

LAND USE BOARD
BOROUGH OF ALLENDALE
Municipal Building
500 West Crescent Ave.
Allendale, NJ

The Regular Meeting of the Allendale Land Use Board will be held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on May 17, 2023 at 7:30 p.m. Formal action will be taken.

- I. CALL TO ORDER
 - A. Open Public Meetings Act Announcement
 - B. Salute to Flag
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 - [March 15, 2023 Land Use Board Regular Meeting](#)

IV. RESOLUTIONS:

[Resolution of Approval: 2023-15](#)

Application File No.: 2022-04

Prior Resolution of Approval 22-13

Applicant: Charles and Pamela Stock

Address: 210 E. Crescent Avenue, Allendale, NJ 07401

Block 507 Lot: 4

Application: Extension of Time for Variance Approval

VI. PUBLIC HEARINGS:

Application File No: LUB 2023-04

Applicant: 115 West Crescent, LLC

Address: 115 West Crescent Avenue, Allendale, NJ 07401

Block: 910 Lots: 5 & 6

Proposed: Minor Subdivision Approval

(continued from the meeting of March 15, 2023)

Application File No.: LUB 2023-05

Applicant: Michael Zeoli & Samantha Danubio

Address: 41 Elmwood Avenue, Allendale, NJ 07401

Block 2009 Lot: 4

Application: Two story addition in rear and side yards. Pursuant to Section 270-37A.

VII OPEN TO THE PUBLIC FOR COMMENT

VIII OTHER

IX. ADJOURNMENT

****AGENDA & AGENDA MATERIALS SUBJECT TO CHANGE****

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: May 17, 2023

RESOLUTION# LUB 23-15

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Putrino						
Kistner						
Daloisio						
Dalo						
Sirico						
Wilczynski						
Quinn						
Warzala Alt. #1						
Butler Alt. #2						

Carried ☐ Defeated ☐ Tabled ☐

RESOLUTION 23-15

**LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
EXTENSION OF TIME FOR VARIANCE
CHARLES & PAMELA STOCK
BLOCK 507, LOT 4
(a/k/a 210 EAST CRESCENT AVENUE)**

WHEREAS, the applicants, CHARLES & PAMELA STOCK, the owners of the property located at 210 East Crescent Avenue, known as Block 507, Lot 4 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey, have previously been granted variance relief by the Land Use Board of the Borough of Allendale by Resolution dated March 14, 2022 for approval of variance relief for a proposed addition and renovations to the premises, which is located in the AA residential zone, from the Allendale Code, Zoning; and

WHEREAS, as a condition of the aforesaid Resolution, the applicant was to commence construction within one year of the date of the publication of said Resolution; and,

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: May 17, 2023

RESOLUTION# LUB 23-15

WHEREAS, the construction was not commenced within the prescribed term provided, due to unforeseen circumstances impacting the property and the applicants, through no fault of the applicants or their professionals; and

WHEREAS, the applicants have requested that the Land Use Board modify and extend the final resolution of approval of March 14, 2022 so that they can begin construction of the previously approved project; and

WHEREAS, this matter was presented to the Land Use Board at a public meeting held on March 15, 2023 at the Borough of Allendale Municipal Building, Allendale, New Jersey; and

WHEREAS, the Land Use Board has determined that the variance relief should be extended to allow construction to commence, since the delay was of no fault of the applicants or their professionals, and that no prejudice will inure to the Borough;

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Allendale that the Resolution of Memorialization heretofore made by the Zoning Board on March 14, 2022 pertaining to the development of the lands of CHARLES & PAMELA STOCK, the owners of the property located at 210 East Crescent Avenue, known as Block 507, Lot 4 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey, be and the same is hereby modified by extending the time to commence construction for the period of time through March 15, 2024; and

BE IT FURTHER RESOLVED that all Resolutions heretofore adopted by the Zoning Board pertaining to the premises in question and to the development thereof shall remain in full force and effect except only for the modifications contained herein.

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: May 17, 2023

RESOLUTION# LUB 23-15

BE IT FURTHER RESOLVED that construction shall proceed in accordance with the approved plans and drawings submitted to the Construction Department, and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney.

Approved:

ALLENDALE LAND USE BOARD

Attest:

KEVIN QUINN, Chairman

JOSEPH DALOISIO, SECRETARY

Adopted: May 17, 2023

ALLENDALE LAND USE BOARD
APPLICATION CHECK LIST

NAME ZEOLI-DANUBIO BLOCK 2009. LOT 4.

ADDRESS 41 ELMWOOD AVE. ALLENDALE NJ 07401

ZONE A TYPE OF VARIANCE F.A.R SET BACK

BRIEF DESCRIPTION OF APPLICATION VARIANCE FOR

F.A.R OF 33% & RIGHT SET BACK 7.4' & LEFT SET BACK 5.1'

SPECIFIC VARIANCE(S) REQUIRED FOR 2 STORY ADDITION

IN REAR & SIDE YARDS

ADMINISTRATIVE REQUIREMENTS

STATUS

1. Application form complete

✓

2. Fee paid

✓

3. Denial by Building Inspector

✓

4. Affidavit of Service

TO BE DELIVERED

5. Proof of Publication

✓

6. Taxes Current

✓

7. Plot Plan

✓

8. Maps

✓

9. Photographs

✓

10. Email address

jafpc2@gmail.com

11. Miscellaneous

N.A.

4.20.23

Date



Applicant's Signature

REQUIRED MATERIALS AND CHECKLIST FOR ALLENDALE LAND USE BOARD HEARINGS

This checklist and attached sample drawings are provided to ensure that you or your professionals are prepared for your hearing and that your application is complete. All items should be supplied to the extent that they are applicable to the specific application. If information is insufficient or missing, the board may deem your application incomplete and adjourn your hearing until it receives all necessary documentation. Please create 15 packets of the below information.

I. PROVIDE AN ACCURATE SURVEY FOR THE PROPERTY IN QUESTION WHICH CONTAINS THE FOLLOWING INFORMATION:

- ✓ 1. Footprint of existing buildings or structures.
- ✓ 2. Precise distances from all property lines to closest point of principal building including steps, deck or other extensions of the building.
- ✓ 3. The location and precise distances of accessory buildings, such as garages and sheds, to property lines and the principal building or structure.
- ✓ 4. The location and dimensions of steps, patios, driveways, decks, pools and all other improved impervious areas and their precise distances to nearest property line and structures.
- ✓ 5. An accurate depiction of the proposed construction or alteration including the information requested in 1, 2, 3 and 4 above.
- ✓ 6. The precise distances from all property lines to the closest point of the proposed construction.

II. AN ENLARGED TAX MAP DEPICTING PROPERTY IN QUESTION AND ITS RELATIONSHIP TO NEIGHBORING PROPERTIES.

- ✓ 1. The precise distances from the existing buildings or structure in question to the closest point of all neighboring buildings and structures.
- ✓ 2. The precise distances from the proposed construction to the closest point of all neighboring buildings and structures.

III. STRUCTURAL DIMENSIONS:

- ✓ 1. All dimensions of existing building or structure.
- ✓ 2. All dimensions of proposed building or structure.

✓
3. Height of existing building or structure.*

✓
4. Height of proposed building or structure.*

*(height to be measured from lowest point of the ground that abuts the foundation of the structure to the highest point on the roof.)

✓
5. Front, rear and side elevations of the proposed structure.

IV. FLOOR PLANS.

✓
1. Floor plans of the existing interior of the building containing all relevant dimensions.

✓
2. Floor plans of the interior of the proposed construction containing all relevant dimensions.

✓
3. Precise square footage of the existing building.

✓
4. Precise square footage of the proposed construction.

✓
5. Floor area ratio calculation pursuant to Section 270-63 of the zoning ordinance (required for all applications)

V. PHOTOGRAPHS.

✓
1. Photographs of the property in question and existing improvements may be helpful to the Board in presenting your information.

✓
2. Photographs of views from the existing building or structure to neighboring properties and buildings which show existing plantings or other buffers are also helpful and may be requested by the Board.

(All photographs should be taken by you or someone who can testify to the Board as to when they were taken and that the photographs represent an accurate depiction of what they saw at the time.)

VI. LANDSCAPING AND LAND FEATURES.

✓
1. The survey, plat or plan should locate and describe any proposed landscaping to be done in connection with the application.

✓
2. The location of any unusual property features should be indicated, such as flood plain, streams, wooded areas, rock outcroppings or steep slopes.

VII. PREVIOUS APPLICATIONS.

1. Applicants should be prepared to discuss prior applications to the Land Use Board, Board of Adjustment and Planning Board and the results thereof.

VIII. Any additional information which may be deemed necessary by the Land Use Board, its Consultants or Borough departments and agencies.

NOTE: ALL DIMENSIONS AND DISTANCES MUST BE DEPICTED TO SCALE ON DRAWINGS AND PLANS.

Any questions regarding your hearing or the checklist should be directed to the Land Use Administrator at the Borough of Allendale Municipal Building 201-818-4400 x202. Please submit ten (10) packets with copies of all drawings and plans to the Land Use Administrator at least ten (10) days prior to the hearing. It is suggested that the property owner refer to the appropriate building code to assure proper engineering and construction techniques, or to secure the services of a local, reputable architect and/or engineer.

4.19.23

Date

A handwritten signature in blue ink, appearing to be 'AMP', is written over a horizontal line. Below the line, the word 'Signature' is printed.

Signature

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 2009.4. Block(s) _____
Street Address 41 ELMWOOD AVENUE ALLENDALE N.J. 07401
Applicant JOHN FERRARO R.A. Address 37 MARLE AVE NEW CITY N.Y 10956
Owner DANILIO-ZAULI Address 41 ELMWOOD AVE ALLENDALE NJ.
Lessee N.A. Address N.A.
Last Previous Occupancy SINGLE FAMILY
Size of Lot 6947 #
Floor area ratio calculation ALLOWED 25% EXIST'G 22% PROP. 33%
Percentage of lot occupied by building(s) _____
Height of building(s) 2 stories 23 feet 2 IN.
Set back from front property line 35.4 ft. From side (if corner lot) N.A. ft.
Zoning requirements – Frontage 35, side yards 15, set-back _____, rear yard 15
“Prevailing set-back” of adjoining buildings within one block 35'
Has there been any previous appeal involving these premises? NO
If so, state character of appeal and date of disposition _____

Proposed use: SINGLE FAMILY

This application for a use variance includes an application for subdivision NO, site plan NO, conditional use NO approval.

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION I SUBMIT THE FOLLOWING: (NOTE: All of these papers must be submitted with application.)

- ☒ (a) The original Zoning Review Application, signed by the Zoning Officer and/or a true copy of the Official order issued by the Zoning Officer and signed by him, where applicable.
- ☒ (b) Fifteen (15) copies of all application documents
- ☒ (c) Fifteen (15) copies of a map showing all lots within 200 feet of the property; if buildings exist thereon the map shall be a certified “location map” and clearly indicate such buildings and their approximate location, together with “prevailing set-back” dimensions.
- ☒ (d) Fifteen (15) copies of a Plot Plan and clearly indicate such buildings thereon with all front, side and rear yard dimensions.
- ☒ (e) Fifteen (15) copies of List of Property owners served, indicating method of service on each, date of service, together with copies of the post office receipts, if any.
- N.A. (f) Fifteen (15) copies of Subdivision, Site Plan, or Conditional Use application, when applicable.

(File all copies with the Land Use Administrator when only a variance is sought.)

Date: 4.12.23



Signature of Applicant or Agent

NOTICE OF APPEAL AND VARIANCE APPLICATION FORM
BOROUGH OF ALLENDALE, NEW JERSEY

TO THE APPLICANT: COMPLETE SECTIONS IN FULL FOR RELIEF REQUESTED

NOTICE OF APPEAL OF
ZONING ENFORCEMENT OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of DANUBIO / ZEOLI
shows that on or about the 21 day of MARCH, 2023
an application to the Zoning Official for the purpose of (describe intended
action) INCREASE IN F.A.R FROM 22% TO 33%
RIGHT SET BACK OF 7.4'
LEFT SET BACK OF 5.1'
on the premises located at (street address) 41 ELMWOOD AVE. ALLENDALE
NEW JERSEY Block 2009 . Lot 4.
as shown on the Municipal Tax Maps and owned, or optioned, by the applicant was made; that
after due consideration the Zoning Enforcement Officer did on the 21 day of MARCH 2023
decline to issue said permit for the reasons stated in the attached copy of the Zoning Enforcement
Officer's Refusal of Permit Form.

Applicant, feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of
appeal with said Officer, together with the required fee of _____, and requests that
action of the Zoning Enforcement Officer be reversed or modified as the facts may be
determined, and applicant further requests that a day be fixed for hearing on this appeal and
states that the proper notice will be given to all owners of property situated within two hundred
(200) feet of the property specified above, and others as required by Statute.

APPLICATION FOR VARIANCE

TO THE LAND USE BOARD:

An application is hereby made for a (Hardship) (Floor Area Ratio) (Use) variance from the terms
of Article(s) and Section(s) 270-37A

_____ of the Zoning Ordinance so as to
permit AN F.A.R OF 33%
RIGHT SET BACK OF 7.4'
LEFT SET BACK OF 5.1'


Signature of Applicant

AFFADAVIT OF PROOF OF SERVICE

LAND USE BOARD

OF

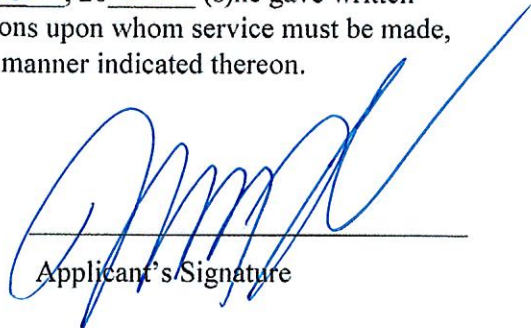
BOROUGH OF ALLENDALE

PROOF OF SERVICE OF NOTICES REQUESTED BY STATUTE MUST BE
FILED AND VERIFIED WITH BOARD SECRETARY AT LEAST 10 DAYS PRIOR TO MEETING
OR CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY)

COUNTY OF BERGEN) SS.

JOHN FERRARO P.A., of full age, being duly sworn according to law, deposes and says, that (s)he resides at 37 MAPLE AVE. # in the municipality of TOWN OF CLARK, County of ROCKLAND, and State of NEW YORK, and that (s)he is (are) the applicant(s) in a proceeding before the Land Use Board of Allendale, New Jersey, being an appeal or application under the Zoning Ordinance, which relates to premises at 41 ELMWOOD AVE ALLENDALE, and that on APRIL 20, 2023 (s)he gave written notice of the hearing on this application to each and all of the persons upon whom service must be made, in the required form and according to the attached lists, and in the manner indicated thereon.


Applicant's Signature

Sworn to and subscribed before me

this 20 day of April,
2023.



KIMBERLY LILLO
Notary Public, State of New York
No. 01LI6099504
Qualified in Rockland County
Commission Expires Sept. 29, 2023

NOTICE TO APPLICANT: Attach list of all persons served.

BOROUGH OF ALLENDALE

LAND USE BOARD

DATE 4.19.23

NOTICE OF HEARING TO PROPERTY OWNERS

(Cross out inapplicable sections)

TO WHOM IT MAY CONCERN:

In compliance with the Zoning Ordinance of the Borough of Allendale, NJ, notice is hereby served upon you to the effect that (I) (We) I JOHN FERIZARD ARCHITECT

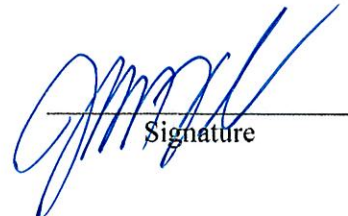
hereby propose to (give detailed information) REPRESENT ZBOLI-DANUBIO (OWNERS)
AT THE ZBA MEETING (NOTED BELOW) FOR AN
F.A.R. VARIANCE OF 33% - RIGHT SET BACK 7.4' & LEFT SET BACK 5.1'
Location 41 ELMWOOD AVENUE ALLENDALE N.J. 07401

The Zoning Officer of the Borough of Allendale, Bergen County, New Jersey, refused this request by reason of its being in violation of Section 270-37A

of the Zoning Ordinance, from which decision (I) (We) hereby appeal. (I) (We) have applied to the Land Use Board for a (hardship), (floor area ratio), (use) variance, (together with subdivision , site plan , conditional use approval), and from any other variances or waivers that the Board may deem necessary.

Any person or persons affected by this (appeal) (application) may have an opportunity to be heard at the meeting to be held MAY 17, 2023 at 7:30pm in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401.

All documents relating to this application may be inspected by the public between the hours of 9 a.m. and 4:30 p.m. in the office of the Borough Clerk in the Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey 07401.


Signature

Note: This Notice must be personally Served or sent by certified or registered mail at least 10 days before the day of the hearing, and proof of service given to the Land Use Administrator.

NEWSPAPER NOTICE

LAND USE BOARD
BOROUGH OF ALLENDALE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Land Use Board of the Borough of Allendale will hold a public hearing on MAY 17, 2023, at 7:30 p.m. in the Allendale Municipal Building, 500

West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on the application of

ZEOLI - DANUBIO 41 ELMWOOD AVE (Applicant) at

ALLENDALE NJ 07401 (Address)

Block No. 2009, Lot No. 4 for a (hardship, floor area ratio, use) variance

from Section 27D - 37A

F.A.R. OF 33%

RIGHT SET BACK 7.4 FT LEFT SET BACK 5.1 FT

_____ of the zoning ordinance of the Borough of Allendale, and for any other
variances or waivers that the Board may deem necessary, for the purpose of _____

A TWO STORY ADDITION IN REAR &
SIDE YARD

Sample Legal Notice

To be published in *The Record* or *The Ridgewood News* at least ten (10) days prior to the scheduled hearing date.

Original notice cut from newspaper must be given to Board Secretary along with all forms.

Name and Address of Applicant
ZEOLI - DANUBIO
41 ELMWOOD AVE
ALLENDALE N.J.
07401

BOROUGH OF ALLENDALE
CODE ENFORCEMENT OFFICE
500 West Crescent Avenue Allendale, NJ 07401



Phone: (201) 818-4400 x208
Fax: (201) 825-1913

MEMORANDUM

TO: Michael Zeoli, Samantha M. Danubio
41 Elmwood Ave.
Allendale, NJ 07401

FROM: Anthony Hackett, Zoning Official/Construction Official

CC: Linda Garofalo Land use Administrator

RE: Two story addition @ 41 Elmwood Ave. Zone A

DATE: March 21, 2023

The Allendale Building/Zoning Department received the following documents:

A. Borough of Allendale Zoning Review Application

B. Drawings and a site plan prepared by John Anthony Ferraro PC Architect New City, NY

I have reviewed these documents and the Borough of Allendale Zoning Ordinances and I must deny your application for the following reason(s):

1) 41 Elmwood Ave is located in the A Zone of Allendale. There are many existing non-conforming conditions associated with this property. According to **Borough Ordinance 270-37A** you can not create any new or additional encroachment or non-conformity.

EXISTING NON-CONFORMING ISSUES CREATING AN INCREASE:

- 1) The required maximum **Floor Area Ratio** for your lot size is 25%
 - a) currently it is 22%, and the proposed addition will be 33%
- 2) The minimum **side yard setback for Zone A** is 15 Feet
 - a) current Right Side is 7.4 Feet
 - b) current Left Side is 5.1 Feet

The Proposed two-story addition is continuing the Right and Left side yard setback non-conformity.

(OTHER EXISTING NON-CONFORMING CONDITIONS PRESENT):

- 1) Required lot size 20,000 sq feet you have 6,947 sq feet
- 2) Required lot width is 115 feet you have 50 feet

You are hereby notified that you have the right under N.J.S.A. 40:55D-72 to appeal this decision to the Zoning board of adjustments of the Borough of Allendale within 20 days from the date of the decision. For further information please visit. <http://allendalenj.gov/zoning-board-of-adjustments/>

Anthony Hackett
Construction Official

April 12, 2023
09:40 AM

Borough of Allendale
Tax Account Detail Inquiry

Page No: 1

BLQ: 2009. 4. Tax Year: 2023 to 2023
Owner Name: ZEOLI, MICHAEL&DANUBIO,SAMANTHA M Property Location: 41 ELMWOOD AVE

Tax Year: 2023	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,443.22	2,443.22	0.00	0.00	4,886.44
Payments:	2,443.22	0.00	0.00	0.00	2,443.22
Balance:	0.00	2,443.22	0.00	0.00	2,443.22

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						4,886.44		4,886.44
01/31/23	1	Payment	001	VARIOUS	CK	9287	31 GWITT	2,443.22	0.00	2,443.22
		LERETA								

Total Principal Balance for Tax Years in Range: 2,443.22

PROOF OF TAXES PAID

BOROUGH OF ALLENDALE

500 West Crescent Avenue
Allendale, NJ 07401

Angela M. Mattiace, CTA
Tax Assessor

(201) 818-4419
angelamattiace@allendalenj.gov

April 18, 2023

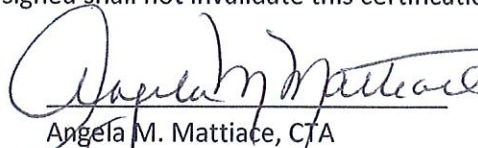
Re: 41 Elmood – 2009/4

Dear Sir/Madam:

As per your recent request, attached please find the listing of property owners within 200 feet of the above mentioned, as well as the list of public utilities, which must also be noticed.

If your property falls within 200 feet of an adjacent municipality, you must obtain a certified list from that municipality and serve notices on all persons on that list. Additionally, you must also serve notice upon the Municipal Clerk of that municipality.

This is to certify to the Allendale Land use Board and to all interested parties, that the attached names and addresses commonly referred to as a "Property Listing" have been prepared in conformance with the requirements of the Municipal Land Use Law. All lists are prepared within (7) days after receipt. Any omission and/or failure on the part of the undersigned shall not invalidate this certification, any hearing meeting or proceeding. (C40:55D12-C).



Angela M. Mattiace, CTA
Tax Assessor

OWNER & ADDRESS REPORT

ALLENDALE

200 FT LIST 2009/4 - 41 ELMWOOD

04/18/23 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2009	3		2	KRYWOS, ANNE I 12 DUNCAN RD HOHOKUS, NJ 07423	39 ELMWOOD AVE	
2009	5		2	ALBRECHT, RICK & HELENE 77 ELMWOOD AVE. ALLENDALE, NJ 07401	77 ELMWOOD AVE	
2009	5.01		2	MALONE, ROBERT K. & JANET D. 69 ELMWOOD AVE ALLENDALE, NJ 07401	69 ELMWOOD AVE	
2009	2		2	CHOI, ANDREW & ANDREA 35 ELMWOOD AVE ALLENDALE, NJ 07401	35 ELMWOOD AVE	
2006	8		2	AIELLO, FRANK & MARIA 50 ELMWOOD AVE ALLENDALE, NJ 07401	50 ELMWOOD AVE	9&10
2006	11		2	PFLUEGER, MICHAEL R & ANA M 36 ELMWOOD AVE ALLENDALE, NJ 07401	36 ELMWOOD AVE	
2006	12		2	PHILLIPS, JOSEPH & RACHAEL 30 ELMWOOD AVE ALLENDALE, NJ 07401	30 ELMWOOD AVE	13
2006	6.01		2	NUNN, GARY W. & KAREN A. 66 ELMWOOD AVE ALLENDALE, NJ 07401	66 ELMWOOD AVE	
2006	3		2	PINI, MICHAEL & STEPHANIE LYNN 25 MIDWOOD AVE ALLENDALE NJ 07401	25 MIDWOOD AVE	
2006	4		2	LUCIBELLO, FRANK & DEBRA 33 MIDWOOD AVE ALLENDALE, NJ 07401	33 MIDWOOD AVE	
2006	5		2	REDDY, RAHUL & DRAVINA 43 MIDWOOD AVE ALLENDALE, NJ 07401	43 MIDWOOD AVE	
1901	1		2	BRUBAKER, LEROY & MICHELE 50 E ORCHARD ST ALLENDALE NJ 07401	50 E ORCHARD ST	
1901	2		2	KEMEZIS, MICHAEL & PAGE, MAUREEN 68 E ORCHARD ST ALLENDALE, NJ 07401	68 E ORCHARD ST	
1901	3.01		2	STEPHEN, LAWRENCE & DENISE 90 E ORCHARD ST ALLENDALE, NJ 07401	90 E ORCHARD ST	LT3 .79AC
1901	4		2	SCIPIONE, LOUIS T & KATHLEEN E 100 E ORCHARD ST ALLENDALE, NJ 07401	100 E ORCHARD ST.	
2006	7.01		2	VARGAS, JOSEPH J. & CAROLINE 82 ELMWOOD AVE ALLENDALE, NJ 07401	82 ELMWOOD AVE	

UTILITIES LISTING

**BOROUGH OF ALLENDALE
500 W CRESCENT AVENUE
ALLENDALE, NJ 07401**

Rockland Electric – 1 Blue Hill Plaza, Pearl River, NY 10965

New Jersey Department of Transportation - POB 600, Trenton, NJ 08625

PSE&G - 20 Van Vooreen Drive, Oakland, NJ 07436

Cablevision of New Jersey - 40 Potash Rd, Oakland, NJ 07436

Verizon New Jersey - 114 Paterson Street, Paterson, NJ 07501

Bergen County Planning Board - 1 Bergen County Plaza, Hackensack, NJ 07601

Veolia Water – 461 From Road #400, Paramus, NJ 07652

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Official Use

Postage	\$4.15
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$4.15

Postmark Here

APR 20 2023

1095C USPS

Sent to
 Street, Apt. No. or PO Box No. 461 FROM RD #400
 City, State, ZIP+4 PRAIRIES NJ 07452
 PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Official Use

Postage	\$4.15
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$4.15

Postmark Here

APR 20 2023

1095C USPS

Sent to
 Street, Apt. No. or PO Box No. 40 POTASH RD
 City, State, ZIP+4 CARLETON N.J. 07430
 PS Form 3800, August 2006 See Reverse for Instructions

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Official Use

Postage	\$4.15
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$4.15

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APR 20 2023

1095C USPS

Sent to
 Street, Apt. No. or PO Box No. 1 BOREN CUNTY FLA2A
 City, State, ZIP+4 HICKENSBAD N.J. 07001
 PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

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For delivery information visit our website at www.usps.com

Official Use

Postage	\$4.15
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$4.15

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1095C USPS

Sent to
 Street, Apt. No. or PO Box No. 20 VAN VOREN DR
 City, State, ZIP+4 CARLETON N.J. 07430
 PS Form 3800, August 2006 See Reverse for Instructions

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Official Use

Postage	\$4.15
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$4.15

Postmark Here

APR 20 2023

1095C USPS

Sent to
 Street, Apt. No. or PO Box No. 114 PATERSON ST
 City, State, ZIP+4 PATERSON NJ 07501
 PS Form 3800, August 2006 See Reverse for Instructions

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Official Use

Postage	\$4.15
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$4.15

Postmark Here

APR 20 2023

1095C USPS

Sent to
 Street, Apt. No. or PO Box No. 66B LACS
 City, State, ZIP+4 TRANTON N.J. 08602
 PS Form 3800, August 2006 See Reverse for Instructions

CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.15	NEW CITY, NEW YORK 0073
Certified Fee	\$ 0.00	APR 20 2023
Return Receipt Fee (Endorsement Required)	\$ 0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 4.15	10956 USPS 20/2023

Sent To
KODLAND ELECTRIC
Street, Apt. No.:
1 BLUEBELL PLAZA
or PO Box No.
City, State, ZIP+4
ALBANY N.Y. 10945
PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

Postage	\$ 4.15	NEW CITY, NEW YORK 0073
Certified Fee	\$ 0.00	APR 20 2023
Return Receipt Fee (Endorsement Required)	\$ 0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 4.15	10956 USPS

Sent To
STEPHEN
Street, Apt. No.:
90 E. ORCHARD ST.
or PO Box No.
City, State, ZIP+4
ALBANY N.Y. 07401
PS Form 3800, August 2006 See Reverse for Instructions

CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.15	NEW CITY, NEW YORK 0073
Certified Fee	\$ 0.00	APR 20 2023
Return Receipt Fee (Endorsement Required)	\$ 0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 4.15	10956 USPS

Sent To
VARECUS
Street, Apt. No.:
82 ELWOOD AVE
or PO Box No.
City, State, ZIP+4
ALBANY N.Y. 07401
PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

Postage	\$ 4.15	NEW CITY, NEW YORK 0073
Certified Fee	\$ 0.00	APR 20 2023
Return Receipt Fee (Endorsement Required)	\$ 0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 4.15	10956 USPS

Sent To
KENNEDIS
Street, Apt. No.:
108 E. ORCHARD ST.
or PO Box No.
City, State, ZIP+4
ALBANY N.Y. 07401
PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

Postage	\$ 4.15	NEW CITY, NEW YORK 0073
Certified Fee	\$ 0.00	APR 20 2023
Return Receipt Fee (Endorsement Required)	\$ 0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 4.15	10956 USPS

Sent To
SCIPIONE
Street, Apt. No.:
100 EAST ORCHARD ST
or PO Box No.
City, State, ZIP+4
ALBANY N.Y. 07401
PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	\$ 0.00	APR 20 2023
Return Receipt Fee (Endorsement Required)	\$ 0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 4.15	10956 USPS

Sent To
BURBARE
Street, Apt. No.:
50 E. ORCHARD ST.
or PO Box No.
City, State, ZIP+4
ALBANY N.Y. 07401
PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	\$ 0.00
Return Receipt Fee (Endorsement Required)	\$ 0.00
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 4.15

Postmark Here
APR 20 2023
NEW CITY, NEW YORK
10956 USPS

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4
ALLENDALE N.J. 07401

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

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For delivery information visit our website at www.usps.com

Postage	\$ 4.15
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NEW CITY, NEW YORK
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For delivery information visit our website at www.usps.com

ALLENDALE PK 07401
OFFICIAL USE

Postage	\$4.78	NEW CITY, NEW YORK
Certified Fee	\$0.00	Postmark Here
Return Receipt Fee (Endorsement Required)	\$0.00	APR 20 2023
Restricted Delivery Fee (Endorsement Required)	\$0.00	10956 USPS
Total Postage & Fees	\$4.78	

Sent to
Street, Apt. No.:
or PO Box No.
City, State, ZIP+4
PS Form 3800, August 2006

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ALLENDALE PK 07401
OFFICIAL USE

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Return Receipt Fee (Endorsement Required)	\$0.00	APR 20 2023
Restricted Delivery Fee (Endorsement Required)	\$0.00	10956 USPS
Total Postage & Fees	\$4.78	

Sent to
Street, Apt. No.:
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ALLENDALE PK 07401
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Certified Fee	\$0.00	Postmark Here
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Restricted Delivery Fee (Endorsement Required)	\$0.00	10956 USPS
Total Postage & Fees	\$4.78	

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Street, Apt. No.:
or PO Box No.
City, State, ZIP+4
PS Form 3800, August 2006










39 Elmwood Ave

Allendale, New Jersey

 Google Street View

Sep 2018

[See more dates](#)



69 Elmwood Ave

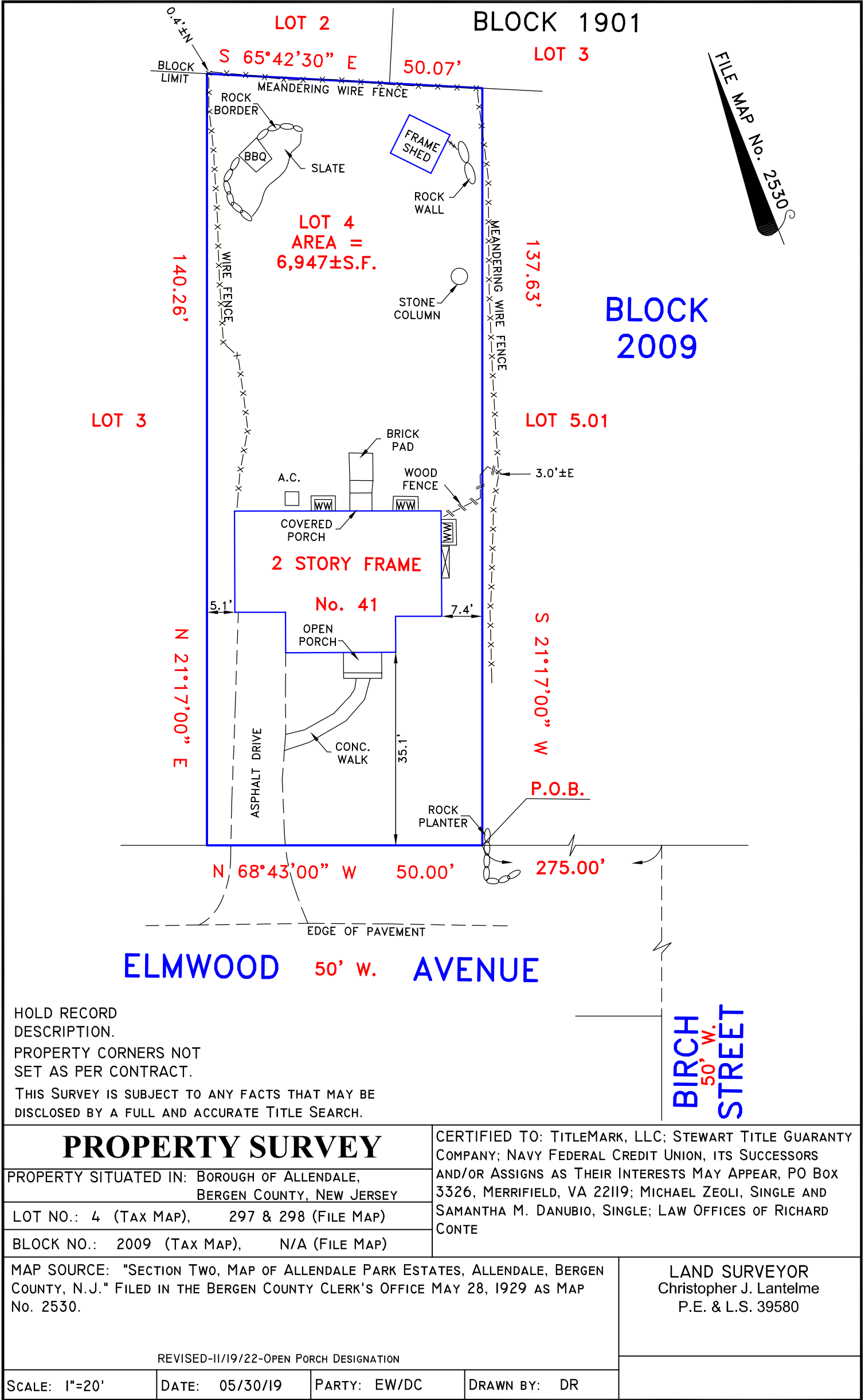
Allendale, New Jersey

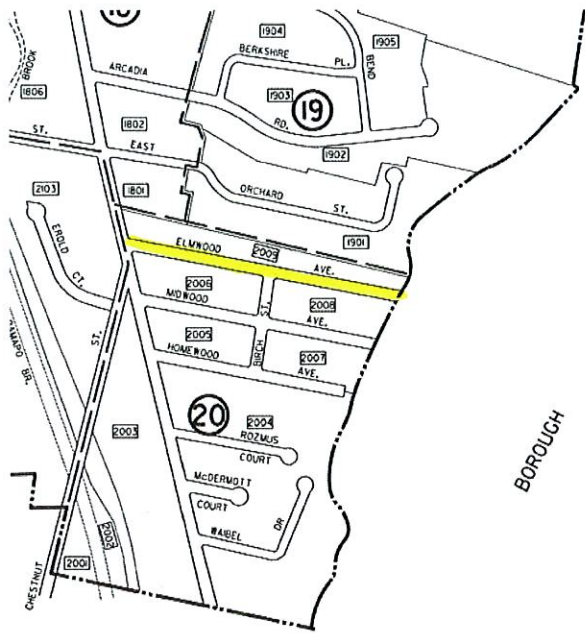
 Google Street View

Sep 2018

[See more dates](#)







I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVISED,
UNDER MY IMMEDIATE SUPERVISION, AND COMPLIES WITH
THE LAWS OF THE STATE OF NEW JERSEY.

Gerard Scott DATE 1/20/24
GERARD SCOTT, P.L.S.
PROFESSIONAL LAND SURVEYOR N.J. LIC NO 13916

"THE AREAS, BOUNDARIES AND DIMENSIONS SHOWN ON THIS
TAX MAP ARE DERIVED FROM GROUND SURVEYS, AERIAL
SURVEYS, AND RECORDED PLANS, MAPS, DEEDS AND WILLS
AND ARE TO BE USED FOR ASSESSMENT PURPOSES ONLY"

"THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED
APRIL 30, 1989

NOTES:

1. THIS SHEET IS A DIGITIZED COPY OF THE MAP
PREPARED BY GERARD SCOTT, P.L.S. L.C. NO.
13916 OF AZZOLINA & FUREY ENG. AND DATED
1/20/24. THE APPROVED ORIGINAL IS ON FILE
IN THE ENGINEERS OFFICE.

TAX ASSESSMENT MAP
BOROUGH OF
ALLENDALE

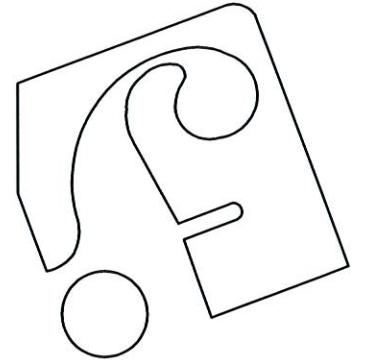
BERGEN COUNTY, N.J.

SCALE: 1" = 500' FEBRUARY 2001

AZZOLINA ENGINEERING COMPANY
PROFESSIONAL ENGINEERS & LAND SURVEYORS
EAST 8 DOROTHY AVENUE, PARAMUS N.J.
TO SHOW CONDITIONS AS OF FEBRUARY 2001

ZEOLI
41ELMWOOD AVE
ALLENDALE NJ 07401

PARCEL ID: 2009.4 .



John Anthony Ferraro PC
ARCHITECT

37 Maple Avenue
New City, New York 10956
p: 845-624-0758
e: jafpc2@gmail.com



ZEOLI
41ELMWOOD AVE
ALLENDALE NJ 07401

TAX MAP

Project number **ZEOLI**

Date **4-19-23**

Drawn by **JF**

Checked by **JF**

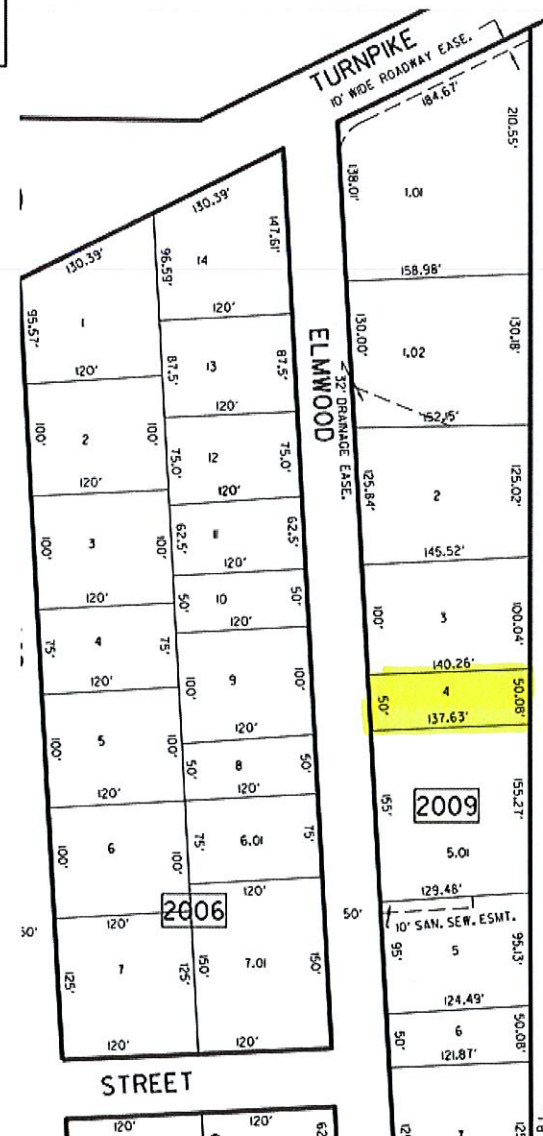
TAX MAP

Scale

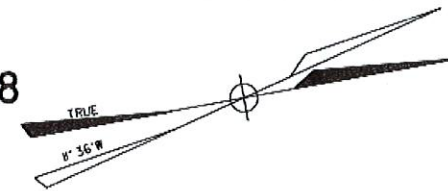
VARIANCE REQUIREMENTS AS PER DENIAL LETTER DATED MARCH 21, 2023

EXISTING NON-CONFORMING ISSUES CREATING AN INCREASE:

- 1) THE REQUIRED MAXIMUM **FLOOR AREA RATIO** FOR YOUR LOT SIZE IS 25%
A) CURRENTLY IT IS 22%, AND THE PROPOSED ADDITION WILL BE 33%
- 2) THE MINIMUM **SIDE YARD SETBACK FOR ZONE A** IS 15 FEET
A) CURRENT RIGHT SIDE IS 7.4 FEET
B) CURRENT LEFT SIDE IS 5.1 FEET



SHEET 18



SHEET 19

