

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 18, 2022 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  
April 20, 2022 Land Use Board Regular Meetings
- IV. RESOLUTIONS:  
Application File No: LUB 2022-07  
Resolution No.: 22-18  
Applicant: Marc & Bridget Adler  
Address: 22 Bonnie Way  
Block: 201 Lot: 14  
Proposed: Addition of new recreation room, office, expanded kitchen, deck and new pool cabana. Pursuant to Sec. 270-64(A)  
  
Application File No: LUB 2022-09  
Resolution No.: 22-17  
Applicant: Vincent Pergola & Anna Peterson  
Address: 38 E. Crescent Avenue, Allendale, NJ 07401  
Block: 511 Lot: 7  
Proposed: Two story addition, adding a car port and expanding the driveway.  
Pursuant to 270-37, 270-54C, 270-54B & 270-54A  
  
Application File No: LUB 2022-02  
Resolution No.: 22-16  
Applicant: ABC Vault Partners, LLC  
Address: 22 Maple Street, Allendale, NJ 07401  
Block: 1808 Lot 2  
Proposed: Two-Story Apartment Building – 4 one bedroom units. Preliminary and Final Site Plan approval; Use variance relief pursuant to 40:55D-70 (d) et. seq; Bulk Variance relief pursuant to 40:55D-70© et. seq.; Design Waivers. The applicant seeks to convert an existing bank drive up facility into a two story, four – unit residential apartment building, consisting of four one bedroom apartments.

V. PUBLIC HEARINGS:

Application File No: LUB 2022-10

Applicant: Shoaeb Raziuddin & Shaziya Shaikh

Address: 109 E. Orchard Street, Allendale, NJ 07401

Block: 1901 Lot: 10

Proposed: New single family dwelling with walk out basement, driveway, walkway, rear patio and in ground swimming pool with patio surround. Pursuant to 270-64 B(2) and 270-54A

**(carried from the meeting of April 18, 2022)**

**(carried to the meeting of June 15, 2022)**

Application File No: LUB 2022-11

Applicant: James & Dana Boyle

Address: 415 Canterbury Drive

Block: 410 Lot: 3

Proposed: Family room addition and second floor bed and bath addition.

Pursuant to 270-64B (2) and 270-54D

Application File No: LUB 2022-12

Applicant: Allendale Nursing Home

Address: 85 Harrenton Road, Allendale, NJ 07401

Block: 601 Lot: 7

Proposed: Courtesy/Conceptual Review – expansion of existing non-conforming use with variances for FAR and lot coverage.

**(carried to the meeting of June 15, 2022)**

VI. OPEN TO THE PUBLIC FOR COMMENT

VII. OTHER

VIII. ADJOURNMENT

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

AFFADAVIT OF PROOF OF SERVICE

LAND USE BOARD

OF

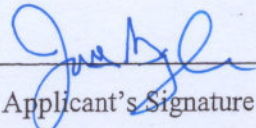
BOROUGH OF ALLENDALE

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)

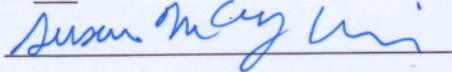
COUNTY OF BERGEN ) SS.

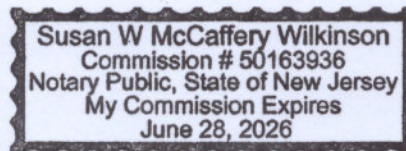
James Boyle, of full age, being duly sworn according to law, deposes and  
says, that (s)he resides at 415 Canterbury Drive in the municipality  
of Allendale, County of Bergen, and State of New Jersey,  
and that (s)he is (are) the applicant(s) in a proceeding before the Land Use Board of Allendale, New  
Jersey, being an appeal or application under the Zoning Ordinance, which relates to premises at  
415 Canterbury Drive, and that on May 18th, 20 22 (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,

2022.





NOTICE TO APPLICANT: Attach list of all persons served.





ALLENDALE LAND USE BOARD  
APPLICATION CHECK LIST

NAME James & Dana Boyle BLOCK 410 LOT 3

ADDRESS 415 Canterbury Drive

ZONE AA TYPE OF VARIANCE HARDSHIP

BRIEF DESCRIPTION OF APPLICATION Addition & renovation to  
an existing single family residence

SPECIFIC VARIANCE(S) REQUIRED 270-64B(2); 270-54D

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ADMINISTRATIVE REQUIREMENTS

STATUS

- |     |                              |           |       |
|-----|------------------------------|-----------|-------|
| 1.  | Application form complete    | <u>15</u> | _____ |
| 2.  | Fee paid                     |           | _____ |
| 3.  | Denial by Building Inspector | <u>15</u> | _____ |
| 4.  | Affidavit of Service         | <u>15</u> | _____ |
| 5.  | Proof of Publication         | <u>AA</u> | _____ |
| 6.  | Taxes Current                | <u>AA</u> | _____ |
| 7.  | Plot Plan                    | <u>15</u> | _____ |
| 8.  | Maps                         | <u>nt</u> | _____ |
| 9.  | Photographs                  |           | _____ |
| 10. | Email address                |           | _____ |
| 11. | Miscellaneous                |           | _____ |

Boyle77@hotmail.com

C-551-655-4780

9-21-22

Date

James Boyle

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.



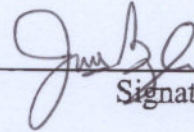
- VIII. Any additional information which may be deemed necessary by the Land Use Board, its Consultants or Borough departments and agencies.

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 fifteen (15) 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.

4-21-22

Date



Signature



DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 3 Block(s) 410  
Street Address 415 Canterbury Drive  
Applicant James & Dana Boyle Address 415 Canterbury Drive  
Owner James & Dana Boyle Address 415 Canterbury Drive  
Lessee \_\_\_\_\_ Address \_\_\_\_\_  
Last Previous Occupancy \_\_\_\_\_  
Size of Lot 20,278.5 SF  
Floor area ratio calculation 19.34%  
Percentage of lot occupied by building(s) 15.29%  
Height of building(s) 2.5 stories 34 feet 10 inches  
Set back from front property line 40.2 ft. From side (if corner lot) \_\_\_\_\_ ft.  
Zoning requirements – Frontage \_\_\_\_\_, side yards \_\_\_\_\_, set-back \_\_\_\_\_, rear yard \_\_\_\_\_  
“Prevailing set-back” of adjoining buildings within one block N/A  
Has there been any previous appeal involving these premises? No  
If so, state character of appeal and date of disposition N/A  
\_\_\_\_\_  
\_\_\_\_\_  
Proposed use: Single family residence  
\_\_\_\_\_

This application for a use variance includes an application for subdivision N/A, site plan N/A, conditional use N/A 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: \_\_\_\_\_

  
\_\_\_\_\_  
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 James & Dana Boyle  
shows that on or about the 7th day of March, 2022  
an application to the Zoning Official for the purpose of (describe intended  
action) Addition & Renovation to an existing  
single family residence

on the premises located at (street address) 415 Canterbury Drive  
Block 410 Lot 3

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 10th day of March, 2022  
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) 270-64B(2)  
270-54D of the Zoning Ordinance so as to  
permit family room addition and second floor bed and bath  
addition

James Boyle  
Signature of Applicant





**BOROUGH OF RAMSEY, BERGEN COUNTY 07446**  
**200 FOOT BAND PERIMETER LIST OF RECORD PROPERTY OWNERS**

Danielle Monaghan, Tax Atlas Search Officer

Date Received: 4/19/2022 Date Sent: 4/20/2022 Fee Paid: \$10 Ch. # 181

Applicant: James Boyle Telephone Number: 551-655-4780

Email: jboyle77@hotmail.com

Address: 415 Canterbury Drive

Allendale, NJ 07401

Block: 410 Lot: 3 Map Number: Allendale 4 List Number: 148

Address of Property: 415 Canterbury Drive

Allendale, NJ 07401

Falls within 200 ft. of another town: Yes [ X ] Ramsey No [ ]



## OWNER &amp; ADDRESS REPORT

RAMSEY

04/19/22 Page 1 of 1

200 FT LIST FOR 415 CANTERBURY DRIVE ALLENDALE, NJ  
LIST OF RAMSEY PROPERTIES THAT FALL WITHIN 200 FT OF BLOCK 410 LOT 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
5201	29		2	POWER, DANIEL T & DUMANDAN, JOY MARIE 393 CANTERBURY DR RAMSEY, NJ 07446	393 CANTERBURY DRIVE	
5201	30		2	SLOAN, ERWIN H. & MARYA E. 401 CANTERBURY DRIVE RAMSEY, N.J. 07446	401 CANTERBURY DRIVE	
5206	8.01		4A	RAMSEY GOLF & COUNTRY CLUB 105 LAKESIDE DRIVE RAMSEY, N.J. 07446	105 LAKESIDE DRIVE	
5206	12		2	BUTLER, DOUGLAS E. JR. & GINA R. 396 CANTERBURY DR. RAMSEY, NJ 07446	396 CANTERBURY DR	



## UTILITY COMPANIES TO BE NOTIFIED

BOARD OF PUBLIC WORKS  
33 N. CENTRAL AVENUE  
RAMSEY, NJ 07446

PUBLIC SERVICE ELECTRIC AND GAS  
20 VAN VOOREEN DR.  
OAKLAND, NJ 07436

ROCKLAND ELECTRIC COMPANY  
1 BLUE HILL PLAZA  
PEARL RIVER, NEW YORK 10965

VERIZON NEW JERSEY  
REAL ESTATE DEPARTMENT  
180 WASHINGTON VALLEY ROAD  
BEDMINSTER, NJ 07921

CABLEVISION OF NEW JERSEY  
40 POTASH RD.  
OAKLAND, NJ 07436

BERGEN COUNTY PLANNING BOARD  
1 BERGEN COUNTY PLAZA  
HACKENSACK, NJ 07601

STATE OF N.J. DEPT. OF TRANSPORTATION  
P.O. BOX 600  
TRENTON, NJ 08625



## OWNER &amp; ADDRESS REPORT

ALLENDALE

04/01/22 Page 1 of 1

200 FOOT LIST - 415 CANTERBURY  
 NOTE: PROPERTY FALLS WITHIN 200 FT BOROUGH OF RAMSEY

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
411	3	✓	2	Current Owner 420 CANTERBURY DR RAMSEY, NJ 07446	420 CANTERBURY DR	
406	21.01	✓	1	Current Owner LAKESIDE DR RAMSEY, NJ 07446	ALBERT RD	301/36
411	2	✓	2	Current Owner 414 CANTERBURY DRIVE ALLENDALE, NJ 07401	414 CANTERBURY DR	
411	4	✓	2	Current Owner 424 CANTERBURY DR RAMSEY, NJ 07446	424 CANTERBURY DR	
411	1	✓	1	Current Owner 396 CANTERBURY DR RAMSEY, NJ 07446	396 CANTERBURY DR	
301	35		1	<del>Current Owner ONE BLUE HILL PLAZA PEARL RIVER, NY 10965</del>	REAR CRESCENT PL.	
410	4	✓	2	Current Owner 419 CANTERBURY DRIVE RAMSEY, NJ 07446	419 CANTERBURY DR	
301	33		1	<del>Current Owner ONE BLUE HILL PLAZA PEARL RIVER, NY 10965</del>	REAR CRESCENT PL.	
410	2	✓	2	Current Owner 405 CANTERBURY DR ALLENDALE, NJ 07401	405 CANTERBURY DR	
410	5	✓	2	Current Owner 423 CANTERBURY DR RAMSEY, NJ 07446	423 CANTERBURY DR	
301	34		1	<del>Current Owner ONE BLUE HILL PLAZA PEARL RIVER, NY 10965</del>	REAR CRESCENT PL.	
410	6	✓	2	Current Owner 427 CANTERBURY DR RAMSEY, NJ 07446	427 CANTERBURY DR	
410	1	✓	1	Current Owner 393 UNKNOWN ALLENDALE 00000	UNKNOWN	
301	37		1	<del>Current Owner ONE BLUE HILL PLAZA PEARL RIVER N.Y. 10965</del>	200 HEIGHTS RD	



*Emailed*



Property Address	Owner Name	Mailing City, State, Zip	Block	Lot	Qualifier
420 CANTERBURY DR	THOMAS, FRITZ & BETH, MARY	RAMSEY, NJ 07446	411	3	
396 CANTERBURY DR	BUTLER, DOUGLAS E JR & GINA R	RAMSEY, NJ 07446	5206	12	—
ALBERT RD	RAMSEY GOLF & COUNTRY CLUB	RAMSEY, NJ 07446	406	21.01	
414 CANTERBURY DR	BOSCHETTI, KEITH P & JENNIFER	ALLENDALE, NJ 07401	411	2	
424 CANTERBURY DR	CARLSON, DOUGLAS & MARIBETH	RAMSEY, NJ 07446	411	4	
396 CANTERBURY DR	BUTLER, DOUGLAS E JR & GINA R	RAMSEY, NJ 07446	411	1	
<u>REAR CRESCENT PLACE</u>	ROCKLAND ELECTRIC	PEARL RIVER, NJ 10965	301	35	
419 CANTERBURY DR	<i>Cusack</i>	RAMSEY, NJ 07446	410	4	
<u>REAR CRESCENT PLACE</u>	ROCKLAND ELECTRIC	PEARL RIVER, NJ 10965	301	33	
405 CANTERBURY DR	DINAPOLI, MICHAEL	ALLENDALE, NJ 07401	410	2	
423 CANTERBURY DR	GUTMAN, ALEXANDER & ELIZABETH	RAMSEY, NJ 07446	410	5	
<u>PROSPECT ST</u>	ROCKLAND ELEC CO	PEARL RIVER, NJ 10965	411	6	
401 CANTERBURY DR	SLOAN, ERWIN H & MARYA E	RAMSEY, NJ 07446	4905	13	—
<u>REAR CRESCENT PLACE</u>	ROCKLAND ELECTRIC	PEARL RIVER, NJ 10965	5201	30	—
427 CANTERBURY DR	GERARD, JANET	RAMSEY, NJ 07446	301	34	
393 CANTERBURY DR	DUMANDAN, JOY MARIE	RAMSEY, NJ 07446	410	6	
	RAMSEY		5201	29	—
			410	1	
200 HEIGHTS RD	ROCKLAND ELECTRIC CO	PEARL RIVER, NJ 10965	301	37	



April 19, 2022  
12:49 PM

Borough of Allendale  
Tax Account Detail Inquiry

Page No: 1

BLQ: 410. 3.  
Owner Name: BOYLE, JAMES & DANA

Tax Year: 2022 to 2022  
Property Location: 415 CANTERBURY DR

Tax Year: 2022		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:		3,712.01	3,712.01	0.00	0.00	7,424.02
Payments:		3,712.01	0.00	0.00	0.00	3,712.01
Balance:		0.00	3,712.01	0.00	0.00	3,712.01

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2022 Prin Balance
		Description								
		Original Billed						7,424.02		7,424.02
02/08/22	1	Payment	001	VARIOUS	CK	8417	116 GWITT	3,712.01	0.00	3,712.01
		CORELOGIC								

Total Principal Balance for Tax Years in Range: 3,712.01

**Classified Ad Receipt**  
**(For Info Only - NOT A BILL)**

**Customer:** JAMES & DANA BOYLE

**Ad No.:** 0005229524

**Address:** 415 CANTERBURY DRIVE  
RAMSEY NJ 07446  
USA

**Pymt Method** Credit Card

**Net Amt:** \$47.60

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 04/27/22

**Text of Ad:**

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 18th, 2022, at 7:30 p.m. in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on the application of James & Dana Boyle (Applicant) at 415 Canterbury Drive, Allendale, NJ (Address) Block No. 410, Lot No. 3 for a hardship variance from Section 270-64B(2), 270-54D 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 family addition and second floor bed and bath addition.

THE RECORD 5229524  
Fee: \$12.60  
APRIL 27, 2022





## BOROUGH OF ALLENDALE

### CODE ENFORCEMENT OFFICE

500 West Crescent Avenue Allendale, NJ 07401

Anthony Hackett  
Zoning Official

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

## MEMORANDUM

TO: James & Dana Boyle  
415 Canterbury Dr.  
Allendale, NJ 07401

FROM: Anthony Hackett, Zoning Official/Construction Official

CC: Linda Garofalo Land use Administrator

RE: Addition and Renovation

DATE: March 10, 2022

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The Allendale Building/Zoning Department received the following documents:

- A. Borough of Allendale Zoning Review Application
- B. Site plan and sealed drawings prepared by Z+ Architects LLC

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

1) Your property is located in the AA zone, in order to calculate the side-yard setbacks, a formula is used (using your Gross Building Floor Area). Currently on the left side there is a 20' setback where 20' is required, the proposed additional square footage would now require a 27.45' side yard setback creating a 7.45' encroachment. **See Borough Code 270-64B (2)**

2) The AA zone requires a 50' rear yard setback. Currently you have 45.5', and the proposed addition moves it to 36.9'. **See Borough Code 270-54D**

It should also be noted that there are 2 existing non conformities. The lot is undersized. you have 20,278 sq feet, where 26,000 sq feet is required, and the minimum lot width is 130' and you have 118'.



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



# BOYLE RESIDENCE

415 CANTERBURY DR, ALLENDALE, NJ

SHEET LIST

SK-0	TITLE PAGE + ZONING INFO
SK-1	SURVEY
SK-2	PROPOSED BASEMENT PLAN
SK-3	GARAGE/1ST LEVEL DEMO PLAN
SK-4	PROPOSED GARAGE/1ST LEVEL PLAN
SK-5	2ND LEVEL/ROOF DEMO PLAN
SK-6	PROPOSED 2ND/3RD LEVEL PLAN
SK-7	PROPOSED ROOF PLAN
SK-8	PROPOSED EXTERIOR ELEVATIONS
SK-9	PROPOSED EXTERIOR ELEVATIONS
SK-10	EXISTING PHOTOS
SK-11	EXTERIOR RENDERING
SK-12	EXTERIOR RENDERING
SK-13	EXTERIOR RENDERING

PROJECT DESCRIPTION

ADDITION AND RENOVATION TO AN EXISTING  
SINGLE FAMILY RESIDENCE

ZONING DATA	REQUIRED	EXISTING	PROPOSED
ZONE:	AA	AA	AA
MIN. LOT REQUIREMENT			
AREA:	26,000 SF	20,278.5 SF	20,278.5 SF
LOT WIDTH:	130 FT	*118 FT	*118 FT
MIN. YARD REQUIREMENT			
FRONT:	40 FT	40.2 FT	40.2 FT
SIDE:	20 FT (EXG) 27.45 FT (NEW)	*L : 19.9 FT R: 33.7 FT	*L: 19.9 FT R: 33.7
REAR:	50 FT	*45.5 FT	*36.9
BUILDING COVERAGE:	--% / -- SF	12.76% / 2,589 SF	15.29 % / 3,100 SF
OTHER IMPERVIOUS COVERAGE:	--% / -- SF	10.62% / 2,153 SF	11.13% / 2,257 SF
MAX. TOTAL COVERAGE:	38.6% / 7,827.5 SF	23.38% / 4,742 SF	26.42% / 5,357 SF
MAX. BUILDING HEIGHT:	35 FT / 2.5 STORIES	27.42 FT / 2 STORIES	34.83 FT/ 2.5 STORIES
MAX. G.B.A.:	4,643.8 SF	2,800 SF	3,922 SF
MAX. FLOOR AREA RATIO:	22.9%	13.2%	19.34%

\* DENOTES A NONCONFORMITY



1 FRONT



2 REAR

PROGRESS PRINTS  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

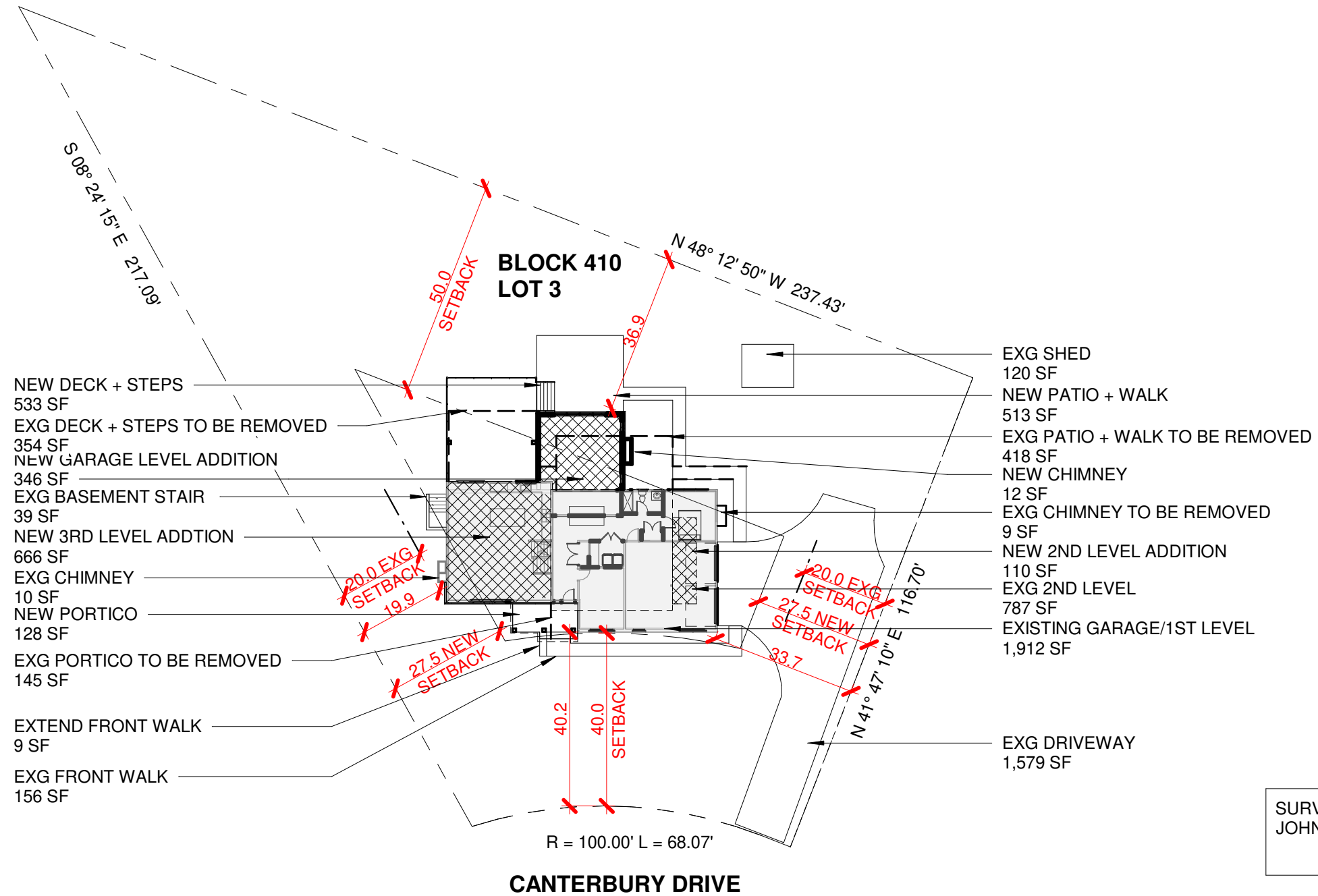
MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

PROJECT #: 2055  
PROJECT: BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

TITLE: TITLE SHEET  
DATE: 03/22/22  
SCALE:

DRAWING #: SK-0





SURVEY INFO TAKEN FROM SURVEY BY  
JOHN J. BEZUYEN, P.L.S., NJ LIC. #38600  
ON 9/27/11

**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



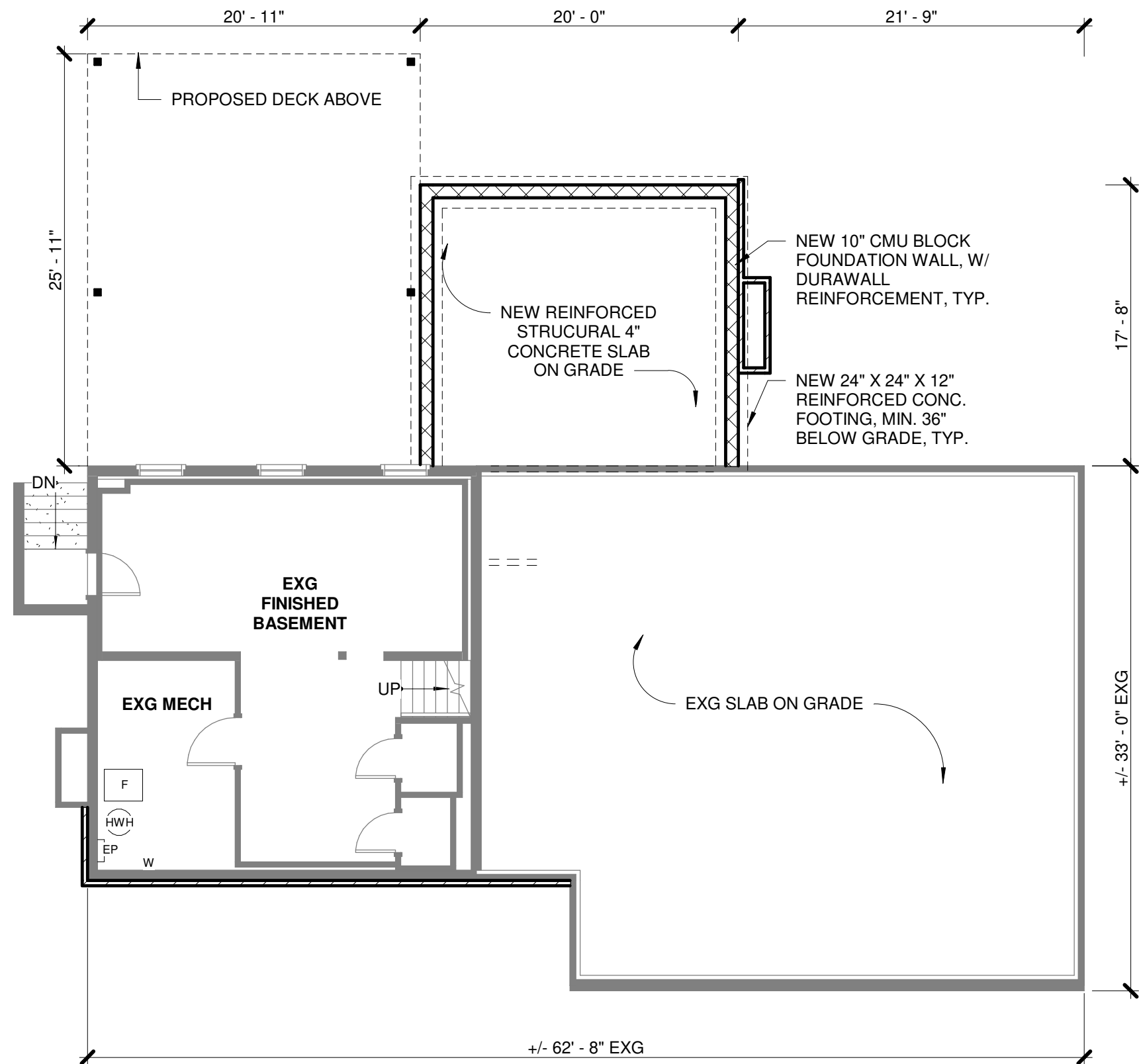
240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** SURVEY  
**DATE:** 03/22/22  
**SCALE:** 1" = 30'-0"

DRAWING #: **SK-1**



**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

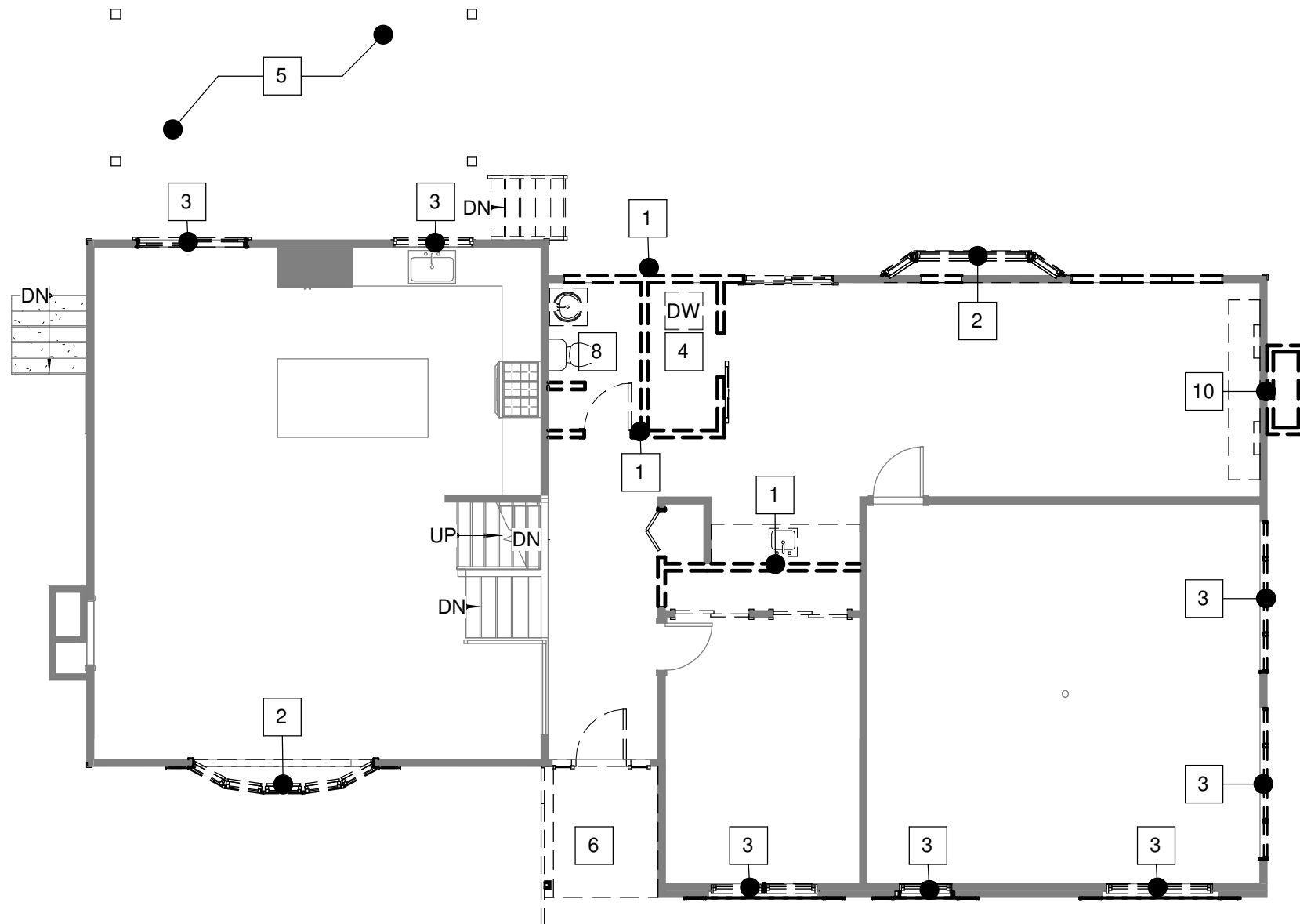
MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** PROPOSED BASEMENT PLAN  
**DATE:** 03/22/22  
**SCALE:** 1/8" = 1'-0"

DRAWING #: **SK-2**





### DEMOLITION LEGEND

- 1 REMOVE EXISTING WALL CONSTRUCTION AS INDICATED. TEMPORARILY SHORE STRUCTURE AS NECESSARY. SEE FLOOR PLAN FOR NEW CONFIGURATION AS REQUIRED.
- 2 REMOVE EXISTING DOOR/WINDOW AND INFILL/PATCH OPENING TO MATCH ADJACENT AS REQUIRED.
- 3 REMOVED EXISTING DOOR/WINDOW AND REPLACE WITH NEW WINDOW OF SAME WIDTH.
- 4 REMOVE EXISTING LAUNDRY IN ITS ENTIRETY. CAP AND SAFE ALL PLUMBING AND ELECTRICAL ELEMENTS AS REQUIRED.
- 5 REMOVE EXISTING DECK AND ASSOCIATED DECKING, RAILING, STEPS, STRUCTURE, AND SUPPORTING FOOTINGS.
- 6 REMOVE EXISTING PORCH AND ASSOCIATED STEPS, FOOTINGS, AND SLAB AS REQUIRED.
- 7 REMOVE EXISTING ROOF IN ITS ENTIRETY. TEMPORARILY SHORE STRUCTURE AS NECESSARY.
- 8 REMOVE EXISTING BATH IN ITS ENTIRETY. CAP AND SAFE ALL PLUMBING AND ELECTRICAL ELEMENTS AS REQUIRED.
- 9 REMOVE EXISTING ROOF TO EXTENT INDICATED.
- 10 REMOVE EXISTING WOODBURNING FIREPLACE AND SAFELY STORE FOR RE-USE. REMOVE EXISTING ASSOCIATE CHIMNEY.

### DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL/WINDOW/DOOR/ELEMENT TO BE DEMOLISHED

**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** GARAGE/1ST LEVEL DEMO PLAN  
**DATE:** 03/22/22  
**SCALE:** As indicated

DRAWING #: **SK-3**





DEMOLITION LEGEND	
1	REMOVE EXISTING WALL CONSTRUCTION AS INDICATED. TEMPORARILY SHORE STRUCTURE AS NECESSARY. SEE FLOOR PLAN FOR NEW CONFIGURATION AS REQUIRED.
2	REMOVE EXISTING DOOR/WINDOW AND INFILL/PATCH OPENING TO MATCH ADJACENT AS REQUIRED.
3	REMOVED EXISTING DOOR/WINDOW AND REPLACE WITH NEW WINDOW OF SAME WIDTH.
4	REMOVE EXISTING LAUNDRY IN ITS ENTIRETY. CAP AND SAFE ALL PLUMBING AND ELECTRICAL ELEMENTS AS REQUIRED.
5	REMOVE EXISTING DECK AND ASSOCIATED DECKING, RAILING, STEPS, STRUCTURE, AND SUPPORTING FOOTINGS.
6	REMOVE EXISTING PORCH AND ASSOCIATED STEPS, FOOTINGS, AND SLAB AS REQUIRED.
7	REMOVE EXISTING ROOF IN ITS ENTIRETY. TEMPORARILY SHORE STRUCTURE AS NECESSARY.
8	REMOVE EXISTING BATH IN ITS ENTIRETY. CAP AND SAFE ALL PLUMBING AND ELECTRICAL ELEMENTS AS REQUIRED.
9	REMOVE EXISTING ROOF TO EXTENT INDICATED.
10	REMOVE EXISTING WOODBURNING FIREPLACE AND SAFELY STORE FOR RE-USE. REMOVE EXISTING ASSOCIATE CHIMNEY.

DEMOLITION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL/WINDOW/DOOR/ELEMENT TO BE DEMOLISHED

**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



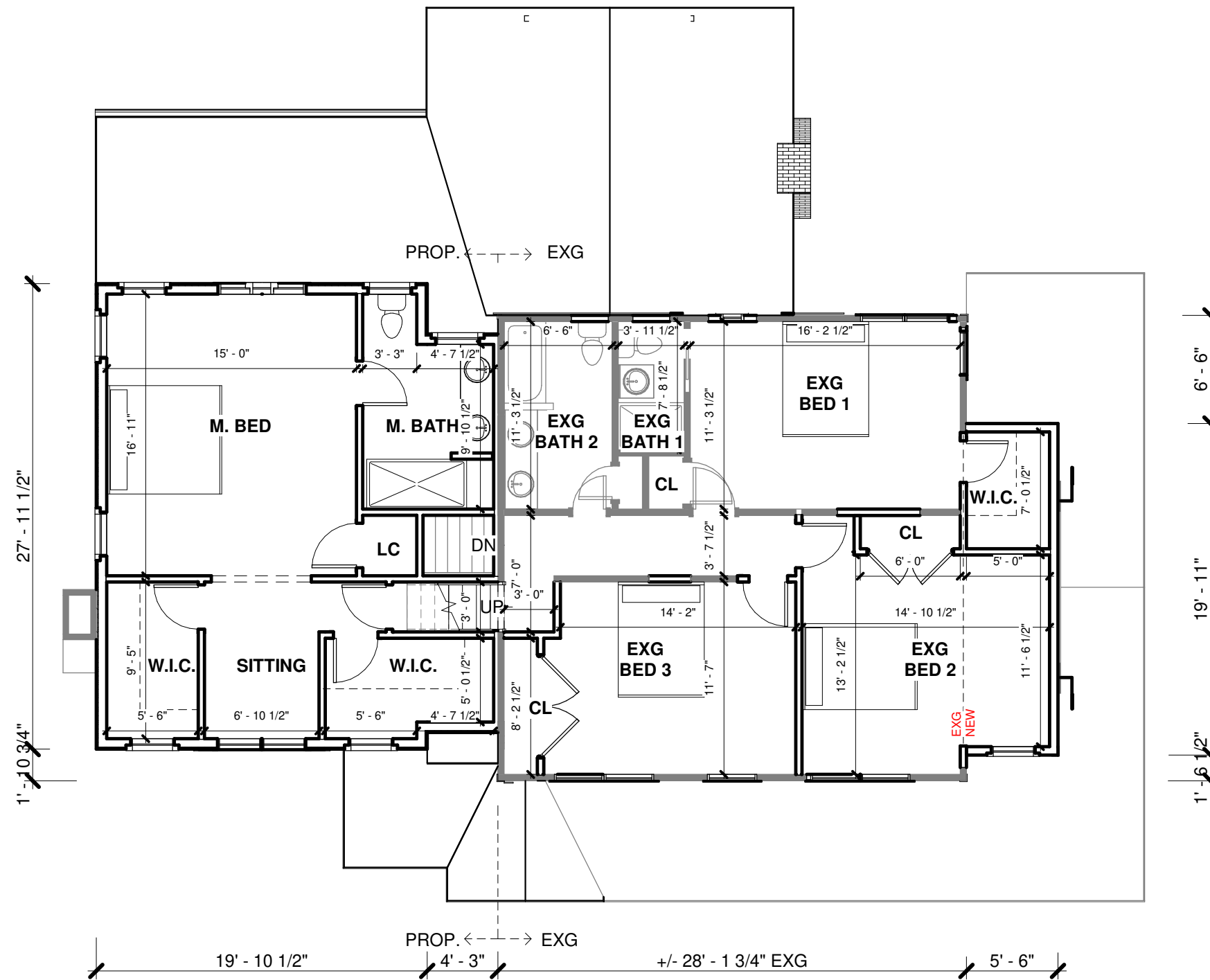
240 W. CRESCENT AVE., SUITE D  
ALLENTDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENTDALE, NJ

**TITLE:** 2ND LEVEL/ROOF DEMO PLAN  
**DATE:** 03/22/22  
**SCALE:** As indicated

DRAWING #: **SK-5**



**LEGEND**

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION

**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION

**Z+ ARCHITECTS**

240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

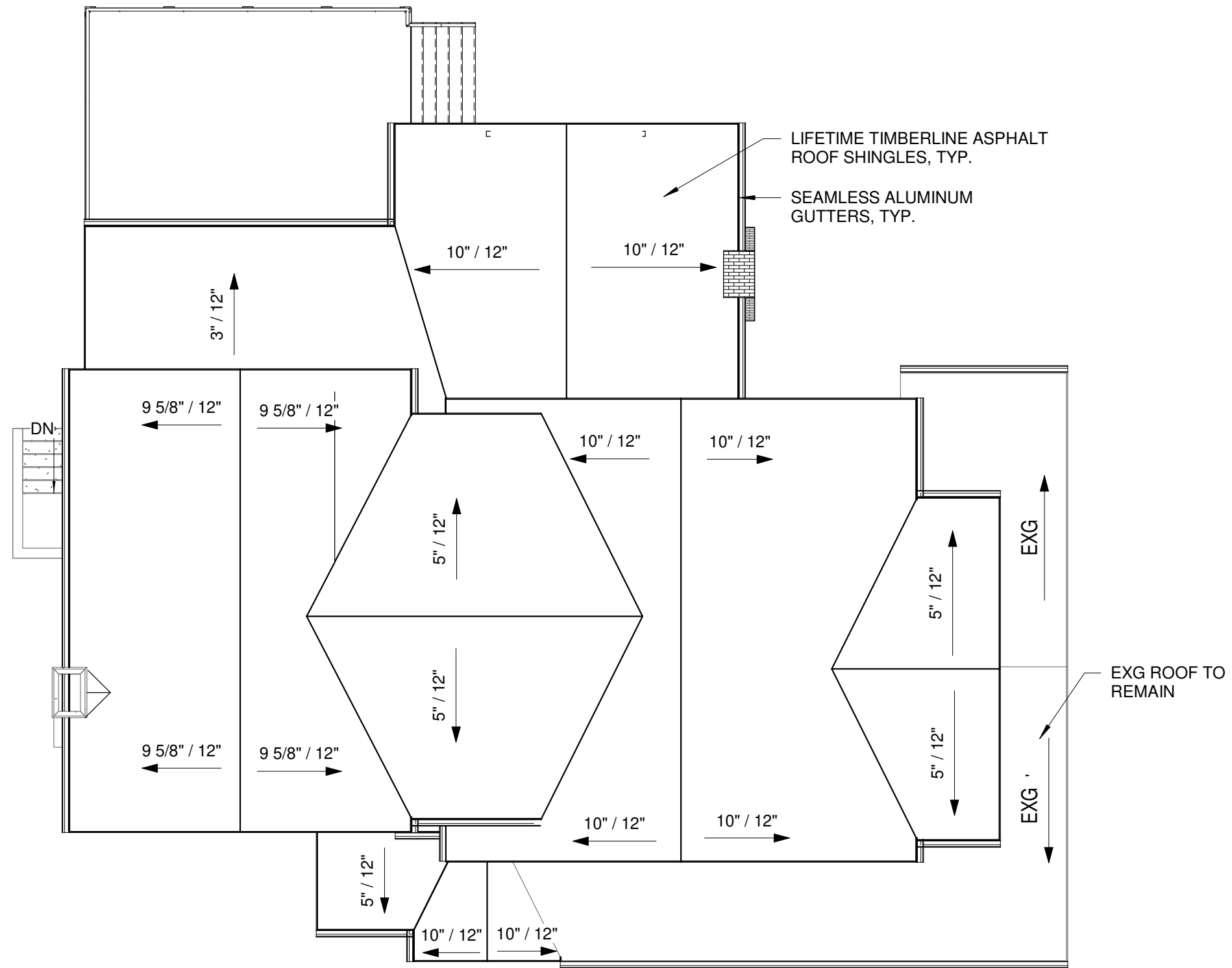
MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** PROPOSED 2ND/3RD LEVEL PLAN  
**DATE:** 03/22/22  
**SCALE:** 1/8" = 1'-0"

DRAWING #: **SK-6**





**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



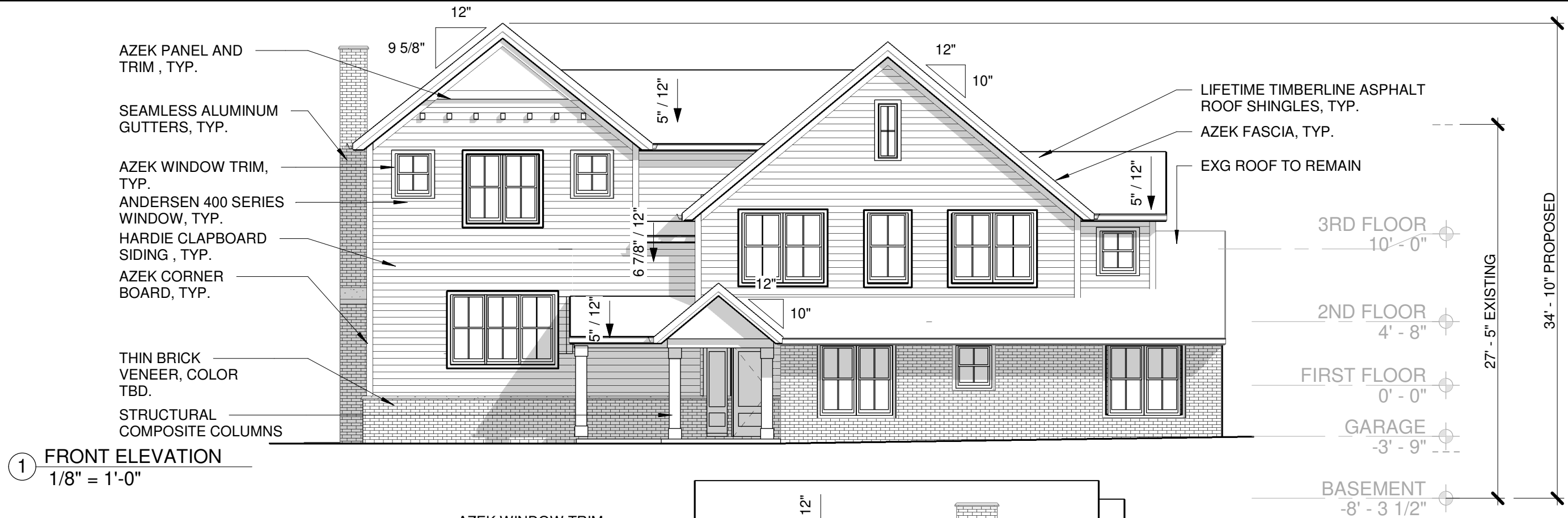
240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21A101591800

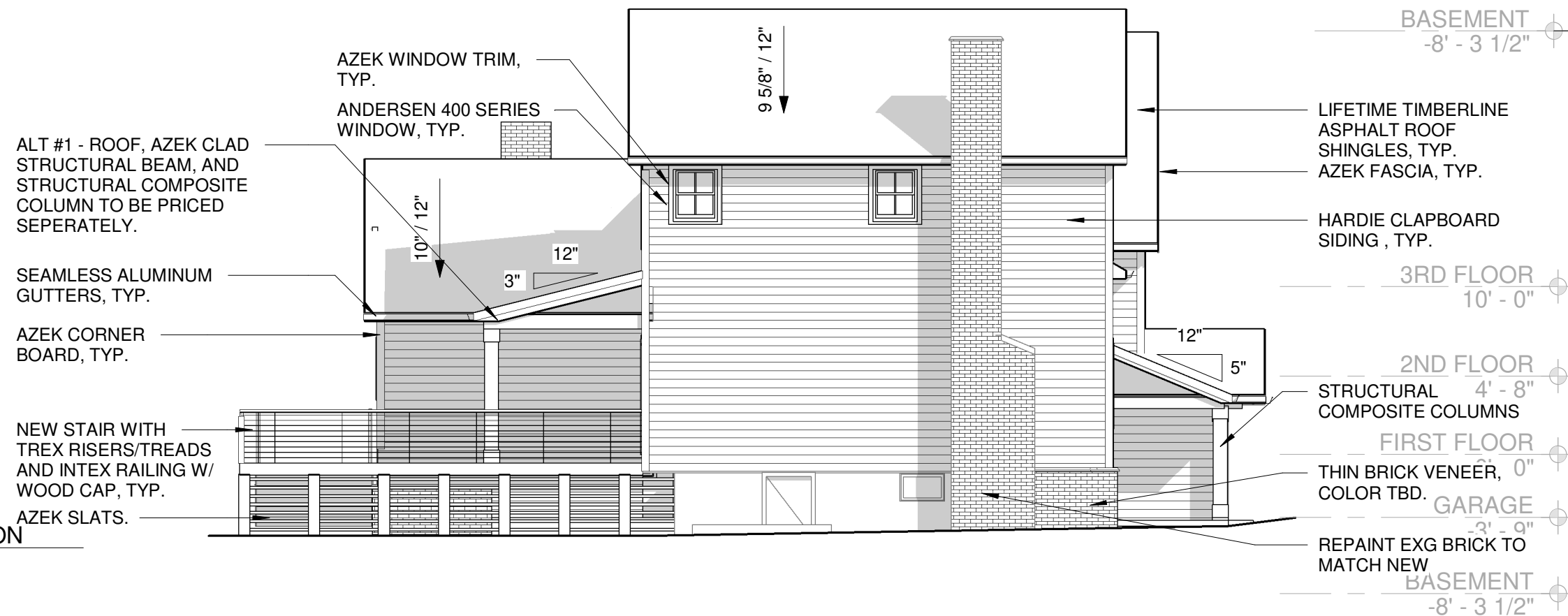
**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** PROPOSED ROOF PLAN  
**DATE:** 03/22/22  
**SCALE:** 1/8" = 1'-0"

DRAWING #: **SK-7**



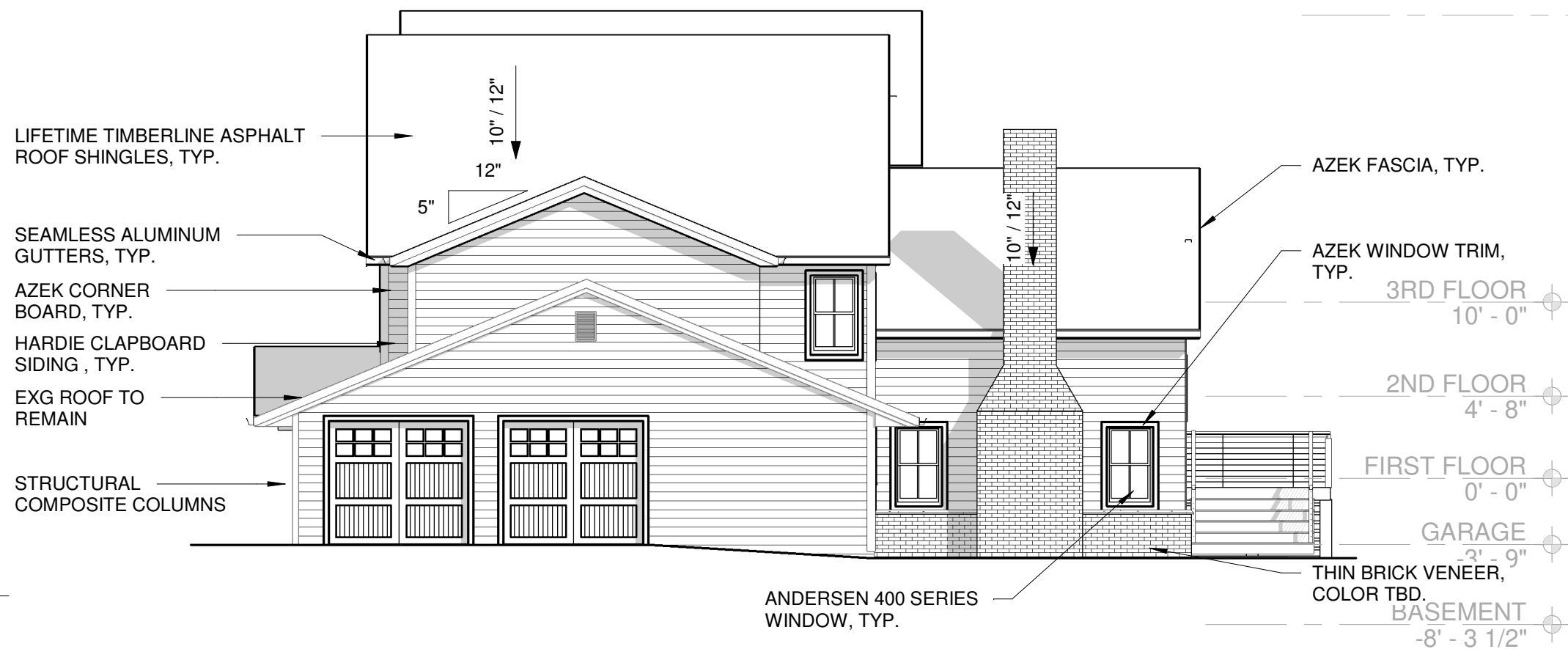
1 FRONT ELEVATION  
1/8" = 1'-0"



2 LEFT ELEVATION  
1/8" = 1'-0"

**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION





**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21A101591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** PROPOSED EXTERIOR ELEVATIONS  
**DATE:** 03/22/22  
**SCALE:** 1/8" = 1'-0"

DRAWING #: **SK-9**





**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21A101591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** EXISTING PHOTOS  
**DATE:** 03/22/22  
**SCALE:**

DRAWING #: **SK-10**





**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** EXTERIOR VIEWS  
**DATE:** 03/22/22  
**SCALE:**

DRAWING #: **SK-11**





**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** EXTERIOR VIEWS  
**DATE:** 03/22/22  
**SCALE:**

DRAWING #: **SK-12**





**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
ALLENDALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

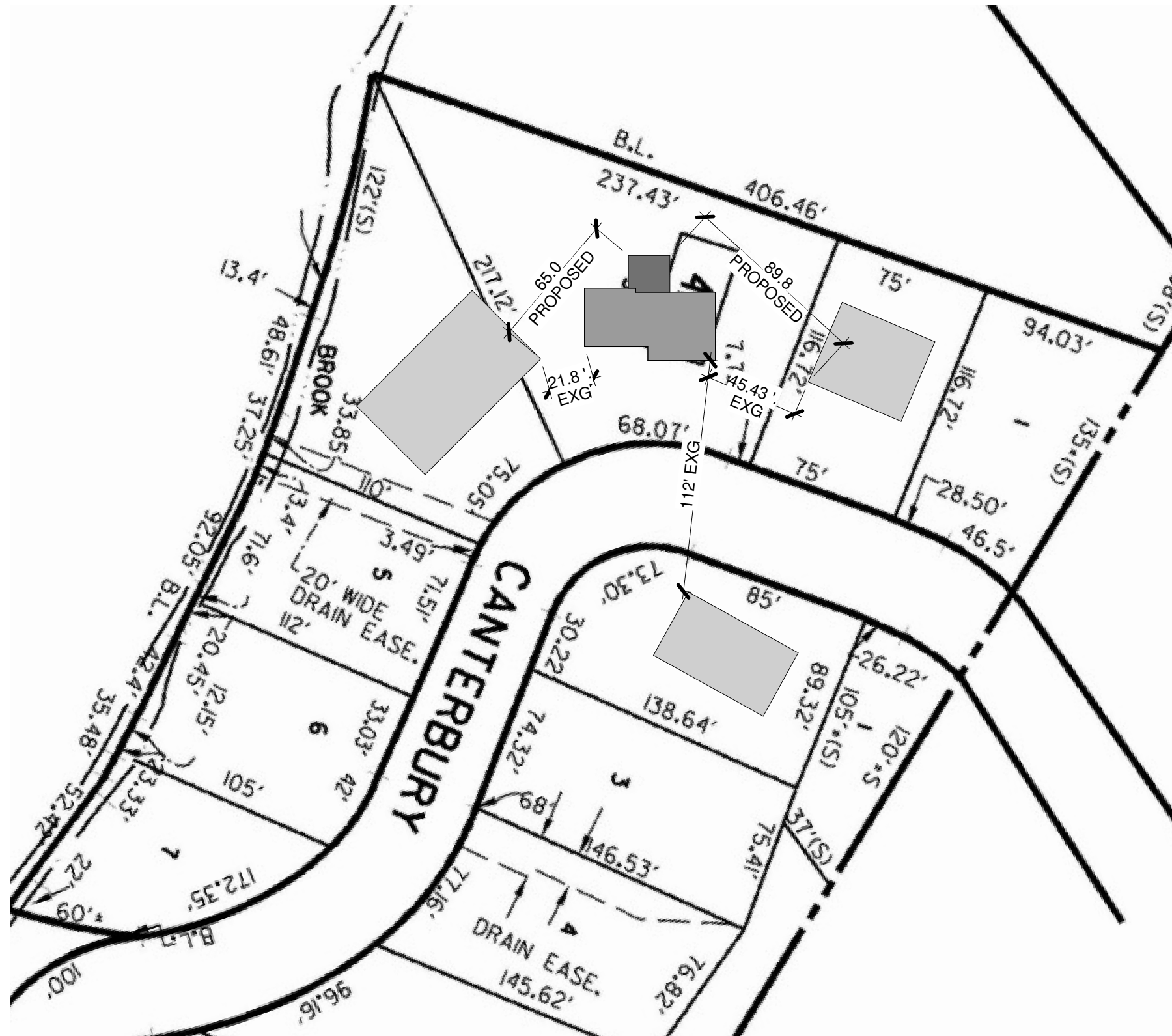
MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** EXTERIOR VIEWS  
**DATE:** 03/22/22  
**SCALE:**

DRAWING #: **SK-13**





**PROGRESS PRINTS**  
NOT FOR CONSTRUCTION



240 W. CRESCENT AVE., SUITE D  
ALLENTALE, NJ 07401  
T: 201.785.8855 F: 201.785.8866

MARY FITZPATRICK SCRO, ARCHITECT  
LICENSE # 21AI01591800

**PROJECT #:** 2055  
**PROJECT:** BOYLE RESIDENCE  
415 CANTERBURY DR  
ALLENDALE, NJ

**TITLE:** TAX MAP  
**DATE:** 05/04/22  
**SCALE:** 1" = 60'-0"

DRAWING #: **SK-14**



April 20, 2022

Borough of Allendale  
Land Use Board  
500 W Crescent Ave  
Allendale, NJ 07401  
Attn: Ms. Linda Garofalo, Land Use Administrator

Re: **Conceptual Site Plan Review Application**  
**Proposed Building Addition and Site Improvements**  
Allendale Community for Senior Living  
85 Harreton Road  
Block 601, Lot 7  
Borough of Allendale, Bergen County, NJ  
*Our File Number: 21-THGC-003*

Dear Ms. Garofalo:

Pursuant to our recent conversation, this letter serves to transmit the following documents for a conceptual site plan meeting associated with the above referenced property. Enclosed please find the following documents:

- Ten (10) copies of the Land Use Board Application, noted for conceptual review
- One (1) check (#7547) in the amount of \$600.00 for escrow fee
- Ten (10) copies of the Project Narrative, dated April 2022
- Ten (10) full size copies of Conceptual Site Plan (CP-4.0), dated March 15, 2022
- Ten (10) 11x17 size copies of Conceptual Site Plan (CP-4.0), dated March 15, 2022

We will also email you a PDF copy of the above documents for your use and reference.

We would like to be placed on the next available board meeting agenda. Once confirmed, please advise as to the date of the meeting at which this conceptual application will be heard.

Upon review, please do not hesitate to contact our office should you have any questions or need any additional information. You may reach me via phone at 856-933-2005 or via email at [tjefferis@jefferisengineering.com](mailto:tjefferis@jefferisengineering.com). Thank you.

Respectfully for:  
JEFFERIS ENGINEERING ASSOCIATES, LLC.



Teal S. Jefferis, PE, CME, CDT  
President

cc: Allendale Nursing Home, Inc. *w/ copy*  
Brommer Architects, *w/ copy*  
file

enc.  
via overnight delivery

**BOROUGH OF ALLENDALE**  
**LAND USE BOARD**

**Instructions to applicants**

After receiving denial letter from the Zoning Official, applicant will pick up application packet and check list from the Land Use Administrator.

Applicant will submit to the Land Use Administrator everything as indicated on the check list. Each item on the list must be checked to indicate compliance. Check list is to be signed by applicant.

If application is deemed complete, the applicant will be given a hearing date and advised to send notices to residents within 200 ft. and advertise in newspaper.

When proof of service and proof of publication is received, applicant will be placed on the agenda.

**Requirements for Submission of Application:**

Proof that Taxes are current from Tax Clerk – 201 818-4400 X206

15 collated sets of application and plans (11 x 17 plans)

PDF of plans – email to LindaGarofalo@allendalenj.gov

Copy of letter to neighbors and Utility companies

Receipts for certified letters that were mailed and a copy of 200 foot list  
(minimum of 5 days prior to meeting)

Copy of the newspaper ad (minimum of 5 days prior to meeting)

Phone number and email of applicant

Fees



DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 7 Block(s) 601  
Street Address 85 Harreton Road (also listed as 85 State Highway 17 South)  
Applicant Allendale Nursing Home, Inc. Address 1608 Rt. 88, Suite 103, Brick, NJ 08723  
Owner Allendale Real Property, Inc. Address PO Box 1030, Brick, NJ 08723  
Lessee n/a Address \_\_\_\_\_  
Last Previous Occupancy Nursing Home and Assisted Living Facility  
Size of Lot 11.04 +/-ac  
Floor area ratio calculation 26.3%(existing) ; 28.1% (proposed)  
Percentage of lot occupied by building(s) 26.3%(existing) ; 28.1% (proposed)  
Height of building(s) 1 stories 23.7 feet \_\_\_\_\_  
Set back from front property line 185.7 (E/P) ft. From side (if corner lot) n/a ft.  
Zoning requirements – Frontage 60 ft, side yards 50 ft, set-back \_\_\_\_\_, rear yard 50 ft  
“Prevailing set-back” of adjoining buildings within one block n/a  
Has there been any previous appeal involving these premises? None known.  
If so, state character of appeal and date of disposition n/a

Proposed use: Maintain existing nursing home and assisted living facility. A building addition (~8,666 sf) is proposed

This application for a use variance includes an application for subdivision \_\_\_\_\_, site plan  
Minor site plan \_\_\_\_\_, conditional use \*1 approval.

\*1-expansion of existing non-conforming use with variances for floor area ratio and lot coverage

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: \_\_\_\_\_



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: N/A

The petition of \_\_\_\_\_  
shows that on or about the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
an application to the Zoning Official for the purpose of (describe intended  
action) \_\_\_\_\_

\_\_\_\_\_ on the premises located at (street address) \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
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) \_\_\_\_\_ of the Zoning Ordinance so as to  
permit \_\_\_\_\_

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



NEWSPAPER NOTICE

LAND USE BOARD  
BOROUGH OF ALLENDALE  
NOTICE OF PUBLIC HEARING N/A

NOTICE IS HEREBY GIVEN that the Land Use Board of the Borough of Allendale will hold a public hearing on \_\_\_\_\_, 20\_\_\_\_, at 7:30 p.m. in the Allendale Municipal Building, 500 West Crescent Avenue, 2<sup>nd</sup> Floor, Allendale, New Jersey 07401 on the application of \_\_\_\_\_ (Applicant) at

\_\_\_\_\_ (Address)

Block No. \_\_\_\_\_, Lot No. \_\_\_\_\_ for a (hardship, floor area ratio, use) variance from Section \_\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_

**Name and Address of Applicant**

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 \_\_\_\_\_

NOTICE OF HEARING TO PROPERTY OWNERS

(Cross out inapplicable sections)

N/A

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) \_\_\_\_\_  
hereby propose to (give detailed information) \_\_\_\_\_  
\_\_\_\_\_

Location \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

The Zoning Officer of the Borough of Allendale, Bergen County, New Jersey, refused this request by reason of its being in violation of Section \_\_\_\_\_

\_\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_, at 7:30pm in the Allendale Municipal Building, 500 West Crescent Avenue, 2<sup>nd</sup> 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.



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)

N/A

COUNTY OF BERGEN ) SS.

\_\_\_\_\_, of full age, being duly sworn according to law, deposes and  
says, that (s)he resides at \_\_\_\_\_ in the municipality  
of \_\_\_\_\_, County of \_\_\_\_\_, and State of \_\_\_\_\_,  
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  
\_\_\_\_\_, 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.

\_\_\_\_\_  
Applicant's Signature

Sworn to and subscribed before me  
this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
NOTICE TO APPLICANT: Attach list of all persons served.

BOROUGH OF ALLENDALE  
LAND USE BOARD

NOTICE OF HEARING TO ADJACENT MUNICIPALITY

TO: MUNICIPAL CLERK \_\_\_\_\_  
OF \_\_\_\_\_ N/A \_\_\_\_\_  
\_\_\_\_\_

PLEASE TAKE NOTICE:

That \_\_\_\_\_, the undersigned, has appealed to the  
(Applicant)  
Land Use Board of the Borough of Allendale for relief from \_\_\_\_\_  
\_\_\_\_\_

To permit \_\_\_\_\_  
\_\_\_\_\_

at \_\_\_\_\_

Block \_\_\_\_\_, Lot \_\_\_\_\_, \_\_\_\_\_

of \_\_\_\_\_, which property is within two hundred (200) feet of  
your municipality. A hearing in this matter will be held on \_\_\_\_\_, 20\_\_\_\_,  
at 7:30pm in the Allendale Municipal Building, Allendale, New Jersey. Applicant is seeking a  
hardship\_\_\_\_\_, use\_\_\_\_\_ variance, and subdivision\_\_\_\_\_, site plan\_\_\_\_\_, conditional use\_\_\_\_\_,  
approval. This notice is given pursuant to the provisions of N.J.S.A. 40:55D-12d.

\_\_\_\_\_  
Applicant's 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.





## 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:

- X 1. Footprint of existing buildings or structures.
- X 2. Precise distances from all property lines to closest point of principal building including steps, deck or other extensions of the building.
- X 3. The location and precise distances of accessory buildings, such as garages and sheds, to property lines and the principal building or structure.
- X 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.
- X 5. An accurate depiction of the proposed construction or alteration including the information requested in 1, 2, 3 and 4 above.
- X 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.

Not shown 1. The precise distances from the existing buildings or structure in question to the closest point of all neighboring buildings and structures.

Not shown 2. The precise distances from the proposed construction to the closest point of all neighboring buildings and structures.

### III. STRUCTURAL DIMENSIONS:

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



- X 3. Height of existing building or structure.\*  
X 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.)

To be provided  
with formal  
application

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

#### IV. FLOOR PLANS.

To be provided  
with formal  
application

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

To be provided  
with formal  
application

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

- X 3. Precise square footage of the existing building.

- X 4. Precise square footage of the proposed construction.

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

#### V. PHOTOGRAPHS.

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

- X 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.

To be provided  
with formal  
application

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

To be provided  
with formal  
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.

None Known

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. *11 x 17 plans and PDF.*

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 x242. Please submit fifteen (15) 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.

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Date

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Signature



**LAND USE BOARD FEES FOR VARIANCE APPLICATIONS  
PURSUANT TO ORDINANCE 18-03**

**§ 40-24 Fees.**

- A. Fees for applications for rendering any service by the Land Use Board or any member of their administrative staffs shall be set by the Borough Council by ordinance and copies of said fee schedules shall be available to the public.
- B. Fees for applications to the Land Use Board acting as the Zoning Board of Adjustment shall be as follows:
  - (1) Applications for use variances under N.J.S.A. 40:55D-70d: \$500.
  - (2) Applications for hardship variances under N.J.S.A. 40:55D-70c and all other types of applications to the Land Use Board acting as the Zoning Board of Adjustment: \$500.
- D. In addition to the fees noted in subsections (A) and (B) of this §40-24, an applicant with a pending application or appeal before the Land Use Board shall place in an escrow account with the Treasurer of the Borough of Allendale a \$600 fee in order to cover legal fees of the attorney for the Land Use Board, engineering fees of the Borough Engineer, publication fees, and resolution fees incurred by the Borough in the processing of the application, and such other fees and costs for other professional consultants as the Land Use Board may from time to time reasonably and within its sole discretion determine are necessary for a proper review of the application and to supplement the applicant in support thereof.
- E. In making a determination as to what professional consultants shall be required, if any, except for the services and fees of the attorney for the Land Use Board and the Borough Engineer, the Land Use Board shall review the application and consider the nature and extent of the application, and any professionals which may be required, including whether any environmental or other conditions may exist.
- F. When the Land Use Board makes a determination that a professional consultant's services are required (other than those of the attorney for the Land Use Board or the Borough Engineer), it shall estimate the fees and costs therefor. Notice of such fees and costs shall be conveyed to the applicant, who shall forthwith deposit such funds, in addition to those set forth in §40-24(D) hereinabove, in an escrow account with the Treasurer of the Borough of Allendale. Any funds contained within the escrow account not required for such legal, engineering or other professional consultants shall be returned to the applicant upon completion of the application or proceeding. In the event of a failure by an applicant to comply with these regulations or to deposit the escrow funds determined by ordinance or by the appropriate board as set forth herein, the Land Use Board may, in its discretion, suspend or dismiss proceedings before it or suspend or revoke such municipal permits or approvals as may have been issued with regard to said application.

- G. If an escrow account or deposit contains insufficient funds to enable the municipality or Land Use Board to perform required application review or processing, including but not limited to the payment for services performed by professional consultants for the municipality or the Land Use Board, the Chief Financial Officer shall provide the applicant with a notice of the insufficient escrow or deposit balance. In order for work to continue on the application, the applicant shall, within a reasonable time period, post a deposit to the account in an amount to be agreed upon by the Borough or Land Use Board.
- H. Payment procedure when a professional consultant's services are required
- (1) The Chief Financial Officer of the Borough shall make all of the payments required for legal, engineering, publication, and resolution preparation, and to professionals for services rendered to the Borough and/or Land Use Board for reviewing an application. In addition to fees, the Chief Financial Officer shall pay all costs associated with the above. The only costs that shall be added to any such charges shall be actual out-of-pocket expenses of the Borough or the Land Use Board, or professionals or consultants. No applicant shall be charged for any Borough, clerical or administrative functions, overhead expenses, meeting room charges or any of the Borough costs and expenses except as provided for specifically by statute, nor shall a Borough professional add any such charge to his or her bill.
  - (2) Scope of reimbursed services. The Borough shall be entitled to be reimbursed for the review of applications, both as to completeness and as to content, and for the review and preparation of documents such as, but not limited to drafting resolutions, agreements and necessary correspondence with the applicant or applicant's professionals.
  - (3) Deposit of escrow funds; refunds. Deposits received from any applicant in excess of \$5,000 shall be held by the Chief Financial Officer in a special interest-bearing deposit account, and upon receipt of bills from professionals and approval of said bills as hereinafter provided for, the Chief Financial Officer may use such funds to pay the bills submitted by such professionals or experts. The Borough shall not be required to refund an amount of interest paid on a deposit which does not exceed \$100 for the year. If the amount of interest exceeds \$100, the entire amount shall belong to the applicant and shall be refunded to him by the Borough annually or at the time the deposit is repaid or applied for the purposes for which it was deposited, as the case may be, except that the Borough may retain for administrative expenses a sum equivalent to no more than 33 1/3% of that entire amount, which shall be in lieu of all other administrative and custodial expenses. All sums not actually so expended shall be refunded to the applicant within 90 days after the final decision by the appropriate Borough agency with respect to such application, upon certification by the Land Use Board Secretary that such application has been finally decided.



#### NOTICE TO APPLICANTS:

Upon granting of a variance, a Resolution of Memorialization is drawn and voted upon by the Land Use Board at a subsequent meeting. This is the legal document approving the variance.

Included in this document is the following paragraph:

"Construction shall proceed in accordance with the plans and drawings marked in evidence, the testimony of the applicant, and in accordance with all applicable state, county and municipal codes, ordinances rules and regulations."

This resolution is a legal, binding document and all construction must proceed as approved by the board, only after the Resolution of Memorialization has been received and after approval with the Construction Code Office.

Any changes in construction must be re-submitted in a new application. It is not within the purview of the Building Inspector or the Land Use Board to authorize changes without a resubmission.



Conceptual Site Plan Review  
Application  
Allendale Rehabilitation & Healthcare  
Center  
85 Harreton Road  
Block 601, Lot 7

# THE BOROUGH OF ALLENDALE

N E W J E R S E Y

500 WEST CRESCENT AVENUE, ALLENDALE, NJ 07401

WWW.ALLENDALE.NJ.GOV

ARI BERNSTEIN  
MAYOR

N/A - conceptual review only

## 200' PROPERTY OWNERS LIST REQUEST

**FEE: \$10.00**

DATE REQUESTED: \_\_\_\_\_ DATE PAID: \_\_\_\_\_

REQUESTED BY: \_\_\_\_\_

PHONE #: \_\_\_\_\_

BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ QUALIFIER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

INITIALS:



ORIGINAL DOCUMENT PRINTED WITH MICROPRINTED BORDER ON FRONT AND SECURE DOCUMENT WATERMARKS ON BACK - HOLD AT ANGLE TO VIEW.

NH Construction Services LLC

PO Box 1030  
Brick NJ 08723

Investors Bank

Lakewood NJ 08701  
55-7203/22.12

Check No. 7547

Date 4/6/2022

Pay to the  
Order of Borough of Allendale

\*\*600.00

Six Hundred and 00/100\*\*\*\*\* Dollars

Void after 90 days

Borough of Allendale

*Witchwood Borough*

Memo

Allendale

⑆221272031⑆ 1000594548⑈ 7547

Borough of Allendale

Date 4/6/2022  
Type Reference  
Bill Escrow

Check: 7547

Original Amt.  
600.00

Balance Due  
600.00

4/6/2022

Discount

Check Amount

Payment  
600.00  
600.00

Investors Checking Allendale

NH Construction Services Investors Chec

600.00

# Project Narrative

## Conceptual Site Plan Application

### Project Data:

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Site: Proposed Building Addition & Minor Site Improvements  
Allendale Nursing Home, Inc.  
85 Harreton Road (a.k.a. 85 State Hwy 17 South)  
Block 601, Lot 7  
Borough of Allendale, Bergen Co., NJ

Application Type: Use Variance Minor Site Plan Application (with bulk variance)

Zoning District: AAA One Family Residential District

Date: April 2022

### Project Narrative:

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The subject site is located at 85 Harreton Road, is identified as Block 601 Lot 7, and is approximately 11.04 acres in size. The lot is located at the eastern and terminal end of Harreton Road and bordered to the north, west, and south by residential properties. The lot is bordered to the east by commercial uses that extend along Route 17 and to the southeast by an existing conservation area.

Access to the property is provided through a controlled access driveway extending from the end of Harreton Road (on the west side of the property) and a driveway that extends through an existing access easement from Route 17 (on the east side of the property).

Allendale Brook extends across the northern portion of the lot and then southerly along the eastern side of the lot. Existing lightly wooded areas exist along the brook and the northern and eastern boundaries of the lot.

The lot is currently improved with a 126,408 +/- s.f., 1 story building that is utilized as a nursing home and assisted living facility. The existing facility was constructed initially circa 1967, with additions constructed in 1976 and 1988, which collectively compose the existing facility present at the site. Existing site improvements include asphalt parking areas, driveways to Harreton Road and Rt. 17, paved drop-off areas, sidewalks, public utility services, lighting, landscaping, and perimeter fencing.

The property is located in the AAA One Family Residential Zoning District, which does not specifically permit the existing nursing home & assisted living facility use. Therefore, the existing facility is considered to be an existing non-conforming use.

#### *Proposed Improvements:*

The Applicant seeks to construct a building addition of approximately 8,666 s.f in area that will contain twenty-two (22) single occupancy rooms in the skilled nursing units section. This addition will allow the conversion of 22 existing double occupancy rooms to 22 single occupancy rooms, thereby creating 44 single occupancy rooms. With this conversion, the overall quantity of patient beds at the facility, 336 beds, will not change and will remain the same. The addition will simply enable the conversion of existing double-occupancy rooms to single-occupancy rooms without reducing the overall number of beds in the facility.

The building addition will be located along the southern portion of the site and situated in the area of existing asphalt paved parking and trash storage enclosure. With the displacement of parking at this location, minor site modifications are proposed to maintain existing parking quantity and improve pedestrian access, including the following:

- Reconfigure existing parking in the area of the proposed addition and add concrete sidewalk;
- Relocate the trash enclosure to the parking area in the northwestern portion of the site and closer to the existing loading area;





- Reconfigure the existing parking lot in the northwestern corner of the site to accommodate the trash enclosure and increase the quantity of parking stalls;
- Add concrete sidewalk at employee entrance at the existing parking area along the northern wall of the building;
- Add ADA accessible curb ramp and sidewalk along the eastern side of the building at the Assisted Living entrance and restripe the parking stalls.

All existing utility services will remain.

No improvements in flood hazard area or beyond the perimeter extent of existing site features are proposed.

### **Summary of Variances and Waivers Evaluation**

#### **Use or "D" Variance**

- Use (Section 270-49): The existing nursing home and assisted living use is not permitted in the AAA-One Family Residential District. While no change in use or expansion of the quantity of beds in the facility is proposed, a use variance for the physical expansion of an existing non-conforming use will be required.
- Floor Area Ratio (Section 270-51): A maximum FAR of 19%, as determined by Section 270-63 for lots greater than 40,000 s.f., is permitted, whereas the existing FAR is calculated to be 26.3% and the proposed FAR will be 28.1%.

#### **Bulk or "C" Variances**

- Maximum Lot Coverage (Section 270-51): A maximum lot coverage of 27.5%, as determined by Section 270-62 for lots greater than 40,000 s.f., is permitted, whereas the existing lot coverage is calculated to be 51.2% and the proposed lot coverage will be 52.2%.
- Parking Quantity (Section 270-40): Based upon zoning requirements, a total of 199 stalls are required, whereas 162 stalls exist and 162 stalls are proposed.
- Driveway Width (Section 270-42.D): A maximum driveway width of 15' is permitted, whereas existing driveway widths of 12' and 24' will remain and are proposed.
- Parking Stall Size (Section 270-42.D): Parking stall size of 10' x 20' is required, whereas existing stalls are 9' x 18' and under proposed conditions, existing 9'x18' stalls will remain and 10'x20' stalls are proposed. A variance for existing stalls to remain is required.

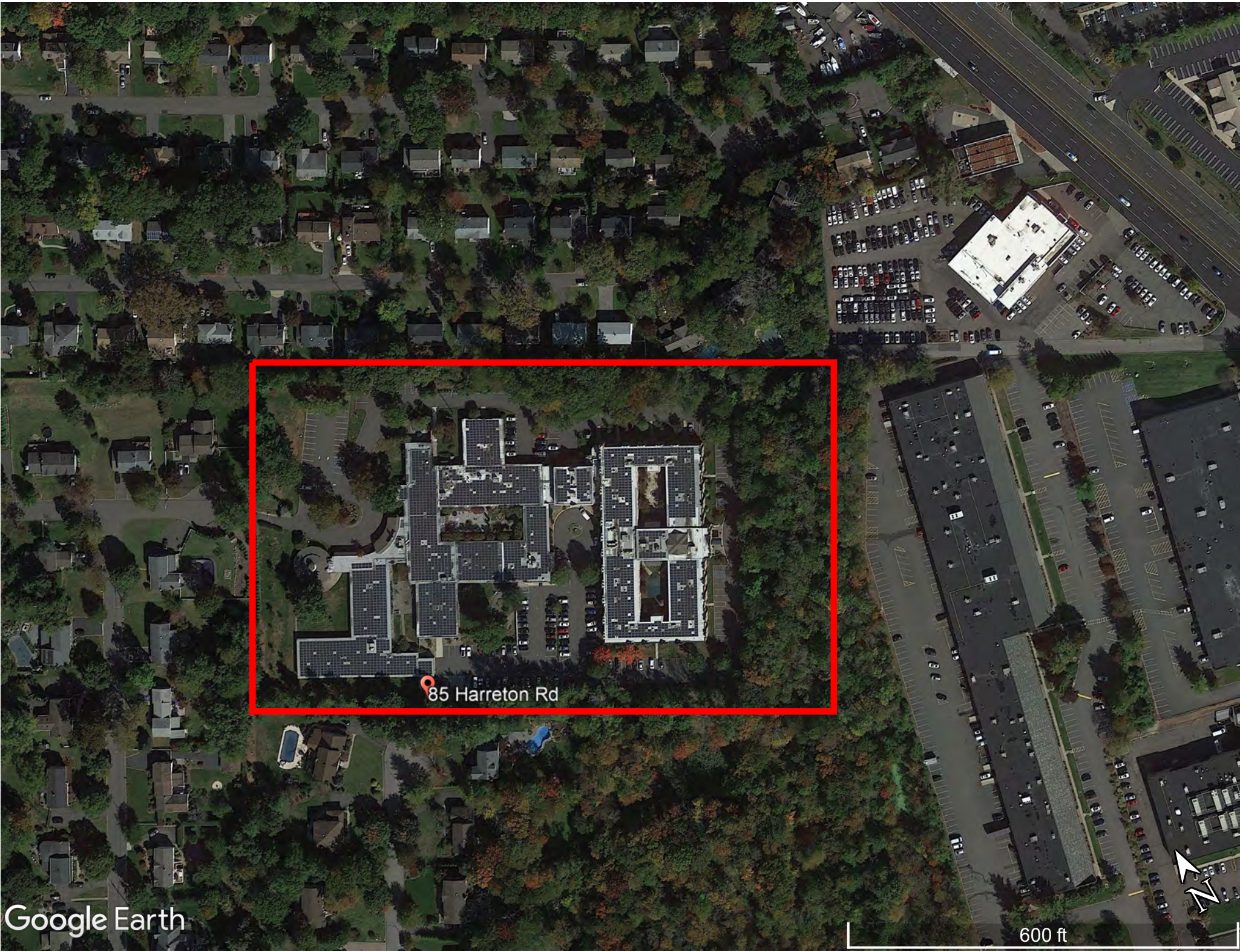
Any other variances and/or waivers determined to be required during the review of this application will also be requested and sought.

#### **Attachment:**

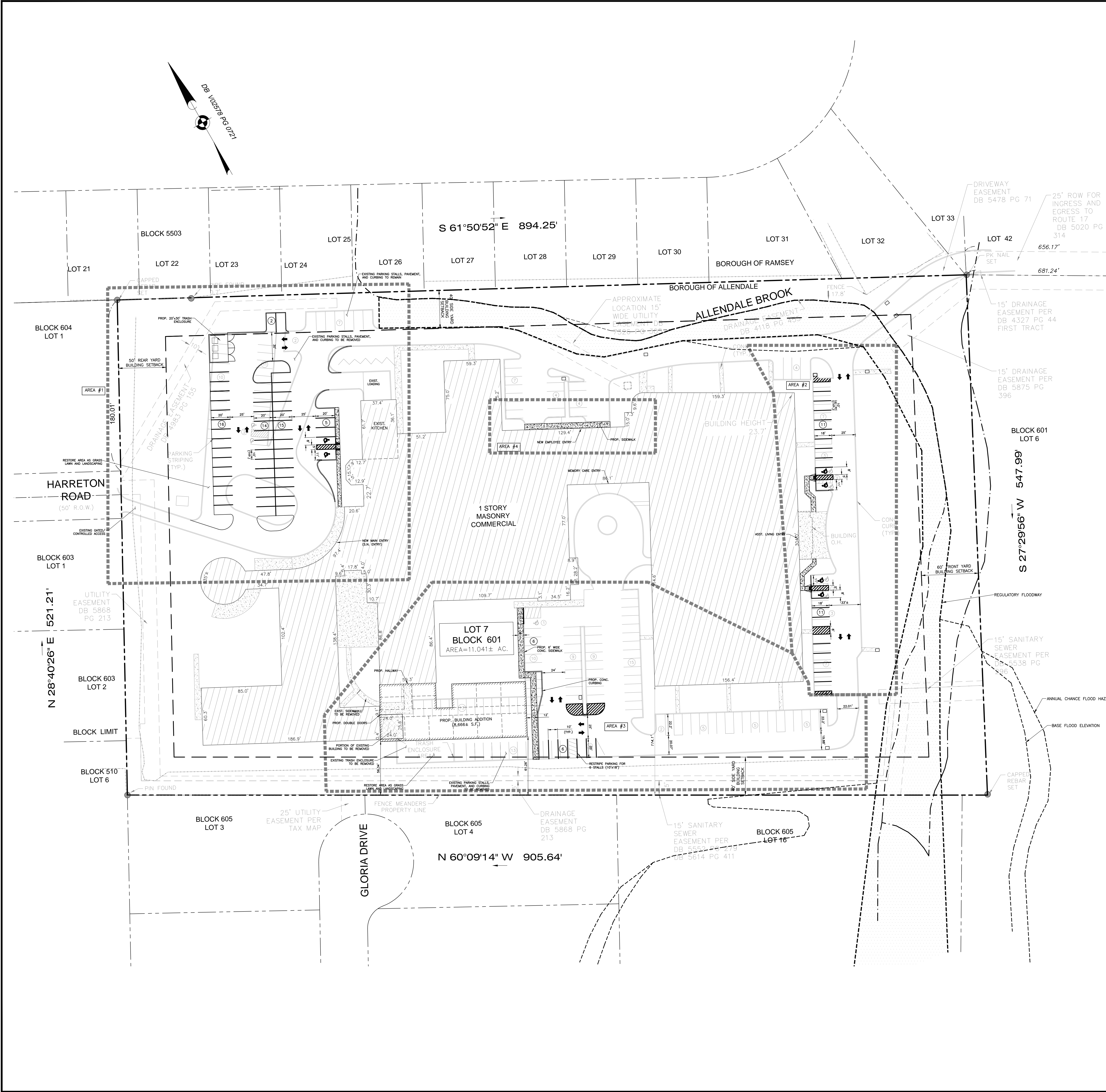
- Tax Map
- Aerial photograph









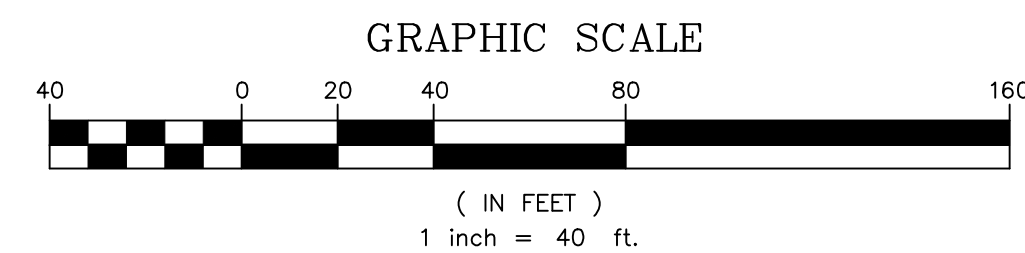


SITE DATA:				
SITE ADDRESS: ALLENDALE SENIOR LIVING 85 STATE HIGHWAY 17 SOUTH ALLENDALE, BERGEN CO., NJ				
TAX MAP DATA: BLOCK 601, LOT 7				
ZONE: AAX (ONE FAMILY RESIDENTIAL DISTRICT)				
TRACT AREA: 11.041 AC.±				
ZONING ANALYSIS (SECTION 270-49):				
USE:	PERMITTED:	EXISTING:	PROPOSED:	COMPLEX:
SINGLE FAMILY RESIDENCES, HOME OCCUPATION, PUBLIC BUILDINGS, SCHOOLS, CHURCHES AND QUASI-PUBLIC BLDGS., PARKING AND GROWING FOR SALE OF PLANTS, OTHER USES	SINGLE FAMILY RESIDENCES, HOME OCCUPATION, ASSISTED LIVING [E.N.C.]	NURSING HOME AND ASSISTED LIVING [E.N.C.]	NO CHANGE (V)(*)	YES
*1 = EXPANSION OF AN EXISTING NON-CONFORMING USE IS PROPOSED AND FOR SUCH A USE VARIANCE IS REQUIRED.				
BULK REQUIREMENTS (SECTION 270-51):				
ITEM:	REQUIRED:	EXISTING:	PROPOSED:	COMPLEX:
MAX. HEIGHT:	35 FT./2 1/2 STORES	1 STORY/23.7 FT	1 STORY/23.7 FT	YES
MIN. LOT AREA:	2 AC. (COMMERCIAL USE)	11,041 AC.±	NO CHANGE	YES
MIN. LOT WIDTH:	250 FT. W/250 FT. OF STREET LOT LINE	547.99 FT	NO CHANGE	YES
MIN. LOT DEPTH:	250 FT. OVER A WIDTH OF NOT LESS THAN 250 FT.	894.25 FT	NO CHANGE	YES
MIN. FRONT YARD BLDG. SETBACK:	50 FT. (BUILDING OR PAVED AREA)	185.73 FT	NO CHANGE	YES
MIN. SIDE YARD BLDG. SETBACK:	50 FT. (FOR NON-RESIDENTIAL BLDG.)	52.48 FT	56.38 FT	YES
MIN. REAR YARD BLDG. SETBACK:	50 FT. (FOR NON-RESIDENTIAL BLDG.)	89.48 FT	NO CHANGE	YES
MAX. LOT COVERAGE (SECT. 270-42):	75.4% (*)	51.24% (ENC)	52.24% (V)	NO
MAX. FLOOR AREA RATIO (SECT.270-43):	108.4% (*)	28.38% (ENC)	28.18% (V)	NO
(*) BASED UPON LOTS GREATER THAN 40,000 S.F.				
(ENC)-DENOTES EXISTING NON-CONFORMING CONDITION				
(V)- DENOTES VARIANCE REQUIRED				
N/A- DENOTES NOT APPLICABLE				
PARKING ANALYSIS (SECTION 270-40):				
REQUIREMENTS:				
CRITERIA: HOSPITAL USE--FIXED SEATING (SECT. 270-183)(1)(a):				
1 STALL PER 1 PERMANENT/FIXED SEAT PLUS 1 STALL PER 2 RESIDENT EMPLOYEES PLUS 1 STALL PER EACH NON-RESIDENT EMPLOYEE				
REQUIRED:				
QUANTITY OF BEDS = 336 (EXIST AND PROP.): 336 BEDS X 1 STALL/3 SEATS = 112 STALLS				
-RESIDENT EMPLOYEES = 3 (EXIST AND PROP.): 3 EMPLOYEES X 1 STALLS/2 EMPLOYEE = 2 STALLS				
-NON-RESIDENT EMPLOYEE-- RESIDENT AND PROP.: 85 EMPLOYEES @ 1 STALL/EMPLOYEE = 85 STALLS				
TOTAL REQUIRED = 199 STALLS				
EXISTING PARKING QUANTITY: 162 STALLS (ENC)				
-PROPOSED PARKING QUANTITY: 162 STALLS (ENC-NO CHANGE)				
PARKING REQUIREMENTS (NON-RESIDENTIAL SECTION 270-41, 42, 43 AND 44):				
ITEM:	REQUIRED:	EXISTING:	PROPOSED:	
SECT. 270-42-A- SURFACE:	PAVED SURFACE	PAVED	PAVED	
SECT. 270-42-B- SETBACK:	7' FROM PROPERTY LINE	17A FT & CURB	17A FT & CURB	
SECT. 270-42-C- LANDSCAPE:	EVERGREEN PLANTINGS & FENCE OR SOLID FENCE	PLANTINGS & FENCE	PLANTINGS & FENCE	
SECT. 270-42-D- DRIVEWAY WIDTHS:	10' MIN./ 15' MAX.	12A FT & 24A FT (ENC)	12A FT & 24A FT (ENC)	
SECT. 270-42-E- PARKING STALL 10' X 20' SIZE:	9'X18' (ENC)	9'X18' (ENC)	10'X20' (V)	
HANDICAP PARKING STALL ANALYSIS (ADA GUIDELINES 2010):				
BASED ON 165 STALLS:				
QTY. REQUIRED:	5	1	6	
QTY. PROPOSED:	3	4	7	
BUILDING AREA AND IMPERVIOUS SURFACE ANALYSIS:				
SURFACE COVERAGE:				
CONDITION:	BUILDING (S.F.)	IMPERVIOUS (S.F.)	PERVIOUS (S.F.)	TOTAL (S.F.)
EXISTING:	126,407.6	119,952.5	234,606.9	480,967.0
PROPOSED:	130,073.6	115,855.8	230,037.6	480,967.0
DIFFERENCE:	+3,666	-4,096.7	-4,569.3	
BUILDING COVERAGE CALCULATIONS:				
EXISTING BUILDING COVERAGE= 126,407.6 / 480,967.0 SF= 26.34% (FAR=26.34%)				
PROPOSED BUILDING COVERAGE= 130,073.6 / 480,967.0 SF= 28.14% (FAR=28.14%)				
IMPERVIOUS SURFACE COVERAGE CALCULATIONS:				
EXISTING IMPERVIOUS COVERAGE= 126,407.6+119,952.5 = 246,360.1/480,967.0 = 51.24%				
PROPOSED IMPERVIOUS COVERAGE=130,073.6+115,855.8 = 245,929.4/480,967.0 = 51.24%				

- GENERAL SITE NOTES:
- 1) SURVEY INFORMATION REFERENCED FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY MORGAN ENGINEERING & SURVEYING LLC, OF TOMS RIVER, NJ DATED FEBRUARY 26, 2021. REFERENCE TO THE NOTES AND QUALIFICATIONS ON SAID PLANS IS MADE HEREIN.
  - 2) BY GRAPHICAL PLOTTING AND PURSUANT TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #400300000, DATED AUGUST 28, 2019, THE SITE IS LOCATED IN FLOOD ZONE AE (WITHIN SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION) WITH REGULATORY FLOODWAY AND AREAS OF ZONE X (AREA OF MINIMAL FLOOD HAZARD).
  - 3) THE GENERAL CONTRACTOR OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND OR 1926.35 (f) (OSHA COMPETENT PERSON).
  - 4) THESE DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES, CLARITY OF DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
  - 5) PROPOSED CONDITIONS SHOWN ARE SUBJECT TO THE APPROVAL OF THE MUNICIPAL LAND USE BOARD AND POTENTIAL NJDEP FOR FLOOD HAZARD AREA VERIFICATION AND PERMITTING.
  - 6) EXISTING LOAD DOCK AND UNLOADING DESIGNED FOR 3U-40 STRAIGHT BODY TRUCK AND WB-40 (TRACTOR TRAILER WITH 33' TRAILER).
- CONCEPTUAL PLAN NOTES:
- 1) THIS PLAN SERVES AS A CONCEPTUAL SKETCH OF POTENTIAL SITE IMPROVEMENTS AND IS SUBJECT TO MODIFICATIONS DUE TO ADAPTATION TO ACTUAL SURVEY, FORMAL DESIGN AND REGULATORY AGENCY REVIEW AND APPROVAL. ACCORDINGLY, THIS PLAN SHALL BE CONSIDERED FOR ILLUSTRATIVE CONCEPT PURPOSES ONLY AND DOES NOT GUARANTEE OR INTEND TO GUARANTEE THE FEASIBILITY OF CONSTRUCTION AND/OR ACQUISITION OF LAND USE APPROVALS AND PERMITS.
  - 2) PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPALITY AND OTHER REGULATORY AGENCIES AS MAY BE WARRANTED.

PARKING SUMMARY:				
EXISTING QUANTITY:	= 162 STALLS			
PROPOSED QUANTITY:	= 162 STALLS			
INCREASE:	= 0 STALLS			

IMPERVIOUS COVERAGE CHANGES:				
AREA	PAVEMENT(SF)	CONCRETE(SF)	BUILDING(SF)	TOTAL(SF)
#1	+4,976.35	+ 418.8	-	= + 5,395.2
#2	-	+ 448.9	-	= + 448.9
#3	-10,712.6	+ 238.7	+8,666	= -1,807.9
#4	-	-	+450.0	= +450.0
TOTAL CHANGE IN IMPERVIOUS COVER				= +4,574.1 S.F. (*)
ESTIMATED AREA OF DISTURBANCE:				
AREA #1: 24,205 S.F.				
AREA #2: 15,940 S.F.				
AREA #3: 447 S.F.				
AREA #4: 540 S.F.				
TOTAL= 41,182 S.F. (0.94± AC)				
(*) WILL NOT CLASSIFY IMPROVEMENTS AS "MAJOR DEVELOPMENT" UNDER NJDEP STORMWATER REGULATIONS STIPULATED UNDER N.J.A.C. 7:8 AND WARRANT STORMWATER MANAGEMENT MEASURES. IF DISTURBANCE IS LESS THAN 1.0 AC AND INCREASE IN NEW IMPERVIOUS SURFACES IS LESS THAN 0.25 AC (10,890 S.F.) FROM COVERAGE PRESENT IN 2004 WHEN STORMWATER REGULATIONS WERE ADOPTED.				



Know what's below  
Call before you dig.

CONTRACTOR SHALL CONTACT NEW JERSEY STATE DIG SAFE  
PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

REVISION			
1	REVISED PER CLIENT REVIEW	01/15/2022	DATE
0	INITIAL ISSUE FOR CLIENT REVIEW	01/27/2022	DATE
REVISIONS/SUBMISSIONS			
No.			

**PROPOSED BUILDING ADDITION  
AND PARKING MODIFICATION**

**ALLENDALE REHABILITATION & HEALTHCARE  
CENTER**

85 HARRETON ROAD  
BLOCK 601, LOT 7  
BOROUGH OF ALLENDALE, BERGEN COUNTY, N.J.

**JEFFERIS  
ENGINEERING  
ASSOCIATES, LLC**

801 ORCHARD AVENUE  
RUNNEMEDE, N.J. 08078  
PHONE: 856.933.2005  
FAX: 856.933.2016  
WWW.JEPPERISEENGINEERING.COM

N.J. CERTIFICATE OF AUTHORIZATION #240A289/2500

TEAL S. JEFFERIS, P.E., CME, CDT

NJ PROFESSIONAL ENGINEER L.I.C. # GE42699  
PA PROFESSIONAL ENGINEER L.I.C.#PE076754  
DE PROFESSIONAL ENGINEER L.I.C.#11181

JEAF FILE No. 21-THCG-003 DRAWN BY: RAH

DATE: 01-18-22 CHECKED: TSJ

DRAWING NO.

**CP-4.0**

**SITE CONCEPTUAL  
PLAN**

SCALE: 1" = 40' 1" OF 1