

**SUNSHINE NOTICE  
BOROUGH OF BERGENFIELD  
ZONING BOARD OF ADJUSTMENT  
REGULAR 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 Borough of Bergenfield Zoning Board of Adjustment meeting on Monday, March 1, 2021 will be held via teleconference using Zoom in lieu of an in-person meeting.

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](http://www.bergenfield.com).

The Zoning Board of Adjustment agenda for this meeting can be reviewed and downloaded from the Borough website.

Please visit the Borough website on [www.bergenfield.com](http://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  
March 1, 2021 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 January 25, 2021 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.

Members of the public calling in to the meeting who would like to ask a question or make a comment, can press \*9 to raise their hand and \*6 to unmute themselves.

**PLEDGE OF ALLEGIANCE**

**INTRODUCTORY STATEMENT**

Welcome to the Zoning Board of Adjustment. Let me briefly explain what we do. We are appointed by the Bergenfield Council to decide when a property owner should get relief from the strict application of the zoning code requirements. Typically, we hear two types of variances. The first is whether an applicant can vary from land restrictions including rules on sideline distance, height, and lot coverage. That is commonly called a bulk variance. The second is a use variance, where an applicant wants to use the property for a purpose not permitted under the zoning ordinance in that zone.

In these cases, the applicant has the burden of meeting certain criteria set forth in the Municipal Land Use Act. We carefully listen to the testimony, including objectors, and review all relevant documents. If a majority of the Board concludes that the applicant has satisfied those criteria, we must grant the requested variance.

**ROLL CALL**

**APPROVE MINUTES OF PREVIOUS MEETING** – February 24, 2021  
Motion from board members to approve minutes.

**CORRESPONDENCE**

**VERBAL COMMUNICATIONS**

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

**OLD BUSINESS**

**Appointment of Professionals**

**Nomination of Board Attorney:**

Motion by:  
Second by:

**Nomination of Board Engineer:**

Motion by:  
Second by:

**Resolutions:**

- 1. Shanty LLC, 51 E. Main Street, Requesting extension of project
- 2. Genevieve McCarthy, 78 Lake Street, An addition
- 3. Samuel Moer, 40 Laurel Court, An addition/alteration
- 4. Adrian Maldonado, 304 Merritt Avenue, In-ground swimming pool
- 5. David Landman, 40 Hampton Court, Build a deck

**Application:** 145 West Main Street, LLC  
145 West Main Street  
Change of use to a multi-family dwelling R-5 zone to RM zone

**NEW BUSINESS**

- 1. Steven Hagler  
56 Harriet Avenue  
Two-story addition at rear
- 2. Ori Schwartz & Ayelet Grajower  
66 Maiden Lane  
Second floor addition

**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 Zoning Board”.



**BOROUGH OF BERGENFIELD**  
**APPLICATION FOR ZONING OFFICER REVIEW**

(Please Type or Print Neatly in Ink)

Date: 1/19/21  
Block: 316 Lot: 10

Zone: R-5

Address: 56 Harriet Avenue, Bergenfield, NJ 07621  
Name of Owner/Business Tenant: Steven Hagler & Ronit S Hagler  
Mailing Address of Property Owner/Tenant: 56 Harriet Ave., Bergenfield, NJ 07621  
Telephone Number: 201-357-2581 Cell: 516-509-9105

Proposed Project/Use of Property (Please check all that may apply)

☒ Addition ☐ New Single Family Dwelling ☐ New Two Family Dwelling ☐ New Multi-Family Dwelling  
☐ Alteration ☐ Retail ☐ Professional Office ☐ Fence ☐ Driveway ☐ Walkway ☐ Shed  
☐ Pool ☐ Other \_\_\_\_\_

Description: Existing den & deck to be removed. New 2 story addition at rear; new front covered porch + steps; new driveway + patio

**Zoning Bulk Information – Required for Additions & New Construction**

Please note: When Applying for zoning review for additions or new construction, you must submit a hard copy of your plans signed and sealed by a NJ licensed engineer or architect with an updated, detailed survey included on the plan. You must also have a PDF file e-mailed to frotonda@bvengr.com and to planreview@bergenfield.com.

Proposed Lot Coverage (%) 30.1 Proposed Total Improved Lot Coverage (%) 43.81  
Proposed Building Height: 30' Proposed Number of Stories: 2

Proposed Setbacks in feet:

Front Yard: 17.2 Rear Yard: 22.8 Right Side Yard: 18.0 Left side Yard: 7.6 Total Side Yard: 25.61

Required Supplemental Information

☒ Survey/Plot Plan (Residential) ☐ Site Plan (Non-residential) ☒ Floor Plans  
☒ Building Elevations Plans ☐ Topographical Plans

Shall Soil Removal Be Required/Performed? ☒ Yes ☐ No

The applicant certifies that all statements and information made and provided as part of this application are true to the best of the applicant's knowledge, information, and belief. The applicant further states that the applicant will comply with all other Municipal approvals and ordinances, and any County, State, and Federal Regulations as may be required.

Applicant's Signature: 

Zoning Officer Review

☐ Approved ☐ Denied ☐ Approved with Conditions

Official Comments/Conditons: \_\_\_\_\_

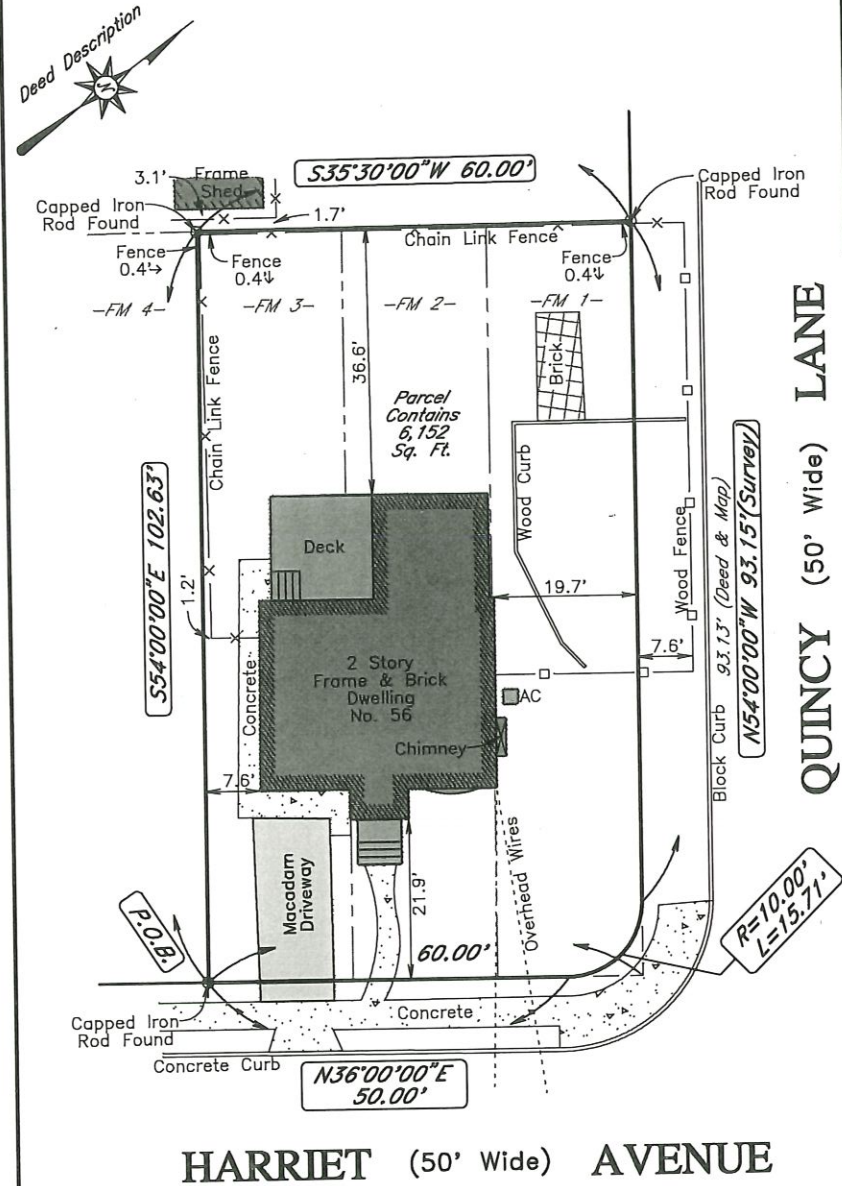
The Borough of Bergenfield Zoning Officer reserves the right to waive any of the above required supplemental information that may not be pertinent to the proposed construction/project as well as to require additional information not listed above that may be useful in determining zoning compliance for the proposed construction/project.

\_\_\_\_\_  
Bergenfield Zoning Officer

\_\_\_\_\_  
Date



NOTES:  
1) Subject to any easements or restrictions that affect subject property. 2) Boundary line determinations to be made by using property corner locations as staked only. 3) Dimensions shown hereon are not to be used as a basis of construction. 4) Certifications are not transferable to subsequent owners or additional institutions. 5) Wetland locations, flood limits & underground utilities were not reviewed or considered part of this survey.



## SURVEY OF PROPERTY AT 56 HARRIET AVENUE

Borough of Bergenfield, N.J.

County of Bergen

Scale: 1"=20'

January 2, 2014

REFERENCES: TAX MAP LOT 10, BLOCK 316 - DEED BOOK 9119, PAGE 746

FILED MAP LOTS 1, 2 & 3, BLOCK 162G

Map entitled "Map of Rugby Gardens, Teaneck and Bergenfield, New Jersey, Rugby Square Development Corporation and The Bergen Corporation" filed in the Bergen County Clerk's Office on January 27, 1927 as Map No. 2208.

Title No. LTA NJ-7879

Field Work Completed on 12/31/14.

**RIGG ASSOCIATES, P.A.**  
1000 Maple Avenue, Glen Rock, N.J. 07452  
Tel. (201) 443-0953 Fax (201) 445-6526  
www.RiggAssociates.com

**Stephen D. Rigg** - Professional Land Surveyor  
NJ Reg. No. GS43263

Copies of this map not having the embossed seal of the Professional Land Surveyor shall not be valid

CERTIFIED TO:  
Steven Hagler and Ronit S. Hagler;  
Meridian Residential Capital LLC  
d/b/a First Meridian Mortgage;  
Land Track Title Agency, LLC;  
First American Title Insurance Company

Dwn. By: SR

Chk. By:

Job No. 26610

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 Steven HaglerADDRESS 56 Harriet Avenue, Bergenfield, NJ 07621OWNER'S NAME Steven Hagler & Ronit S. HaglerOWNER'S ADDRESS 56 Harriet Ave., Bergenfield NJ PHONE # 201-357-2581FED I.D. # 07621 or S.S. # 102-74-3737 ; 119-74-6836

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: 56 Harriet AvenueDESIGNATED AS Block (s) 316 and lot (s) 10

On the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT R-5

VARIANCES REQUIRED: LOT AREA \_\_\_\_\_ LOT FRONTAGE \_\_\_\_\_

LOT COVERAGE X FRONT YARD \_\_\_\_\_ REAR YARD X SIDE YARD \_\_\_\_\_TOTAL SIDE YARD \_\_\_\_\_ OTHER (specify) Total improved lot coverage

## THE REASON FOR DESIRED VARIANCE/APPEAL

The house does not have a garage that can fit a car; therefore, the driveway shall be widened to accommodate overnight parking for our 2 cars. A front covered porch to protect from the elements with a landing per code for safe entry & exit, is proposed. Additional 2nd floor bedrooms are required and in order to continue the existing hallway circulation, without disruption to the existing bedrooms, the addition must extend to the rear yard.



## DESCRIPTION OF PROPERTY

1. SIZE OF LOT 60 X 106 2. SQUARE FEET IN LOT 6,152  
3. SIZE OF PRESENT BUILDING 32.6 X 40.4 4. STORIES 2  
X  
5. TOTAL AREA 1,117.3 SQ. FT. 6. NUMBER OF ROOMS 7  
7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 18.2 %  
8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY Residential  
\_\_\_\_\_  
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 Residential  
\_\_\_\_\_  
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



## DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES \_\_\_\_\_ NO partial demolition only
17. SIZE OF NEW ADDITION 27.7 x 34.1 SQ. FT.  
728 AREA 30 HEIGHT
18. SIZE OF NEW BUILDINGS 53.9 x 34.1 SQ. FT.  
1,845 AREA 30 HEIGHT
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS  
30 %
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR 1 family / 6 persons
- 

## 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 OFFICAL NO LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE.
- ALL RETURN RECEIPTS MUST BE SUBMITTED PRIOR TO HEARING.

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 \_\_\_\_\_ evening (date), \_\_\_\_\_,  
at 8:00 p.m. or as soon thereafter as the applicant may be heard, to hear and  
consider the application/appeal of \_\_\_\_\_

for \_\_\_\_\_

The said premises are designated as Lot(s): 10

, Block: 316

on the current Tax Assessment Map of the Borough of Bergenfield, and are  
commonly known by Street address as: 56 HARRIET AVENUE

These premises are bounded by \_\_\_\_\_

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 <sup>York</sup>  
COUNTY OF BERGEN <sup>Rockland</sup> SS:  
BOROUGH OF BERGENFIELD

Steven Hagler  
Name of Applicant

Steven Hagler being dully sworn deposes  
and says; that he resides at number 56 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 56 designated as Block 316 and Lot 10 on  
the Assèssment 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- 18<sup>th</sup>  
day of January 2021  
[Signature]  
Notary Public

[Signature]  
Applicant

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

RENEE E. FEIN  
Notary Public, State of New York  
No. 01FE5007340  
Qualified in Rockland County  
Commission Expires Jan 25, 2023



## AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY, York  
COUNTY OF BERGEN Rockland

SS:

Steven Hagler of full age, dully sworn according to the law, deposes and says that he resides at 56 Harriet Avenue in the Borough of Bergenfield in the country of United States 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 56 Harriet Ave. and the he hereby authorizes \_\_\_\_\_ to make the within application in his behalf and that the statements in the said application are true.

Sworn to before me this 18<sup>th</sup>

Day of January 20 21

[Signature]  
Owner

[Signature]  
Public Notary

RENEE E. FEIN  
Notary Public, State of New York  
No. 01FE5007340  
Qualified in Rockland County  
Commission Expires Jan 25, 2023

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 11/9/21  
Block 316 Lot 10 Address 56 Harriet Ave, Bergenfield, NJ 07621  
Owners Name Steven Hagler & Ronit S Hagler  
Owner's Address 56 Harriet Avenue, Bergenfield, NJ 07621  
Phone Number 201-357-2581 Cell Number 516-509-9105  
Application for: ☐ Board of Adjustment ☐ Planning Board  
☐ Building Department Permit

Description of Work to be performed:

Existing Den & deck to be removed. New a story addition at rear;  
new front covered porch + steps; new driveway + patio

*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

December 30, 2020

Steven Hagler  
56 Harriet Avenue  
Bergenfield, NJ 07621

RE: Two-story addition at rear.

Dear Mr. Hagler

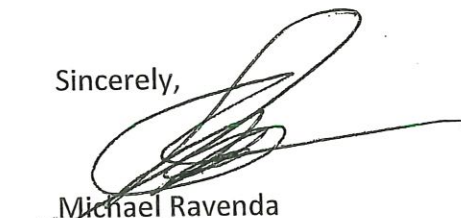
Your application for a two-story addition at rear has been denied for the following reasons:

1. Required rear yard set back 25sq. feet. Proposed 22.8 sq. feet.
2. Required improved lot coverage 35%. Proposed improved lot coverage 44%.

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



CIVIL ENGINEER:

STRUCTURAL ENGINEER:

NO. REVISION

SEAL & SIGNATURE

SUSAN R. BERMAN  
NJ License No. 19772

PROJECT TITLE

PROPOSED ALTERATIONS FOR  
**HAGLE RESIDEN**

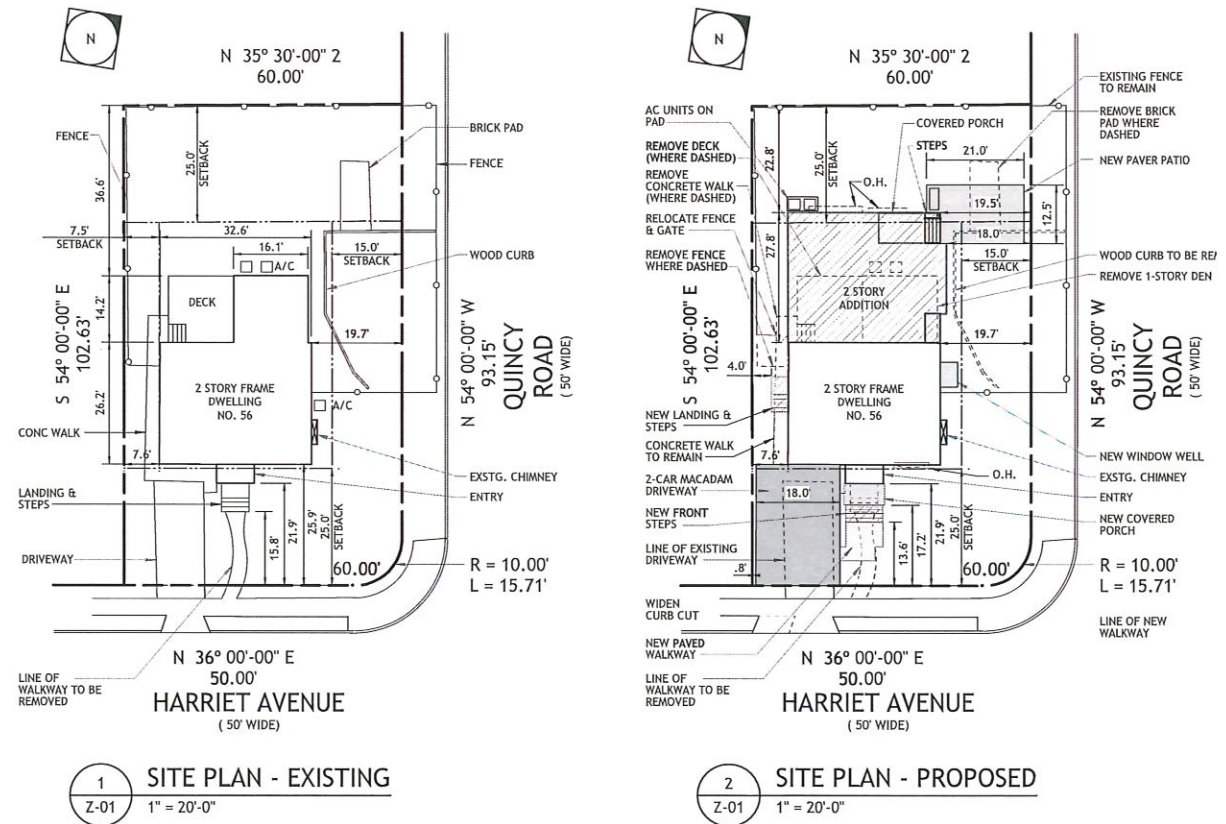
56 HARRIET AVE  
BERGENFIELD, NJ

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contents, reproduced or used in connection with any  
specific project, for which they have been prepared  
without the written permission of Susan R. Berman Architecture, LLC.

DRAWING TITLE

SITE PLAN & BASEMENT FLOOR PLAN

PROJECT ID: 2024-001  
DRAWN / CHECKED: SRB  
SCALE: AS NOTED



ZONING ANALYSIS

LOT 10 BLOCK 316 • R-5 ZONE

|   | REQUIRED       | EXISTING         | PROPOSED       | VARIANCE | REMARKS           |
|---|----------------|------------------|----------------|----------|-------------------|
| MINIMUM LOT AREA (SQ. FT.)                    | 6,000          | 6,152            | 6,152          | N        | See Zoning Note 1 |
| MINIMUM LOT WIDTH (FT.)                       | 60.0'          | 60.0'            | 60.0'          | N        | See Zoning Note 1 |
| MINIMUM LOT DEPTH (FT.)                       | -              | 102.63'          | 102.63'        | N        | See Zoning Note 1 |
| MINIMUM FRONT YARD (FT.)                      | 25.0'          | 21.9'            | 17.2'          | Y        | See Zoning Note 2 |
| MINIMUM FRONT YARD - SIDE ST CORNER LOT (FT.) | 15.0'          | 19.7'            | 18.0'          | N        |                   |
| MINIMUM SIDE YARD WEST (FT.)                  | 7.5'           | 7.6'             | 7.6'           | N        |                   |
| MINIMUM REAR YARD (FT.)                       | 25.0'          | 36.6'            | 22.8'          | Y        |                   |
| BUILDING COVERAGE (%) - SEE TABLE A           | 30.0%          | 18.2 %           | 30.0%          | N        |                   |
| LOT COVERAGE (%) - SEE TABLE B                | 35.0%          | 31.2%            | 43.8%          | Y        |                   |
| MAX BUILDING HEIGHT (FT.)                     | 30 1/2 STORIES | 29.4 1/2 STORIES | 30 1/2 STORIES | N        |                   |

TABLE A - STRUCTURE COVERAGE (SQ. FT.)

|                            | EXISTING | PROPOSED | NOTES              |
|----------------------------|----------|----------|--------------------|
| PRIMARY STRUCTURE          | 1,117.3  | 1,738.3  | Building Footprint |
| COV. PORCH (FRONT - SOUTH) | 0.0      | 40.9     |                    |
| COV. PORCH (REAR - NORTH)  | 0.0      | 66.4     |                    |
| TOTAL                      | 1,117.3  | 1,845.5  |                    |

TABLE B - IMPERVIOUS COVERAGE (SQ. FT.)

|                            | EXISTING | PROPOSED | NOTES        |
|----------------------------|----------|----------|--------------|
| STRUCTURE TOTAL            | 1,117.3  | 1,845.5  | From Table A |
| DECK                       | 199.0    | 0.0      |              |
| CONCRETE STAIR/WALK (WEST) | 167.0    | 58.3     |              |
| DRIVEWAY                   | 233.8    | 460.8    |              |
| WALKWAY & STEPS (FRONT)    | 86.2     | 93.7     |              |
| WDW WELLS & AC PAD         | 19.7     | 39.6     |              |
| PATIO (REAR)               | 94.2     | 244.0    |              |
| TOTAL                      | 1,917.2  | 2,697.2  |              |

ZONING NOTES

NOTE 1 - No change to existing  
NOTE 2 - Pre-existing non-conforming condition

SITE PLAN NOTES:

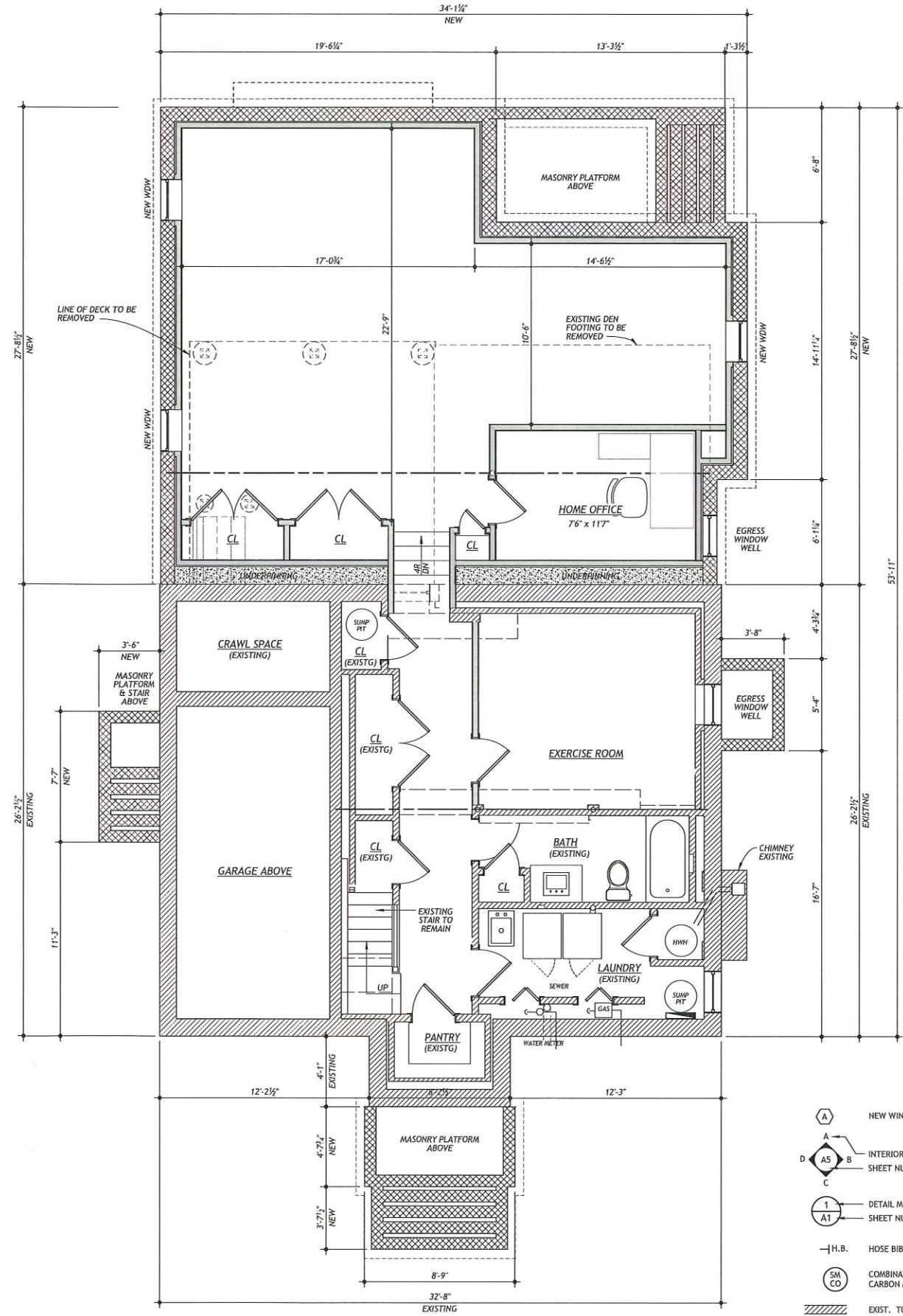
1. ALL INFORMATION ON THIS PLAN TAKEN FROM A SURVEY PREPARED BY RIGG ASSOCIATES, P.A. STEPHEN D. RIGG, PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. GS43263.

RIGG ASSOCIATES, P.A. 1000 MAPLE AVENUE, GLEN ROCK, NJ 07452, TEL 201-445-0053, FAX 201-445-6525 SURVEY DATED 12/31/14.

2. THE SURVEY BY RIGG ASSOCIATES, PA IS CERTIFIED TO STEVEN HAGLER AND RONIT S. HAGLER, MERIDIAN RESIDENTIAL CAPITAL LLC d/b/a MERIDIAN MORTGAGE, LAND TRACK TITLE AGENCY, LLC, FIRST AMERICAN TITLE INSURANCE AND TITLED: SURVEY OF PROPERTY AT 56 HARRIET AVENUE, BOROUGH OF BERGENFIELD NJ, COUNTY OF BERGEN

3. ALL SITE FEATURES ON THIS PLAN ARE EXISTING TO REMAIN UNLESS NOTED AS "PROPOSED," "NEW," OR "REMOVAL"

4. ALL ZONING REQUIREMENTS PROVIDED BY ZONING SCHEDULE: ZONE R-6.



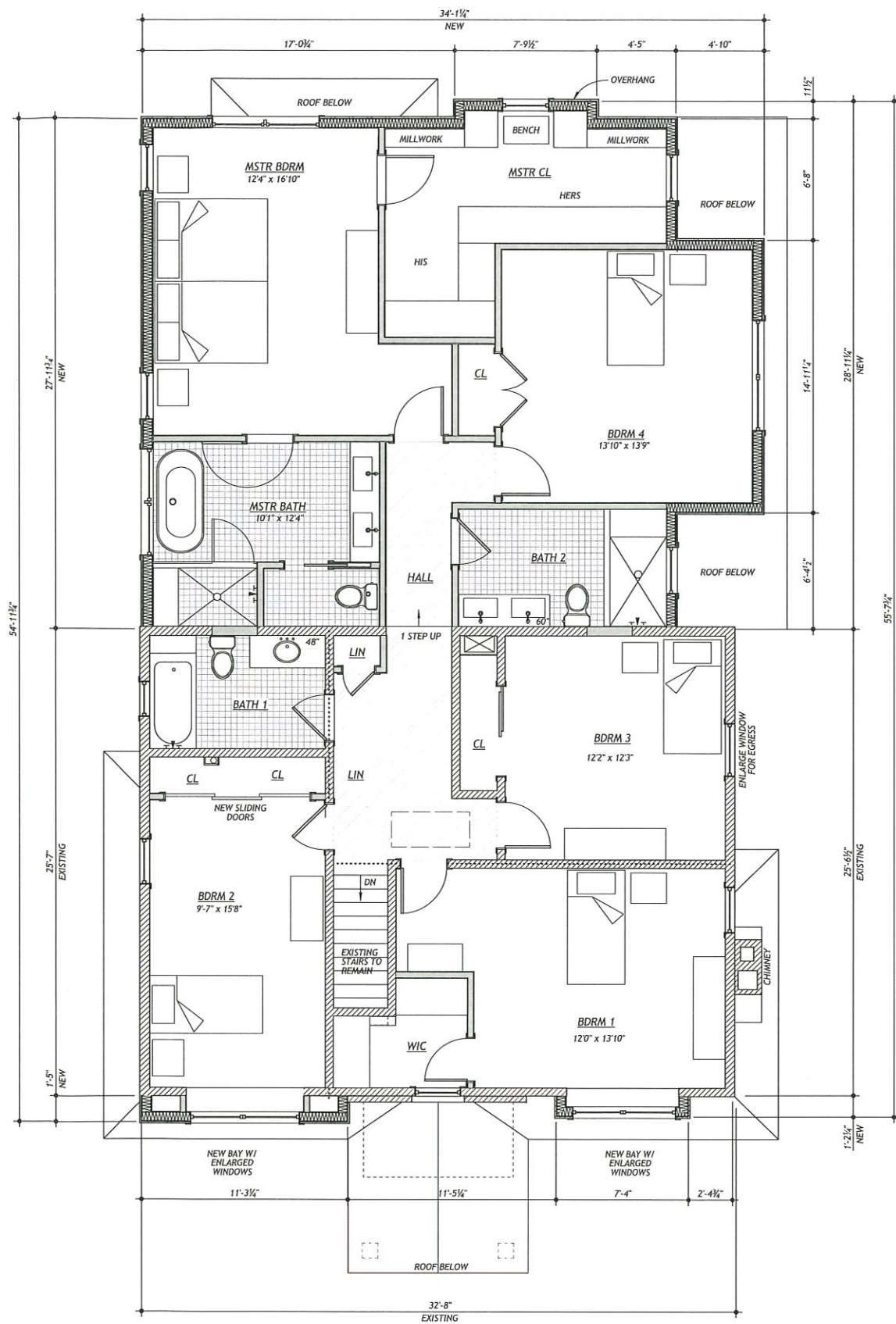
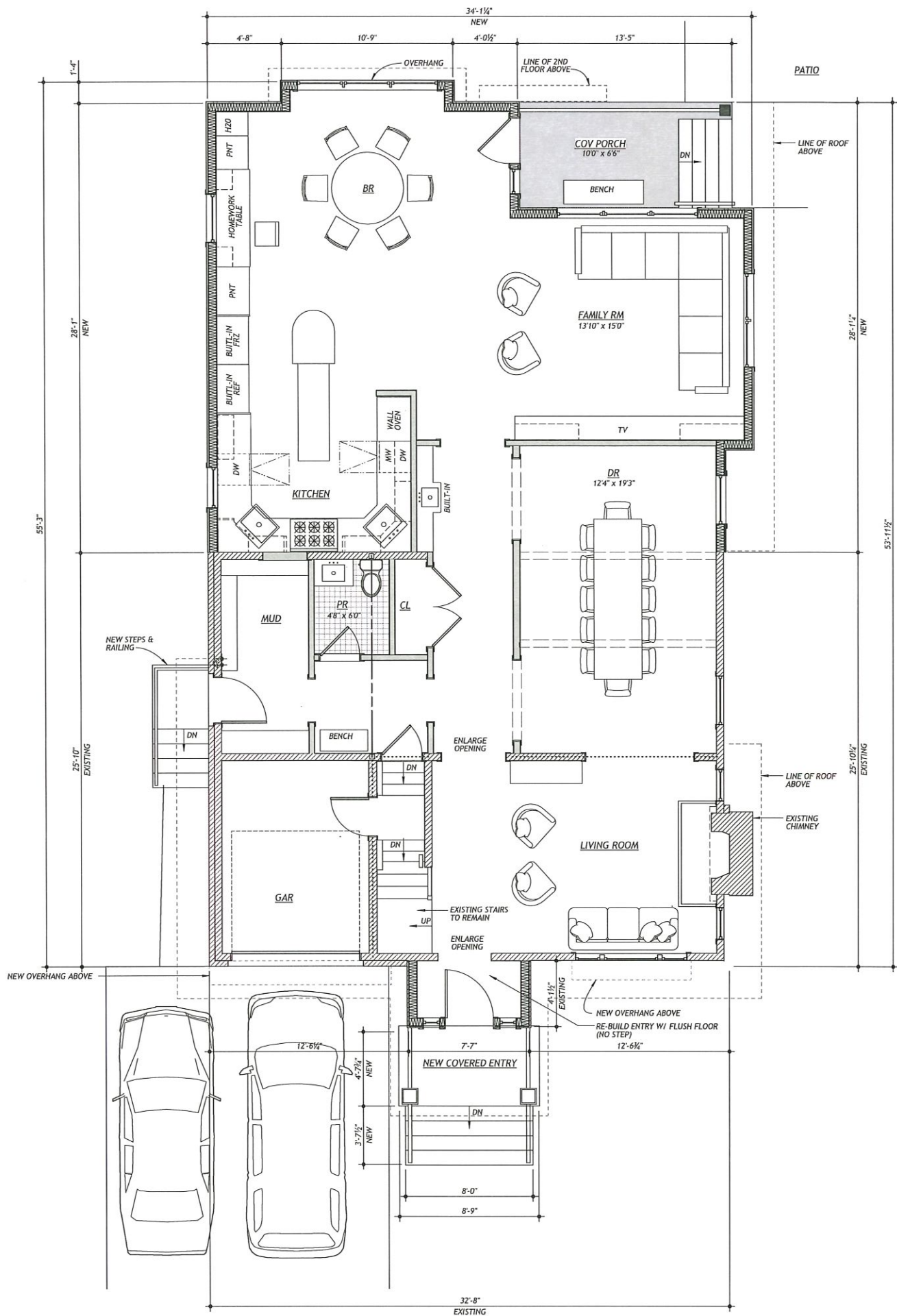
3 BASEMENT - PROPOSED  
1/4" = 1'-0"

- NEW WINDOW / DOOR TAG
- INTERIOR ELEVATION MARKER
- SHEET NUMBER
- DETAIL MARKER
- SHEET NUMBER
- H.B. HOSE BIB
- COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
- EXIST. TO REMAIN
- NEW INTERIOR PARTITION
- NEW EXTERIOR PARTITION
- TO BE DEMOLISHED
- NEW FOUNDATION
- BEARING WALL

ISSUED FOR ZONING APPROVAL  
NOT FOR CONSTRUCTION







- (A) NEW WINDOW / DOOR TAG
- (A5) INTERIOR ELEVATION MARKER
- (1) DETAIL MARKER
- (A1) SHEET NUMBER
- H.B. HOSE BIB
- (SM CO) COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
- EXIST. TO REMAIN
- NEW INTERIOR PARTITION
- NEW EXTERIOR PARTITION
- TO BE DEMOLISHED
- NEW FOUNDATION
- BEARING WALL

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

NO. REVISION

SCALE & SIGNATURE

SUSAN R. BERMAN  
NJ License No. 19772

PROJECT TITLE

PROPOSED ALTERATIONS  
ADDITIONS FOR

**HAGLE RESIDENCE**

56 HARRIET AVE  
BERGENFIELD, NJ

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DRAWING TITLE

FIRST FLOOR PLAN  
SECOND FLOOR PLAN

PROJECTED DATE: 10/2024

DRAWING CHECKED BY: SB

SCALE: 1/4" = 1'-0"

ISSUED FOR ZONING APPROVAL  
NOT FOR CONSTRUCTION





CIVIL ENGINEER:

STRUCTURAL ENGINEER:

NO. REVISION

SEAL & SIGNATURE

SUSAN R. BERMAN  
NJ License No. 19772

PROJECT TITLE

PROPOSED ALTERATIONS  
ADDITIONS FOR

**HAGLE  
RESIDENCE**

56 HARRIET AVE  
BERGENFIELD, NJ

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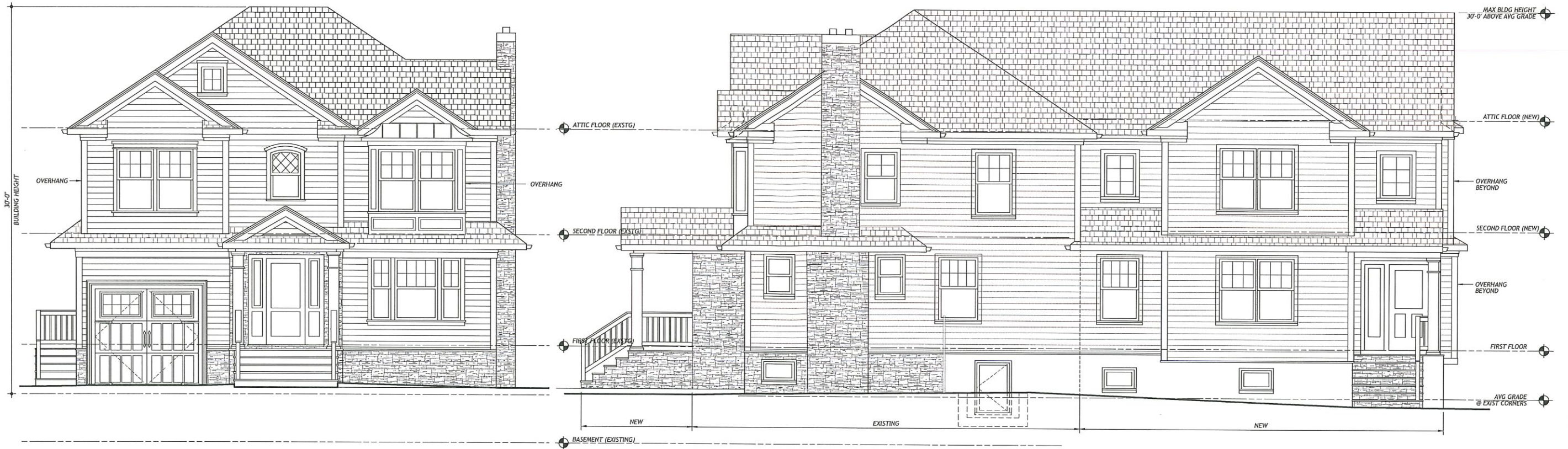
DRAWING TITLE

PRELIMINARY BASEMENT  
SECOND FLOOR PLAN

PROJECT ID

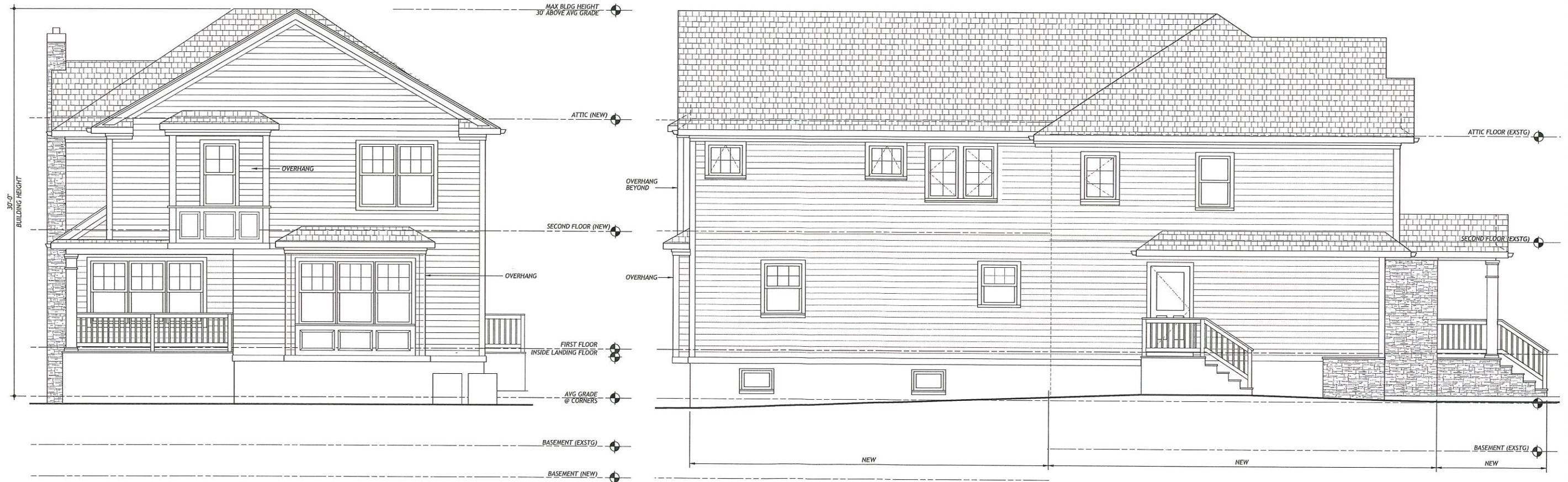
DRAWN / CHECKED  
SB

SCALE



1 ELEVATION - FRONT (SOUTH)  
Z-03 1/4" = 1'-0"

2 ELEVATION - SIDE (EAST)  
Z-03 1/4" = 1'-0"



3 ELEVATION - REAR (NORTH)  
Z-03 1/4" = 1'-0"

4 ELEVATION - SIDE (WEST)  
Z-03 1/4" = 1'-0"

ISSUED FOR ZONING APPROVAL  
NOT FOR CONSTRUCTION





BOROUGH OF BERGENFIELD

BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions includes 1-3

Application includes 1-11

RECEIVED BY \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY ADDRESS 66 MAIDEN LANE

BLOCK 335 LOT 1

DATE APPLICATION RECEIVED \_\_\_\_\_

ESCROW FEES \$ 3,000 Collected by \_\_\_\_\_

Date 1/15/21

APPLICATION FEES \$ 50 Collected by \_\_\_\_\_

Date 1/15/21

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 ORI SCHWARTZ / ALEYET GRAJOWER  
ADDRESS 66 MAIDEN LN  
OWNER'S NAME Ori Schwartz / Aleyet Grajower  
OWNER'S ADDRESS 1475 Palisade Ave PHONE # 847-722-0383  
Teaneck, NJ 07666  
FED I.D.# or S S \_\_\_\_\_

Applicant will be represented at public hearing by M. NADDO

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: 66 MAIDEN LANE

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

ZONING DISTRICT D-5

VARIANCES REQUIRED: LOT AREA \_\_\_\_\_ LOT FRONTAGE \_\_\_\_\_  
LOT COVERAGE \_\_\_\_\_ FRONT YARD \_\_\_\_\_ REAR YARD \_\_\_\_\_ SIDE YARD ☒ (FREDERICK P)  
TOTAL SIDE YARD \_\_\_\_\_ OTHER (specify) \_\_\_\_\_

THE REASON FOR DESIRED VARIANCE/APPEAL  
SECOND FLOOR ADDITION GOES STRAIGHT UP  
AND MAINTAINS SAME SETBACK ON  
2ND FLOOR AS THE 1ST FLOOR ON  
FREDERICK (6.3') AND ALL OTHER LOCATIONS



## DESCRIPTION OF PROPERTY

1. SIZE OF LOT 33 1/4 x 100 2. SQUARE FEET IN LOT 5071  
 3. SIZE OF PRESENT BUILDINGS 30 x 40 4. STORIES 1.5  
 5. TOTAL AREA 5071 SQ. FT. 6. NUMBER OF ROOMS 6  
 7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 48 %  
 8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY SINGLE FAMILY  
 9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES \_\_\_\_\_  
 NO ☒ (If yes, provide a copy of same)  
 10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY RESIDENTIAL  
 11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE  
 PREMISES? YES \_\_\_\_\_ NO ☒ IF SO, DATE FILED \_\_\_\_\_  
 DISPOSITION \_\_\_\_\_  
 12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING  
 ORDINANCE? YES \_\_\_\_\_ NO ☒ (IF SO, EXPLAIN) \_\_\_\_\_  
 13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE?  
 YES \_\_\_\_\_ NO ☒  
 14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD?  
 YES \_\_\_\_\_ NO ☒  
 15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER  
 MUNICIPALITY? YES \_\_\_\_\_ NO ☒



## DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES \_\_\_\_\_ NO X
17. SIZE OF NEW ADDITION 30 x 40 SQ. FT.  
       AREA 2.5 HEIGHT \_\_\_\_\_
18. SIZE OF NEW BUILDINGS \_\_\_\_\_ x \_\_\_\_\_ SQ. FT.  
       AREA \_\_\_\_\_ HEIGHT \_\_\_\_\_
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS  
29 %
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR 1

-----  
 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.)  
 -----

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:

Ori Schwartz / Meyer  
Schwartz / Grajewer  
Name of Applicant

Ori Schwartz being duly sworn deposes  
and says; that he reside at number 1475 Palisade Ave Apt 311  
in the Borough of <sup>Township</sup> Teaneck, in the County of Bergen  
in the State of New Jersey, 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 66 Maiden Lane  
designated as Block 335 and Lot 1 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- 5th

Day of February 19 2021

Diane P Bednarz  
Notary Public

[Signature]  
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.



## AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,  
COUNTY OF BERGEN

SS:

Orin Schwartz of full age, duly sworn  
according to the law, deposes and says that he resides at  
1475 Palisade Ave, Apt 311 in the <sup>Township</sup> Borough of Teaneck  
in the County of Bergen 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 66 Mardea Lane and that he  
hereby authorizes Mark D. Madaro, Esq. to make the  
within application in his behalf and that the statements in  
the said application are true.

SWORN TO BEFORE ME THIS

19th

DAY OF

January

2021

Owner

Notary Public

ESTHER GOLDSTEIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No: 02GO6912585  
Qualified in New York County  
My Commission Expires January 4, 2023

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: 1/18/21

Block: 335 Lot: 1 Address: 66 Maiden Lane

Owners Name: Orin Schwartz + Ayelet Grajower

Owner's Address: 66 Maiden Lane, Bergenfield

Phone Number: \_\_\_\_\_ Cell Number: 847-722-0383

Application for: \_\_\_\_\_ Board of Adjustment ☒ Planning Board

\_\_\_\_\_ Building Department Permit

Description of Work to be Performed:

Second floor addition

*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: 12/7/2020  
(Printout Attached)

Tax Collector / Deputy Tax Collector Certification:

Juan Ortiz

1/19/2021

Date:

Certification Number: T-8454

BLQ: 335. 1. Tax Year: 2020 to 2021  
Owner Name: SUNDER, ERIC M & TANVEER E Property Location: 66 MAIDEN LANE

| Tax Year: 2020   |  | Qtr 1    | Qtr 2    | Qtr 3    | Qtr 4    | Total     |
|------------------|--|----------|----------|----------|----------|-----------|
| Original Billed: |  | 2,540.29 | 2,540.28 | 2,583.89 | 2,615.04 | 10,279.50 |
| Payments:        |  | 2,540.29 | 2,540.28 | 2,583.89 | 2,615.04 | 10,279.50 |
| Balance:         |  | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      |

| Date     | Qtr | Type                | Code | Check No | Mthd | Reference | Batch Id | Principal             | Interest | 2020 Prin Balance     |
|----------|-----|---------------------|------|----------|------|-----------|----------|-----------------------|----------|-----------------------|
|          |     | Description         |      |          |      |           |          |                       |          |                       |
|          |     | Original Billed     |      |          |      |           |          |                       |          |                       |
| 01/28/20 | 1   | Payment             | 01   |          | CK   | 17135     | 181 JCO1 | 10,279.50<br>2,540.29 | 0.00     | 10,279.50<br>7,739.21 |
|          |     | LERETA TAX PMT FILE |      |          |      |           |          |                       |          |                       |
| 05/04/20 | 2   | Payment             | 01   |          | CK   | 17466     | 187 JCO1 | 2,540.28              | 0.00     | 5,198.93              |
|          |     | LERETA TAX FILE PMT |      |          |      |           |          |                       |          |                       |
| 07/30/20 | 3   | Payment             | 01   |          | CK   | 17785     | 178 JCO1 | 2,583.89              | 0.00     | 2,615.04              |
|          |     | LERETA TAX PMT FILE |      |          |      |           |          |                       |          |                       |
| 10/22/20 | 4   | Payment             | 01   |          | CK   | 18100     | 202 JCO1 | 2,615.04              | 0.00     | 0.00                  |
|          |     | LERETA TAX PAYMENT  |      |          |      |           |          |                       |          |                       |

| Tax Year: 2021   |  | Qtr 1    | Qtr 2    | Qtr 3 | Qtr 4 | Total    |
|------------------|--|----------|----------|-------|-------|----------|
| Original Billed: |  | 2,569.88 | 2,569.87 | 0.00  | 0.00  | 5,139.75 |
| Payments:        |  | 2,569.88 | 0.00     | 0.00  | 0.00  | 2,569.88 |
| Balance:         |  | 0.00     | 2,569.87 | 0.00  | 0.00  | 2,569.87 |

| Date     | Qtr | Type                | Code | Check No | Mthd | Reference | Batch Id | Principal            | Interest | 2021 Prin Balance    |
|----------|-----|---------------------|------|----------|------|-----------|----------|----------------------|----------|----------------------|
|          |     | Description         |      |          |      |           |          |                      |          |                      |
|          |     | Original Billed     |      |          |      |           |          |                      |          |                      |
| 12/07/20 | 1   | Payment             | 01   | 21331    | CK   | 18322     | 4 JCO1   | 5,139.75<br>2,569.88 | 0.00     | 5,139.75<br>2,569.87 |
|          |     | MADISON TITLE ANGCY |      |          |      |           |          |                      |          |                      |

Total Principal Balance for Tax Years in Range: 2,569.87



**BOROUGH OF BERGENFIELD**

198 NORTH WASHINGTON AVENUE  
BERGENFIELD, NEW JERSEY 07621

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

February 3, 2021

Schwartz & Grajower  
66 Maiden Lane  
Bergenfield, NJ 07621

RE: Addition over existing 1<sup>st</sup> floor

Dear Mr./Mrs. Schwartz & Grajower

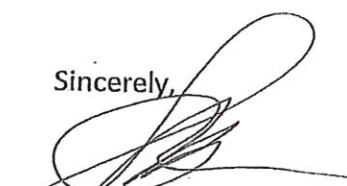
Your application to add a level over existing first floor has been denied for the following reason:

1. Corner lots in R-5 zone requires 15 feet set back on side Street.  
Proposed is 6.3 feet.
2. Expansion of a pre-existing non-conforming structure.

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.

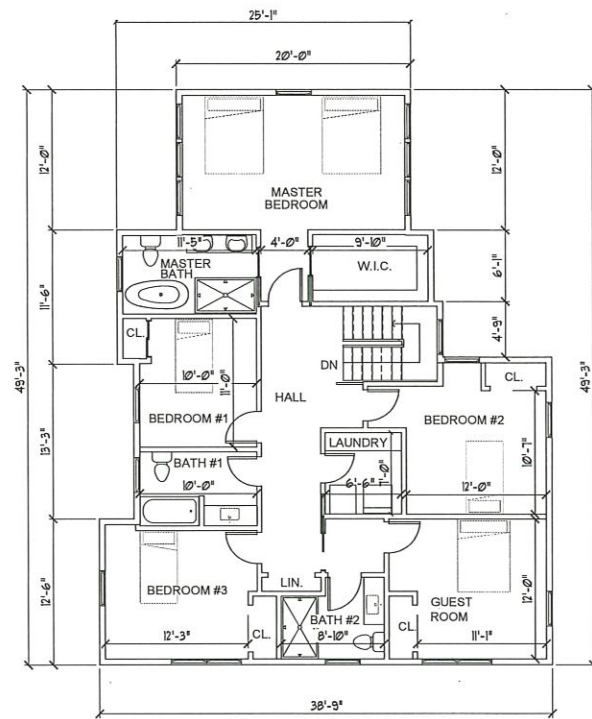
If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,

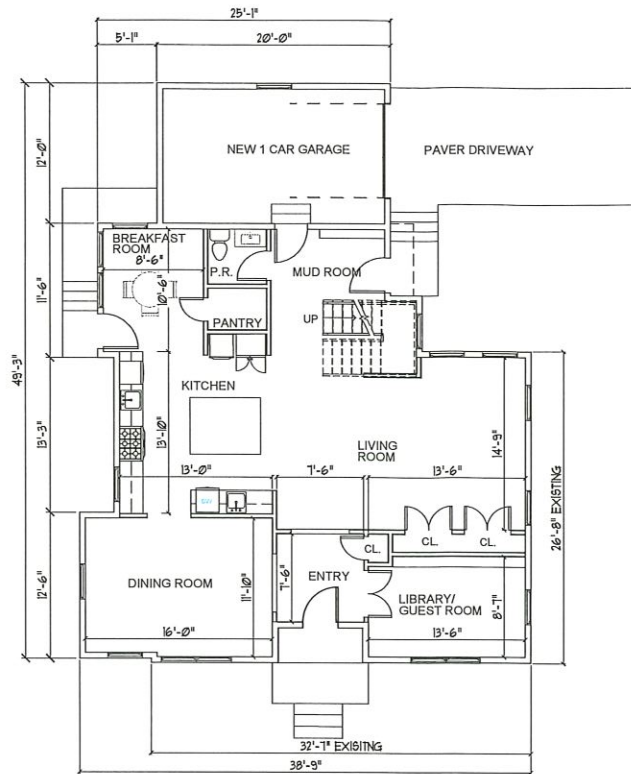


Michael Ravenda  
Zoning Officer





② SECOND FLOOR  
1/8" = 1'-0"



① FIRST FLOOR  
1/8" = 1'-0"



④ EAST ELEVATION  
1/8" = 1'-0"



③ SOUTH ELEVATION  
1/8" = 1'-0"



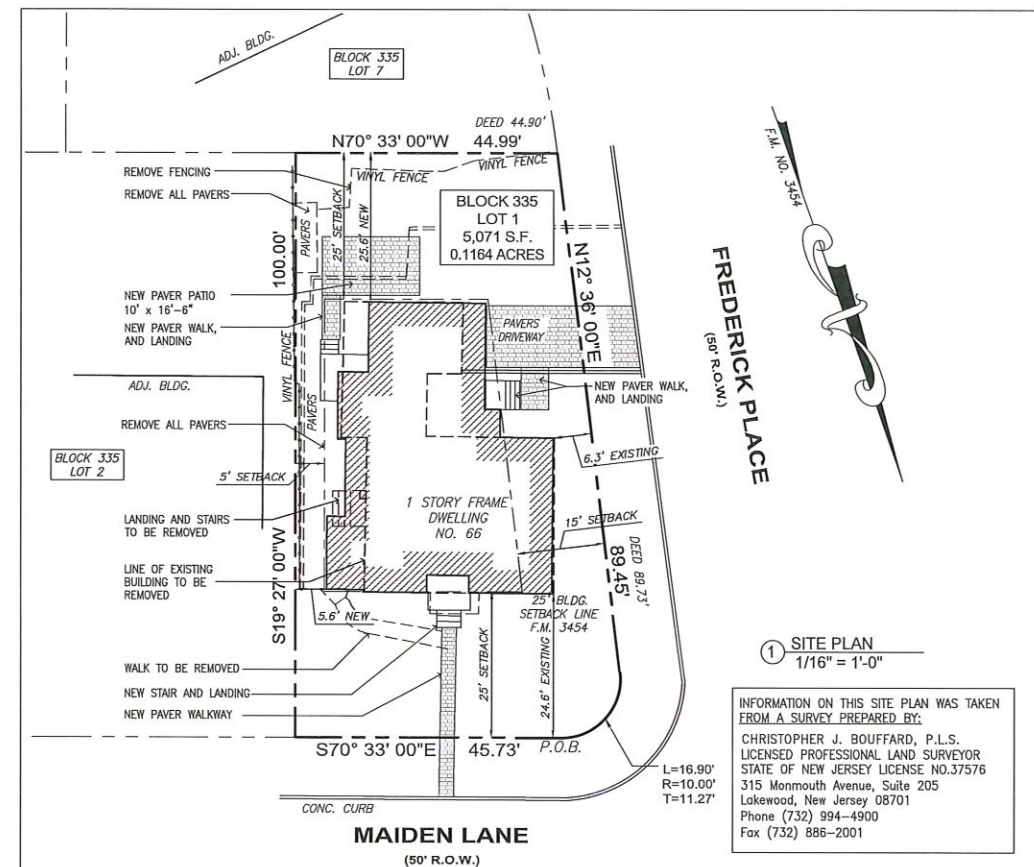
② WEST ELEVATION  
1/8" = 1'-0"



① NORTH (FRONT) ELEVATION  
1/8" = 1'-0"



ARCHITECTURAL RENDERING  
NOT TO SCALE



① SITE PLAN  
1/16" = 1'-0"

INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY:  
CHRISTOPHER J. BOUFFARD, P.L.S.  
LICENSED PROFESSIONAL LAND SURVEYOR  
STATE OF NEW JERSEY LICENSE NO. 37576  
315 Monmouth Avenue, Suite 205  
Lakewood, New Jersey 08701  
Phone (732) 994-4900  
Fax (732) 886-2001



16 HIGHWOOD AVENUE, ENGLEWOOD  
PH: 201.816.1818 FX: 201

VISIT US AT WWW.AXIS-

PROJECT

ADDITION AND ALTERATION  
ORI SCHWARTZ AND GRACE  
66 MAIDEN LANE  
BERGENFIELD, NJ

CLIENT

ORI SCHWARTZ  
ALEYET GRAJC  
66 MAIDEN LANE  
BERGENFIELD, NJ

CONSULTANT

DATE 12/29/20 SCALE AS NOTED

DRAWN BY P.F.G. CHECKED BY P.F.G.

DWG TITLE

PROPOSED FLOOR PLANS  
ELEVATIONS & RENDERING  
SITE PLAN & ZONING SC

| DATE     | ISSUE | DESCRIPTION                 |
|----------|-------|-----------------------------|
| 12/29/20 | 1     | ISSUED FOR ZONING SUBMITTAL |

- STEVEN B. LAZARUS, A.I.A.  
NJ AI-16807 CT 0999 PA RA 0401  
NY 02123 MD 10946 VA 0401  
NC 9107 MA 10098
- KENNETH T. SCHIERA, PP  
NJ AI-09225 CT ARI 10910 PA RA 0401  
NY 018825 NJ Planner 3342
- PIERO F. GABUCCI, A.I.A.  
NJ AI-15289 NY 025119 PA RA 0401

SEAL & SIGNATURE

PROJECT #

20-09

DWG NO