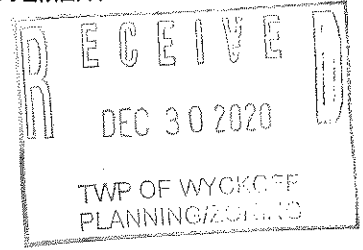


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SITE PLAN APPROVAL / SOIL MOVEMENT

Date filed 12/30/2020 Fee _____ Block 337 Lot(s) 14



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

email: _____

B. OWNER: Reda & Mary Awad Tele # 201-724-9798
Address: 509 SPENCER DRIVE, WYCKOFF, NEW JERSEY
Applicant's Name (if other than owner): (SAME) Tele# _____
Address: _____
Name and address of person presenting application: _____
Name: _____ Profession _____
Address: _____ Tele # _____
Name of development: _____

C. PROPERTY DESCRIPTION

Location: 490 VANCE AVENUE, WYCKOFF Zone: RA-25
Lot size: 31,440 SIF Tax Map #: 28 Block 337 Lot(s) 14
Size of building in square feet: 4,018 SIF Stories: 2.5 STORIES

D. YARD DIMENSIONS - PROPOSED DEVELOPMENT APPLICATION

Zone: RA-25 Minimum lot requirements: Area (sq. ft.): 25,000 SIF
Frontage: 125.01 Depth: 251.5'
Proposed yard dimensions: Principal building Front 86.0' Rear 101.9'
Side: One 25.0 Both 56.7'
Accessory buildings: Rear 80.8' Side 40.8' / 42.7'
Maximum building height: Stories 2.5 STORIES Feet 33.6" from average grade to Roof Ridge
Minimum habitable floor area per dwelling unit 5,866 SIF (1,200 SIF MIN.)
Maximum lot coverage 28.2%
Principal building %: 12.84% Principal & accessory building %: 15.0%

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

NOT Applicable

F. PROPOSED LAND USE: RESIDENTIAL Dwelling (Single Family)

G. DESCRIPTION OF PROPOSED OPERATIONS, INCLUDING DAYS AND HOURS OF OPERATION: _____
N/A

H. IF PROPOSAL IS FOR RESIDENTIAL CONSTRUCTION, STATE NUMBER OF DWELLING UNITS AND TYPE OF OWNERSHIP: _____
SINGLE FAMILY DWELLING

I. ESTIMATED COST OF CONSTRUCTION: _____
TBD

6

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: NONE

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. <u>Architectural Plan (Elevations, Height, Materials)</u>	
2. <u>Landscape Plan</u>	
3. <u>Photographs</u>	
4. _____	
5. _____	

O. DOES THE FINAL PLAT FOLLOW EXACTLY THE PRELIMINARY PLAT IN REGARD TO DETAILS AND AREA COVERED? Yes X No _____
If no, indicate changes: _____

✓ P. SIGNATURE OF APPLICANT: [Signature] Owner/Applicant
Reda Awad

SIGNATURE OF OWNERS: _____

DATE OF APPLICATION: December 30, 2020

**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: REDA $\hat{=}$ Mary Ann
Address: 509 SPENCER DRIVE, WYCKOFF, NJ
Telephone: 201 - 424 - 9798
Applicant name (if other than owner): _____
Address: (SOME)
Telephone: _____

B. Property Description:
Location: 490 VANCE AVENUE, WYCKOFF NJ
Zoning district: RA-25 Block: 337 Lot: 14
Existing use of building or premises: VACANT - FORMERLY SINGLE FAMILY DWELLING

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 X
If no, explain FORMER SINGLE FAMILY DWELLING HAS BEEN DEMOLISHED

F. Is the property sewered or septic? Septic 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 _____ No X
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:
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.	31,440	31,440	()
Frontage	125.0 min.	125.0'	125.0'	()
Depth	150.0 min.	251.5'	251.5'	()
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.)	40.0' min.	84.2'	88.7'	()
Rear Yard (#2) (ft.)	40.0' min.	141.1	99.2'	()
Side Yard (ft.)	25.0/27.0 min.	37.4 + 38.8	25.0 + 31.7'	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary).		
Rear Yard (ft.)	20.0' min.	N/A	N/A	()
Side Yard (ft.)	15.0' min.	N/A	N/A	()

*ALL ACCESSORY STRUCTURE SETBACKS SHOULD BE INDICATED ON SURVEY

3. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)	4,716	1,314	4,018	
Accessory Structures (sq. ft.)	LIST N/A	N/A	N/A	
_____	_____	_____	_____	
_____	_____	_____	_____	
4. LOT COVERAGE				
A. Principal Building (%)	15.0 max.	4.2	12.8	()
B. Total Access. Structures (%)	5.0 max.	0.0	0.0	()
C. Total (%) (A & B)	20.0 max.	4.2	12.8	()
5. DWELLING AREA (Total sq. ft.)	1,200 min.	UNKNOWN	5,866	()
First Floor	_____	UNKNOWN	3,141	()
6. BUILDING HEIGHT (ft.)				
Number of stories	2.5 max.	2	2.5	()

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.	4,018	<u>Space reserved for calculation</u>
▪ Driveways (paved or gravel)	Sq. ft.	4,861	
▪ 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 % = _____ ()

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

K. OTHER REQUIREMENTS

✓ 1. PARKING: Spaces required 2 provided 4
Actual area to be utilized (each floor): 800 S/F (1st Floor)

Comments:

Buffer required N/A

Buffer provided N/A

Comments:

2. SIGN: (Also fill out separate Application for Sign Construction Permit)

Dimensions: N/A

Height: N/A

Location: N/A

Lighting: N/A

Setbacks: N/A

3. FENCE:

Height: N/A

Style: N/A

Location: N/A

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? NO VARIANCES REQUIRED
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?
N/A

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?
N/A

4 State how the proposed variance:
a. Will not cause substantial detriment to the public good N/A
b. Will not substantially impair the intent and purpose of the zoning plan and ordinance N/A

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.

NO USE VARIANCE INVOLVED

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

N/A

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

N/A

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/A

N. Itemize material accompanying application:

Item	Number submitted
1. N/A	
2.	
3.	
4.	
5.	

Signature of Applicant:  Owner/Applicant

Reda Awad

Signature of Owner(s):

Date of Application: 12/30/2020