

BLOCK 2001

ROSE AVENUE
55' WIDE

MH
EL. 183.2



TC188.0X
BC187.8

MH
EL. 186.7

WOODCLIFF AVENUE
(WIDTH VARIES)

LOT 13

LOT 14

S 86°00'00" E 170.00'

S 70°04'00" E 8.75'

PROP. LOT 12.01
AREA =
17,986+/-S.F.

LOT 12
AREA =
33,016+/-S.F.

PROP. LOT 12.02
AREA =
15,030+/-S.F.

LOT 11

R-22.5 DISTRICT						
	Required	Exist. Lot 12	Prop. Lot 12.01	Variance Required	Prop. Lot 12.02	Variance Required
Lot Area	22,500 sf	33,016 sf	17,986 sf	Yes	15,030 sf	Yes
Lot Frontage	150 ft	213.69 ft	97.50 ft	Yes	116.19 ft	Yes
Lot Depth	125 ft	145.67 ft	161.85 ft	No	130.13 ft	No
Setbacks						
Front Yard(Rose)	35 ft	16.4 ft	35.0 ft	No	16.4 ft	No*
Front Yard(Wood)	35 ft	20.8 ft	NA	No	20.8 ft	No*
Side Yard	20 ft	151.5 ft	30.0 ft/30.0 ft	No	49.0 ft	No
Side Yard Both	60 ft	NA	60.0 ft	No	NA	No
Rear Yard	40 ft	66.1 ft	40.0 ft	No	66.1 ft	No
Bldg. Height	2 1/2 sty/30 ft	2 sty/24.1 ft	2 sty/30 ft	No	2 sty/24.1 ft	No
Bldg. Coverage	15%	2108 sf/6.4%	< 15%	No	2108 sf/14.0%	No
Surface Coverage	30%	3753 sf/11.4%	< 30%	No	3753 sf/25.0%	No

*Existing NonConformance

LOT COVERAGE CALCULATIONS

EXISTING DWELLING	1469 sf
MASONRY STORAGE	639
TOTAL	2108 sf = 6.4%
AC WALKS	6
DECK/STEPS	434
DRIVEWAY	561
TOTAL	644
	3753 sf = 11.4%

NOTES:

1. Applicant: Donna Abene
2. Property address: 124 Woodcliff Avenue, Woodcliff Lake NJ.
3. Property known as Block 2001, Lot 12 in accordance with the Tax Assessment Map of the Borough of Woodcliff Lake.
4. Property is located in the R-22.5 Residential zone.
5. Elevations based on NAVD 1988 datum.
6. Existing spot elevations indicated with an X. Proposed spot elevations in [].
7. Underground utility locations to be verified in the field prior to commencement of construction.
8. The applicant shall be responsible for the replacement of any curbing or pavement damaged or destroyed as a result of construction activities on this site.
9. Survey and topography performed April 2, 2021 by Lantelme, Kurens & Associates, PC.
10. The applicant shall submit plans to the Shade Tree Commission with respect to tree removal. Copies of all correspondences with the Commission shall be provided to the Woodcliff Lake Construction Department.
11. If approved, subdivision to be perfected by deed.

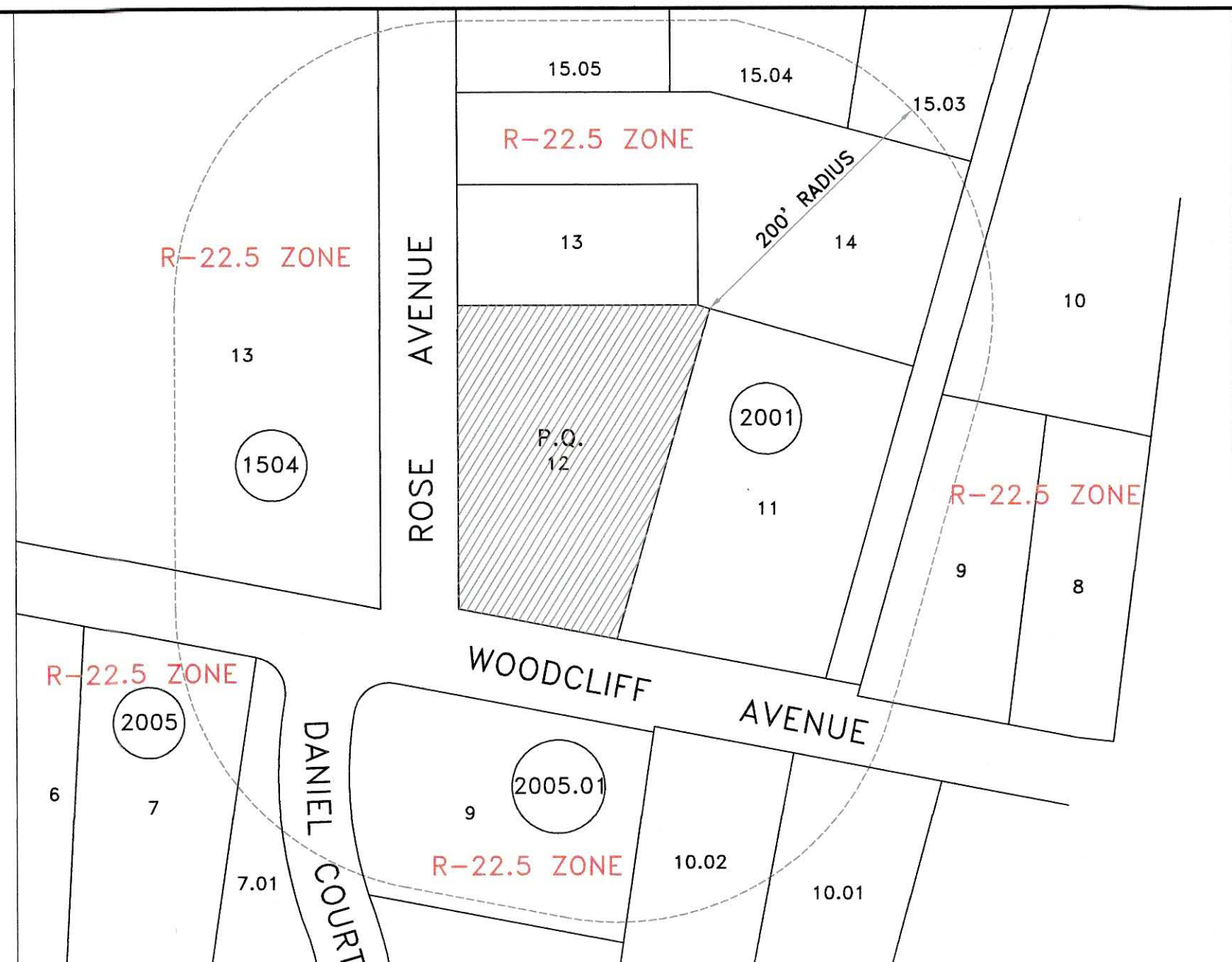
Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors
101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642 (201) 666-2450

SCALE: 1"=20'
DATE: APRIL 29, 2021
PARTY: DC/JN
PREPARED BY: CJL
DRAWN BY: SPM
LOT No. 12
Block No. 2001
FILE No. SDI24WOOD

MINOR SITE PLAN FOR DONNA ABENE
Lot 12 Block 2001 124 Woodcliff Avenue,
Borough of Woodcliff Lake, Bergen County, N.J.
PROPERTY SITUATED IN THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY.
MAP SOURCE: TAX ASSESSMENT MAP OF THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY.

CERTIFIED TO:

Christopher Lantelme
P.E. & L.S. 39580



OWNERS WITHIN 200 FEET

Borough of Woodcliff Lake	LOT	OWNER	LOCATION
1504	13	Board of Education	Woodcliff Avenue, Woodcliff Lake, NJ 07677
2001	9	Grishpon, Dmitri & Kotovich	112 Woodcliff Avenue, Woodcliff Lake, NJ 07677
2001	10	Van Bieri, Joyce	22 Dennis Court, Woodcliff Lake, NJ 07677
2001	11	Kaplan, Hord & Sandra	120 Woodcliff Avenue, Woodcliff Lake, NJ 07677
2001	12	Abene, Joseph & Donna	124 Woodcliff Avenue, Woodcliff Lake, NJ 07677
2001	13	Van Bieri, Eugene	12 Rose Avenue, Woodcliff Lake, NJ 07677
2001	14	Burrows, Evan & Elyse	18 Rose Avenue, Woodcliff Lake, NJ 07677
2001	15.01	Blandino, Solange	9 Dennis Court, Woodcliff Lake, NJ 07677
2001	15.03	Teitel, Diana	16 Dennis Court, Woodcliff Lake, NJ 07677
2001	15.04	Lazarus, Cheryl & Andrew	10 Dennis Court, Woodcliff Lake, NJ 07677
2001	15.05	Greenfield, Scott & Kotler, Dara	4 Dennis Court, Woodcliff Lake, NJ 07677
2005	7	Krazit, James & Madeline	16 Daniel Court, Woodcliff Lake, NJ 07677
2005	7.01	Chaiken, Carl & Susan	20 Daniel Court, Woodcliff Lake, NJ 07677
2005.01	9	Fedison, Stanley & Jean	125 Woodcliff Avenue, Woodcliff Lake, NJ 07677
2005.01	9.01	Truszkowski, Robert & Elizabeth	17 Daniel Court, Woodcliff Lake, NJ 07677
2005.01	9.02	Wahdat(Etal) Jennifer	23 Daniel Court, Woodcliff Lake, NJ 07677
2005.01	9.03	Minaya, Emanuel & Adriana	29 Daniel Court, Woodcliff Lake, NJ 07677
2005.01	9.04	Scharf, Jonathan	31 Daniel Court, Woodcliff Lake, NJ 07677
2005.01	10.01	Ozglider, Mehmet & Sevtap	115 Woodcliff Avenue, Woodcliff Lake, NJ 07677
2005.01	10.02	Daily, John	117 Woodcliff Avenue, Woodcliff Lake, NJ 07677

UTILITY COMPANIES WITHIN WOODCLIFF LAKE TO BE NOTIFIED

Optimum, General Manager, 40 Polash Road, Oakland, NJ 07436
Suez, 69 De Vos Place, Hackensack, NJ 07601
Public Service Electric & Gas, Corporate Secretary, 80 Park Place, Newark, NJ 07101
Bergen County Dept. of Planning & Economic Development, Joseph A. Femia, P.E. Director & County Engineer, One Bergen Plaza, 4th Floor, Hackensack, NJ 07601-7000
Bergen County Utilities Authority, PO Box 9, Little Ferry, NJ 07643
Verizon, 1 Verizon Way, Basking Ridge, NJ 07926
Park Ridge Water Utility, Corporate Secretary, 53 Park Avenue, Park Ridge, NJ 07656