

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 November 13, 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
[October 18, 2023 Land Use Board Regular Meeting](#)
- IV. RESOLUTIONS

[Application File No.: LUB 2023-10](#)

Resolution No.: 23-22

Applicant: Allendale Steak House/READ Properties, LLC

Address: 90 West Allendale Avenue, Allendale, NJ 07401

Block 1809 Lot: 3

Application: Converting a former bank into a restaurant. Pursuant to 147-7A Change of Use.

[Application File No.: 2021-16](#)

Resolution No.: 23-23

Applicant: Rakesh Khettry & Nupur Bahal

Address: 78 Edgewood Road, Allendale, NJ 07401

Block: 2005 Lot: 6

Application: Add a level to existing home and renovate existing single family. Extension of Time for one (1) year.

[Letter from applicant](#)

- V. PUBLIC HEARINGS

[Application File No.: LUB 2023-11](#)

Applicant: Robert & Jennifer Gerard

Address: 14 Birch Street, Allendale, NJ 07401

Block 2007 Lot: 5

Application: Add second story to a single family home. Pursuant to 270-57D & 270-37.

VI OPEN TO THE PUBLIC FOR COMMENT

VII OTHER

XIII. ADJOURNMENT

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

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

DATE: November 13, 2023

RESOLUTION# LUB 23-22

Carried ☐ Defeated ☐ Tabled

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

RESOLUTION 23-22

LAND USE BOARD OF THE BOROUGH OF ALLENDALE

**RESOLUTION APPROVING
ZONING PERMIT FOR CHANGE OF USE FOR
READ PROPERTIES, LLC
BLOCK 1809, LOT 3
(a/k/a 90 WEST ALLENDALE AVENUE)**

WHEREAS, the applicant, READ PROPERTIES, LLC, d/b/a Allendale Steak House, has applied for a Zoning Permit for a change of use in order to operate a restaurant at 90 West Allendale Avenue, as well as other associated site and interior improvements to its premises; and

WHEREAS, ABC Vault Partners, LLC is the owner of the property, and has consented to the application; and

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BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: November 13, 2023

RESOLUTION# LUB 23-22

WHEREAS, the proposed use as a restaurant is a permitted use in the C-1 Central Business District zone; and

WHEREAS, the Zoning Permit Denial Letter properly referred the applicant to the Land Use Board pursuant to §147-7B(2), as the proposed change in use could affect circulation, water supply, sewage disposal, off-street parking, and loading; and

WHEREAS, the Land Use Board has reviewed the evidence and testimony of the Applicant and its professionals, including Architectural plans, and the testimony of the Borough Engineer, at its public meeting on October 18, 2023; and

NOW THEREFORE BE IT RESOLVED by the Borough of Allendale Land Use Board that it hereby makes the following findings of fact and conclusions:

1. Notice of the public hearing was properly given by the Applicant in accordance with applicable law.
2. The subject property is located at the corner of West Allendale Avenue and Maple Street. It is located within the Borough's C-1 Central Business Zone District. It is currently developed with a 2 ½ story brick commercial building and off-street parking facilities in the rear. The building was formerly occupied by First National Bank and Bank of America for their retail banking operations.
3. The application and plans propose alterations and renovations to convert the building into a restaurant. The application and plans do not include any proposed site improvements.
4. As part of the application, the applicant submitted a June 22, 2023, Allendale Code Enforcement Office correspondence (Anthony Hackett) to Eddie Veseli, denying a zoning application and referring the application to the Board; a Land Use Application and associated documents dated October 2, 2023, and an Architectural Plan Set entitled, "Proposed Restaurant Alterations for Allendale Steak House, 90 West Allendale Avenue, Allendale, NJ," prepared by Matthew G. Evans, AIA, PP.

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BERGEN COUNTY, NJ**

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5. The Applicant's Architect, Matthew Eveans, AIA, was sworn, accepted as an expert and testified as to the existing conditions and proposed improvements to the building and the restaurant use proposed for the site. He testified that the restaurant would have a first floor and a second floor for seating. He testified that the exterior façade would essentially remain as presently existing, except for the addition of an emergency exit door on Maple Street. The primary renovation work would be conducted on the interior of the building to create a reception area, internal stairway and seating on both first and second floors. The interior of the space would be reconfigured to support the restaurant use, and associated amenities such as kitchen, preparation areas and restrooms. The basement area would include space for utilities, mechanicals and storage. The plan would comply with all egress requirements and fire code requirements. Exterior lighting would not be obtrusive and as required by Code. HVAC units would be relocated to the roof and screened from view from the street. Parking is provided in the rear of the building, although there are no Code requirements for parking for restaurants in the Borough Code. It is anticipated that patrons will also park at the Borough owned "shopper's parking" lot behind West Allendale Avenue.

6. A representative of the owner, Ronnie Veseli, was also sworn and testified as to operations at the proposed restaurant. He testified as to waste removal, which will be by private carting service, and supply deliveries. There will be no loading/unloading on West Allendale Avenue, and most deliveries can be anticipated in the morning hours. He testified that the applicant would comply with all fire code regulations and work with the Borough on any issues relating to the restaurant's operations.

7. Borough Engineer, Michael Vreeland, P.E. reviewed the submissions by the applicant, and prepared a memo dated October 16, 2023, which was reviewed by the Board. Mr. Vreeland provided testimony relative to the application to the Land Use Board and testified that the proposed use was permitted in the zone. The applicant specifically agreed to comply with the Technical Review Comments set forth in Mr. Vreeland's memo.

8. No variance relief was requested or required, as the existing development, proposed use and proposed improvements are permitted in the C-1 zone, and compliant with the Borough Code and the C-1 Zone requirements.

9. No members of the public appeared in connection with the application.

BE IT FURTHER RESOLVED, based upon the factual and legal evidence, and testimony and contentions set forth herein by the applicant's professionals and the Borough Engineer, said testimony and evidence which is specifically adopted by the Land Use Board, that

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

DATE: November 13, 2023

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the Allendale Land Use Board hereby grants the applicant's request for a Change of Use to allow the improvements referenced in the application, to wit, the change of use from retail banking operations to a restaurant, as well as other associated internal improvements and amenities to the premises consistent with the proposed restaurant use and as proposed in the application; and

BE IT FURTHER RESOLVED that the Allendale Land Use Board specially adopts and accepts the testimony of the applicant, its professional architect and the Borough Engineer, in connection with the testimony that the applicant is entitled to said Change of Use.

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants approval for the Change of Use, subject to the following conditions:

- A. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be paid in full to the Borough of Allendale by the applicant.
- B. Applicant and its professionals shall work with the Borough Engineer and comply with Mr. Vreeland's October 16, 2023 review letter, inclusive of Sections 4.1 through 4.10.

BE IT FURTHER RESOLVED that the applicant shall proceed in accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the applicant and its professionals, 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

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

DATE: November 13, 2023

RESOLUTION# LUB 23-22

Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

Approved:

ALLENDALE LAND USE BOARD

MICHAEL SIRICO, Chairman

Attest:

Adopted: November 13, 2023

**2RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: November 13, 2023

RESOLUTION# LUB 23-23

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

Carried ☐ Defeated ☐ Tabled ☐

RESOLUTION 23-23

**LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
EXTENSION OF TIME FOR VARIANCE FOR
NUPUR BAHAL & RAKESH KHETTRY
BLOCK 1402, LOT 4
(a/k/a 78 EDGEWOOD ROAD)**

WHEREAS, the applicants, NUPUR BAHAL & RAKESH KHETTRY, the owners of the property located at 78 Edgewood Road, known as Block 1402, 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 2021-16 dated January 19, 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,

**2RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: November 13, 2023

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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 January 19, 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 November 13, 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 January 19, 2022 pertaining to the development of the lands of NUPUR BAHAL & RAKESH KHETTRY, the owners of the property located at 78 Edgewood Road, known as Block 1402, 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 January 19, 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.

**2RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: November 13, 2023

RESOLUTION# LUB 23-23

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

MICHAEL SIRICO, Chairman

Attest:

JOSEPH DALOISIO, Secretary

Adopted: November 13, 2023

Date: 10/29/2023

Mrs. Linda Garofalo
Land Use Administrator
Borough of Allendale
500 West Crescent Avenue
Allendale, NJ 07401



Dear Mrs. Garofalo:

This letter is to request a one (1) year extension for Resolution # LUB 2021-16

- Add a level to current home and renovate existing single family
Address:

78 Edgewood Road, Allendale NJ
Block 2005 & Lot 6

The work was postponed due to time constraints.

We appreciate your consideration for this extension.

Sincerely,

Rakesh Khettry & Nupur Bahal

A handwritten signature in cursive script, appearing to read "Rakesh Khettry".

A handwritten signature in cursive script, appearing to read "Nupur Bahal".

Address

78 Edgewood Road
Allendale NJ 07401

RAKESH KHETTRY OR
NUPUR BAHAL
78 EDGEWOOD RD
ALLENTOWN, NJ 07401-1825

610

53-13/110 MA
26601

10/29/23 Date

Pay to the Order of BOLLYGHT OF ALLENTOWN \$ 300.00

THREE HUNDRED Dollars

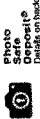


photo
ID
Deposit
Details on back



ACH R/T 011000138

For EXTENSION RESOLUTON. PARKER MP

⑆011000138⑆ 000019898515⑈0610

ALLENDALE LAND USE BOARD
APPLICATION CHECK LIST

NAME Robert and Jennifer Gerard BLOCK 2007 LOT 5

ADDRESS 14 Birch St, Allendale, NJ 07401

ZONE A Residence Zone District TYPE OF VARIANCE Bulk (Rear Yard, possible Front Yard)

BRIEF DESCRIPTION OF APPLICATION Add a 752 sf second story to an existing 1762 sf
one story, single- family house

SPECIFIC VARIANCE(S) REQUIRED Rear Yard Setback; possibly Front Yard Setback

ADMINISTRATIVE REQUIREMENTS	STATUS
1. Application form complete	<u>X</u>
2. Fee paid	<u>X</u>
3. Denial by Building Inspector	<u>X</u>
4. Affidavit of Service	<u>X</u>
5. Proof of Publication	<u>X</u>
6. Taxes Current	<u>X</u>
7. Plot Plan	<u>X</u>
8. Maps	<u>X</u>
9. Photographs	<u>X</u>
10. Email address	<u>X</u>
11. Miscellaneous	<u>X</u>

10.27.2023
Date


Applicant's Signature

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 5 Block(s) 2007
Street Address 14 Birch Street, Allendale, NJ 07401
Applicant Donald Rubin Address 91 Clairmont Ave, Westwood, NJ 07675
Owner Robert and Jennifer Gerard Address 14 Birch St., Allendale, NJ 07401
Lessee n/a Address _____
Last Previous Occupancy _____
Size of Lot 12,000 sf (120 ft x 100 ft)
Floor area ratio calculation $25-.0002(12000-10000) = 25-0.4 = 24.6$ allowed $2414/12000 = 20.1$ proposed
Percentage of lot occupied by building(s) $1762/12000 = .1468 = 14.68\%$
Height of building(s) 2 stories 27'-7" feet proposed
Set back from front property line 28.4 ft. From side (if corner lot) 32.8 ft.
Zoning requirements – Frontage 28.4, side yards 14.48, set-back 14.48, rear yard 50
"Prevailing set-back" of adjoining buildings within one block _____
Has there been any previous appeal involving these premises? no
If so, state character of appeal and date of disposition _____

Proposed use: Addition of 752 sf second story over 1762 sf first story


This application is for a bulk variance only.
This application for a use variance includes an application for subdivision n/a, site plan
_____, conditional use _____ 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.
- (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: 10.27.2013



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 Donald Rubin, Architect for Robert and Jennifer, homeowners and occupants
shows that on or about the 12 day of Sept, 2023
an application to the Zoning Official for the purpose of (describe intended
action) adding a 752 sf, second floor addition to an existing 1762 sf, one-story house

on the premises located at (street address) 14 Beech St, Allendale, NJ 07401

12
Block 2007 Lot 5
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 13 day of Sept, 2023
decline to issue said permit for the reasons stated in the attached copy of the Zoning Enforcement
Officer's Refusal of Permit Form.

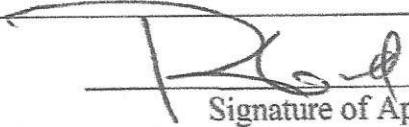
Applicant, feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of
appeal with said Officer, together with the required fee of \$500, and requests that
action of the Zoning Enforcement Officer be reversed or modified as the facts may be
determined, and applicant further 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) _____

Chapter 270 of the Zoning Ordinance so as to
permit _____


Signature of Applicant

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 November 13, 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
Robert and Jennifeer Gerard, Homeowners (Applicant) at
14 Birch Street, Allendale, NJ 07401 (Address)

Block No. 2007, Lot No. 5 for a (hardship, ~~floor area ratio use~~) variance
from Section Chapter 270

_____ 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 proposal
to add a second story of 752 sf onto an existing 1762 sf, one-story, single-family house

Name and Address of Applicant
Robert and Jennifer Gerard
14 Birch St.
Allendale, NJ 07401

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.

BOROUGH OF ALLENDALE

LAND USE BOARD

DATE September 14, 2023

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) Robert and Jennifer Gerard hereby propose to (give detailed information) to add a 752 sf second story to our existing 1762 sf, one-story, single-family house.

Location 14 Birch St., Allendale, NJ 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 270-57D. (Rear Yard) and possibly 270-57B. (Front Yard)

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 n/a, 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 November 13, 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.

October 26, 2023
03:30 PM

Borough of Allendale
Tax Account Detail Inquiry

Page No: 1

BLQ: 2007. 5. Tax Year: 2023 to 2023
Owner Name: GERARD, ROBERT & JENNIFER Property Location: 14 BIRCH ST

Tax Year: 2023		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total	
Original Billed:		3,523.09	3,523.09	3,620.90	3,562.65	14,229.73	
Payments:		3,523.09	3,523.09	3,620.90	0.00	10,667.08	
Balance:		0.00	0.00	0.00	3,562.65	3,562.65	

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2023 Prin Balance
		Description								
		Original Billed						14,229.73		14,229.73
02/01/23	1	Payment	001	VARIOUS	CK	9294	771 GWITT	3,523.09	0.00	10,706.64
		CORELOGIC								
04/28/23	2	Payment	001	VARIOUS	CK	9515	770 GWITT	3,523.09	0.00	7,183.55
		CORELOGIC								
07/26/23	3	Payment	001	VARIOUS	CK	9734	775 GWITT	3,620.90	0.00	3,562.65
		CORELOGIC								

Total Principal Balance for Tax Years in Range: 3,562.65

DONALD RUBIN**ARCHITECT**

91 Clairmont Ave, Westwood, New Jersey 07675

draw2b@yahoo.com

(551) 206-4614

August 26, 2023

Mr. Anthony Hackett
Zoning Official
Borough of Allendale
500 West Crescent Ave
Allendale, NJ 07401

Re: 14 Birch Ave
Allendale, NJ 07401

We are submitting plans to request your zoning review of the proposal to add a second story to an existing one-story house at the above address. Please note that the Second Floor Addition is limited to part of the house and does not present any projections beyond the existing first story walls. Also, there is no work on the ground and so, there is no increase in impervious ground coverage.

Because this is a corner property the Zoning Data Table and Setback Site Plans illustrate the setback requirements for the Front Yard being located on either Birch St. or on Midwood Ave. As required by the Allendale Zoning Code, Section 270-57B, the existing Front Yards conform to the setbacks of the houses within 500 feet on the same sides of the streets.

We thank you in advance for your review of this application.

Sincerely,



Donald Rubin

Cc: Robert and Jennifer Gerard



AFFADAVIT OF PROOF OF SERVICE

LAND USE BOARD

OF

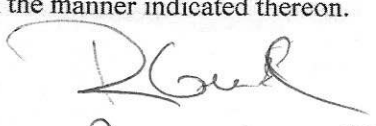
BOROUGH OF ALLENDALE

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.

Robert and/or Jennifer Gerard _____, of full age, being duly sworn according to law, deposes and
says, that (s)he resides at 14 Birch St _____ in the municipality
of Allendale _____, County of Bergen _____, and State of New Jersey _____,
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
14 Birch St, Allendale, NJ 07401 _____, and that on _____, 20 _____ (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.


Jennifer Gerard
Applicant's Signature

Sworn to and subscribed before me

this 17 day of October _____,

2023. 

ARIEL J SURIEL
Notary Public, State of New Jersey
My Commission Expires Aug 8, 2027

NOTICE TO APPLICANT: Attach list of all persons served.



PERSPECTIVE SKETCH FROM CORNER OF
BIRCH STREET AND MIDWOOD AVE

DONALD RUBIN
ARCHITECT
91 CLAIRMONT AVE
WESTWOOD, NJ 07675
551-208-4614
draw2b@yahoo.com

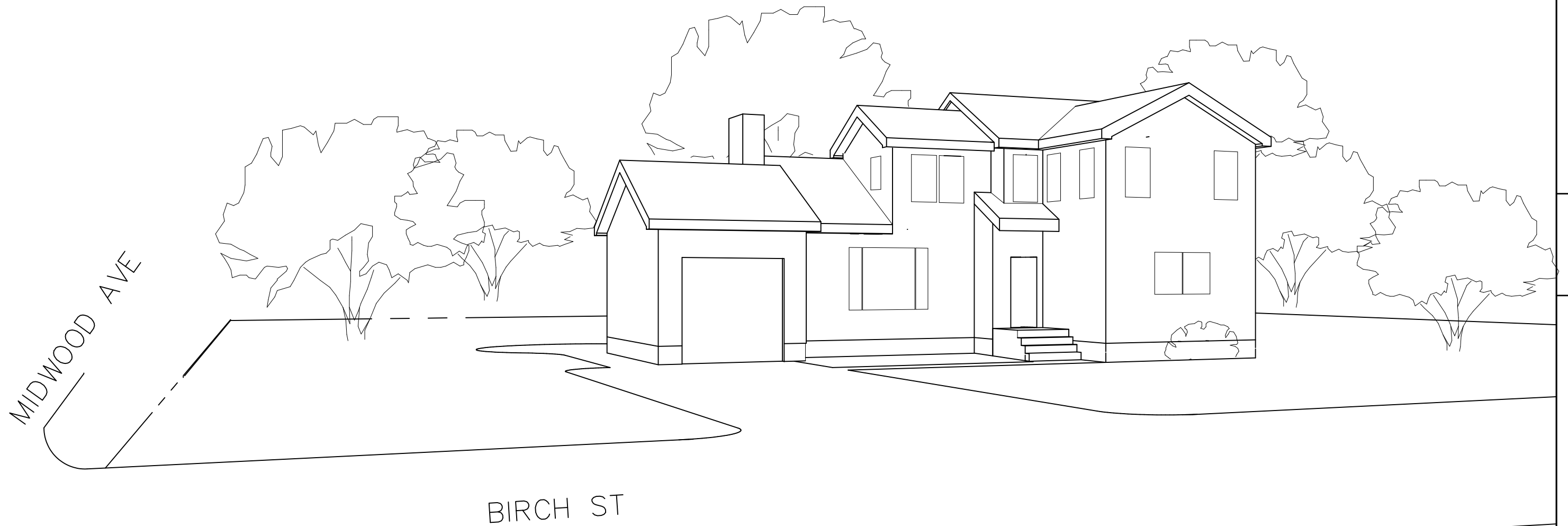
SECOND FLOOR ADDITION
GERARD HOUSE
14 BIRCH STREET
ALLENTOWN, NJ 07401

BLOCK 2007
LOT 5

DWG
PERSPECTIVE SKETCH 1

SCALE
AS SHOWN
DATE
AUGUST 26, 2023

DWG NO.
Z.1
1 OF 14



PERSPECTIVE SKETCH FROM CORNER OF
BIRCH STREET AND MIDWOOD AVE

DONALD RUBIN
ARCHITECT
91 CLARMONT AVE
WESTWOOD, NJ 07675
551-206-4614
draw2b@yahoo.com

SECOND FLOOR ADDITION
GERARD HOUSE
14 BIRCH STREET
ALLENDALE, NJ 07401

BLOCK 2007
LOT 5

DWG
PERSPECTIVE SKETCH
PERSPECTIVE SKETCH 2

SCALE
AS SHOWN
DATE
AUGUST 26, 2023

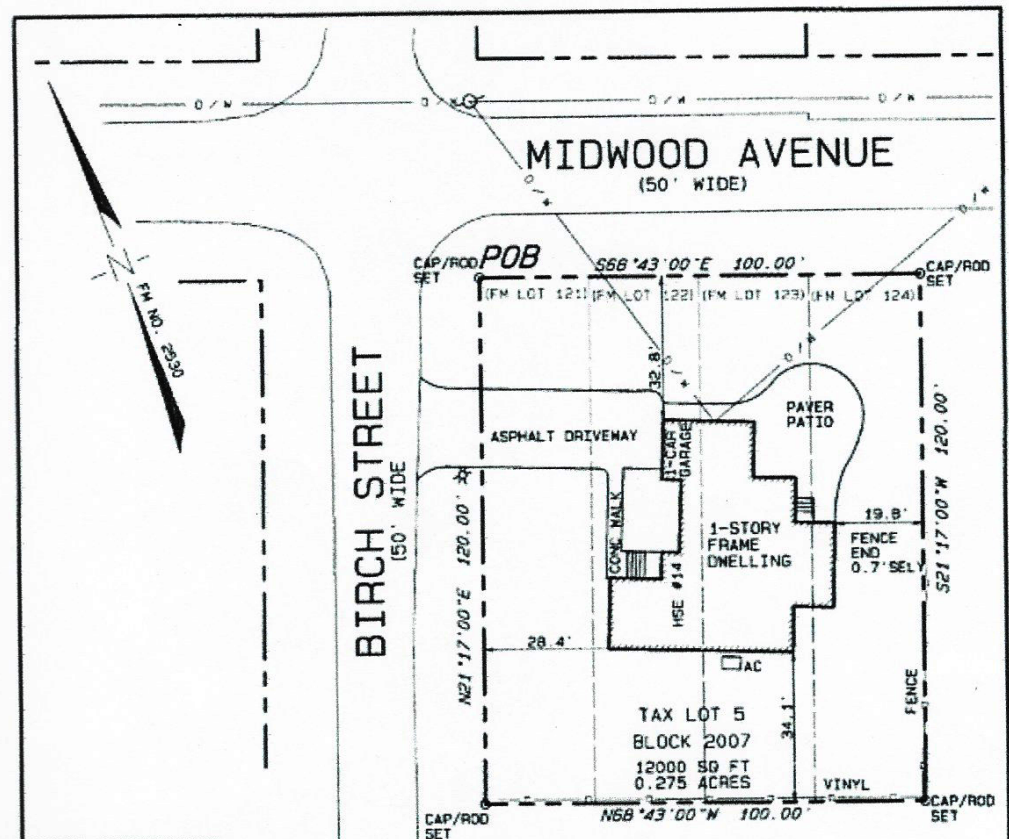
DWG NO.

Z.2

2 OF 14

NOTE:
THE FILE IS TO LARGE TO SEND BY EMAIL.
THE PHOTOS OF THE EXISTING HOUSE ARE
AVAILABLE IN THE PRINT VERSION.

DWG NO.		SCALE AS SHOWN	EXISTING HOUSE PHOTOS	BLOCK 2007 LOT 5	SECOND FLOOR ADDITION GERARD HOUSE 14 BIRCH STREET ALLENDALE, NJ 07401	DONALD RUBIN ARCHITECT 91 CLARMONT AVE WESTWOOD, NJ 07675 551-206-4614 draw2b@yahoo.com
Z. 3		DATE AUGUST 26, 2023				



DEED REFERENCE:
DEED BOOK 00774, PAGE 0545 ET SEQ.

NOTES:

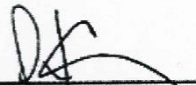
1. COPIES OF THIS MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
2. FIELD WORK PERFORMED THROUGH 09/07/17.
3. IMPROVEMENTS ON OR UNDER THE LANDS AND NOT VISIBLE MAY NOT BE SHOWN.
4. THIS SURVEY IS SUBJECT TO THE REVIEW AND FINDINGS OF A CURRENT TITLE SEARCH AND REPORT.
5. BUILDING OFFSETS SHOWN HEREON NOT TO BE USED TO ESTABLISH PROPERTY LINE LOCATIONS.

MAP REFERENCE (FM):

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

SURVEY CERTIFICATION:

THIS SURVEY IS SPECIFICALLY CERTIFIED ONLY TO: ROBERT GERARD AND JENNIFER GERARD, NJ LENDERS CORP., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BUILDERS TITLE AGENCY, INC., (FILE BTA33287); AND BRUCE E. WHITAKER, ESQ., TO BE CORRECT AND ACCURATE AND DOES NOT EXTEND THROUGH ASSIGNMENT TO ANY FUTURE PURCHASER(S).


PETER C. KIRCH
PROFESSIONAL LAND SURVEYOR
NJPLS #23130 / NYPLS #49208

LOCATION SURVEY FOR
ROBERT AND JENNIFER GERARD
#14 BIRCH STREET
TAX LOT 5, BLOCK 2007
BOROUGH OF ALLENDALE BERGEN COUNTY NEW JERSEY
SCALE: 1" = 30' SEPTEMBER 7, 2017

SURTECH
43 SPRING STREET
RAMSEY, NEW JERSEY 07446
(201) 236-0033
WWW.SURTECH.COM
NJ CERTIFICATE OF AUTHORIZATION No. 246A28151200

REVISIONS	
CRN	PCK
CHKD	KCK
JOB#	8062B5

SURVEYING TECHNOLOGIES, INC.
SURTECH

43 Spring Street
Ramsey, New Jersey 07446
Telephone: (201) 236-0033
Faxphone: (201) 236-1601
www.surtech.com

land surveying
subdivision
planning
design

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SECOND FLOOR ADDITION
GERARD HOUSE
14 BIRCH STREET
ALLENDALE, NJ 07401

BLOCK 2007
LOT 5

EXISTING SURVEY

DWG

SCALE
AS SHOWN

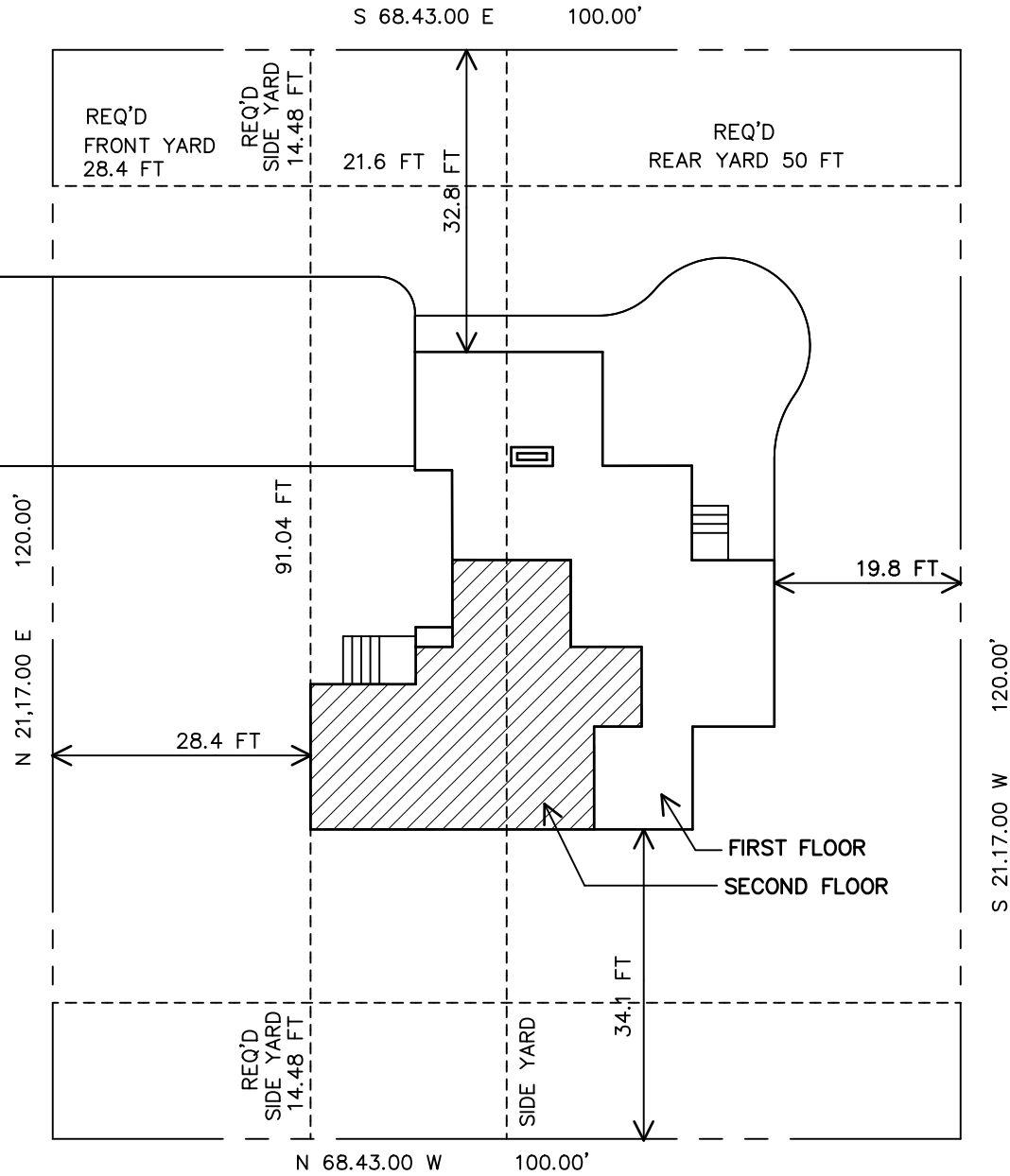
DATE
AUGUST 26, 2023

DWG NO.

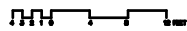
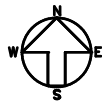
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BIRCH ST

MIDWOOD AVE



SETBACKS CASE 1
(FRONT ON BIRCH ST)

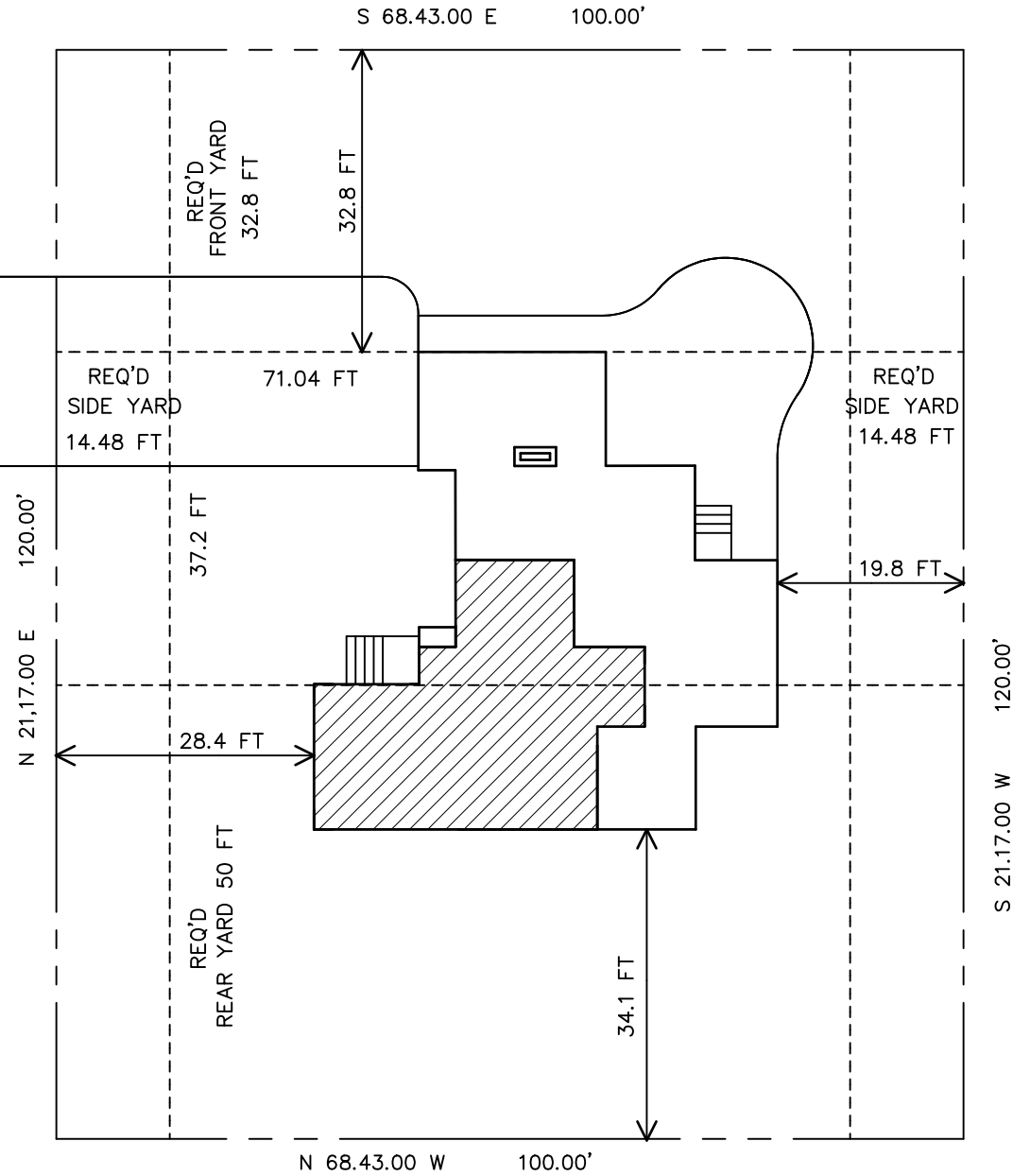


PROPERTY LINE

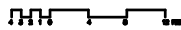
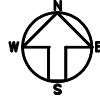
SETBACK LINE

BIRCH ST

MIDWOOD AVE



SETBACKS CASE 2
(FRONT ON MIDWOOD AVE)



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SECOND FLOOR ADDITION
GERARD HOUSE
14 BIRCH STREET
ALLENDALE, NJ 07401

BLOCK 2007
LOT 5

DWG
ZONING SETBACKS

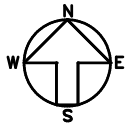
SCALE
AS SHOWN
DATE
AUGUST 26, 2023

DWG NO.
Z.5
5 OF 14

SUBJECT PROPERTY



LOCATION PLAN
N.T.S.



ZONING DATA TABLE

ZONING – A DISTRICT

	REQUIRED OR ALLOWED	EXIST CASE 1 BIRCH ST FRONT	EXIST CASE 2 MIDWOOD AVE FRONT	PROPOSED
LOT AREA	20,000 SF	12,000 SF		12,000 SF
BUILDING COVERAGE	1953 SF	1762 SF		1762 SF
OTHER IMPERVIOUS COVERAGE	4071 SF	1803 SF		1803 SF
TOTAL IMPERVIOUS COVERAGE	6024 SF	4217 SF		4217 SF
GROSS BLDG FLOOR AREA	2952 SF	1762 SF		2414 SF
FLOOR AREA RATIO	24.6%	14.7%		20.1%
FRONT YARD	MIN 35 FT OR SIMILAR TO ADJACENT BLDGS	28.4 FT	32.6 FT	SAME
SIDE YARDS	2 YARDS 14.48 FT EACH	32.8 / 34.1	28.4 / 19.8	SAME
REAR YARD	50 FT MIN	19.8 FT	34.1 FT	SAME
BUILDING HEIGHT	35 FT 2-1/2 STORIES	19'-4" ± ONE STORY		27'-7" ± TWO STORIES

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SECOND FLOOR ADDITION
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ALLENTOWN, NJ 07401

BLOCK 2007
LOT 5

LOCATION PLAN
ZONING DATA TABLE

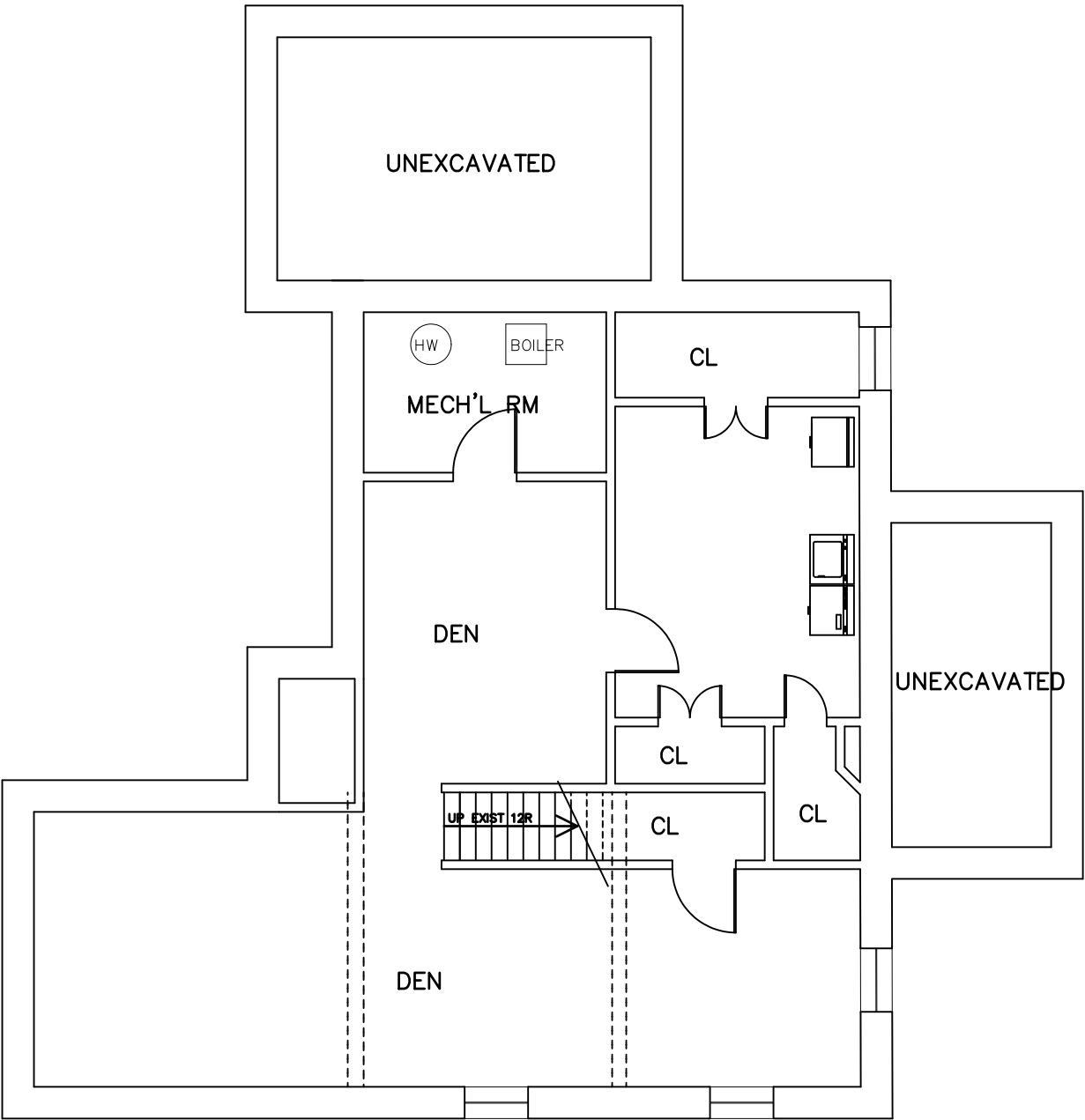
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SCALE
AS SHOWN

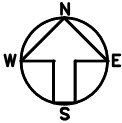
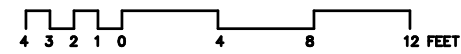
DATE
AUGUST 26, 2023

DWG NO.

Z.6



EXISTING BSMT PLAN



DWG NO.

Z. 7

7 OF 14

SCALE
AS SHOWN

DATE
AUGUST 26, 2023

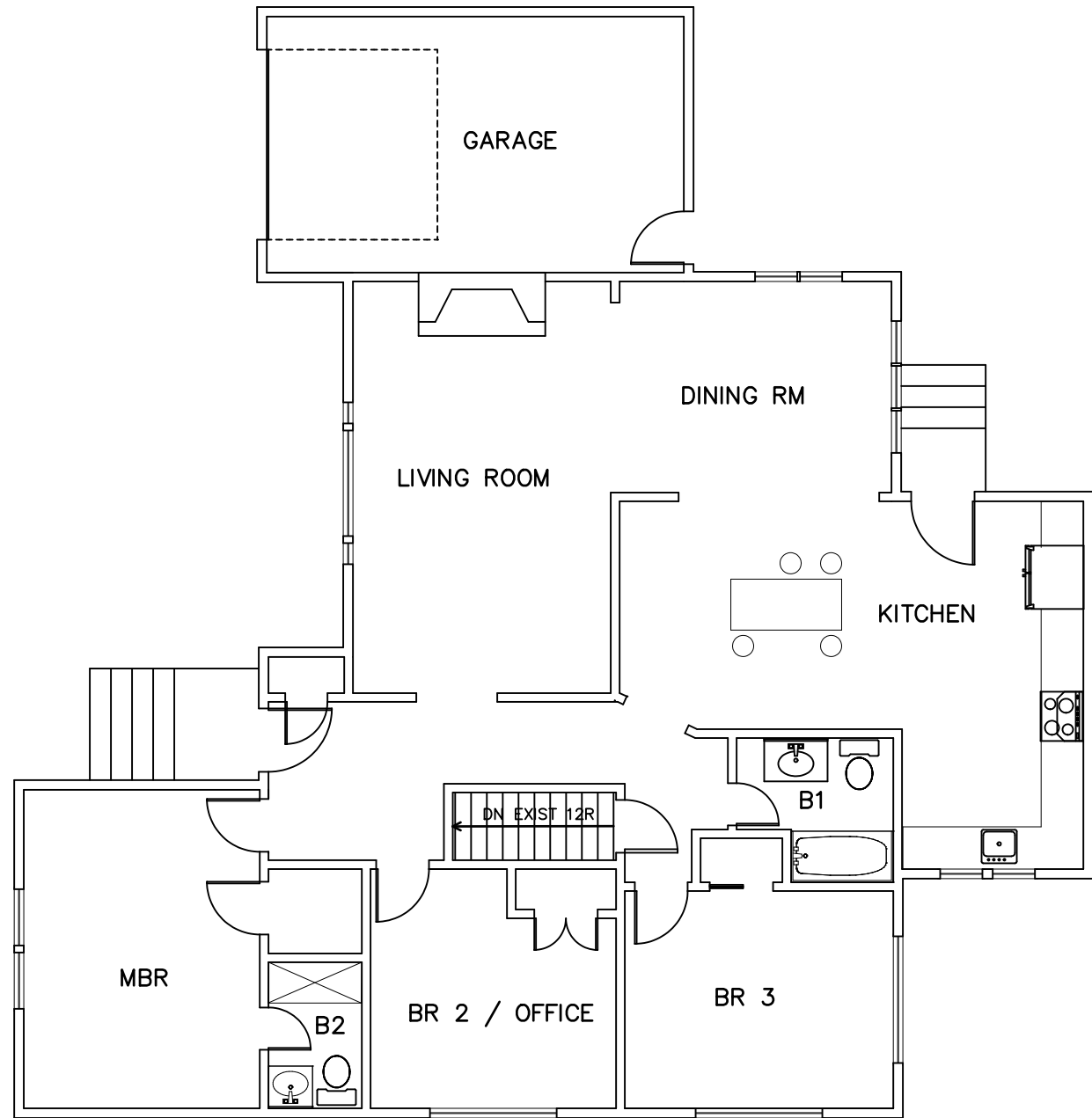
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EXISTING BASEMENT PLAN

BLOCK 2007
LOT 5

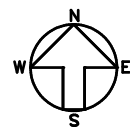
SECOND FLOOR ADDITION
GERARD HOUSE
14 BIRCH STREET
ALLENDALE, NJ 07401

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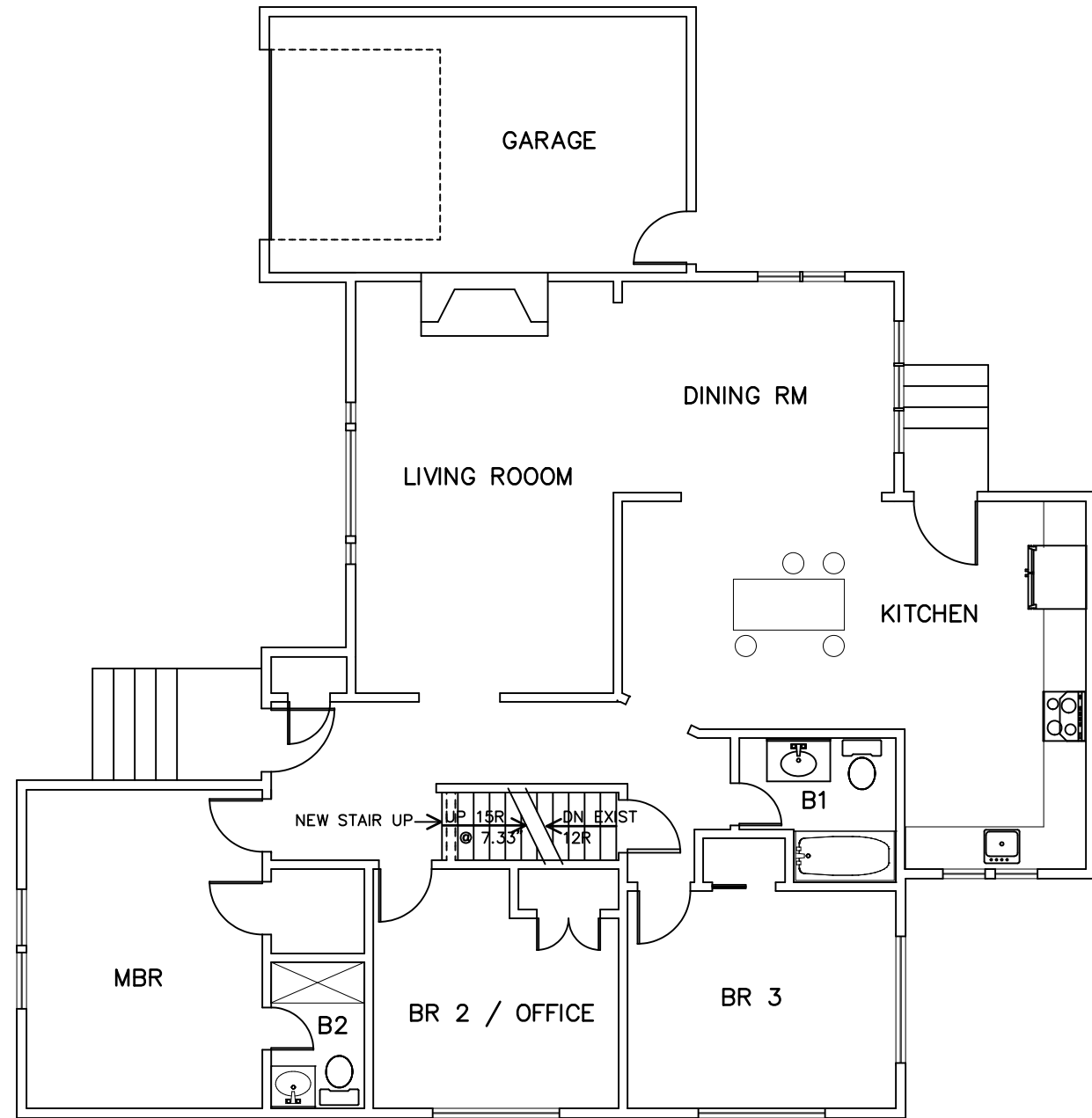


EXISTING 1ST FL PLAN

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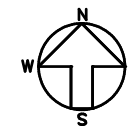


1762 SF



PROPOSED 1ST FL PLAN

4 3 2 1 0 4 8 12 FEET



1762 SF

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SECOND FLOOR ADDITION
GERARD HOUSE
14 BIRCH STREET
ALLENTOWN, NJ 07401

BLOCK 2007
LOT 5

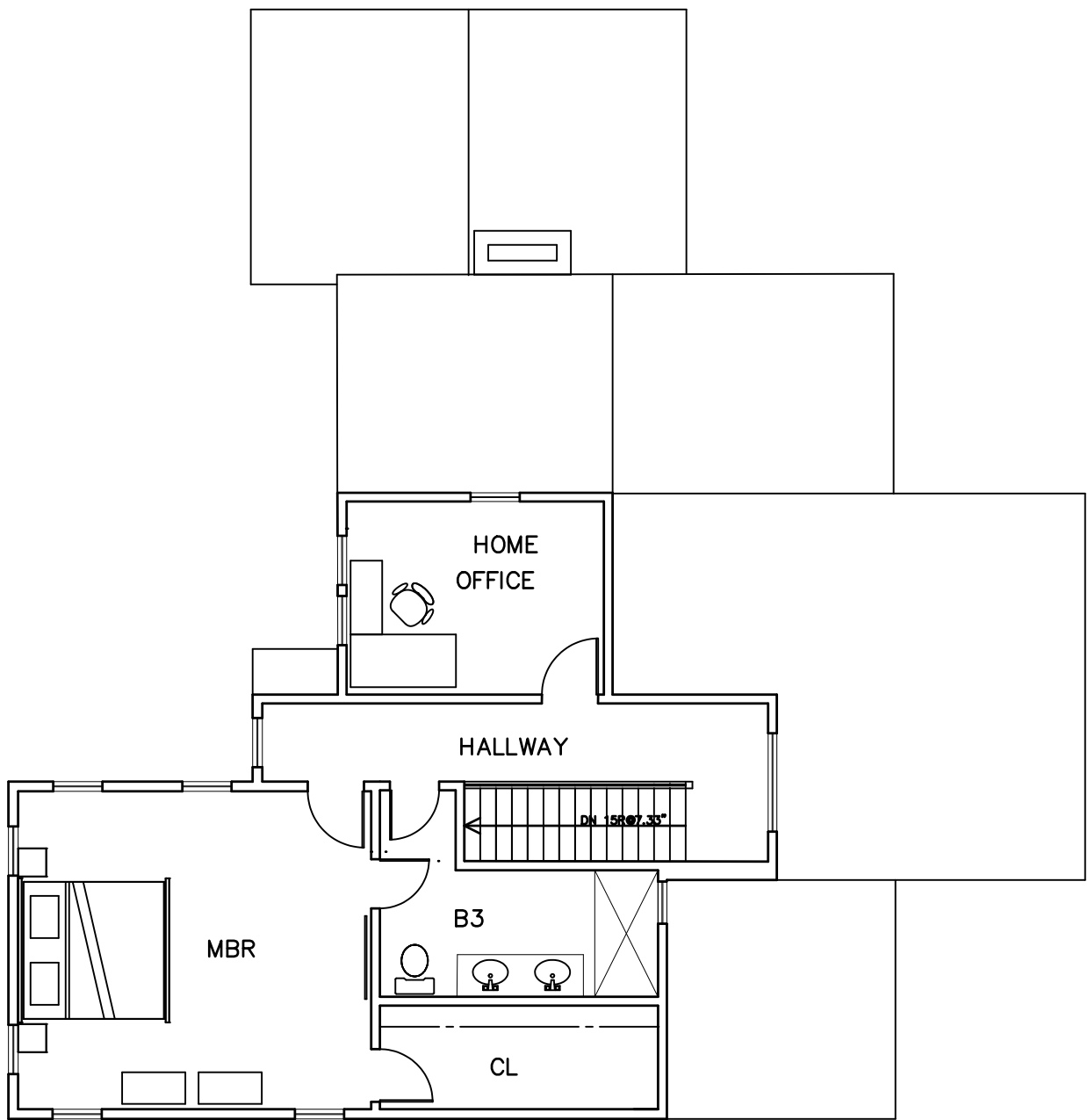
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EXISTING AND PROPOSED
1ST FLOOR PLANS

SCALE
AS SHOWN
DATE
AUGUST 26, 2023

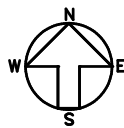
DWG NO.

Z.8

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PROPOSED 2ND FL PLAN



752 SF

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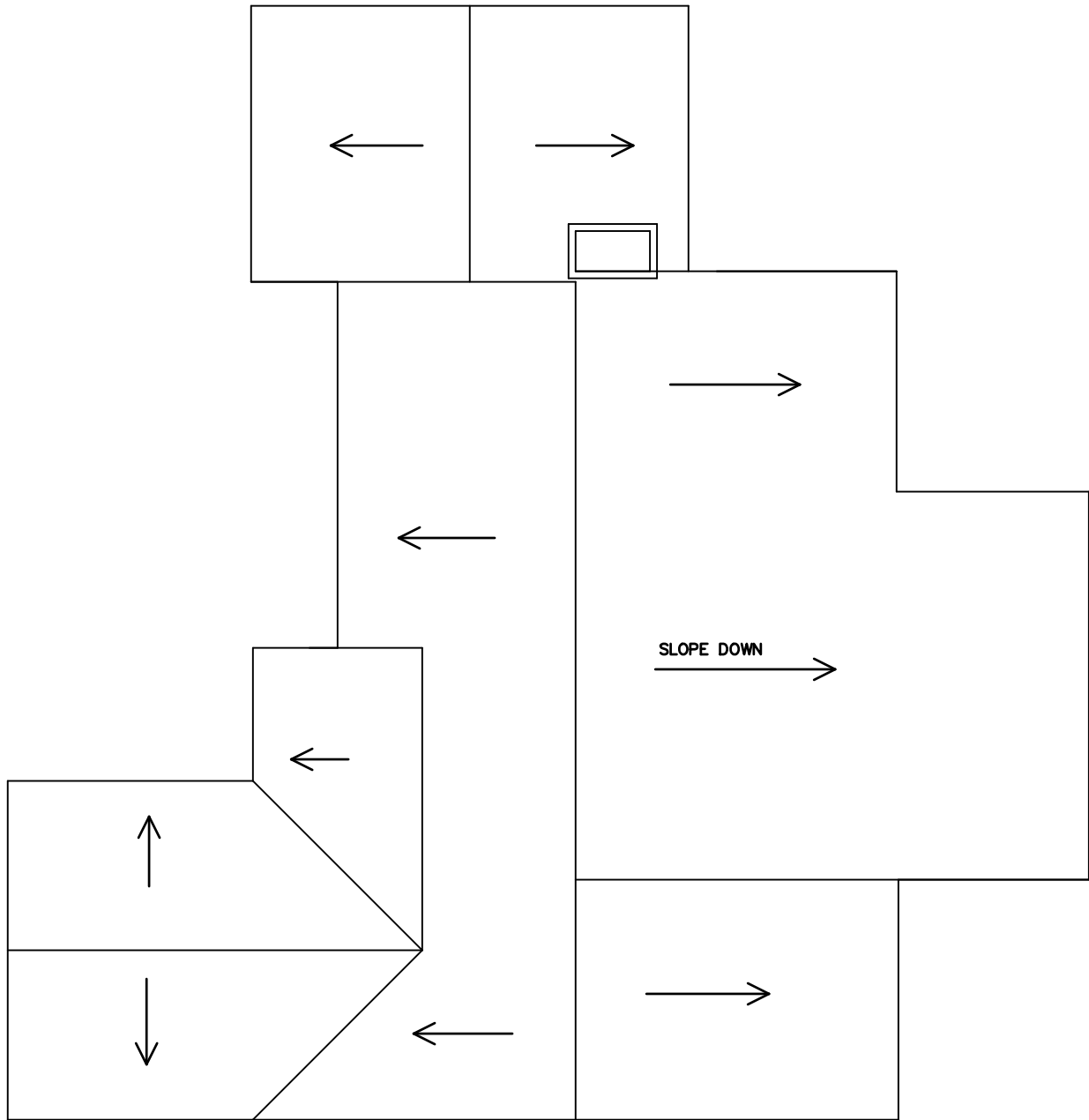
SECOND FLOOR ADDITION
GERARD HOUSE
14 BIRCH STREET
ALLENDALE, NJ 07401

BLOCK 2007
LOT 5

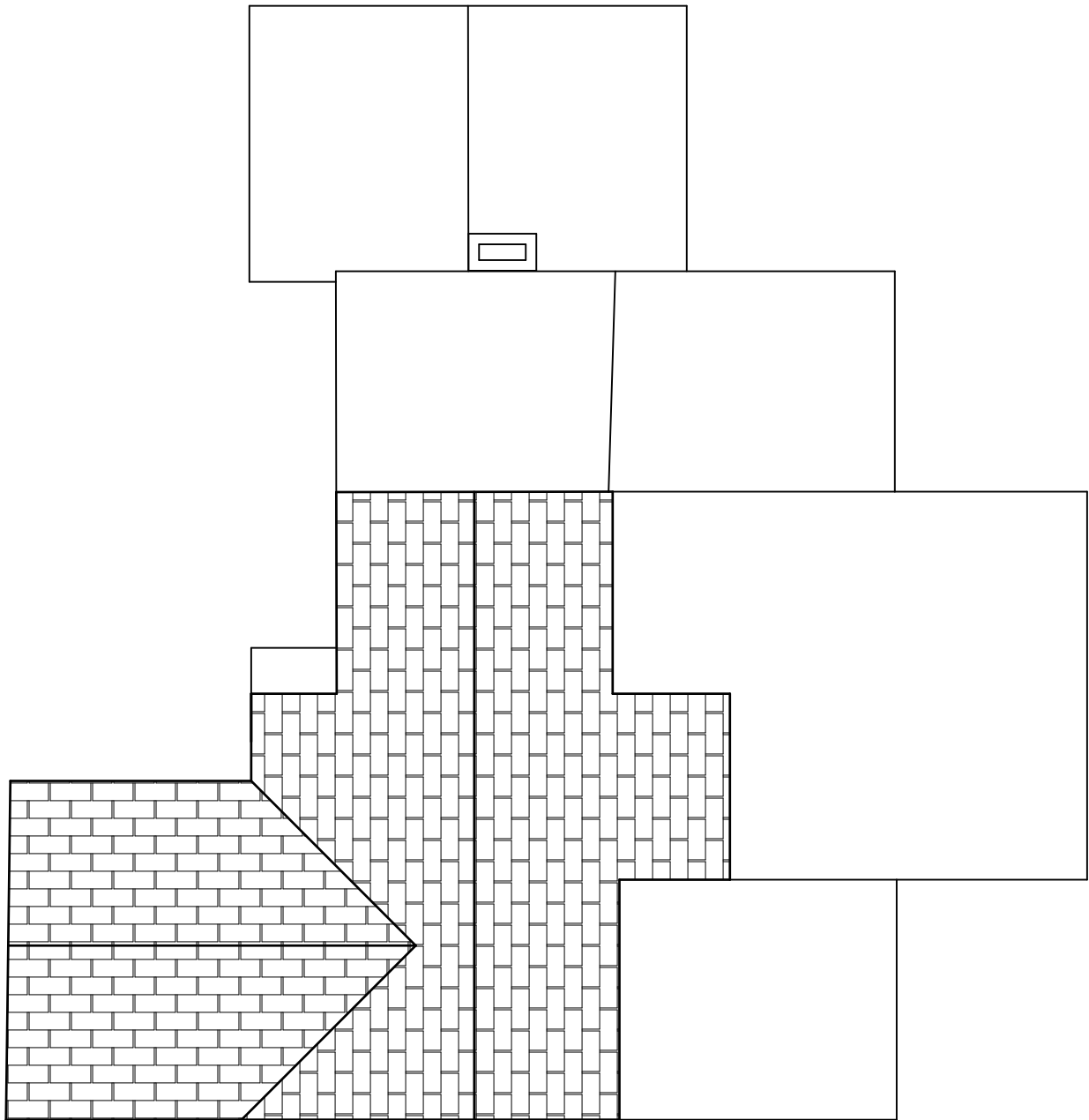
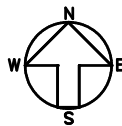
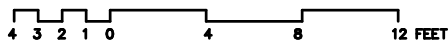
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PROPOSED 2ND FL PLAN

SCALE
AS SHOWN
DATE
AUGUST 26, 2023

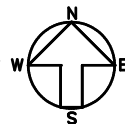
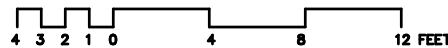
DWG NO.
Z.9
9 OF 14



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



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SECOND FLOOR ADDITION
GERARD HOUSE
14 BIRCH STREET
ALLENDALE, NJ 07401

BLOCK 2007

LOT 5

DWG
EXISTING AND PROPOSED
ROOF PLANS

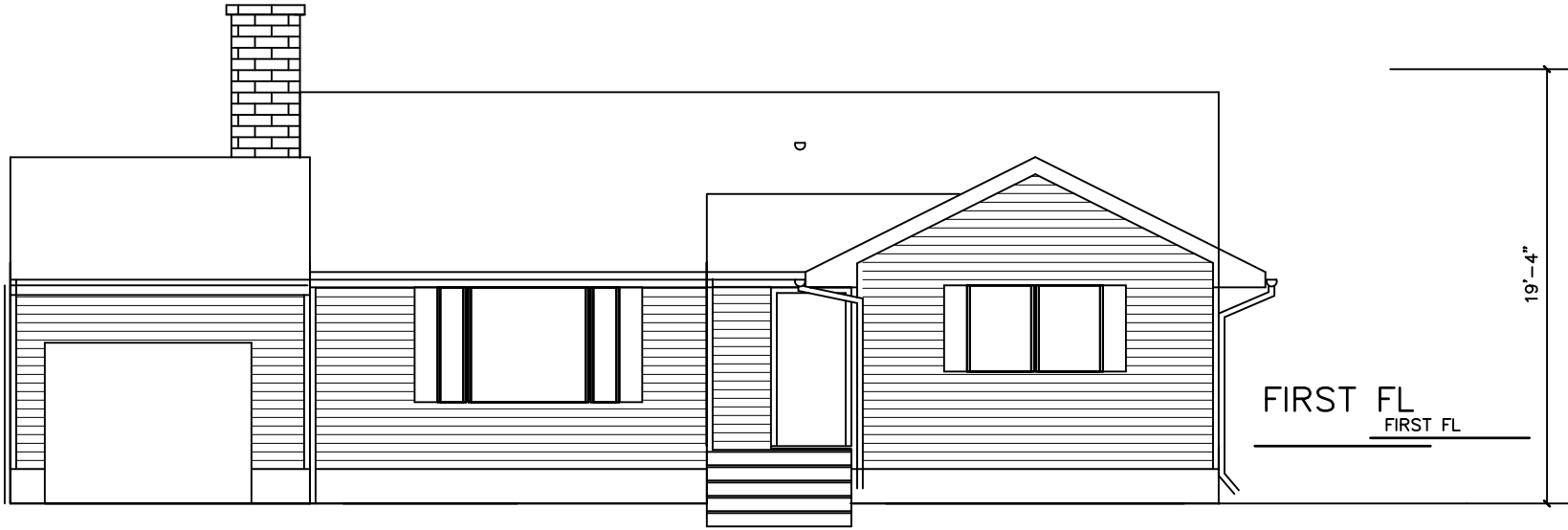
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DATE
AUGUST 26, 2023

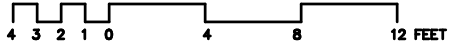
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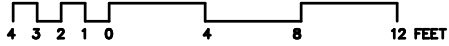
10 OF 14



WEST ELEVATION EXISTING



WEST ELEVATION PROPOSED



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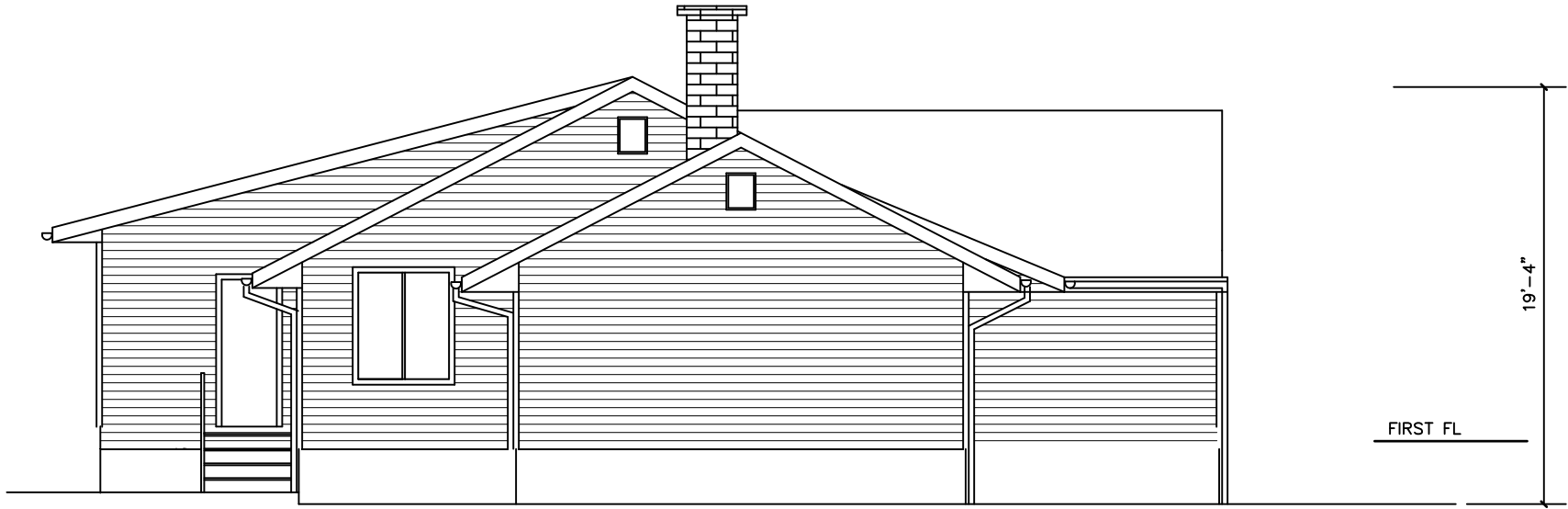
SECOND FLOOR ADDITION
GERARD HOUSE
14 BIRCH STREET
ALLENTOWN, NJ 07401

BLOCK 2007
LOT 5

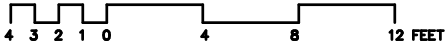
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EXISTING AND PROPOSED
WEST ELEVATIONS

SCALE
AS SHOWN
DATE
AUGUST 26, 2023

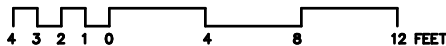
DWG NO.
Z.11
11 OF 14



NORTH ELEVATION EXISTING



NORTH ELEVATION PROPOSED



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SECOND FLOOR ADDITION
GERARD HOUSE
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ALLENTOWN, NJ 07401

BLOCK 2007
LOT 5

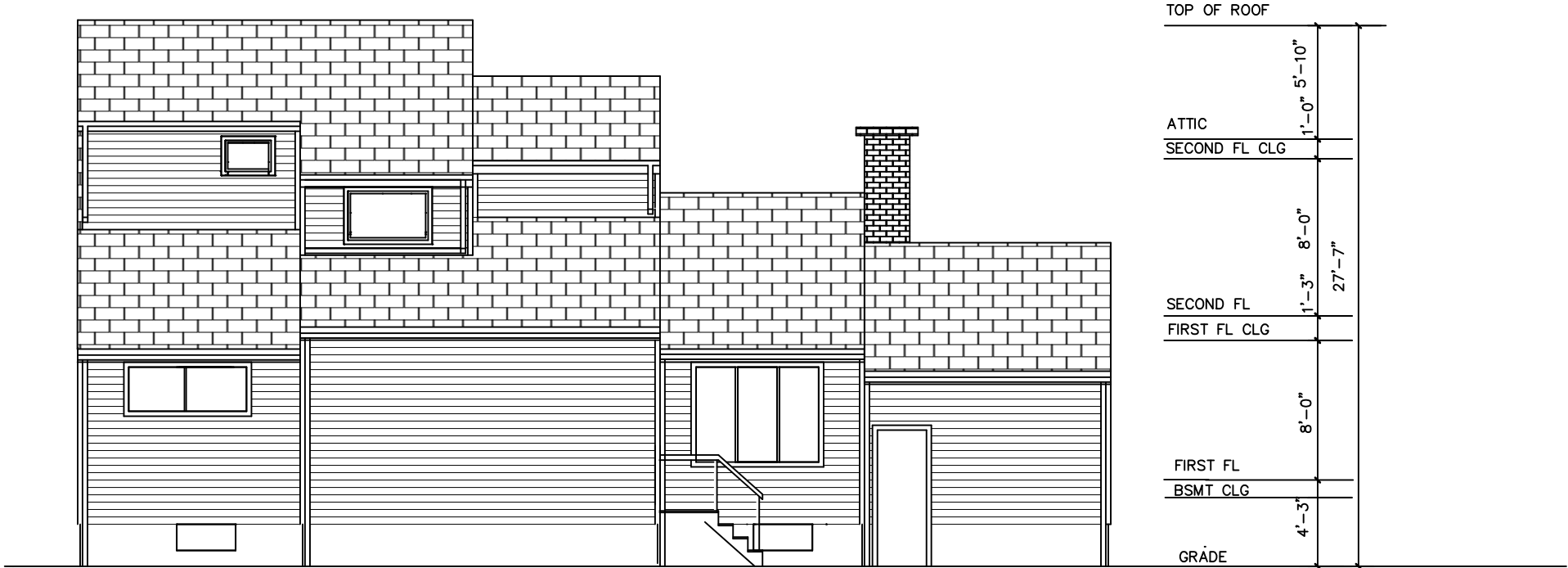
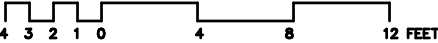
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NORTH ELEVATIONS

SCALE
AS SHOWN
DATE
AUGUST 26, 2023

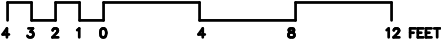
DWG NO.
Z.12
12 OF 14



EAST ELEVATION EXIST



EAST ELEVATION PROPOSED



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ALLENDALE, NJ 07401

BLOCK 2007
LOT 5

DWG
EXISTING AND PROPOSED
EAST ELEVATIONS

SCALE
AS SHOWN
DATE
AUGUST 26, 2023

DWG NO.
Z.13
13 OF 14

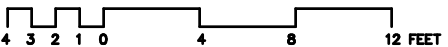
FIRST FL



SOUTH ELEVATION EXISTING



SOUTH ELEVATION PROPOSED



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SECOND FLOOR ADDITION
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BLOCK 2007
LOT 5

DWG
EXISTING AND PROPOSED
SOUTH ELEVATIONS

SCALE
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DATE
AUGUST 26, 2023

DWG NO.
Z.14
14 OF 14