to install 11 bollards in front of the existing building. The site plan is not changing in any other respect.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

F. PROPOSED LAND USE: The existing retail bank use will not change.

G. DESCRIPTION OF PROPOSED OPERATIONS, INCLUDING DAYS AND HOURS OF OPERATION: No change to the existing operations: Monday through Friday, 7:30am - 8:00pm, Saturday 7:30am-6:00pm, closed Sundays.

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 RESTRICTIONS 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 April 6, 2009 Details: By Resolution dated April 6, 2009, the Planning Board approved an application to consolidate lots 15, 16 and 17 into one lot and subdivide that lot into lots 17.01 and 17.02. The Board also granted preliminary and final major site plan approval. Amendment requested: The Applicant seeks to amend the site plan approval solely for purposes of installing eleven (11) six-inch diameter bollards in front of the existing building. No other amendments are proposed.

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 prepared by CoreStates, Inc. consisting of 1 sheet A-101, dated May 6, 2021	_____
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: 8/17/21

**ALL APPLICANTS COMPLETE SECTION J**

J. ZONING DISTRICT – B-1

**DIMENSIONS**

	Zoning Requirement	Present Layout	Proposed Layout	**See Note
<b>1. LOT SIZE (sq. ft.)</b>	<u>6,000</u> min.	<u>33,800</u>	<u>33,800</u>	( )
Frontage	<u>60</u> min.	<u>190</u>	<u>190</u>	( )
Depth	<u>100</u> min.	<u>170.4</u>	<u>170.4</u>	( )
<b>2. SETBACKS (Corner Lot) N/A</b>				
Principal Building				
Front Yard (#1) (ft.)	_____ min.	_____	_____	( )
Front Yard (#2) (ft.)	_____ min.	_____	_____	( )
Rear Yard (ft.)	_____ min.	_____	_____	( )
Side Yard (ft.)	_____ min.	_____	_____	( )
<b>2. SETBACKS (Interior Lot)</b>				
Principal Building				
Front Yard (#1) (ft.)	<u>25</u> min.	<u>71</u>	<u>71</u>	( )
Rear Yard (#2) (ft.)	<u>20</u> min.	<u>36.4</u>	<u>36.4</u>	( )
Side Yard (ft.)	<u>0</u> min.	<u>59.6</u>	<u>59.6</u>	( )
* Accessory Structure(s) (deck, garage, shed, pool, etc.) N/A		(Attach a separate sheet if necessary).		
Rear Yard (ft.)	_____ min.	_____	_____	( )
Side Yard (ft.)	_____ min.	_____	_____	( )

**\*ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY**

<b>3. BUILDING AREAS (footprint)</b>	<u>75%</u>	<u>3,848</u>	<u>3,848</u>	
Principal Building (sq. ft.)	.....	_____	_____	
Accessory Structures (sq. ft.)	<u>LIST</u>	_____	_____	
None	_____	_____	_____	
_____	_____	_____	_____	
_____	_____	_____	_____	
<b>4. LOT COVERAGE</b>				
A. Principal Building (%)	<u>75%</u> max.	<u>11.38%</u>	<u>11.38%</u>	( )
B. Total Access. Structures (%)	_____ max.	<u>N/A</u>	<u>N/A</u>	( )
C. Total (%) (A & B)	<u>80%</u> max.	<u>11.38%</u>	<u>11.38%</u>	( )
<b>5. DWELLING AREA (Total sq. ft.) N/A</b>	_____ min.	_____	_____	( )
First Floor	.....	_____	_____	
<b>6. BUILDING HEIGHT (ft.)</b>	<u>35</u> ft.	<u>24 ft. 9 in.</u>	<u>24 ft. 9 in.</u>	( )
Number of stories	<u>2.5</u> max.	<u>1</u>	<u>1</u>	( )
<b>7. IMPERVIOUS COVERAGE</b>				

**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.

	Sq. ft.		<b><u>Space reserved for calculation</u></b>
▪ Structures/Buildings	<u>3,848</u>		
▪ Driveways (paved or gravel)	<u>21,474</u>		
▪ Patios and/or paved areas	_____		
▪ Walkways and brick pavers	_____		
▪ Tennis Court	_____		
▪ Swimming Pool Water Surface	_____		
▪ Decks w/o free drainage	_____		
<b>TOTAL IMPERVIOUS COVERAGE:</b>	<u>25,322</u>	<b>Calculated % =</b> <u>75</u>	( )

No changes are proposed to the existing impervious coverage.

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

**K. OTHER REQUIREMENTS**

1. PARKING: Spaces required 20 provided 32  
Actual area to be utilized (each floor): \_\_\_\_\_

Comments: \_\_\_\_\_  
No change in parking proposed.

Buffer required \_\_\_\_\_  
Buffer provided \_\_\_\_\_  
Comments: \_\_\_\_\_

2. SIGN: (Also fill out separate Application for Sign Construction Permit)  
Dimensions: \_\_\_\_\_  
Height: \_\_\_\_\_  
Location: \_\_\_\_\_  
Lighting: \_\_\_\_\_  
Setbacks: \_\_\_\_\_

3. FENCE:  
Height: 6 feet. No changes to fence proposed.  
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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_

\_\_\_\_\_

**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. \_\_\_\_\_

\_\_\_\_\_

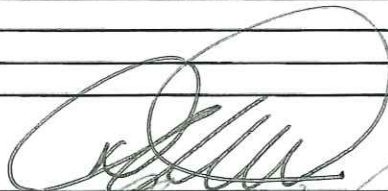
\_\_\_\_\_

**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. Site plan prepared by CoreStates, Inc. consisting of 1 sheet A-101, dated May 6, 2021	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

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

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

Date of Application: 8/10/21

Summary of Application  
Township of Wyckoff Planning Board  
TD Bank, N.A.  
Block 219, Lot 17.01  
292 Godwin Avenue

TD Bank, N.A. (“Applicant”) operates a bank branch on the real property located at 292 Godwin Avenue, designated as block 219, lot 17.01 on the municipal tax map. In 2009, the Applicant received approval to consolidate lots 15, 16, and 17 into one lot and subdivide the consolidated lot into lots 17.01 and 17.02. At that time, the Applicant also received preliminary and final major site plan, subdivision approval, and variances. The prior approvals were memorialized in a resolution adopted by the Planning Board on April 6, 2009.

The Applicant now seeks amended preliminary and final minor site plan approval solely for the purpose of installing eleven (11) six-inch diameter bollards in front of the existing building. No other amendments to the approved site plan are proposed.

The Applicant does not require any known variances in connection with this application. The Applicant does seek any variances, to the extent they are required, together with any necessary submission waivers, design waivers and other approvals that may be required.

