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

Borough Website Bulletin Board

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							Carried ☐ Defeated ☐ Tabled ☐
Putrino							
Kistner							
Daloisio							
Dalo							
Sirico							
Wilczymski							
Quinn							
Warzala Alt. #1							
Butler Alt. #2							

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.

2

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

3

ALLENDALE LAND USE BOARD APPLICATION CHECK LIST

NAM	E ZEOLI - DANUBIO	BLOCK 2009. LOT 4.
ADDI	RESS 41 ELMWOOD AVE.	ALLEHOPLE N.J 67401
ZONE	TYPE OF V	VARIANCE SET BACK
BRIE	F DESCRIPTION OF APPLICATION VA	RIANCE FOR
F.A	R OF 33% & RIGHT SET	1 BACK 7.4' & LEFT SET BACK 5.1'
SPEC	IFIC VARIANCE(S) REQUIRED FOR	2 STORY ADDITION
1H	REAR & SIDE YARDS	
ADM	NISTRATIVE REQUIREMENTS	STAŢUS
1.	Application form complete	
2.	Fee paid	
3.	Denial by Building Inspector	/_
4.	Affidavit of Service	To BL
5.	Proof of Publication	DELIVERED
6.	Taxes Current	
7.	Plot Plan	
8.	Maps	
9.	Photographs	
10.	Email address	jaffec 2 2gmail.com
11.	Miscellaneous	N.A.
4.	20.23	MMM
	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	1. Footprint of existing buildings or structures.
_	Precise distances from all property lines to closest point of principal building including steps, deck or other extensions of the building.
7	3. The location and precise distances of accessory buildings, such as garages and sheds, to property lines and the principal building or structure.
7	 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.
7	5. An accurate depiction of the proposed construction or alteration including the information requested in 1, 2, 3 and 4 above.
7	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	1. The precise distances from the existing buildings or structure in question to the closest point of all neighboring buildings and structures.
1	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.
1	2. All dimensions of proposed building or structure.

7	 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.)
1	5. Front, rear and side elevations of the proposed structure.
IV.	FLOOR PLANS.
1	1. Floor plans of the existing interior of the building containing all relevant dimensions.
7	Floor plans of the interior of the proposed construction containing all relevant dimensions.
1	3. Precise square footage of the existing building.
1	4. Precise square footage of the proposed construction.
1	 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.
1	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 they were taken and that the photographs represent an accurate depiction of what they saw 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.
_	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.
Board	1. Applicants should be prepared to discuss prior applications to the Land Use Board, l 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.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 2009. 4. Block(s)
Street Address 41 ELMWOOD AVENUE ALLEHDALE N.T. 172401
Applicant JOHN TERRARD RA. Address 37 MARLE AVE NEW CITY N.Y 1095
Owner DAHUBIO - ZOULI Address 41 ELMWOOD AVE ALLENDALE NJ.
Lessee N.A. Address N.A.
Last Previous Occupancy SINGLE FAMILY
Size of Lot 414 p
Floor area ratio calculation ALLOWED 25% EXIST 6 22% PROP. 33%
D
Height of building(s) 2 stories 23 feet 2 IN. Set back from front property line 35 M. G. Francisk (16 1 1 2 1 1 1 2 1 1 2 1 1 1 2 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 1 2 1 1 1 1 1 2 1
Set back from from the bound from the bound from the first from th
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: Surgaria
Proposed use: SINGLE FAMILY
This application for a use variance includes an application for subdivision, site plan
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.
(b) 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. (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
$oldsymbol{\ell}$

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

TO THE APPLICANT:

The petition of PANUBIO

shows that on or about the

an application to the

COMPLETE SECTIONS IN FULL FOR RELIEF REQUESTED

for the purpose

20 23

intended

of (describe

NOTICE OF APPEAL OF ZONING ENFORCEMENT OFFICER'S DECISION

ZEOLI

Zoning

day of

Official

TO THE ZONING ENFORCEMENT OFFICER:

ction) FNCREASE IN F.A.R FROM 22% TO 33%
RIGHT SET BACK OF 7.4 1
LEFT SET BACK OF 5.1 '
on the premises located at (street address) 41 ELMEROOD AYE. ALLEROALE
NEW JERSEY Block 2009. Lot 4.
s shown on the Municipal Tax Maps and owned, or optioned, by the applicant was made; that
fter due consideration the Zoning Enforcement Officer did on the 21 day of MARCH2023
ecline 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 ppeal with said Officer, together with the required fee of, and requests that ction of the Zoning Enforcement Officer be reversed or modified as the facts may be etermined, and applicant further requests that a day be fixed for hearing on this appeal and tates 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
O 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)
of the Zoning Ordinance so as to
ermit AH F.A.R OF 33%
RIGHT SETIBACK OF 7.4'
LEFT SET BACK OF S.1'
(_X/MXX//
////Signature of Applicant
V

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 TERRARO R.A., of full age, being duly sworn according	g to law, deposes and
says, that (s)he resides at 37 MARE AVE.	in the municipality
of Town of CLARK, County of Kockcand, and State of NEW	YORK ,
and that (s)he is (are) the applicant(s) in a proceeding before the Land Use Board of	of Allendale, New
Jersey, being an appeal or application under the Zoning Ordinance, which relates to	o premises at
HELMWOOD AVE ALLENDALE, and that on APRIL 2023	
notice of the hearing on this application to each and all of the persons upon whom	
in the required form and according to the attached lists, and in the manner indicate	d thereon.

Sworn to and subscribed before me

this 20 day of 1

20 23.

NOTICE TO APPLICANT: Attach list of all persons served.

KIMBERLY LILLO
Notary Public, State of New York
No. 01Ll6099504
Qualified in Rockland County
Commission Expires Sept. 29, 2023

BOROUGH OF ALLENDALE LAND USE BOARD

DATE 4.19.23

NOTICE OF HEARING TO PROPERTY OWNERS

(Cross out inapplicable sections)

TO	WL	IOI	Æ	IT	M	AV	CON	NCER	NI.
10	VVI	IUN	1	11	IVI	-1 P	COL	$N \subset \Gamma \cap \Gamma$	UN.

5) 5.1'

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, 2 nd Floor, Allendale, New Jersey 07401 on the application of ZEOLI - DANUBIO 41 ELIMOOD AVE (Applicant) at
ALLEHDALE NJ 07401 (Address)
Block No. 2009. , Lot No. 4. for a (hardship, floor area ratio, use) variance
from Section 270 - 37A
F.A.R OF 33%
RIGHT SET BACK 7.4FT 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 TARD
Name and Address of Applicant
41 ELMWOOD AVE

Sample Legal Notice

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

ALLENDALE NJ.

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

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

Owner		2009 ZEOLI	. 4. , MICHAEL&DANU	BIO,SAMANTH	A M			ear: 2023 to 2 on: 41 ELMWOO			
Tax Origi	Payn		Qtr 1 2,443.22 2,443.22 0.00	Qtr 2,44 2,44	3.22 0.00	Qtr 3 0.00 0.00 0.00		Qtr 4 0.00 0.00 0.00	Total 4,886.44 2,443.22 2,443.22		
Date	Qt	Des	cription	Check No	Mthd	Reference		Batch Id	Principal	Interest	2023 Prin Balance
01/31	/23	10 000	Original Bille ment 001 ETA	d VARIOUS	CK	9287	31	GWITT	4,886.44 2,443.22	0.00	4,886.44 2,443.22

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).

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 LOCATION	Add'l Lots
2009	3		2	KRYWOS, ANNE I 12 DUNCAN RD HOHOKUS, NJ		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. & JANE 69 ELMWOOD AVE ALLENDALE, NJ	T D. 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 & AN. 36 ELMWOOD AVE ALLENDALE, NJ		36 ELMWOOD AVE	
2006	12		2	PHILLIPS, JOSEPH & RACHA 30 ELMWOOD AVE ALLENDALE, NJ	EL 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 & STEPHANII 25 MIDWOOD AVE ALLENDALE NJ	E LYNN 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, 68 E ORCHARD ST ALLENDALE, NJ	MAUREEN 07401	68 E ORCHARD ST	
1901	3.01		2	STEPHEN, LAWRENCE & DENIS 90 E ORCHARD ST ALLENDALE, NJ	SE 07401	90 E ORCHARD ST	LT3 .79AC
1901	4		2	SCIPIONE, LOUIS T & KATHL 100 E ORCHARD ST ALLENDALE, NJ	.EEN E 07401	100 E ORCHARD ST.	
2006	7.01		2	VARGAS, JOSEPH J. & CAROL 82 ELMWOOD AVE ALLENDALE, NJ	.INE 07401	82 ELWWOOD 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







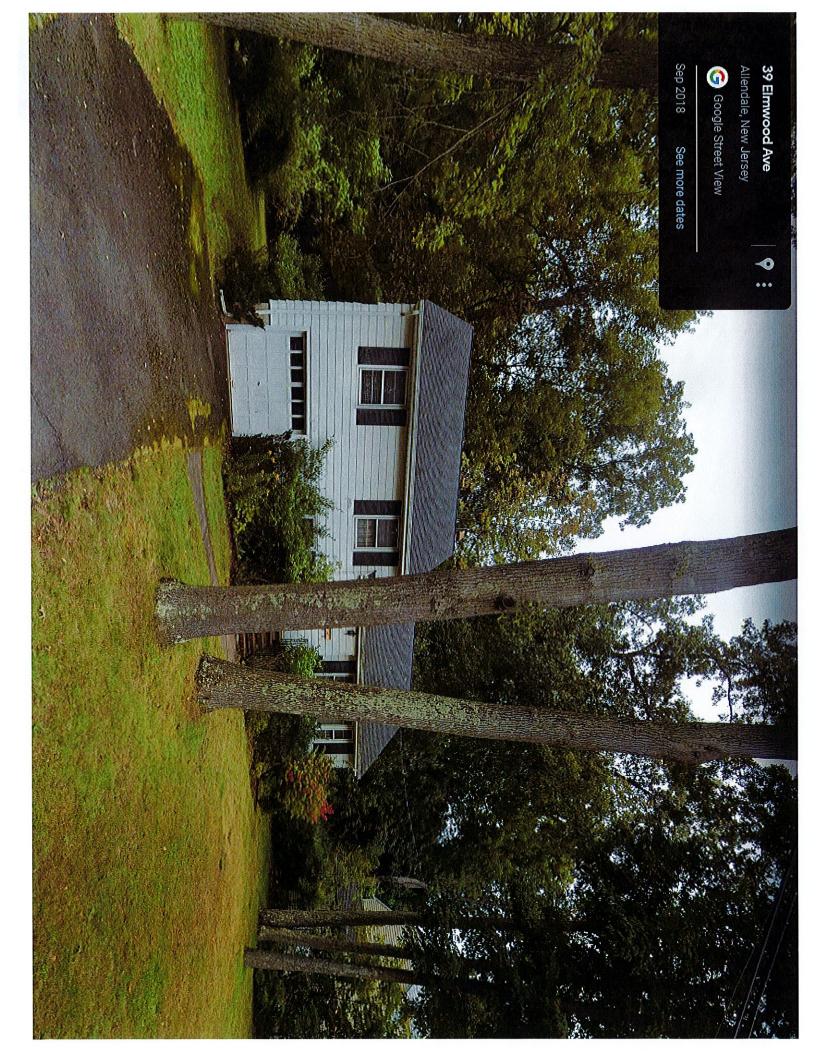








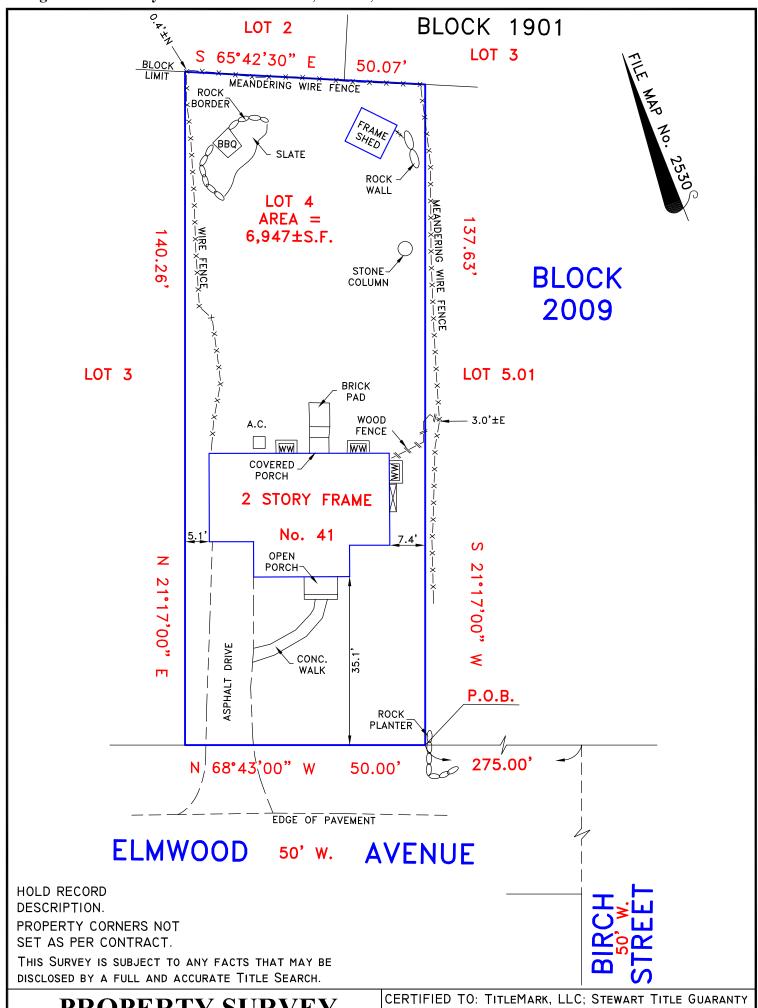






Engineers & Surveyors

101 West Street, Hillsdale, N.J. 07642 Ph. 201-666-2450 Fax 201-666-9745



PROPERTY SURVEY

PROPERTY SITUATED IN: BOROUGH OF ALLENDALE,

BERGEN COUNTY, NEW JERSEY

LOT NO .: 4 (TAX MAP), 297 & 298 (FILE MAP)

2009 (TAX MAP), N/A (FILE MAP)

COMPANY; NAVY FEDERAL CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, PO BOX 3326, MERRIFIELD, VA 22119; MICHAEL ZEOLI, SINGLE AND SAMANTHA M. DANUBIO, SINGLE; LAW OFFICES OF RICHARD

"SECTION TWO, MAP OF ALLENDALE PARK ESTATES, ALLENDALE, BERGEN COUNTY, N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE MAY 28, 1929 AS MAP No. 2530.

LAND SURVEYOR Christopher J. Lantelme P.E. & L.S. 39580

REVISED-II/19/22-OPEN PORCH DESIGNATION

PARTY: EW/DC DRAWN BY: DATE: 05/30/19 DR Scale: I"=20'

WALDWICK

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, PL.S.

"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 ORLY"

" THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED

APRIL 30, 1969

NOTES:

I. THIS SHEET IS A DIGITIZED COPY OF THE MAI PREPARED BY GERARD SCOTT, PLI.S. LIC. NO. 13916, OF AZZOLINA & FUREY ENG. AND DATE 1/20/94. THE APPROVED ORIGINAL IS ON FILE IN THE ENGINEERS OFFICE

TAX ASSESSMENT MAP
BOROUGH OF

ALLENDALE

BERGEN COUNTY, N.J. SCALE: I' = 500' FEBRUARY 2001

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

VARIANCE REQUIREMENTS AS PER DENIAL LETTER DATED MARCH 21, 2023

EXISTING NON-CONFORMING ISSUES CREATING AN INCREASE:

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

ZEOLI 41ELMWOOD AVE ALLENDALE NJ 07401

PARCEL ID: 2009. 4.



SHEET 18



SHEET

John Anthony Ferraro PC A R C H I T E C T

> 37 Maple Avenue New City, New Yorkl 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

4/19/2023 9:51:29 AM

DEFINITIONS:

- 1. THE WORD "PATCH" MEANS THE CONTRACTOR SHALL PATCH TO ALIGN & MATCH w/ EXISTING MATERIAL. (U.O.N.)
- 2. THE WORD "PROVIDE" MEANS THE CONTRACTOR SHALL SUPPLY & INSTALL.

GENERAL NOTES

- ALL WORK INCLUDING MATERIAL STRESSES & METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL LOCAL ORDINANCES GOVERNING THIS CONSTRUCTION
- DO NOT SCALE DRAWINGS DIMENSIONS INDICATED. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THESE DRAWINGS CONFORM TO THE MOST RECENT ADDITION OF THE APPLICABLE NEW YORK STATE ENERGY CODE. ALL LOCAL CODES
- ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL LOCAL CODES AND GENERALLY ACCEPTED PRACTICES
- THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY JOHN ANTHONY FERRARO P.C., ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPLICABLE STATE BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE PROPERI Y DISPLAYED
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS A. ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE B. ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS
- ALL INSULATION SHALL BE EITHER KRAFT OR FOIL FACED OR UNFACED A 6 MIL POLYETHYLENE
- CONTRACTOR TO CONSULT WITH OWNER PAINTING ALL INTERIOR ROOMS INCLUDING THOSE NOT EFFECTED BY CONSTRUCTION
- CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE BUILDING IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECTS PRIOR TO START OF WORK. ARCHITECT TO BE NOTIFIED OF DEVIATIONS OR CHANGES MADE TO PLANS
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, COORDINATION, BONDS, INSURANCE, PERMITS AND INSPECTIONS AS NECESSARY FOR THE
- CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER
- CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO STAIRS, ENTRANCES OR MEANS OF
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING WORK DURING THE COURSE OF CONSTRUCTION ANY DAMAGE RESULTING FROM CONSTRUCTION PROCEDURES SHALL BE THE RESPONSIBILITY OF THOSE CONTRACTORS CAUSING SUCH DAMAGE
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSPECTION OF ALL STRUCTURAL ELEMENTS OF THE CONSTRUCTION. 48 HOURS MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT AT LEAST FORTY- EIGHT (48) HOURS IN ADVANCE APPROVAL BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL MAINTAIN THE SECURITY AND WEATHER TIGHTNESS OF THE
- WINDOWS SHALL BE ANDERSEN 400 SERIES AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS. PROVIDE SCREENS AND GRILLS. VERIFY CATALOG NUMBERS WITH PELLA REP. AS NEEDED TO INSURE EGRESS REQUIREMENTS ARE MET. PROVIDE SCREENS AND GRILLS.. OWNER TO CONFIRM PROFILE AND STYLE OF WINDOWS

GENERAL SPECIFICATIONS/NOTES:

- . ALL LUMBER USED IN CONSTRUCTION SHALL BE DOUGLAS FIR #2, OR SPF #2 MIN Fb = 1200 PSI E = 1.1 X 1000000. ALL STRUCTURAL HEADERS AND GIRDERS SHALL HAVE 4 X 6 OR 6 X 6 POSTS AT EACH END AS REQUIRED BY STUD SIZES.
- 2. ALL EXTERIOR LUMBER SHALL BE EXTERIOR GRADE. ALL EXTERIOR STEEL, JOIST HANGERS, LAG BOLTS, NAILS AND SCREWS SHALL BE GALVANIZED. SIMPSON CONNECTORS (HOT DIPPED) & SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS
- ALL EXTERIOR OPENINGS SHALL BE CAULKED, FLASHED AND WEATHER-STRIPPED.
- 4. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL FIRE PROTECTION AGENCY (N.F.P.A., NATIONAL ELECTRIC CODE (N.E.C.)
- 5. WINDOWS ALTERED TO ACCOMMODATE NEW CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH APPLICABLE CODES REGARDING EMERGENCY ESCAPE, LIGHT AND VENTILATION REQUIREMENTS.
- 6. GALV.HURRICANE STRAPS SHALL BE PROVIDED AT ALL JOISTS/RAFTERS (EXISTING AND NEW) AS REQUIRED.
- 7. A VAPOR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF ALL CONSTRUCTION.
- 8. INSULATION SHALL BE INSTALLED IN ALL FRAMED WALLS BETWEEN HEATED AND UNHEATED SPACES AS PER LOCAL, STATE, AND ENERGY CONSERVATION CONSTRUCTION CODES. WHERE APPLICABLE CONCRETE SLAB INSULATION SHALL BE 2" STYROFOAM.
- 9. THE WORK "PROVIDE" MEANS THE CONTRACTOR SHALL SUPPLY AND INSTALL.
- 10. ALL NEW CONSTRUCTION SHALL ALIGN AND MATCH EXISTING.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY REPORTING EXISTING CONDITIONS AS SHOWN ON THE PLANS INCLUDING
- STRUCTURAL HEADERS AND ALL STRUCTURAL COMPONENTS FRAMING MEMBERS IN FLOORS, WALLS AND CEILING FOUNDATIONS, FOOTINGS AND STRUCTURAL CONNECTORS

NOTIFY ARCHITECT OF CONDITIONS AND/OR DISCREPANCIES.

12. TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGMENT THESE DRAWINGS CONFORM TO THE FOLLOWING CODES: 2020 EW YORK STATE RESIDENTIAL BUILDING CODE

1. ELEVATION NOTES ARE 'TYPICAL" AND APPLY TO ALL ELEVATIONS

2. PROVIDE CONT. ALUM. FLASHING AT ALL VALLEYS.

3. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FROM THE ELEMENTS DURING DEMOLITIONS.

. THE CONTRACTOR SHALL CONFIRM EXISTING HVAC CAPACITY AND RECOMMEND ADJUSTMENTS AND SIZING OF EXISTING EQUIPMENT TO PROVIDE ADDITION WITH HEAT AND AC. PROVIDE ESTIMATE FOR NEW HVAC SYSTEM

2. CONTRACTOR SHALL CONFIRM ADEQUACY OF EXIST'G WATER HEATER. PROVIDE NEW WATER HEATER IF REQ'D.

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- 18. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED FOR THE INSTALLATION OF THE WORK AND REPAIR ALL EXISTING AREAS TO REMAIN. DAMAGED DURING THE PERFORMANCE OF THE WORK. PATCH SHALL ALIGN AND MATCH EXISTING.
- CONTRACTOR SHALL PREPARE FLOOR AREAS WITH SUBSTRATE APPROPRIATE TO FINISH SELECTED BY OWNER(S).
- THE CONTRACTOR SHALL ORDER 10% ATTIC STOCK OF ALL FINISHED MATERIALS FOR
- ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AS SPECIFIED BY THE ARCHITECT
- 22 PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPES SLEEVES. ELECTRIC DEVICES, ETC. SHALL BE PACKED SEALED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED STC RATING
- 23. VAPOR BARRIER TOWARDS WINTER WARM SIDE OF ASSEMBLY.
- ALL NEW AND DISTURBED FINISHES TO RECEIVE ONE PRIME COAT AND TWO FINISH COATS OF PAINT
- 25. ALL WINDOWS AND DOORS SHALL BE CAULKED ON EXTERIOR BUILDING.

ELECTRICAL NOTES

- CONTRACTOR SHALL MEASURE LOADS IN EXISTING PANEL AND ADJUST AS NECESSARY FOR PROPER BALANCING.
- CONTRACTOR SHALL REMOVE EXISTING LIGHT FIXTURES, RECEPTACLES, AND/OR SWITCHES AS REQUIRED. MODIFY EXISTING CIRCUITRY AS NECESSARY TO CONNECT TO NEW LIGHT FIXTURES, RECEPTACLES AND/OR SWITCHES SHOWN ON DRAWING PROPERLY TERMINATE UNUSED CIRCUITRY AT NEAREST JUNCTION POINT OR BACK AT ELECTRICAL PANEL IF FED DIRECTLY. LABEL CIRCUITRY FOR
- CONTRACTOR SHALL RELOCATE LIGHT FIXTURES, RECEPTACLES. AND/OR SWITCHES DESIGNATED FOR RELOCATION. MODIFY EXISTING CIRCUITRY AS NECESSARY TO REINSTALL LIGHT FIXTURE, RECEPTACLE AND/OR SWITCHES IN LOCATIONS SHOWN ON DRAWING
- CONTRACTOR SHALLRELOCATE/REMOVE ELECTRICAL CIRCUITRY FOUND IN WALLS
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND PAINTING ASSOCIATED WITH ALL ELECTRICAL WORK.
- 6 ALL ELECTRICAL CIRCUITRY SHALL BE CONCEALED IN WALLS, CEILINGS AND FLOORS. IF SAME IS IMPOSSIBLE, ADVISE THE OWNER AND AWAIT APPROVAL/AUTHORIZATION FOR SURFACE MOUNTING. SUCH EXPOSED CIRCUITRY SHALL BE RUN IN SURFACE METAL
- CONTRACTOR SHALL PROVIDE TYPEWRITTEN SCHEDULES OF ALL CIRCUITRY IN ELECTRICAL PANEL. SCHEDULES SHALL MATCH THE LOADS SHOWN IN THE PROJECT PANEL SCHEDULE INCLUDED WITH THESE DRAWINGS. ALL SPARE PANEL SPACES SHALL BE FULLY PROTECTED
- WITH METAL BLANKS. 8 ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE LATEST EDITION, AND THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CONSTRUCTION CODE. THIS INCLUDES ALL TERMINATED ELECTRIC.
- CONTRACTOR SHALL OBTAIN, PAY FOR AND COMPLY WITH ALL REQUIRED PERMITS. CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO OWNER PRIOR TO COMPLETION OF PROJECT.
- 10 CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS. CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS, NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE ELECTRICAL INSTALLATION COMPLETE AND OPERATIVE AND IN COMPLIANCE WITH APPLICABLE CODES.
- 11 ALL WIRING SHALL BE COPPER CONDUCTOR MINIMUM SIZE #12 AWG. UNLESS OTHERWISE NOTED.
- 12 CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING EQUIPMENT AND NOTE CONDITIONS AND AREAS WHERE WORK WILL OCCUR IN FIELD.
- 13 CONTRACTOR SHALL COORDINATE LOCATION OF LIGHT FIXTURES AND ELECTRICAL EQUIPMENT WITH OTHER TRADES TO AVOID CONFLICTS.
- 14 CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND CEILING AT BETWEEN BASEMENT AND AREA OF NEW CONSTRUCTION WITH AN INTUMESCENT STOP MATERIAL.
- 15 CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES TO AVOID CONFLICTS OF EQUIPMENT INSTALLATION. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL EQUIPMENT CONNECTIONS, WIRING DEVICES

AND LIGHTING WITH ARCHITECT PRIOR TO INSTALLATION.

- CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIAL INSTALLED UNDER THIS CONTRACT FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER AND AGREES TO REPLACE DEFECTIVE WORK AT NO ADDITIONAL COST TO OWNER DURING THE
- 17 FINAL LOCATIONS AND ELEVATIONS OF ALL LIGHT FIXTURES, RECEPTACLES, SWITCHES, PHONE JACKS, AND CABLE OUTLETS SHALL BE DIRECTED IN

PLUMBING NOTES:

- 1. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK FIRE PREVENTION AND BUILDING CONSTRUCTION CODE, APPLICABLE ENERGY CONSERVATION CONSTRUCTION CODE, ALL LOCAL CODES AND GENERALLY ACCEPTED PRACTICES.
- 2. CONTRACTOR SHALL PROVIDE ALL FIXTURES, PIPING, VALVES, ACCESS DOORS, HANGERS, FITTINGS AND MISCELLANEOUS COMPONENTS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE MECHANICAL SYSTEMS COMPLETE. OPERABLE. AND IN ACCORDANCE WITH APPLICABLE CODES AND GENERALLY ACCEPTED INDUSTRY STANDARDS
- 3. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PIPING AND EQUIPMENT WITH OTHER TRADES TO AVOID CONFLICTS.
- 4. CONTRACTOR SHALL SEAL AROUND ALL PIPE PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS WITH AN INTUMESCENT FIRE STOP MATERIAL TO MAINTAIN FIRE AND SMOKE RATINGS
- 5. CONTRACTOR SHALL PITCH ALL SANITARY PIPING (3") AND UNDER A MINIMUM OF 1/4" PER FOOT. SANITARY PIPING (4") AND ABOVE MAY BE PITCHED A MINIMUM
- 6. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIAL INSTALLED UNDER THIS CONTRACT FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER AND AGREES TO REPLACE DEFECTIVE WORK AT NO ADDITIONAL COST TO OWNER DURING THE
- 7. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS OF ALL PIPING IN FINISHED AREAS WITH GENERAL CONTRACTOR TO ENSURE
- CONCEALMENT OF ALL PIPING IN WALLS, FLOORS AND CEILINGS. 8. CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL MEMBERS WITHOUT PERMISSION OF ARCHITECT
- 9. CONTRACTOR SHALL INSTALL AIR CHAMBERS ON DOMESTIC WATER SUPPLY PIPING TO PLUMBING FIXTURES.
- 11. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- 12. CONTRACTOR SHALL PAY FOR ALL PERMITS AND INSPECTION FEES REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION

EQUIPMENT AND NOTE AREAS WHERE WORK WILL OCCUR.

NOTE:

- 13. ALL CONTROL WIRING SHALL BE IN ACCORDANCE WITH N.E.C. ELECTRICAL CODE AND ALL LOCAL CODES. ALL CONDUCTORS SHALL BE COPPER WITH THHN INSULATION 120V/1-MINIMUM CONDUCTOR SIZE #12, 24V-MINIMUM
- CONDUCTOR SIZE #18. 14. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING PIPING &
- 15. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, TRENCHING, BACKFILL, COMPACTION AND RESURFACING TO MATCH EXISTING ASSOCIATED WITH PLUMBING
- 16. CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING, PATCHING AND PAINTING ASSOCIATED WITH PLUMBING WORK.
- 17. CONTRACTOR SHALL LOCATE ALL PIPING ON THE WARM SIDE OF BUILDING INSULATION ENVELOPE.

ALL HORIZONTAL SUPPORTS TO HAVE A

MIN OF 6" SOLID BEARING EACH SIDE

HEADERS FOR DOORS & WINDOWS:

(2) 2x 10 HEADERS

2x10 HEADERS

ALL OPENINGS 3'-0" TO 5'-0" TO HAVE

ALL OPENINGS 5'-0" TO 9'-0" TO HAVE (3)

ALL OTHER OPENING AS SPECIFIED ON

THESE CONSTRUCTION DOCUMENTS/DETAILS

JOHN ANTHONY FERRARO PC ARCHITECT (JAFPC).

JAFPC SHALL RETAIN ALL COMMON LAW, STATUTORY

THESE CONSTRUCTION DOCUMENTS SHALL NOT BE

FROM JOHN ANTHONY FERRARO PC ARCHITECT

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18. PLUMBING & ELECTRICAL CONTRACTOR SHALL COORDINATE NEW TRENCHING TO ALLOW FOR THE INSTALLATION OR NEW PLUMBING & NEW ELECTRICAL WORK IN THE SAME TRENCH WHEREVER POSSIBLE. RELOCATION OF INSTALLED EQUIPMENT DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS AND SHALL NOT INCUR ADDITIONAL COST TO OWNER.

COMPLETION OF WORK.

DEMOLITION NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY SHORING & BRACING FOR
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF DEBRIS FROM THE SITE.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRIERS AND PROTECTIVE DEVICES FOR PUBLIC SAFETY DURING DEMOLITION AND CONSTRUCTION PROCEDURES.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM ANY DAMAGE

DURING DEMOLITION AND CONSTRUCTION PROCEDURES.

- CONTRACTOR SHALL PATCH AND REPAIR ALL INTERIOR AND EXTERIOR FINISHES AS REQUIRED TO MATCH EXISTING
- ALL OSHA REGULATIONS ARE TO BE STRICTLY ADHERED TO, ANY FINES ARE TO BE PAID BY THE CONTRACTOR AND NOT THE OWNER.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE NEW YORK STATE. AND MODEL BUILDING CODES, REFERENCE STANDARDS AND ALL FEDERAL, STATE, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- DEMOLITION WORK SHALL COMPLY WITH THE NEW YORK STATE REQUIREMENTS IN ADDITION TO THE ANSI A10.6 SAFETY REQUIREMENTS FOR DEMOLITION.
- THE CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE WORK OF THIS SECTION SO AS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND NATURE AND SCOPE OF WORK AND DIFFICULTIES THAT ATTEND ITS EXECUTION.
- THE DRAWINGS MAY NOT SHOW ALL REMOVALS REQUIRED. CONTRACT INCLUDES ALL WORK NECESSARY TO PRODUCE THE FINAL ARRANGEMENT AS SHOWN, LEAVING NO EXISTING WORK WHICH IS NO LONGER NEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENTIRE DEMOLITION OF SPACE: INCLUDING: WALLS, CEILINGS, ALL FINISHES, EQUIPMENT, LIGHTING AND WIRING, DUCTWORK AND HVAC EQUIPMENT AND PLUMBING LINES AS REQUIRED.
- BEFORE STARTING ANY WORK RELATING TO EXISTING UTILITIES: ELECTRICAL, SANITARY, WATER, HEAT, GAS, ETC., THAT WILL TEMPORARILY DISCONTINUE OR DISRUPT SERVICES TO THE EXISTING BUILDING, NOTIFY THE OWNER & ARCHITECT SEVENTY-TWO HOURS IN ADVANCE AND OBTAIN APPROVAL PRIOR TO BEGINNING THE WORK.
- CONTRACTOR SHALL SUPPLY NECESSARY PROTECTION AGAINST DIRT AND DAMAGE AND SHALL BE RESPONSIBLE FOR KEEPING THE ACCESS SPACE CLEAN AND FREE OF MATERIALS AT ALL TIMES.
- GENERAL CONTRACTOR SHALL KEEP JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN AND CONTROL THE CONSTRUCTION AREA TO JOB SITE AND INFILTRATING AREAS OUTSIDE THE PROJECT AT ALL TIMES. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR CLEAN UP AND CARTING FOR ALL TRADES WHETHER OR NOT UNDER HIS JURISDICTION.
- 14. CONTRACTOR SHALL RESTORE AT HIS SOLE EXPENSE, ALL AREAS DAMAGED DURING CONSTRUCTION.
- 15. ALL DEMOLITION IS TO BE DONE WITH REASONABLE CARE SO AS TO MINIMIZE DAMAGE TO EXISTING REMAINING SURFACES. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY DOORS AND PARTITIONS AS NECESSARY TO PROTECT
- 16. CONTRACTOR SHALL FOLLOW BUILDING REGULATIONS AND PERFORM WORK AT THE HOURS DESIGNATED BY LOCAL
- 17. ALL ITEMS SPECIFICALLY DESIGNATED FOR REUSE BUT DAMAGED IN THE COURSE OF WORK PERFORMED UNDER THE GENERAL CONTRACT OR OTHERWISE RENDERED UNUSABLE MATERIAL SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.
- DEMOLISH PREMISES AS SHOWN ON THE DRAWINGS INCLUDING ALL WALL, WOOD, TRIM, PIPING, PLUMBING FIXTURES, LIGHT FIXTURES, LIGHT TRACK, AND SHELVING UNLESS OTHERWISE NOTED (U.O.N.).
- ALL EXISTING PROTRUDING MATERIALS & PLUMBING LINES NOT SHOWN TO REMAIN ON THE DRAWINGS SHALL BE REMOVED 1" BEHIND THE PLANE OF THE FINISHED SURFACE. PROVIDE ACCESS PANELS AS REQUIRED LOCATION(S) AND SIZE(S) TO BE APPROVED PRIOR TO INSTALLATION. ALL ABANDONED PLUMBING LINES SHALL BE CAPPED AS PER
- 20. THE GENERAL CONTRACTOR SHALL REMOVE ALL SURFACE MOUNTED BOXES, WIRES, RACEWAYS, ETC. U.O.N.
- REMOVE AND DISCARD ALL FLOOR COVERINGS, CERAMIC TILE, ETC., SO THAT NEW FLOORING CAN BE PROPERLY INSTALLED FLUSH WITH ADJACENT SURFACES. THIS SHALL INCLUDE REMOVAL OF ADHESIVES AND SETTING BEDS.(U.O.N)
- 22. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCE TO THE BUILDING. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED.

23. CONTRACTOR SHALL VERIFY BEFORE REMOVAL OF ANY PARTITION THAT THE PARTITION IS NOT A BEARING WALL

PROVIDE TEMPORARY SUPPORT BEFORE REMOVING ANY BEARING PARTITIONS.

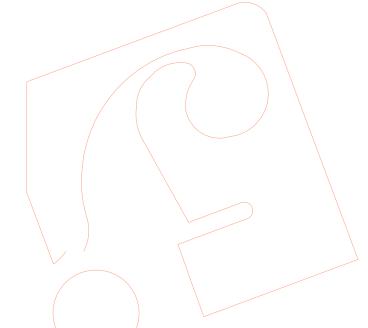
CODE TO AVOID EMITTANCE OF NOXIOUS GASES.

ORDINANCES. FOR THE PARTICULAR PHASE OF WORK BEING DONE.

CONTRACTOR SHALL RELOCATE ALL PLUMBING TO ACCOMMODATE NEW BATHROOM LAYOUT INCLUDING BUT NOT LIMITED TO CLEAN OUTS, STACKS, VENTS, SUPPLY & RETURN LINES.

ALL CONCERNS AS IT RELATES TO THE STRUCTURE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE

26. CONTRACTOR TO PROVIDE ALL SERVICES AND LABOR AND EQUIPMENT FOR THE REMOVAL OF DEBRIS, GARBAGE OR MISCELLANEOUS TREES AND BRUSH IN AND ON PROJECT SITE AS DIRECTED BY THE ARCHITECT.



John Anthony Ferraro PC ARCHITECT

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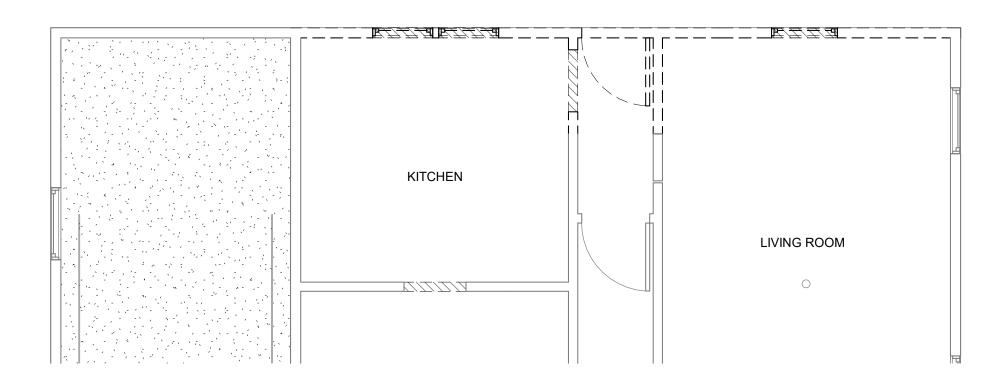
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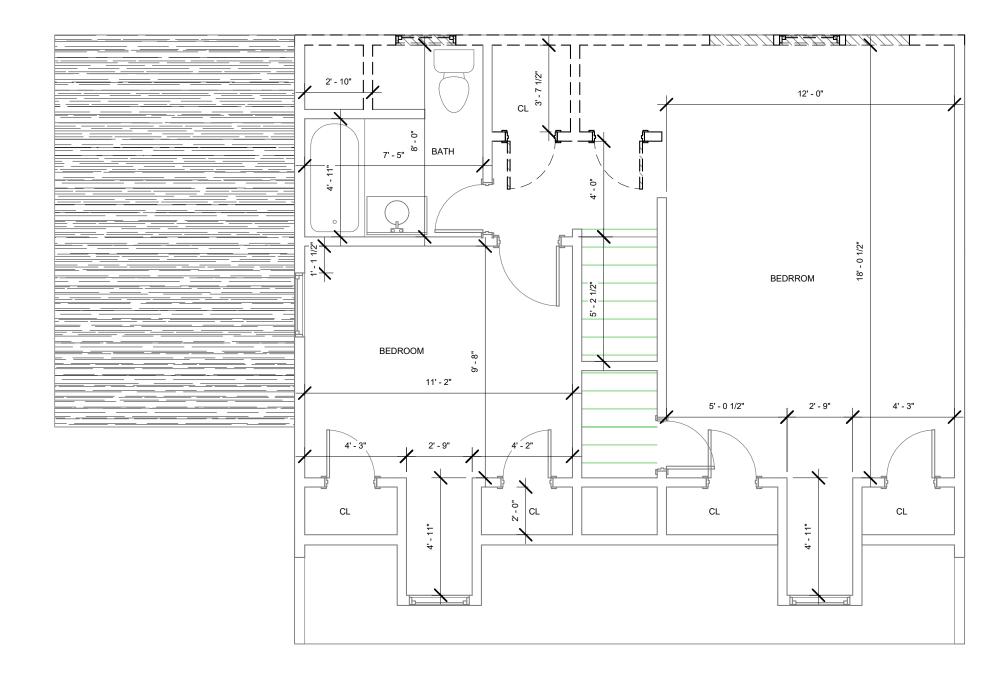
41 ELMWOOD AVENUE **ALLENDALE NJ 07401**

COVER SHEET

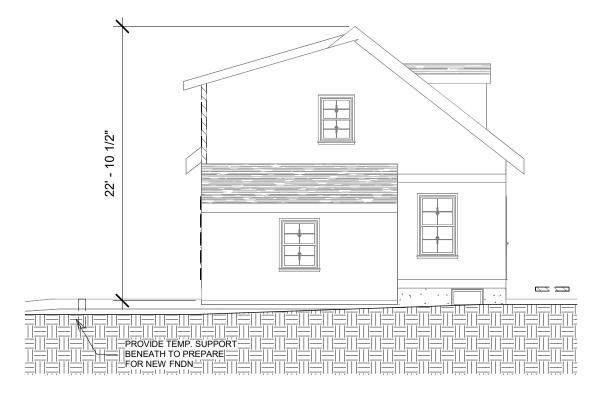
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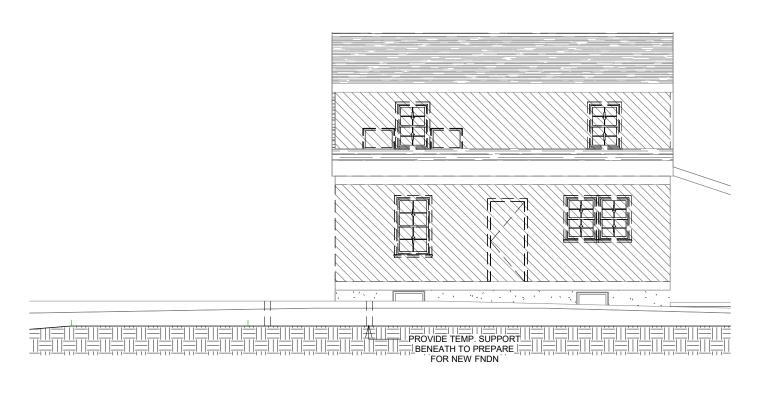
1 EXISTING/DEM FIRST FLOOR PLAN 1/4" = 1'-0"



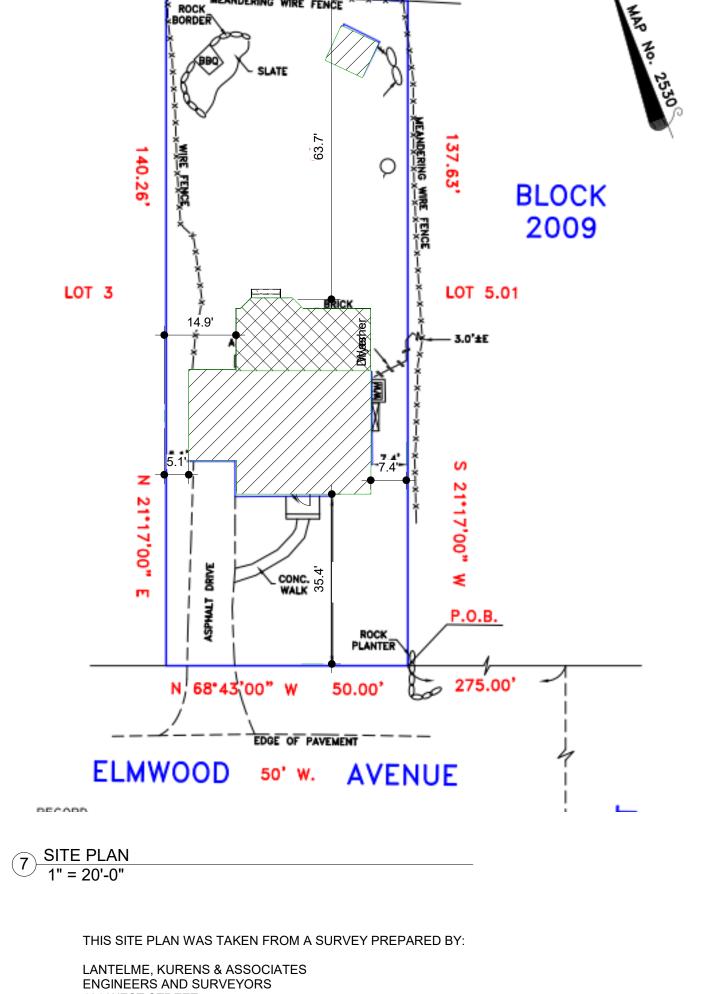
2 EXISTING/DEMO SECOND FLOOR 1/4" = 1'-0"



4 EXISTING/DEMO LEFT ELEVATION 1/8" = 1'-0"



5 EXISTING/DEMO REAR ELEVATION 1/8" = 1'-0"

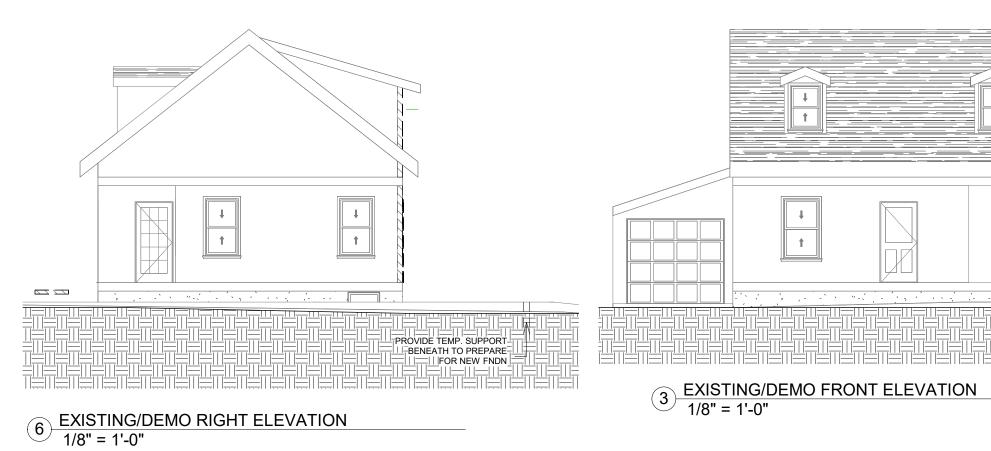


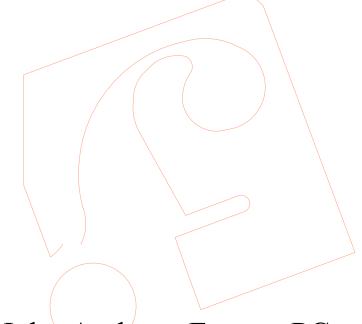
S 65*42'30" E

BLOCK 1901

LANTELME, KURENS & ASSOCIATES ENGINEERS AND SURVEYORS 101 WEST STREET HILLSDALE, NJ 07642

DATED: 5/30/19 FILE NO: TM2349





John Anthony Ferraro PC
A R C H I T E C T

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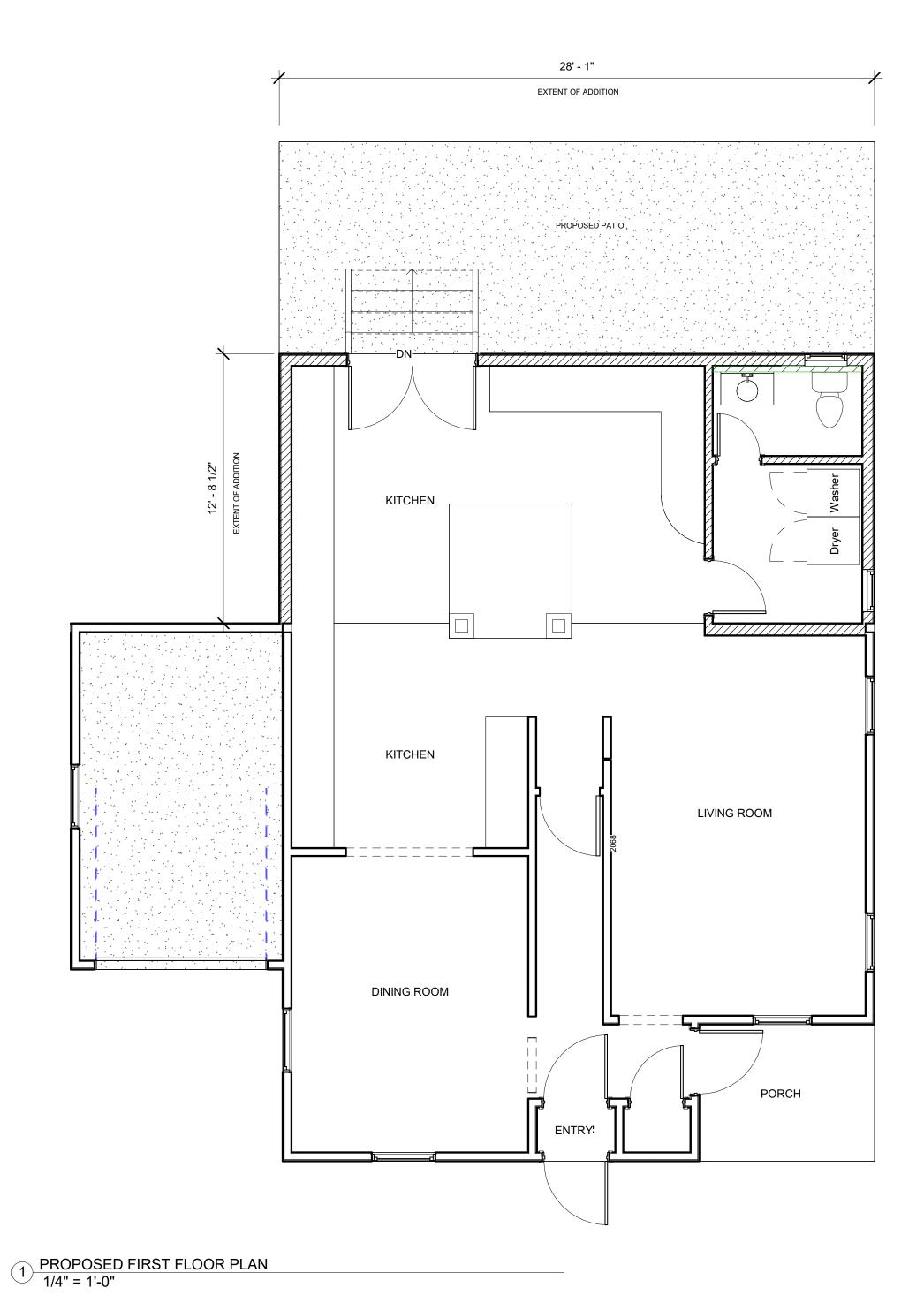
EXISTING DEMO PLANS

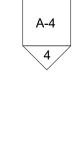
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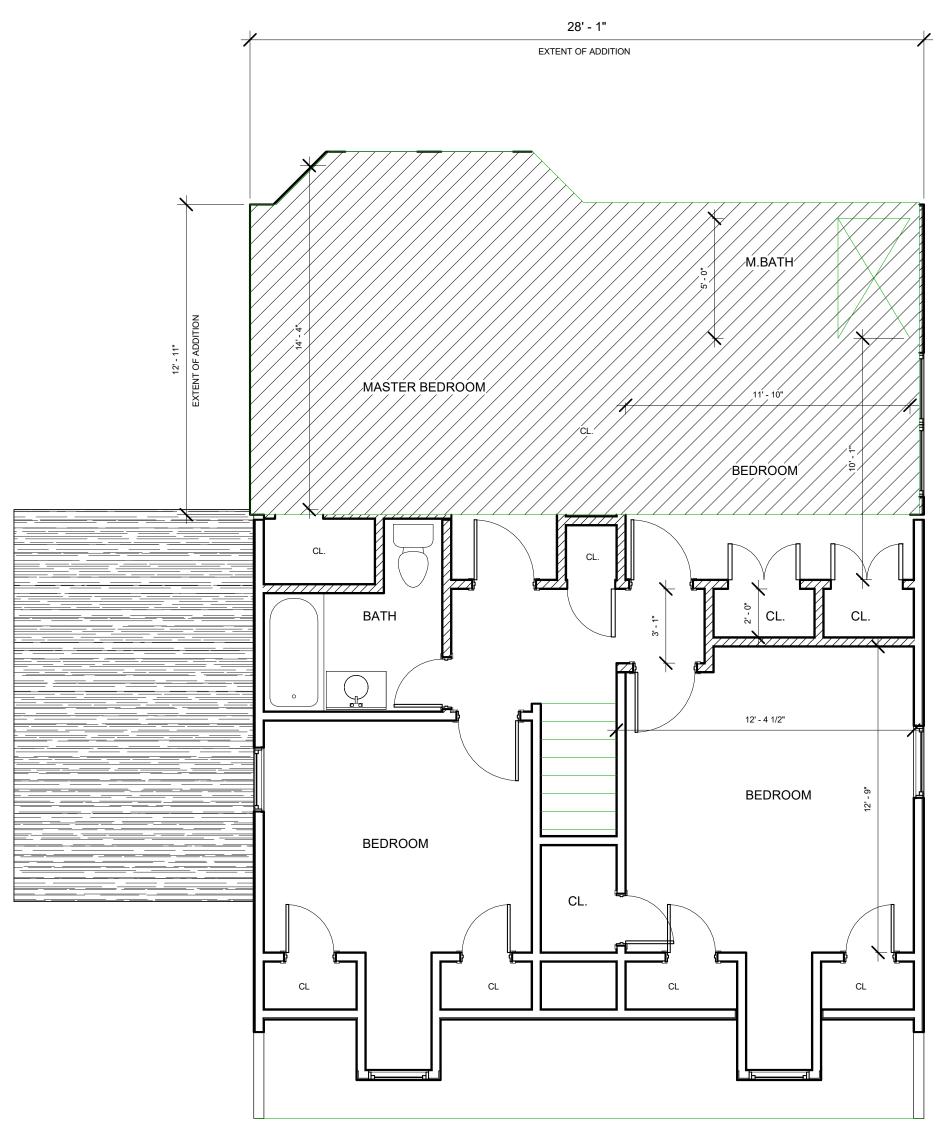
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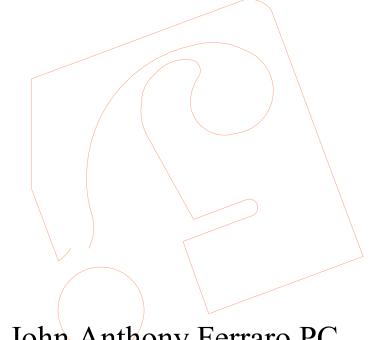
As indicated







PROPOSED SECOND FLOOR
1/4" = 1'-0"



John Anthony Ferraro PC A R C H I T E C T

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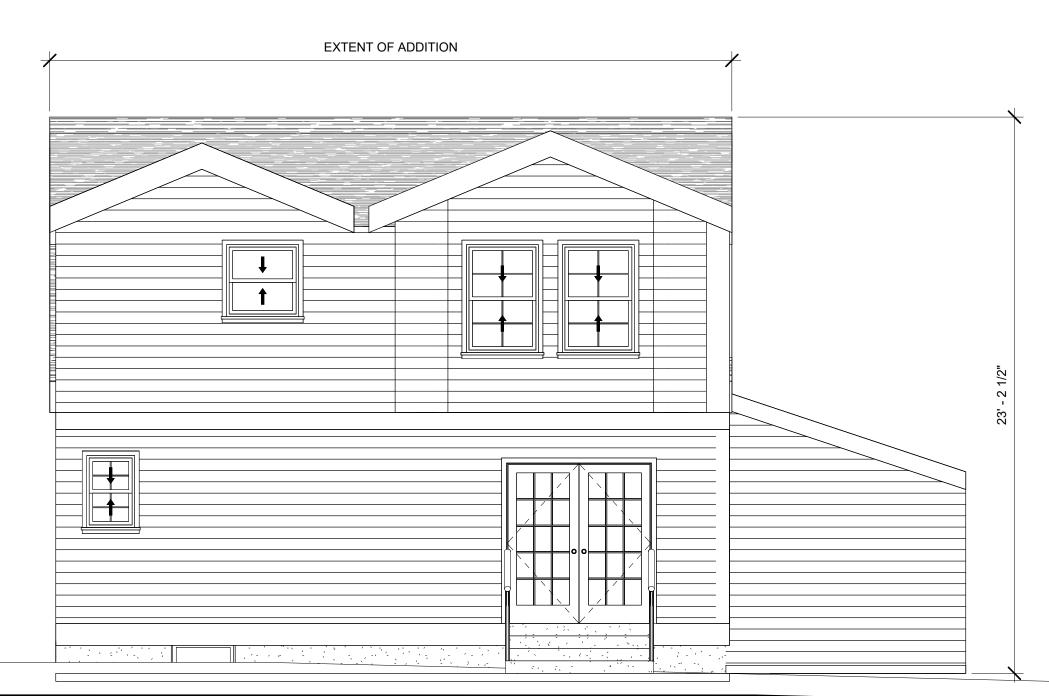
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PROP. FLOOR PLANS

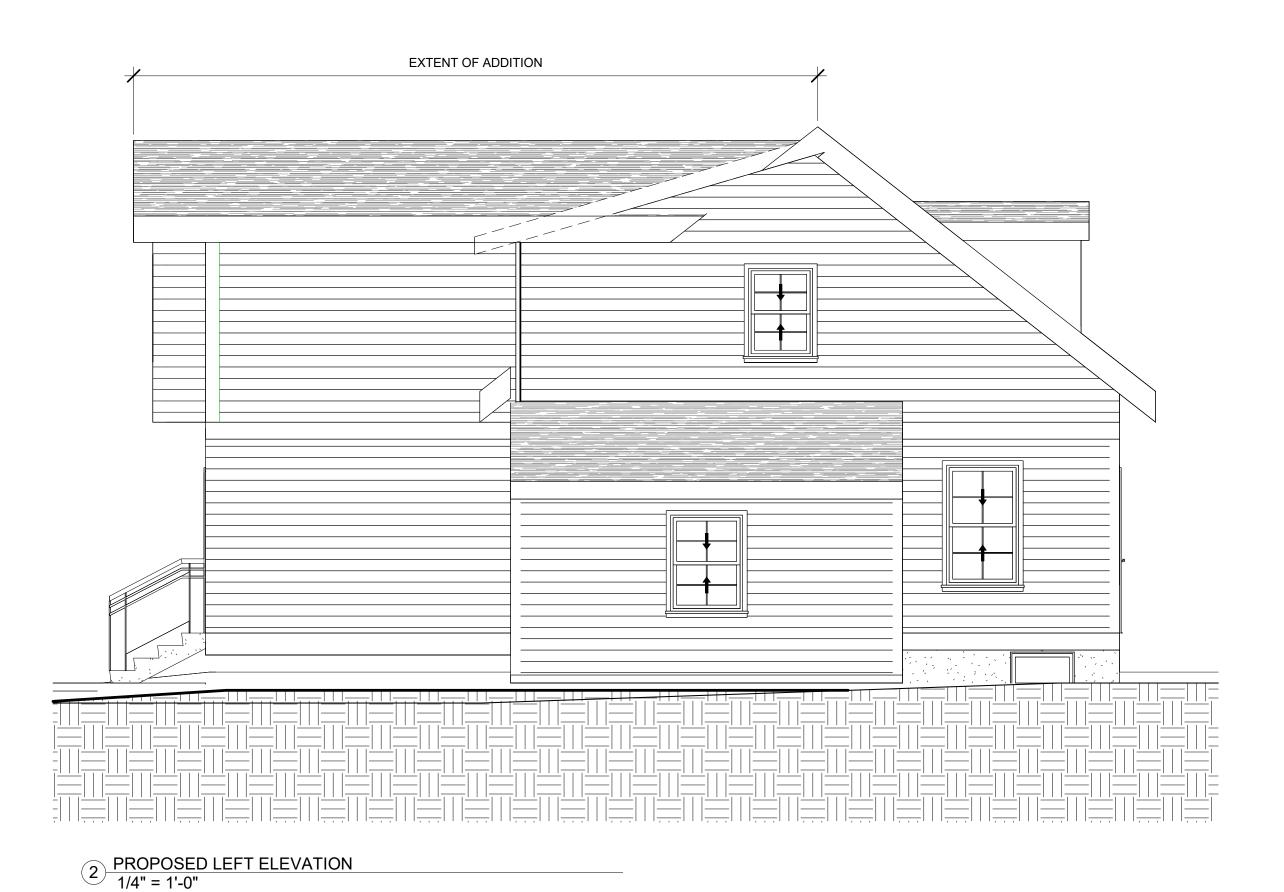
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1/4" = 1'-0"	3/13/2023
	Author

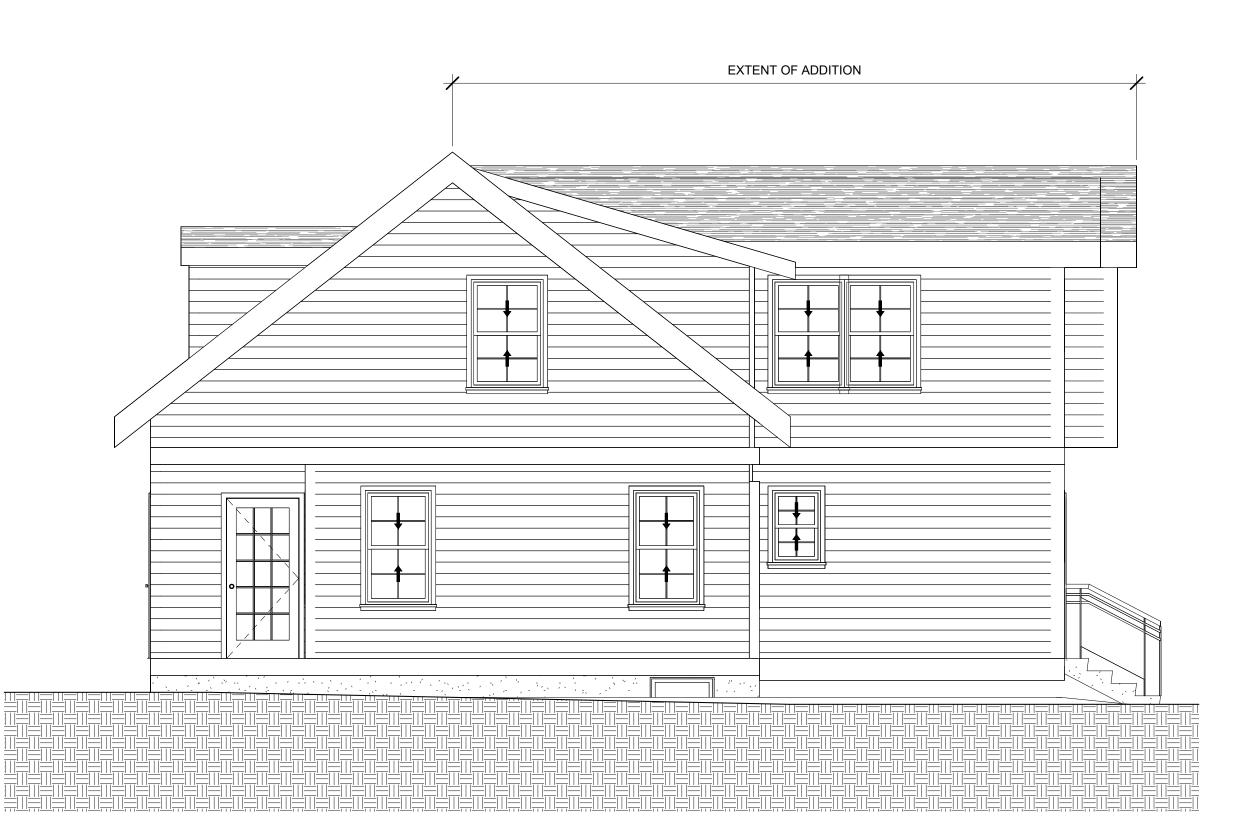


5 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

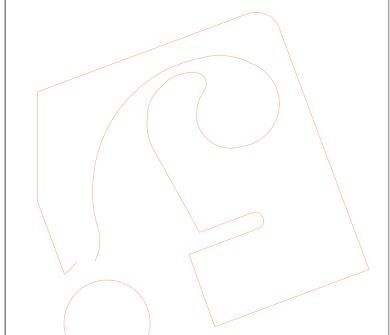


4 PROPOSED REAR ELEVATION 1/4" = 1'-0"





3 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



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PROP. ELEVATIONS

Project number	ZEOL
Date	1-25-23
Drawn by	Author
Checked by	Checker

Scale

A-4

1/4" = 1'-0"

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