

**SUNSHINE NOTICE
BOROUGH OF BERGENFIELD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
AUGUST 3, 2020 8:00PM
TELECONFERENCE MEETING VIA ZOOM**

Please be advised due to the current state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order No. 103, and in an effort to prevent further spread of COVID-19, the August 3, 2020 Borough of Bergenfield Zoning Board of Adjustment meeting will be held via teleconference using Zoom in lieu of an in-person meeting. This meeting is scheduled to commence at 8:00 pm.

Members of the public can join this meeting from their computer, tablet, or smartphone. Members of the public who join this meeting will be able to give public comment during the relevant portions of the meeting. The meeting link and telephone number to join the meeting will be provided on the Borough of Bergenfield website at www.bergenfield.com.

The Zoning Board of Adjustment agenda and the applications to be heard at this meeting can be reviewed and downloaded from the Borough website.

Please visit the Borough website on www.bergenfield.com for updates and additional information on this meeting.

Hilda Tavitian, Clerk
Zoning Board of Adjustment
Borough of Bergenfield

***THIS IS A PUBLIC NOTICE, NOT A PAID LEGAL AD.**

**BERGENFIELD ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
TELECONFERENCE VIA ZOOM
August 3, 2020 8:00 PM**

AGENDA

MEETING CALLED TO ORDER

OPEN PUBLIC MEETING STATEMENT

In compliances with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards and published on the borough website. Notice of this meeting via the July 24, 2020 Sunshine Notice has been sent to the Record, Star Ledger, and Cablevision, posted on two municipal bulletin boards and the Borough website.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse himself/herself from participating in any discussion on that matter.

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVE MINUTES OF PREVIOUS MEETING – July 6, 2020

Motion from board members to approve minutes.

CORRESPONDENCE

VERBAL COMMUNICATIONS

Comments by members of audience on matters not on evening's agenda

OLD BUSINESS

1. Resolutions:
 1. Karen Kirschenbaum, 35 Regent Street, Request extension
 2. Melissa Fried, 109 Westminster Avenue, Addition of a pool
 3. Susan Sytner, 88 Rector Court, Add second floor addition, first floor addition, and patio to single-family residence with existing non-conforming setbacks

NEW BUSINESS

1. Gisnelly Ordonez
21 Carnation Street
Build a new deck.
2. Janeill Iloabanafor
311 S. Prospect Avenue
Addition/renovation at rear to two-family residence.

MOTION TO ADJOURN MEETING

NOTE: No applications will be heard by the Board that were not on the agenda at the time of publication release to the newspaper or applications that do not comply with Article VIII title “Hearings contained in the By-Laws of the Bergenfield Board”.

BOROUGH OF BERGENFIELD
BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions

Application

RECEIVED BY _____ Date _____

PROPERTY ADDRESS 21 Carnation Street.

BLOCK 248 LOT 9

DATE APPLICATION RECEIVED _____

ESCROW FEES _____ Collected by _____
Date _____

APPLICATION FEES _____ Collected by _____
Date _____

FILE NO. _____ DATE _____
 DATE OF HEARING _____ DISPOSITION _____

BOARD OF ADJUSTMENT
 MUNICIPAL BUILDING, BERGENFIELD, N.J.

APPLICATION FOR VARIATION/APPEAL
 OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME Gisnelly Ordóñez
 ADDRESS 21 Carnation Street, Bergenfield, N.J. 07621
 OWNER'S NAME Gisnelly Ordóñez
 OWNER'S ADDRESS Same PHONE # 201-993 8016
 FED I.D.# or S S 148-88-0963

Applicant will be represented at public hearing by _____

TO THE BOARD OF ADJUSTMENT:
 Application is hereby made for a variation/appeal from the
 requirements of Section(s) _____ and/or from the
 requirements of the Scheduled Limiting Bulk of Buildings of
 the Zoning Ordinance in accordance with plans and
 specifications attached hereto and/or decision of Zoning
 Officer. The location of this property is at
 NUMBER: 21 Carnation Street

DESIGNATED AS Block(s) 248 and Lot(s) 9
 on the Assessment Map of the Borough of Bergenfield.
 ZONING DISTRICT R-5 Residential Two family Zone

VARIANCES REQUIRED: LOT AREA 5208 LOT FRONTAGE _____
 LOT COVERAGE 2765 FRONT YARD 16.4 REAR YARD 45.44 SIDE YARD 9.92' & 9.25'
 TOTAL SIDE YARD _____ OTHER (specify) _____

THE REASON FOR DESIRED VARIANCE/APPEAL

* Required improved lot coverage 40% or 2,090.8 Sqf.
Proposed 53% or 2,765 Sqf Improved lot Coverage.

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 50' x 104.842 SQUARE FEET IN LOT 5208 sqft
3. SIZE OF PRESENT BUILDINGS x 4. STORIES 2-1/2
5. TOTAL AREA 2079 SQ. FT. 6. NUMBER OF ROOMS 8
7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS %
8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY _____
9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES _____
NO X (If yes, provide a copy of same)
10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY _____
11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE
PREMISES? YES _____ NO X IF SO, DATE FILED _____
DISPOSITION _____
12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING
ORDINANCE? YES _____ NO X (IF SO, EXPLAIN) _____
13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE?
YES _____ NO X
14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD?
YES _____ NO X
15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER
MUNICIPALITY? YES _____ NO X

3

DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES _____ NO X
17. SIZE OF NEW ADDITION 13' x 18' SQ. FT. Deck
 _____ AREA _____ HEIGHT
18. SIZE OF NEW BUILDINGS _____ x _____ SQ. FT.
 _____ AREA _____ HEIGHT
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
 _____ %
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR _____

 NOTE: ALL APPLICATIONS MUST INCLUDE: 1. Completed Application Form with Affidavits of Accuracy and Ownership. 2. An accurate Location Survey listing location of all structures with dimension to property lines with proposal sketched onto survey or submitted separately. 3. Copy of letter of denial by Construction Code Official or Zoning Officer, if applicable. ALL APPLICATIONS MUST BE FILED NO LESS THAN 30 DAYS PRIOR TO HEARING DATE. ALL PROOFS OF SERVICE, PUBLICATION, AND CERTIFICATE OF TAXES PAID MUST BE COMPLETED AND FILED WITH THE CONSTRUCTION CODE OFFICIAL NO LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE. (All Return Receipts must be submitted prior to hearing.)

4

BOROUGH OF BERGENFIELD
NOTICE TO PROPERTY OWNERS

Notice is hereby given that the ZONING BOARD of ADJUSTMENT of the BOROUGH of BERGENFIELD will hold a public hearing at the Municipal Building, 198 North Washington Avenue, Bergenfield, N.J.

on April 6th evening (date), 8 pm.

at 8:00 p.m. or as soon thereafter as the applicant may be

heard, to hear and consider the application/appeal of

Giennelly Ordonez
for New wood Deck. 13' x 18' as per plans.

The said premises are designated as Lot(s) # 248

Block: # 9

on the current Tax Assessment Map of the Borough of Bergenfield, and are commonly known by street address as:

21 Carnation Street

These premises are bounded by Chain link fence

Any maps and documents for which approval is sought by the applicant are available for public inspection between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, at the Construction Code Office, located in the Municipal Building, 198 North Washington Avenue, Bergenfield. All persons or property owners interested in this appeal may be heard either in favor of or opposed to the application before the Board at the aforesaid time and place.

By order of the Board of Adjustment of Bergenfield

AFFIDAVIT BOARD OF ADJUSTMENT
OF THE

BOROUGH OF BERGENFIELD

STATE OF NEW JERSEY
COUNTY OF BERGEN
BOROUGH OF BERGENFIELD

SS:

Gisnelly Ordonez
Name of Applicant

I Gisnelly Ordonez being duly sworn deposes
and says; that he reside at number 21 Carnation Street
in the Borough of Bergenfield, in the County of Bergen
in the State of NJ, and says that he is the
appellant making appeal for a variation/appeal of the
provisions of the Zoning Ordinance of the Borough of
Bergenfield in connection with the property which is the
subject matter of this appeal and known as number 21 Carnation St
designated as Block 248 and Lot 9 on the Assessment
Map of the Borough of Bergenfield. That all statements made
in this application, and statements made in the plans
submitted herewith are true. The applicant further states
that he is ready and able to proceed with the construction if
and when the application is granted.

Sworn to me this- 10
day of March 2020

[Signature]
Notary Public

Gisnelly Ordonez
Applicant

Note: All partnerships and corporations must supply a list of
stockholder with a 10% or greater share, they must also be
represented by an Attorney at the hearing.

KELLI TESORONI
Notary Public - State of New Jersey
My Commission Expires Aug 11, 2021

6

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,
COUNTY OF BERGEN

SS:

I, Gisnelly Odonez of full age, duly sworn
according to the law, deposes and says that he resides at
21 Carnation Street in the Borough of Bergenfield
in the County of Bergen in the State
of NJ that he is the owner in fee of real
property lying in the Borough of Bergenfield, known and
designated as number 21 Carnation St. and that he
heraby authorizes _____ to make the
within application in his behalf and that the statements in
the said application are true.

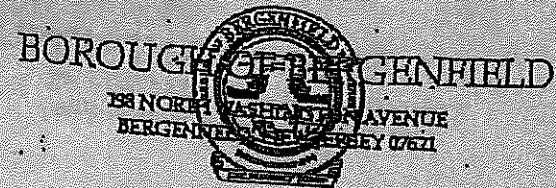
SWORN TO BEFORE ME THIS 10
DAY OF March 19 20

Gisnelly Odonez
Owner

[Signature]
Notary Public

KELLI TESORONI
Notary Public - State of New Jersey
My Commission Expires Aug 11, 2021

Note: all partnership and corporations must supply a list of
stockholders with a 10% or greater share, that they must also
be represented by an Attorney at the hearing.



TAX COLLECTOR'S CERTIFICATION
PAYMENT OF PROPERTY TAXES

Date: March 9/2020

Block: 248 Lot: 9 Address: 21 Carnation Street

Owners Name: Gianelly Ordonez

Owner's Address: 21 Carnation Street, Bergenfield NJ 07621

Phone Number: 201-993 8016 Cell Number: _____

Application for: ☒ Board of Adjustment ☐ Planning Board
☐ Building Department Permit

Description of Work to be Performed:

New wood Deck 13' x 18' As per plans.

All applications for the above are required to obtain a certification from the Tax Collector's Office prior to receiving placement on the agenda of any board and / or receiving a permit from the building department for construction or certificate of occupancy. "No Exceptions"

Tax Office Use Only:

Tax Current: ☐ Yes ☐ No Last Quarter Paid On: _____
(Printout Attached)

Tax Collector / Deputy Tax Collector Certification:

Date:

Certification Number: _____



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.
(201) 387-4055 EXT. 1-4092
FAX: (201) 385-7376

March 5, 2020

Gisnelly Ordonez
21 Carnation Street
Bergenfield, NJ 07621

RE: New Deck

Dear Mrs. Ordonez.

Your application to build a new deck has been denied for the following reason:

1. Required improved lot coverage 40% or 2,090.8 sq. feet. Proposed 53% or 2,765 sq. feet improved lot coverage.

You have the right to appeal my decision to the zoning board of adjustment. You must contact the Building Department to obtain the proper applications.

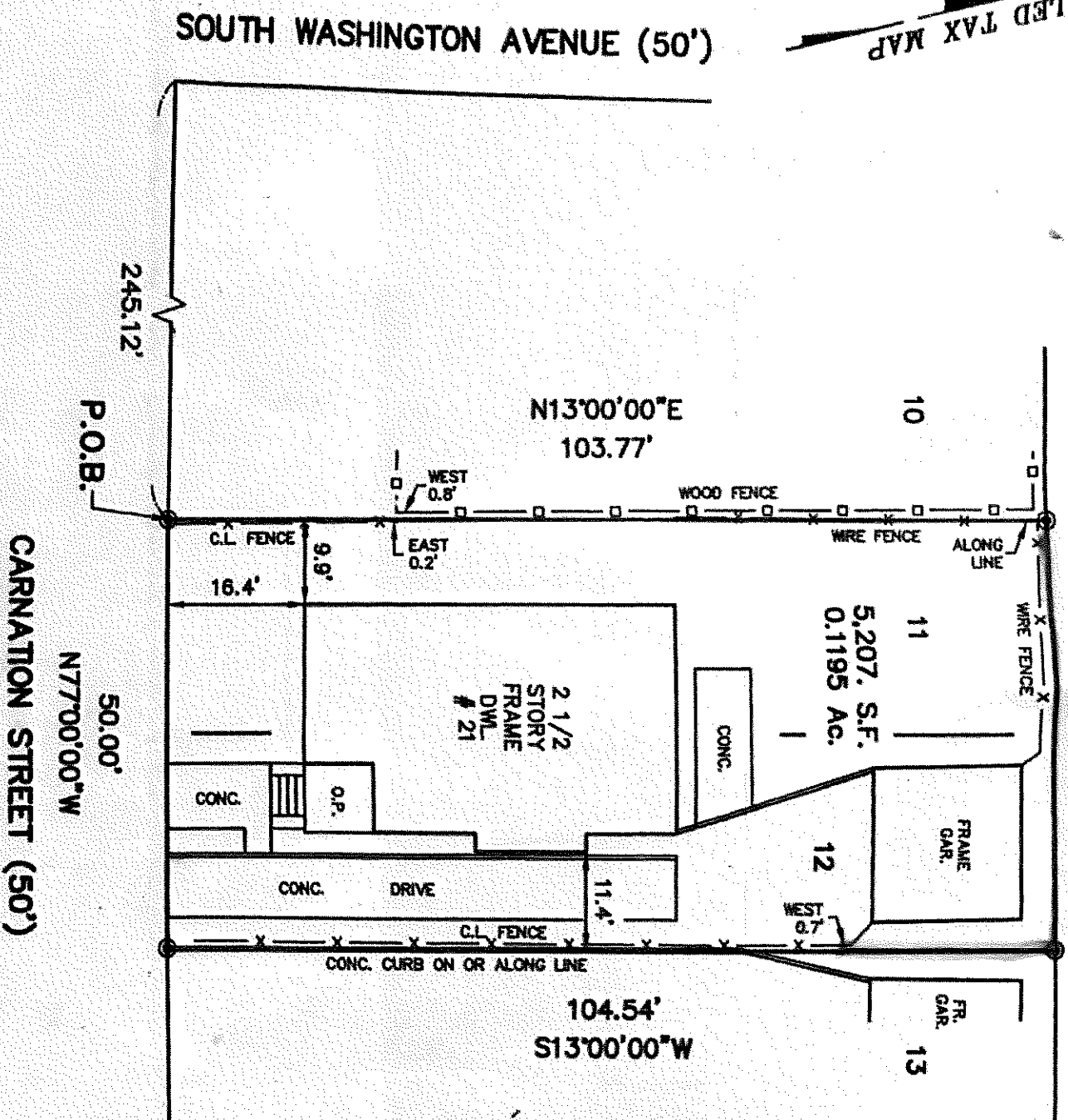
If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,


Michael Ravenda
Zoning Officer

FILED MAP LIMIT
S77°53'17"E
50.01'

SCALED TAX MAP
N



INDICATES PROPERTY CORNER TO BE SET UNLESS A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 46: 8-36.3) AND N.J.A.C. 13:40-5.1(f).

I HEREBY CERTIFY TO THE FOLLOWING PARTIES

THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY, AND THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS A CORRECT AND ACCURATE REPRESENTATION OF THE CONDITIONS EXISTING AS OF 5/4/07

GISNELLY ORDONEZ

APPLE TITLE AGENCY, LLC
STEWART TITLE GUARANTY COMPANY
PLANE BLISSOUTH SQUARE

LOCATION SURVEY

DATE: 5/7/07
SCALE: 1"=20'
DRAWN: GWM
CHECKED: DPS
TITLE NO. 07AT0385
JOB NO. 070311
DEED DESCRIPTION:
BEING KNOWN AND DESIGNATED AS:
LOT(S) 11 & 12 BLOCK 324-A
AS SHOWN ON A CERTAIN MAP ENTITLED
"PROPERTY OF F.M. SANDBERG,
BERGENFIELD GARDENS,
SECTION NO. 1"
FILED:
AS MAP NO.: 1999
IN THE BERGEN COUNTY CLERK'S OFFICE.

NOTES:

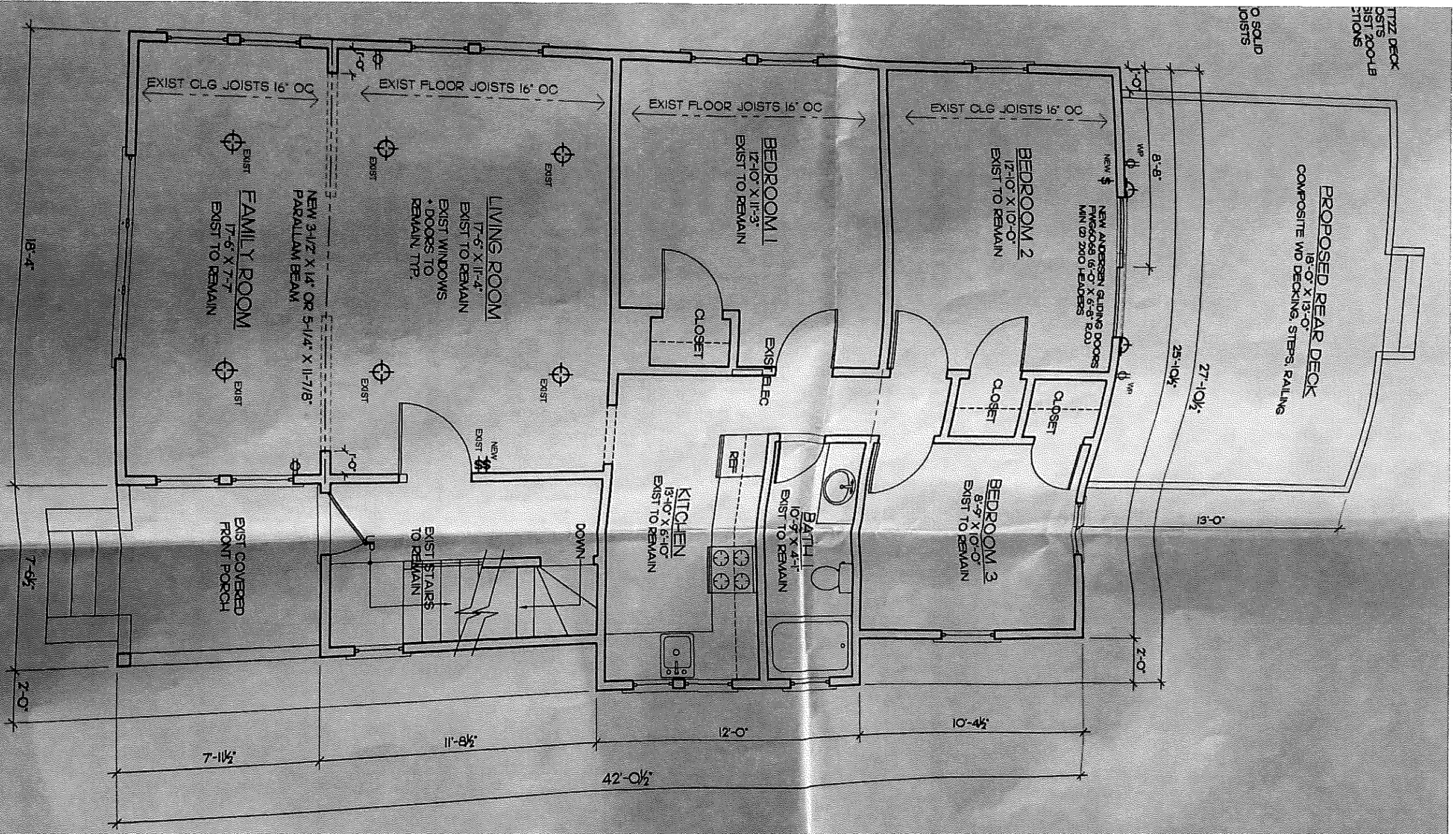
1. THIS SURVEY IS VALID ONLY WHEN EMBOSSED SEAL IS AFFIXED HERETO.
2. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
4. UTILITIES NOT SHOWN ARE UNDERGROUND.

TAX BLOCK 248 LOT 9

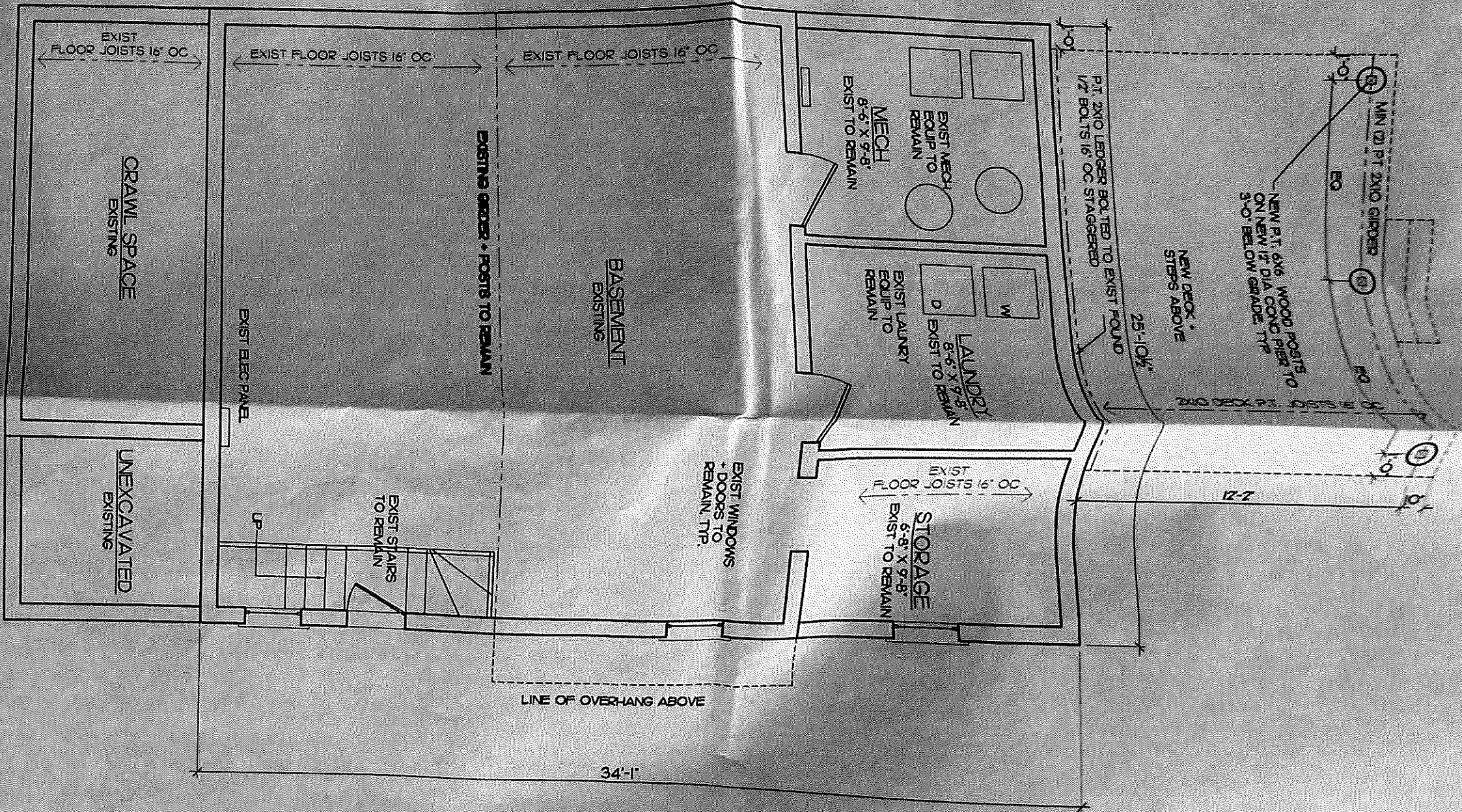
BERGEN COUNTY, NEW JERSEY

D. P. SWEENEY & ASSOC., INC.
CERTIFICATE OF AUTHORIZATION No. 246A28022300
P.O. BOX 325
LYNDHURST, NJ 07071
PHONE: (201) 438-6363
FAX: (201) 438-6226

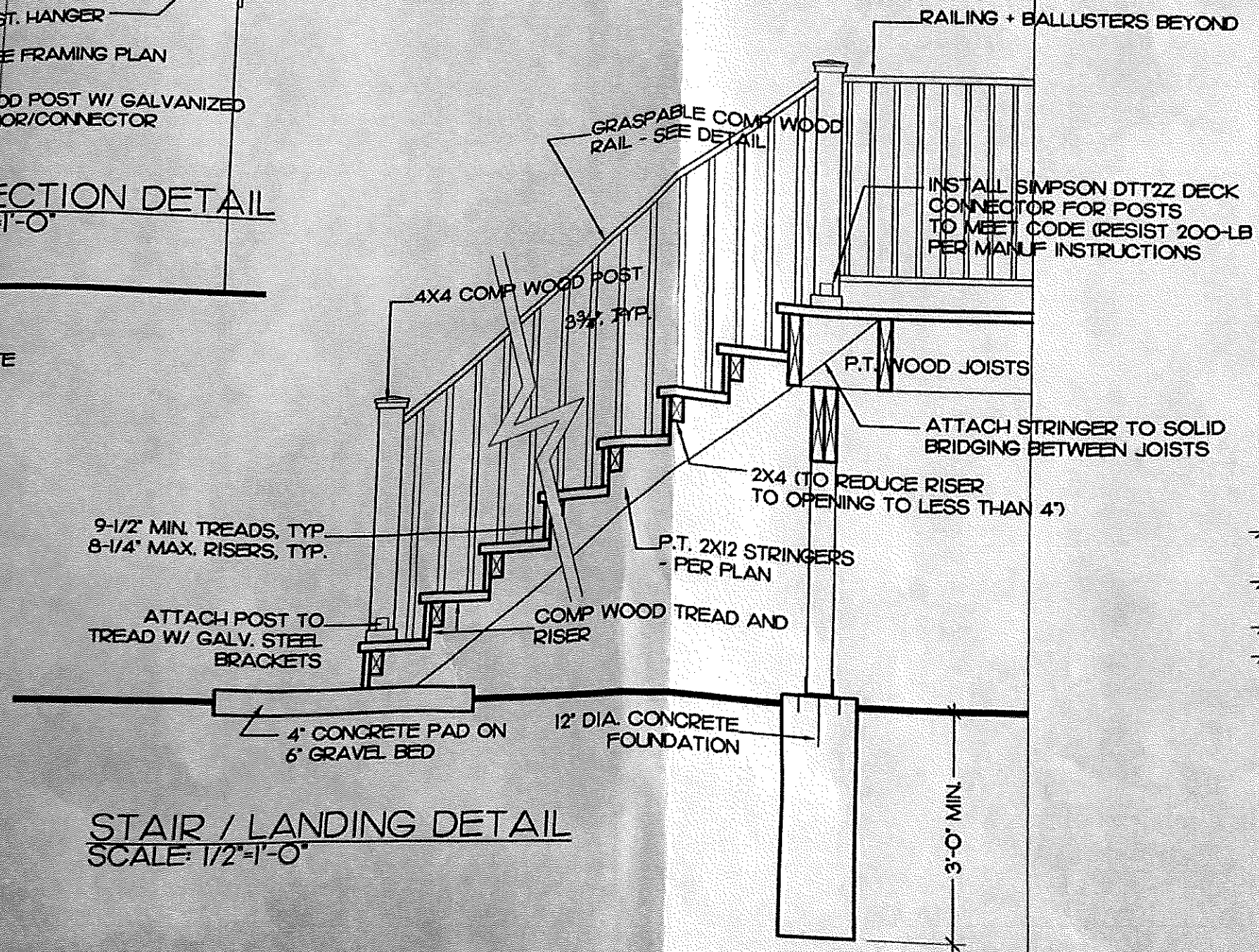
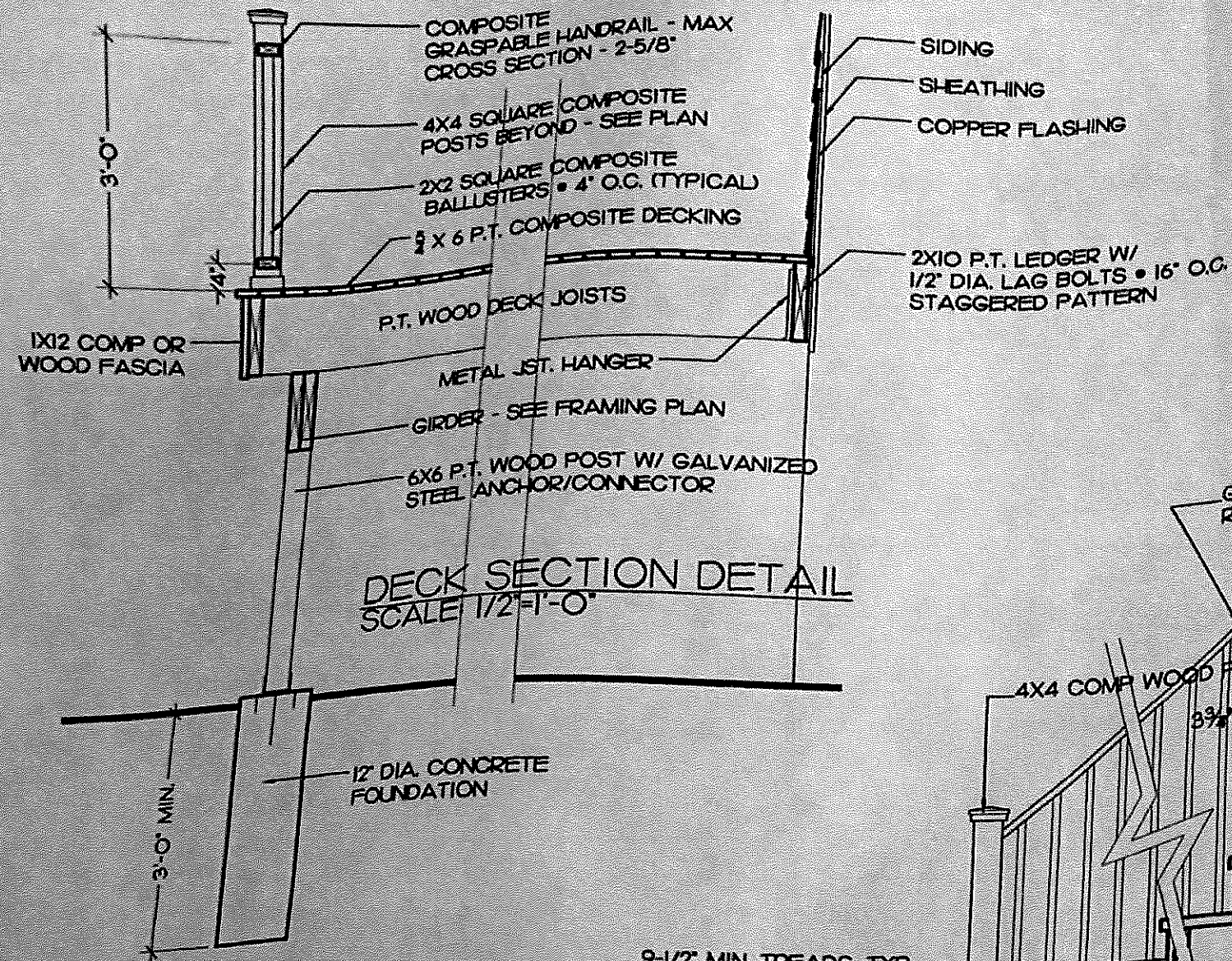
GARY V. MARINO, P.L.S.
PROFESSIONAL LAND SURVEYOR, NJ No. 37599



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



© PROPOSED CELLAR FLOOR PLAN
1/4" = 1'-0"



FILE NO. _____ DATE _____
 DATE OF HEARING _____ DISPOSITION _____

BOARD OF ADJUSTMENT
 MUNICIPAL BUILDING, BERGENFIELD, N.J.

APPLICATION FOR VARIATION/APPEAL
 OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME Janeill Dloabanafor
 ADDRESS 311 S. Prospect Avenue
 OWNER'S NAME Janeill Dloabanafor
 OWNER'S ADDRESS 311 S. Prospect Ave PHONE # 551-804-9060
 FED I.D.# or S S 174-54-3524

Applicant will be represented at public hearing by _____

TO THE BOARD OF ADJUSTMENT:
 Application is hereby made for a variation/appeal from the
 requirements of Section(s) _____ and/or from the
 requirements of the Scheduled Limiting Bulk of Buildings of
 the Zoning Ordinance in accordance with plans and
 specifications attached hereto and/or decision of Zoning
 Officer. The location of this property is at
 NUMBER: 311 S. Prospect Avenue, Bergenfield, NJ 07621

DESIGNATED AS Block(s) 299 and Lot(s) 8
 on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT P.6

VARIANCES REQUIRED: LOT AREA _____ LOT FRONTAGE _____
 IMPROVED
 LOT COVERAGE ☒ FRONT YARD _____ REAR YARD _____ SIDE YARD ☒
 TOTAL SIDE YARD ☒ OTHER (specify) _____

THE REASON FOR DESIRED VARIANCE/APPEAL
My son was hit by a car 3/27/2019 at 21 yrs old in
front of this property his home return^{ing} from college.
He is still Hospitalized with a Traumatic Brain
Injury and can't be release to his home without
major changes and space added. The house
is not safe for Okerehwa Dloabanafor to return
home and sub. are battling COVID 19. Please help me
make my home safe for OK.

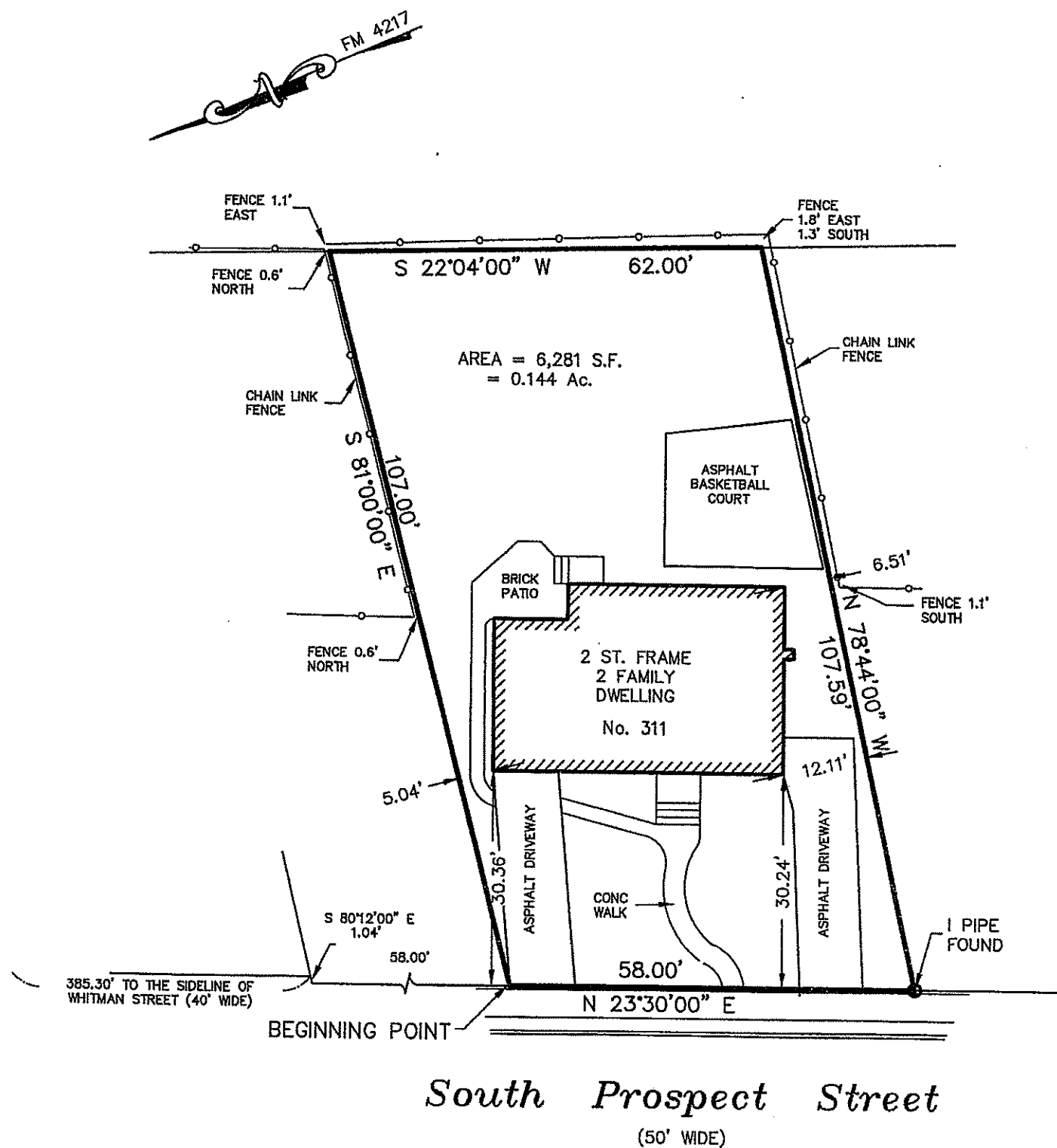
DESCRIPTION OF PROPERTY

1. SIZE OF LOT 58' x 107' 2. SQUARE FEET IN LOT 6281
3. SIZE OF PRESENT BUILDINGS 41'5" x 26'4" 4. STORIES 2
5. TOTAL AREA 1678 SQ. FT. 6. NUMBER OF ROOMS 8
7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 23 %
8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY 2 FAMILY RESIDENCE
9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES NO X (If yes, provide a copy of same)
10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY SINGLE & 2 FAMILY RESIDENCES
11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE PREMISES? YES NO X IF SO, DATE FILED DISPOSITION
12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING ORDINANCE? YES X NO NO (IF SO, EXPLAIN) IMPROVED COVERAGE LOT AREA, LOT WIDTH, BOTH SIDE YD SETBACKS, COMBINED SIDE YARDS
13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE? YES NO X
14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD? YES X NO NO
15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER MUNICIPALITY? YES NO X

DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES _____ NO X
17. SIZE OF NEW ADDITION 27 x 21 SQ. FT.
567 AREA 29'-6" HEIGHT
18. SIZE OF NEW BUILDINGS _____ x _____ SQ. FT. NA
 _____ AREA _____ HEIGHT
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS
25.52 %
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR 2 FAMILY

 NOTE: ALL APPLICATIONS MUST INCLUDE: 1. Completed Application Form with Affidavits of Accuracy and Ownership. 2. An accurate Location Survey listing location of all structures with dimension to property lines with proposal sketched onto survey or submitted separately. 3. Copy of letter of denial by Construction Code Official or Zoning Officer, if applicable. ALL APPLICATIONS MUST BE FILED NO LESS THAN 30 DAYS PRIOR TO HEARING DATE. ALL PROOFS OF SERVICE, PUBLICATION, AND CERTIFICATE OF TAXES PAID MUST BE COMPLETED AND FILED WITH THE CONSTRUCTION CODE OFFICIAL NO LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE. (All Return Receipts must be submitted prior to hearing.)



SURVEY REFERENCE

PROPERTY LINE INFORMATION FROM:

-PROPERTY DESIGNATED AS LOT 5-B IN BLOCK 140-H
ON A MAP ENTITLED "SUBDIVISION FOR B&H CONSTRUCTION
CO., INC., BERGENFIELD, N.J. SECTION ONE" FILED IN
BERGEN COUNTY CLERK'S OFFICE ON DECEMBER 28, 1951
AS MAP NO. 4217.

-DEED BOOK 8085, PAGE 147.

-BOROUGH OF BERGENFIELD TAX MAP.

-A FIELD SURVEY BY SCHWANEWEDE/HALS ENGINEERING
ON JUNE 3, 2002.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,
COUNTY OF BERGEN

SS:

Janeill Hoabanafor of full age, dully sworn according to the law, deposes and says that he resides at 311 S. Prospect Ave in the Borough of Bergenfield in the country of USA in the State of New Jersey that he is the owner in fee of real property lying in the Borough of Bergenfield, known and designated as number _____ and the he hereby authorizes Chris Blake to make the within application in his behalf and that the statements in the said application are true.

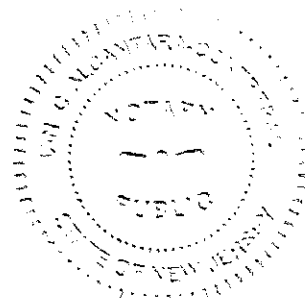
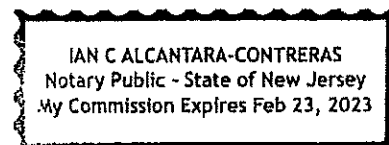
Sworn to before me this 16th

Day of July 20 20

Janeill Hoabanafor
Owner

[Signature]
Public Notary

Note: all partnership and corporations must supply a list of stockholders with a 10% or greater share, that they must also be represented by an Attorney at the hearing.



By order of the Board of Adjustment of Bergenfield

AFFIDAVIT BOARD OF ADJUSTMENT

OF THE

BOROUGH OF BERGENFIELD

STATE OF NEW JERSEY

COUNTY OF BERGEN

SS:

Janeill Hoobanafor

BOROUGH OF BERGENFIELD

Name of Applicant

Janeill Hoobanafor being dully sworn deposes
and says; that he reside at number 311 S. Prospect Ave in the state of
New Jersey, and says that he is the appellant making appeal
for a variation/appeal of the provisions of the Provisions of the Zoning
Ordinance of the of the Borough of Bergenfield in connection with the
property which is the subject matter of this appeal and known as
number 311 designated as Block 297 and Lot 8 on
the Assessment Map of the Borough of Bergenfield. That all statements
made in this application, and statements made in the plans submitted
herewith are true. The applicant further states that he is ready and able
to proceed with the construction if and when the application is granted.

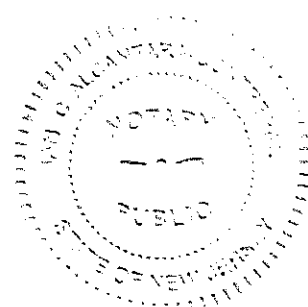
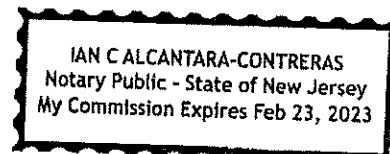
Sworn to me this- 16th

day of July 20 20

[Signature]
Notary Public

Janeill Hoobanafor
Applicant

Note: All partnerships and corporations must supply a list of stockholder with
a 10% or greater share, they must also be represented by an Attorney at the hearing.





BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NJ 07621
(201) 387-4055 x 4 FAX (201) 385-7376

TAX COLLECTOR'S CERTIFICATION PAYMENT OF PROPERTY TAXES

Date 7/15/2020
Block 297 Lot 8 Address 311 S. Prospect Avenue
Owners Name Janeill Ilabanafor
Owner's Address 311 S. Prospect Avenue Bergenfield NJ 07621
Phone Number 551-804-9060 Cell Number 551-804-9060
Application for: ☐ Board of Adjustment ☐ Planning Board
☐ Building Department Permit

Description of Work to be performed:

Extend back 2 family house 20 feet.

All applications for the above are required to obtain a certification from the Tax Collector's Office prior to receiving placement on the agenda of any board and / or receiving a permit From the building department for construction or certificate of occupancy. "No Exceptions"

Tax Office Use Only:

Tax Current ☒ Yes ☐ No Last Quarter Paid On: 4/30/20
(Printout Attached)

Tax Collector/Deputy Tax Collector Certification:

[Signature]
Certification Number T-8454

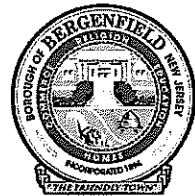
7-16-20
Date:

Page No: 1

Tax Year: 2020 to 2020
Property Location: 311 S PROSPECT AVENUE

Date	Qtr	Type Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
02/05/20	1	Original Billed						7,069.02		7,069.02
		Payment	01		CK	17190	2441 JC01	2,342.94	0.00	4,726.08
04/30/20	2	Corelogic Tax File								
		Payment	01		CK	17460	2442 JC01	2,342.93	0.00	2,383.15
		CORELOGIC TAX FILE								

Total Principal Balance for Tax Years in Range: 2,383.15



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.

(201) 387-4055 EXT. 1-4092

FAX: (201) 385-7376

June 26, 2020

Janeill Iloabanafor
311 S. Prospect Avenue
Bergenfield, NJ 07621

RE: Addition/Renovation

Dear Mrs. Iloabanafor

Your application for an addition/renovation for a two-family residence at rear has been denied for the following reasons:

1. Improved lot coverage required 2,252.88 sq. feet or 30%. Proposed 3,073 sq. feet or 48.93%.
2. New side yard required 7.5 sq. feet. Proposed 5.70 sq. feet
3. Side yard required 15 sq. feet. Proposed 10.74 sq. feet.
4. Only one driveway allowed need a seepage pit permit, there are two existing.
5. Only one curb cut allowed, there are two existing.

You have the right to appeal my decision to the zoning board of adjustment. You must contact the Building Department to obtain the proper applications.

If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,

Michael Ravenda
Zoning Officer



June 12, 2020

Re: Iloabanafor, Okechukwu
DOB: 2-3-98

To Whom It May Concern:

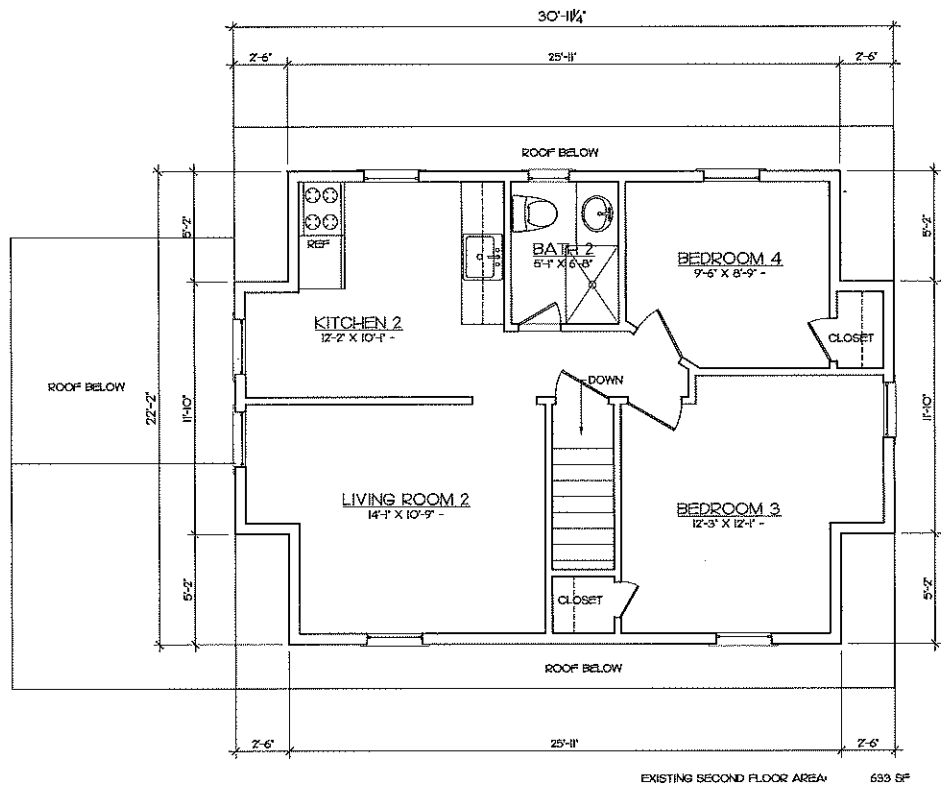
Okechukwu Iloabanafor admitted to Children's Specialized Hospital post severe traumatic brain injury post pneumonia, status post right hemisectomy, status post gastrostomy tube, status post trach with psychomotor delays. Okechukwu admitted to Children's Specialized Hospital on December 12, 2019. Okechukwu is medically ready for discharge.

Thank you for your assistance in this matter. If you should have any questions or concerns, feel free to contact us at 732-258-7124.

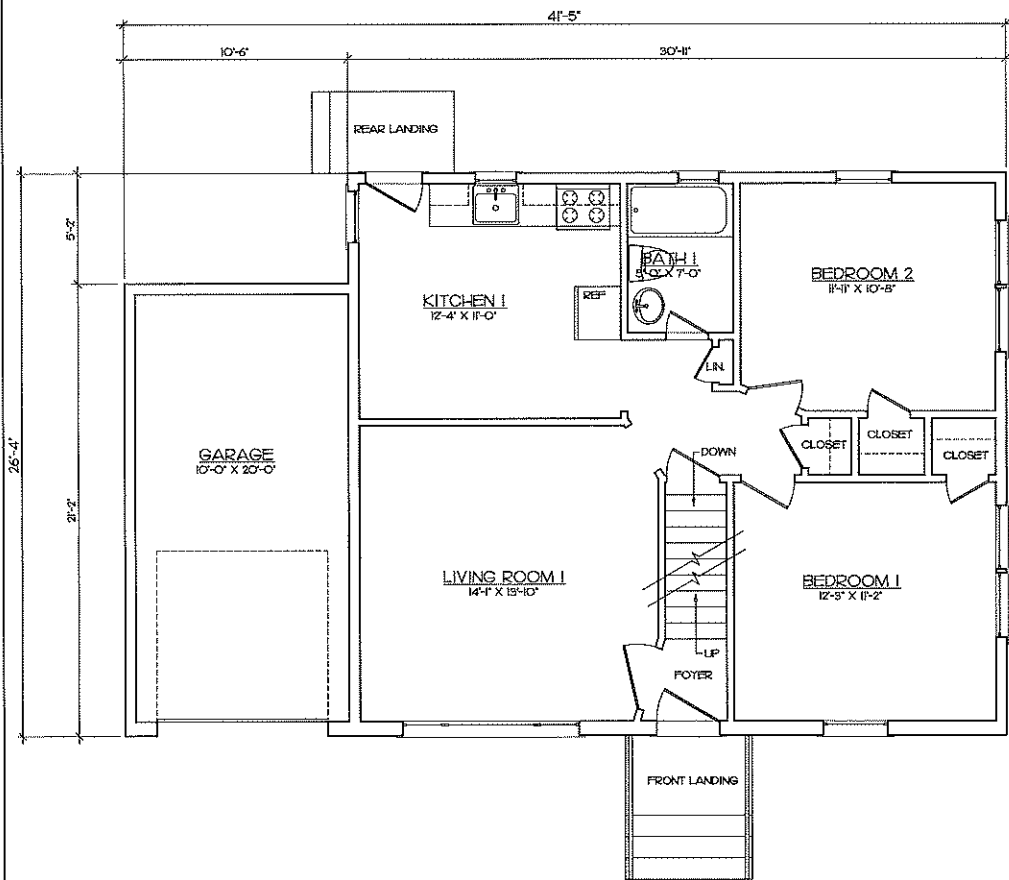
Sincerely,

A handwritten signature in black ink, appearing to read "DHogans MSW".

Danielle Hogans, CSW, MSW
Patient Care Coordinator
732 258-7124
732 258-7271 – fax
dhogans@childrens-specialized.org



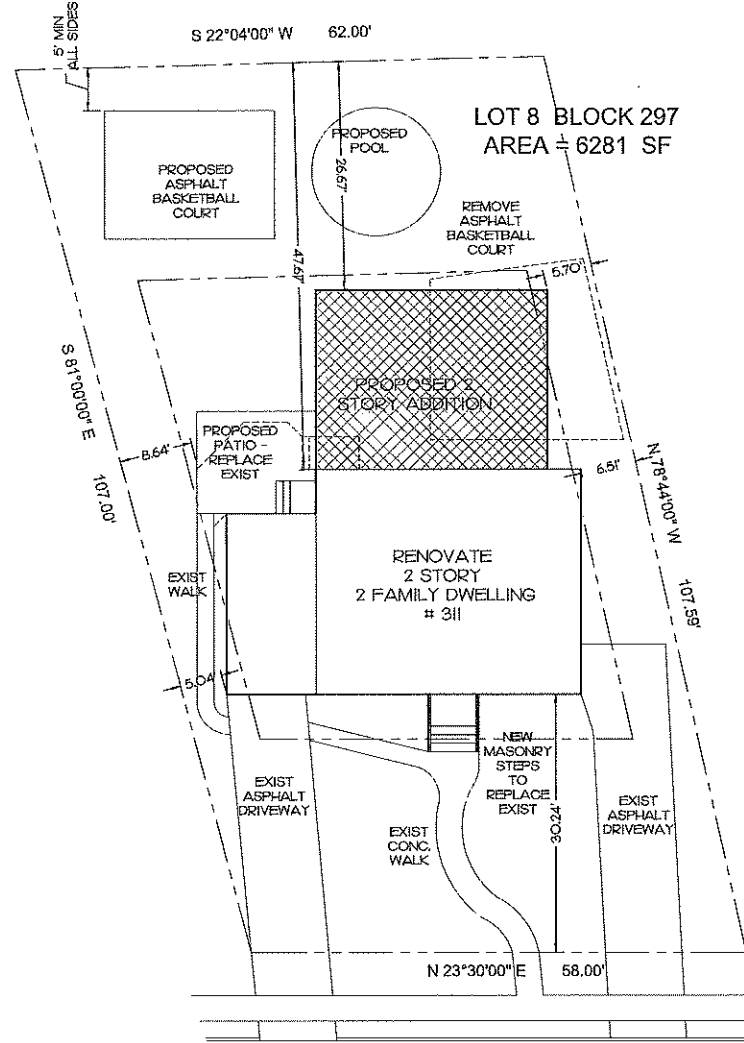
2X EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



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

ELECTRICAL LEGEND	
	• SURFACE MOUNT LIGHT FIXTURE
	• 6" DIA. (LION) RECESSED FIXTURE
	• WALL MOUNTED LIGHT FIXTURE
	NEW OR EXST SMOKE ALARM
	INTERCONNECTED + HARD-WIRED w/ BATTERY BACKUP
	NEW OR EXST CARBON MONOXIDE DETECTOR, INTERCONNECTED + HARD-WIRED w/ BATTERY BACKUP
	• SURFACE MOUNT FAN / LIGHT FIXTURE
	• SINGLE POST ELECTRICAL SWITCH
	• THREE WAY SWITCH
	• DUPLEX RECEPTACLE OUTLET
	• GROUND FAULT INTERRUPT RECEPTACLE OUTLET
	• WATER PROOF RECEPTACLE OUTLET
	NEW OR EXST EXHAUST FAN 80 CFM • 3 FIXTURES, 100CFM • 4 FIXTURES
	NEW CABLE TV OUTLET FOR CABLE TV, INTERNET
	NEW TELEPHONE OUTLET - VERIFY TYPE + LOCATION WITH OWNER

LEGEND	
	EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
	EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
	NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 16' OC (LION)
	EXISTING CONCRETE CONSTRUCTION TO REMAIN
	EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
	NEW POURED OR MASONRY CONC CONSTRUCTION
	FLOOR ABOVE OR BELOW
	NEW JOISTS, RAFTERS, ETC.
	NEW GIRDERS, RIDGEBEAMS, ETC.



S SITE PLAN
1" = 10'-0"

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE OWNER: SCHWANEWEDE / HALLS, OAKLAND, N.J. DAVID A. HALLS, L.S. LICENSE NO. 29994, DATED 6/17/02

BUILDING COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING AREA	1036	567	1603
TOTAL BUILDING COVERAGE	1036	567	1603

IMPROVED COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING COVERAGE	1036	567	1603
DRIVEWAYS	612	0	612
SIDE/REAR WALKS + PATIO	206	15	221
BASKETBALL COURT	410	-110	300
ABOVE GROUND POOL	0	177	177
FRONT STEPS + WALKS	160	0	160
TOTAL IMPROVED COVERAGE	2424	649	3073

FLOOR AREA RATIO CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FINISHED FIRST FLOOR AREA	1036	567	1603
FINISHED SECOND FL. AREA	634	747	1381
TOTAL AREA	1670	1314	2984

BUILDING CODE INFORMATION:

NEW BUILDING + ADDITION - 2018 INT. RESIDENTIAL CODE - NJ EDITION
EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 523-6
INT. ENERGY CONSERVATION CODE 2018 RESIDENTIAL
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 NATIONAL STANDARD PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
NJAC 523-7 AND ICC / ANSI/111-2009 ACCESSIBILITY CODE

BUILDING/SITE CHARACTERISTICS:

NUMBER OF STORIES: 2 1/2
HEIGHT OF STRUCTURE: 23'5"
AREA - LARGEST FLOOR: 1603 SF
NEW BUILDING AREA: 1314 SF
VOLUME OF NEW STRUCTURE: 19,710 CF
CONSTRUCTION CLASSIFICATION: SB
TOTAL LAND AREA DISTURBED: 759 SF

DESCRIPTION OF BUILDING USE:

USE GROUP R-5, TWO FAMILY RESIDENTIAL

MAXIMUM LIVE LOADS:

60 PSF FOR DECK / BALCONIES
40 PSF FOR FIRST FLOOR
30 PSF FOR SECOND FLOOR
30 PSF FOR ROOF SNOW LOADS

RESIDENCE ZONING ANALYSIS				
BERGENFIELD ZONE R-6, 2 FAMILY RESIDENTIAL		LOT 8 BLOCK 297		LOT AREA: 6281 SF
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	10,000 SF	6281 SF	NO CHANGE	EXISTING NON
LOT WIDTH	100.0'	58.0'	NO CHANGE	EXISTING NON
LOT DEPTH	N/A	107.0'	NO CHANGE	CONFORMS
FRONT YARD SETBACK	25.0'	30.24'	NO CHANGE	CONFORMS
REAR YARD SETBACK	25.0'	47.67'	26.67'	CONFORMS
SIDE YARD SETBACK	15.0'	50.4'	NO CHANGE	EXISTING NON
SIDE YARD SETBACK	15.0'	6.5'	5.0'	VARIANCE
COMBINED SIDE YARDS	30.0'	11.59'	10.74'	VARIANCE
MAX BLDG COVERAGE	30% (1884 SF)	23% (879 SF)	25.52% (1603 SF)	CONFORMS
BUILDING HEIGHT	2 STY. / 30.0'	2 STY. / 25.5'	2 1/2 STY. / 29.5'	CONFORMS
MAX IMPROVED COV	35% (2198 SF)	38.55% (2422 SF)	48.93% (3073 SF)	VARIANCE
NUMBER OF FAMILIES	1 OR 2	2	2	CONFORMS

#	Date	Revision
1	June 22, 2020	Addition + Renovation for:

Iloabanafor Residence
Block: 297 Lot: 8
311 S. Prospect Avenue
Bergenfield, New Jersey

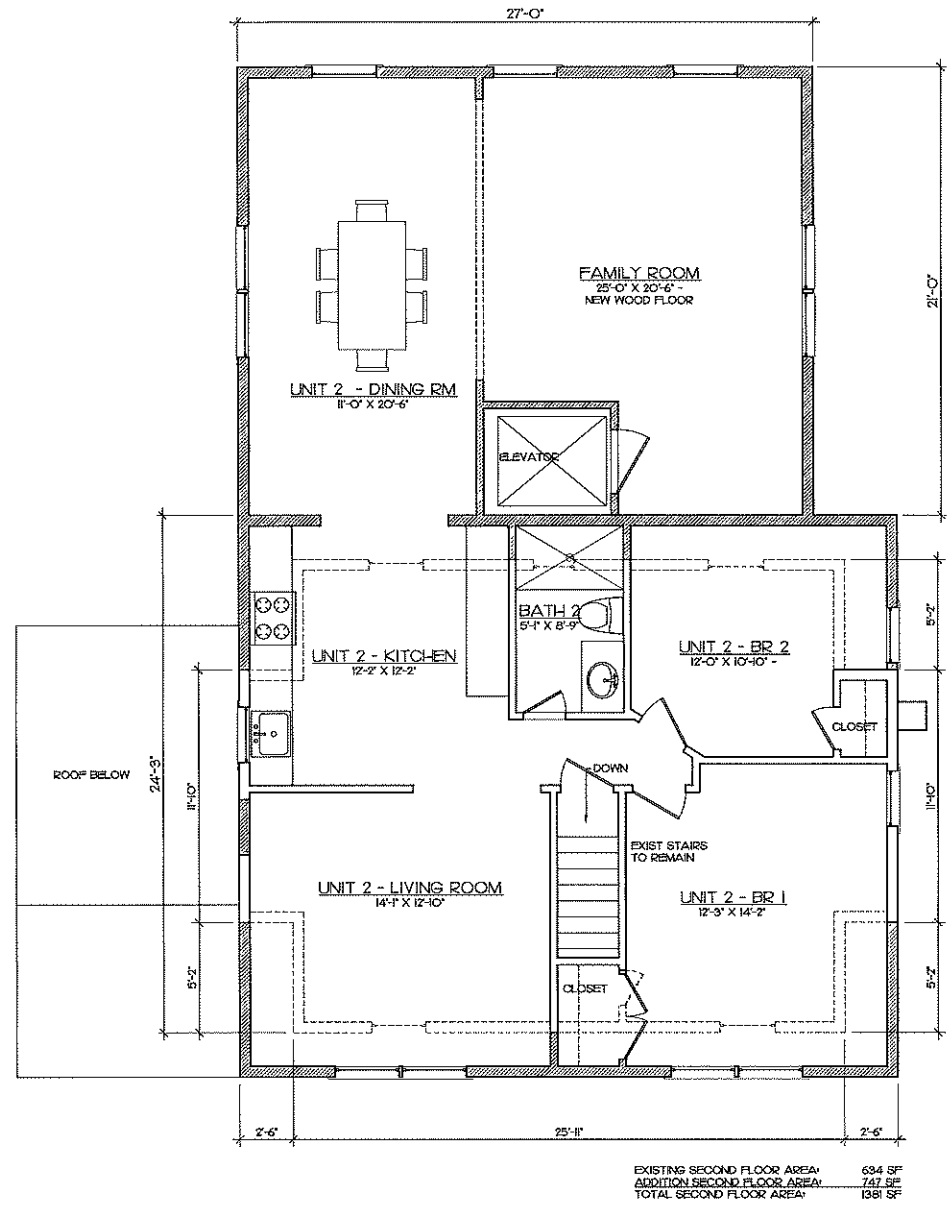
SITE PLAN, LEGEND + ZONING

Scale: AS NOTED

Date: JUNE 22, 2020

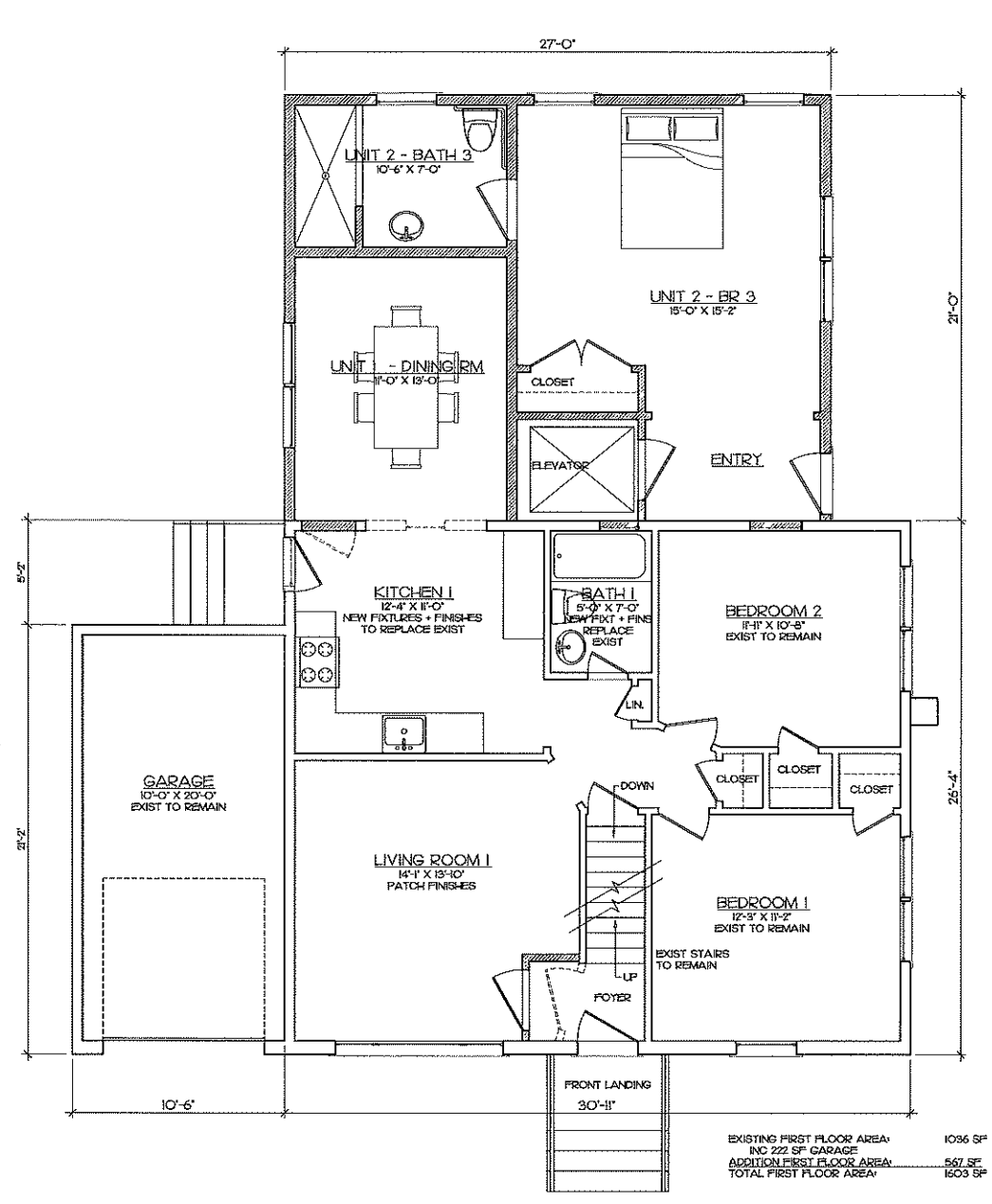
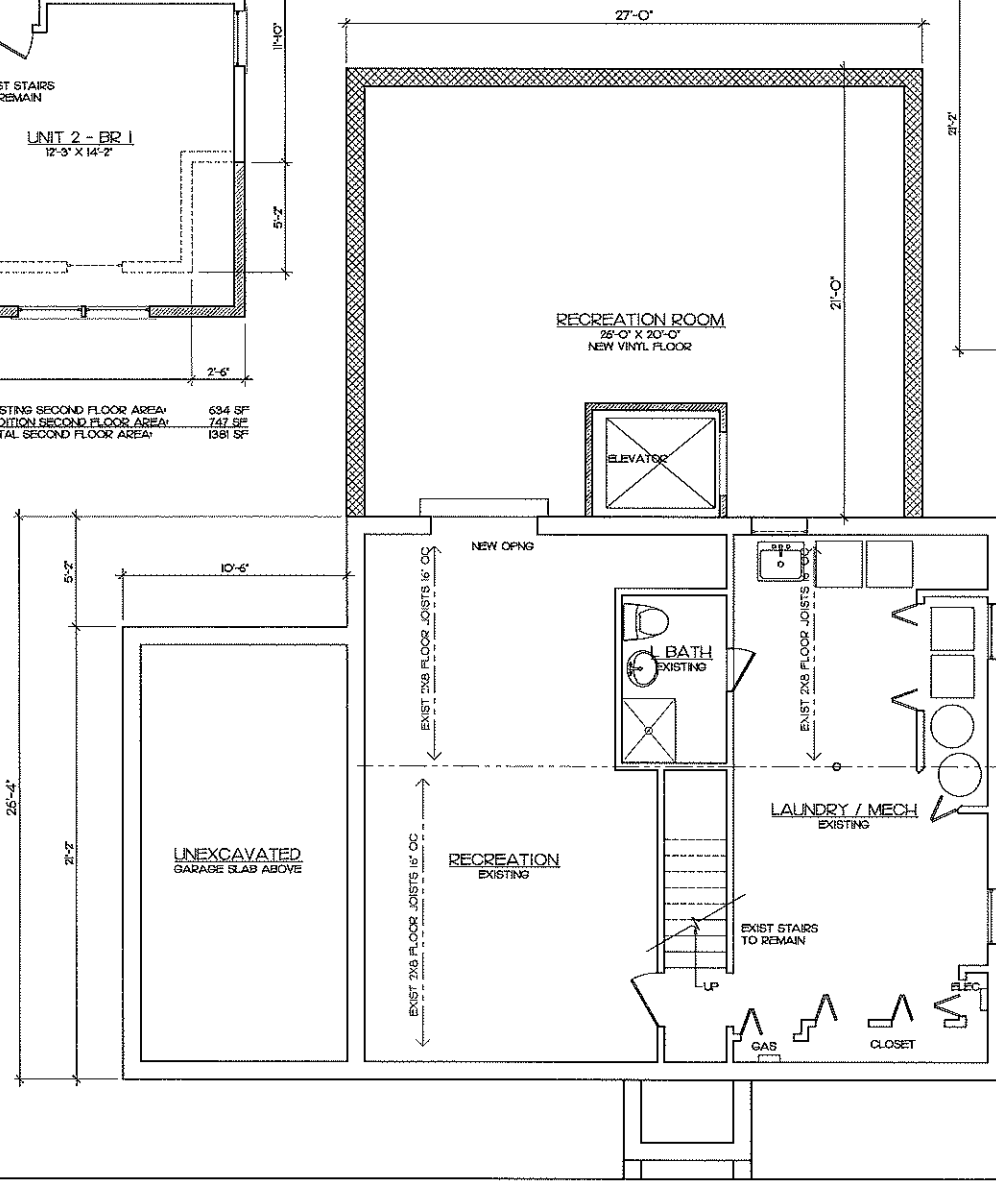
Submission: ZONING REVIEW

Indemnification Clause:
The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect or in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.



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

C PROPOSED CELLAR FLOOR PLAN
1/4" = 1'-0"

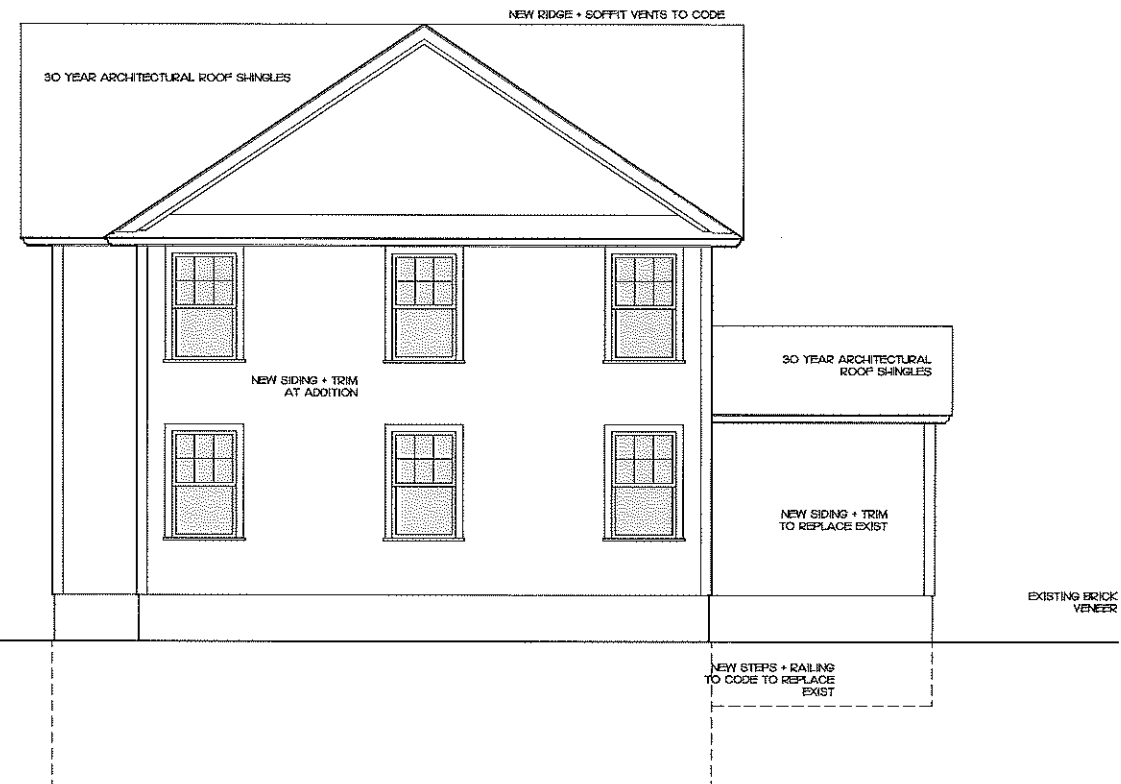


1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

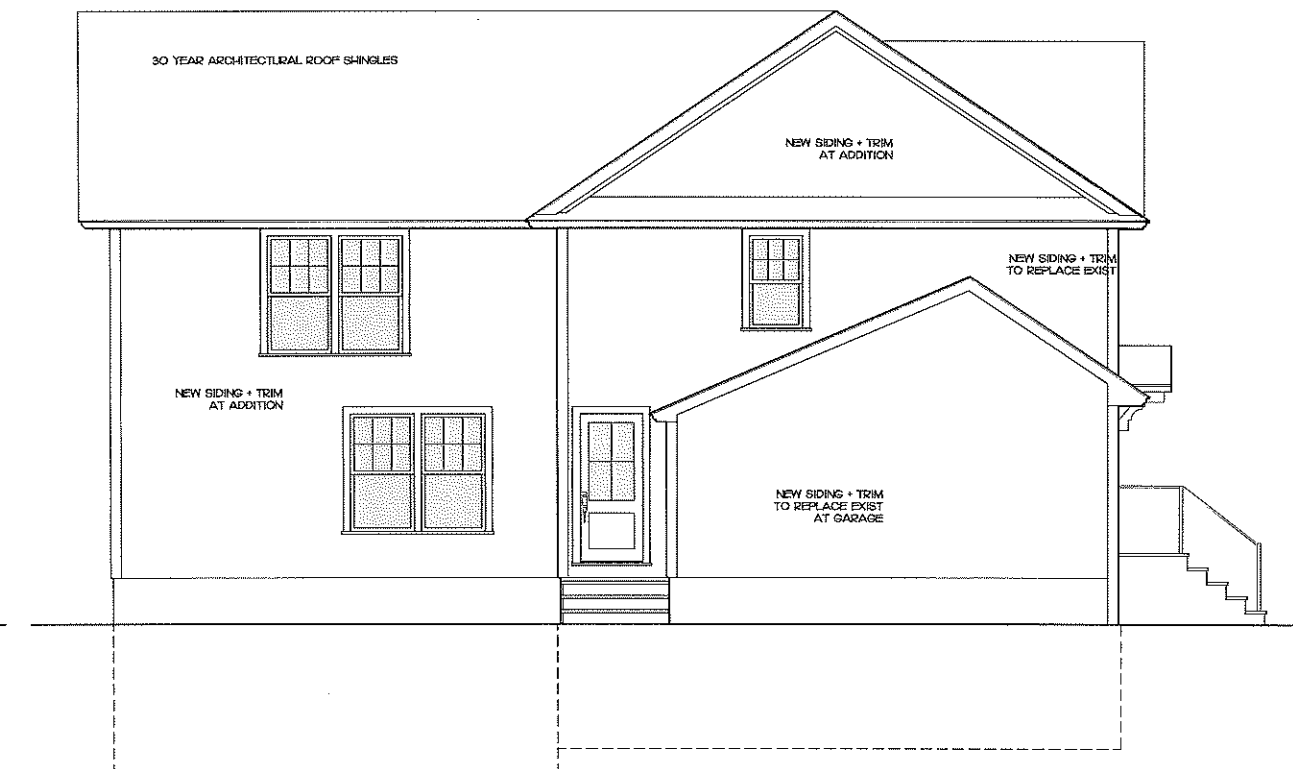
#	Date	Revision
Addition + Renovation for:		
Iloabanafor Resider		
Block: 297 Lot: 8 311 S. Prospect Avenue Bergenfield, New Jersey		
PROPOSED FLOOR PLANS		
Scale: 1/4" = 1'-0"		
Date: JUNE 22, 2020		
Submission: ZONING REVIEW		
Indemnification Clause: The owner shall release, hold harmless, and the Architect with respect to any changes made to construction documents by anyone other than the Contractor in any aspect of the work, or failure of Contractor to build in accordance with these documents.		



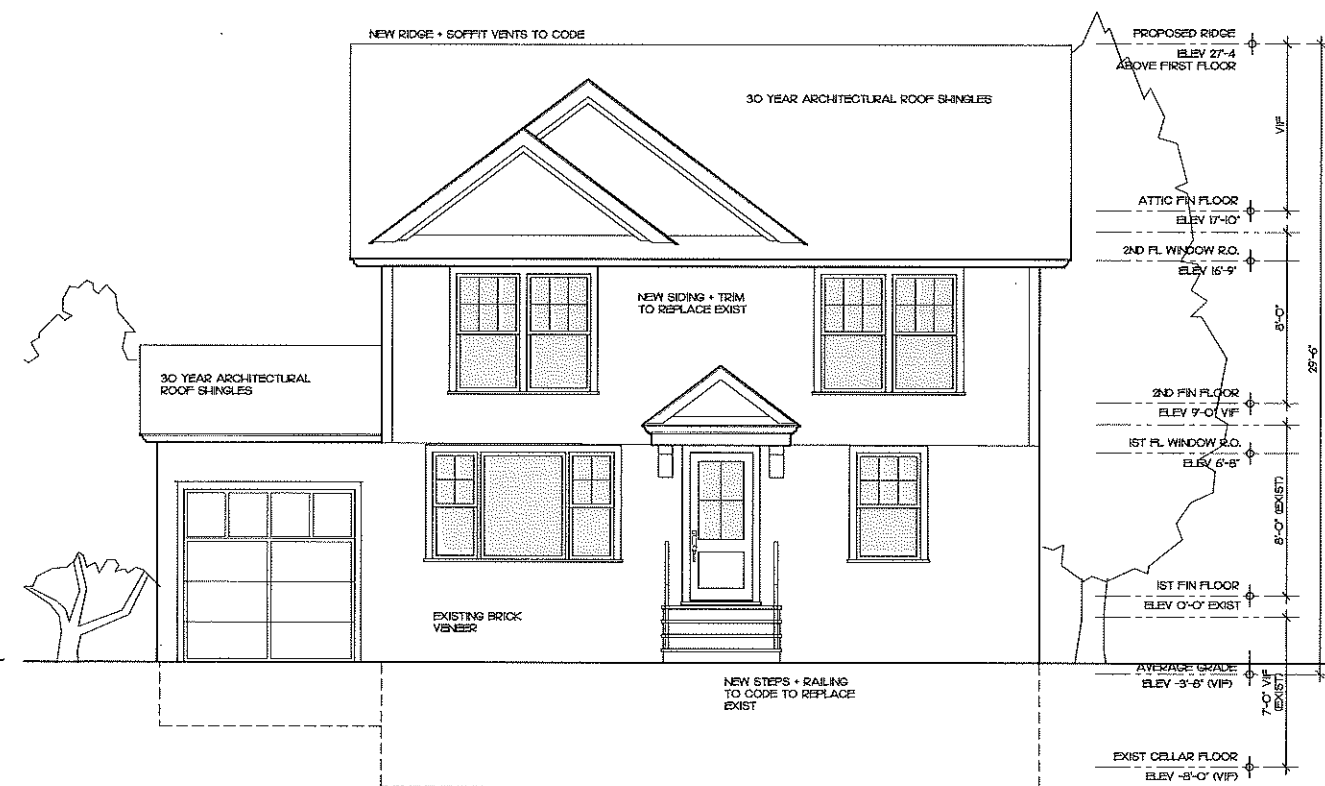
4 RIGHT-SIDE ELEVATION
1/4" = 1'-0"



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



6 LEFT-SIDE ELEVATION
1/4" = 1'-0"



3 FRONT ELEVATION
1/4" = 1'-0"

#	Date	Revision
Addition + Renovation for:		
Hoabanafor Residence		
Block: 297 Lot: 8		
311 S. Prospect Avenue		
Bergenfield, New Jersey		
ELEVATIONS		
Scale: 1/4" = 1'-0"		
Date: JUNE 22, 2020		
Submission: ZONING REVIEW		
Indemnification Clause: The owner shall release, hold harmless, and in- Architect with respect to any changes made in construction documents by anyone other than or changes in any aspect of the work, or failure Contractor to build in accordance with these documents.		