

ZONING BOARD OF ADJUSTMENT APPLICATION FORM
WOODCLIFF LAKE, NEW JERSEY

Filed 3/4/2020

Hearing _____

NOTICE: This application must be filed within 30 days of the order from which the appeal is taken, accompanied by the required data together with two checks.

APPLICATION FOR A VARIANCE FROM THE TERMS OF THE ZONING
ORDINANCE OF THE BOROUGH OF WOODCLIFF LAKE, NEW JERSEY

To the Zoning Board of Adjustment of the Borough of Woodcliff Lake:

An appeal is hereby made for a variance from the terms of Articles and Sections:

Art. IV Sec. 380-14A (6)(c)

of the Zoning Ordinance so as to permit the following:

addition to exist. single family resid.

requiring the following variances:

rear yard setback variance

This appeal is based on the decision rendered/order issued by the Construction Code Official dated 2/14/2020 and reading as stated above.

NOTE: The law requires that the conditions set forth in the following three Sections 1, 2 and 3, MUST be established before a variance CAN be granted. Answers to these sections must be complete and full. Please attach these answers to a copy of the Construction Official's denial letter and Survey, and provide 16 copies:

1. That the strict application of the provisions of the Zoning Ordinance would result in practice difficulties or unnecessary hardships inconsistent with its general purpose and intent. (Explain in detail wherein your case conforms to this requirement.)
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. (State fully wherein your case conforms to these requirements.)

NOTE: The Board of Adjustment is required to make a written finding of facts from the showing applicant makes that the three above enumerated conditions exist and, in addition thereto, must find that the granting of such variance will not be contrary to the objectives of the Zone Plan.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as 75 Old Farms Rd. Woodcliff Lake, NJ.
Applicant: Craig Kaufman Address: 75 Old Farms Road.
Owner: Craig Kaufman Address: 75 Old Farms Road.
Lessee: — Address: —
Zone: R-8.15, R-15, R-22.5, R-30, B-1, B-2, B-3, EAO, SO, Other —
Last Occupancy: exist. occupied single family resid.
Lot Size: 32,424 sf.
Building Size (Feet): Front 92'-4" Depth 54'-0"
Percentage of Lot Occupied by Building: 10.5%
Height of Building: Stories 27.0 / 2 Feet 27.0 ft.
Setback from Front Property Line: Feet 50.9 / 52.4 / 53 / 65.1
Setback from Side (if Corner Lot): 103.7
Has there been any previous appeal involving these premises? NO
If so, state character of appeal and date of disposition: —

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION,
I SUBMIT THE FOLLOWING:

- (A) Completed Application**
- (B) Twenty (20) copies** of denial letter from the Zoning Official.
- (C) Twenty (20) copies** of a Certified Survey of the property. If a present building exists, the survey shall clearly indicate such building thereon with all front, side and rear yard dimensions, together with prevailing setback dimensions.
- (D) Twenty (20) copies** of a Plot Plan (if a new building), or Architectural Plans, clearly indicating such building thereon with all front, side and rear yard dimensions, together with prevailing setback dimensions. All plans to be folded, not rolled.
- (E) ONE (1) copy** of list of property owners served indicating method (Personal, Certified Mail) and date of service.
- (F) Original, notarized Affidavit of Service with the following attached:** original white certified mail slips stamped by the post office if served by certified mail, copy of Notice served, copy of Property Owners List:

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY

COUNTY OF BERGEN

Craig Kautman of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements and the statements contained in the papers submitted herewith are true.

[Signature]
(Applicant's Signature (s))

Sworn to and subscribed before me this Feb day of 6 2020
John Inerra
Notary Public of New Jersey
Commission Expires May 7, 2024

[Signature]
Notary Public

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

COUNTY OF BERGEN

Craig Kautman of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at 75 Old Farms Rd in the County of Bergen and State of New Jersey, that Craig Kautman is the owner in fee of lot, piece of parcel of land situated, lying and being in the municipality aforesaid and known and designated as **Block** _____ **Lot** _____.

[Signature]
Owner's Signature(s)

Sworn to and subscribed before me this Feb day of 6 2020
John Inerra
Notary Public of New Jersey
Commission Expires May 7, 2024

[Signature]
Notary Public

AUTHORIZATION

(If anyone, other than above Owner, is making this application, the following authorization must be executed.)

To the Board of Adjustment: _____ is hereby authorized to make the within application.

Dated: _____

(Owner's Signature (s))

BLQ: 1001. 3.
Owner Name: FEDER, DARREN N & FAITH E

Tax Year: 2019 to 2020
Property Location: 72 OLD FARMS ROAD

Tax Year: 2019	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	5,884.21	5,884.21	6,159.43	6,101.92	24,029.77
Payments:	5,884.21	5,884.21	6,159.43	6,101.92	24,029.77
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2019 Prin Balance
								24,029.77		24,029.77
								Original Billed		
02/04/19	1	Payment	001		CK	6858	44 L-FREZZA	5,884.21	0.00	18,145.56
04/22/19	2	Payment	001		CK	7048	82 L-FREZZA	5,884.21	0.00	12,261.35
07/18/19	3	Payment	001		CK	7253	116 L-FREZZA	6,159.43	0.00	6,101.92
10/25/19	4	Payment	001		CK	7469	58 L-FREZZA	6,101.92	0.00	0.00

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	6,007.45	6,007.44	0.00	0.00	12,014.89
Payments:	6,007.45	0.00	0.00	0.00	6,007.45
Balance:	0.00	6,007.44	0.00	0.00	6,007.44

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
								12,014.89		12,014.89
								Original Billed		
01/17/20	1	Payment	001		CK	7640	54 L-FREZZA	6,007.45	0.00	6,007.44

Total Principal Balance for Tax Years in Range: 6,007.44



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

March 4, 2020

RDS Architects
56 Walthery Avenue
Ridgewood, NJ 07450

Re: 200 Foot Property List
Block – 2005.01 Lot- 13
Borough of Woodcliff Lake

To whom it may concern,

Per your request, the attached list is the current owners of property according to the 2020 Tax Duplicate in the Borough of Woodcliff Lake that are within 200 feet of the above properties.

I have also attached a listing of utilities that require notification from you. Please note that the Municipal Lease Act requires notice of hearings and applications for certain development approval. It is recommended that Public Utilities and Cable Companies owning land or facilities and/or possessing Rights of Way and Easements within the Borough of Woodcliff Lake be notified via certified mail. Please see the attachments for contacts and addresses.

If you have any questions please contact me at the above phone number or on my cell phone, 201-906-2469.

Sincerely,

James Anzevino
Tax Assessor

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

03/04/20 Page 1 of 1

200' LIST BLOCK-1002 LOT-9
75 OLD FARMS ROAD

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1001	1		2	FRIEDMAN, DAVID & CHERYL 84 OLD FARMS RD WOODCLIFF LAKE, NJ 07677	84 OLD FARMS ROAD	
1001	2		2	LEVINE, RICHARD & ARLENE 76 OLD FARMS ROAD WOODCLIFF LAKE, NJ 07677	76 OLD FARMS ROAD	
1001	3		2	FEDER, DARREN N & FAITH E 72 OLD FARMS RD WOODCLIFF LAKE, NJ 07677	72 OLD FARMS ROAD	
1001	4		2	SHOMSTEIN, GREGORY Y & GELFGAT, OLGA 66 OLD FARMS ROAD WOODCLIFF LAKE, NJ 07677	66 OLD FARMS ROAD	
1001	5		2	ROSENBLATT, ROBERT T & DIANE 60 OLD FARM RD WOODCLIFF LAKE, NJ 07677	60 OLD FARMS ROAD	
1002	6		2	CANARIATO, SALVATORE & CAROL 16 SHIELD DR WOODCLIFF LAKE, NJ 07677	16 SHIELD DRIVE	
1002	7		2	MAISANO, MATTHEW & JILLIAN 4 GREENWAY COURT WOODCLIFF LAKE, NJ 07677	4 GREENWAY COURT	
1002	8		2	HINES, DANIEL & LISA 12 GREENWAY CT WOODCLIFF LAKE, NJ 07677	12 GREENWAY COURT	
1002	9		2	KAUFMAN, CRAIG B & ELIZABETH I 75 OLD FARMS ROAD WOODCLIFF LAKE, NJ 07677	75 OLD FARMS ROAD	
1002	10		2	LEFKOWITZ, MARK & LISA 69 OLD FARMS RD WOODCLIFF LAKE, NJ 07677	69 OLD FARMS ROAD	
1002	11		2	YU, ENXI & PAN, NIANCI 63 OLD FARMS ROAD WOODCLIFF LAKE, NJ 07677	63 OLD FARMS ROAD	
1004	1		2	WALDMAN, JAY & JEANNETTE 11 GREENWAY CT WOODCLIFF LAKE, NJ 07675	11 GREENWAY COURT	
1004	2		2	WEISS, JOEL & LISA 3 GREENWAY CT WOODCLIFF LAKE NJ 07677	3 GREENWAY CT	
1004	1		2	WALDMAN, JAY & JEANNETTE 11 GREENWAY CT WOODCLIFF LAKE, NJ 07675	11 GREENWAY COURT	
1004	2		2	WEISS, JOEL & LISA 3 GREENWAY CT WOODCLIFF LAKE NJ 07677	3 GREENWAY CT	

Borough of Woodcliff Lake

188 Pascack Road
Woodcliff Lake, NJ 07677

Tax Assessor
James Anzevino

OWNER & ADDRESS REPORT

Borough of Saddle River 100 E. Allendale Road Saddle River, NJ 07458

LIST OF ALL UTILITY COMPANIES WITHIN WOODCLIFF LAKE TO BE NOTIFIED

<p>OPTIMUM GENERAL MANAGER 40 POTASH ROAD OAKLAND, NEW JERSEY 07436</p>	<p>BERGEN COUNTY UTILITIES AUTHORITY PO BOX 9 LITTLE FERRY, NEW JERSEY 07643</p>
<p>SUEZ 69 DE VOE PLACE HACKENSACK, NEW JERSEY 07601</p>	<p>VERIZON 1 VERIZON WAY BASKING RIDGE, NEW JERSEY 07926</p>
<p>PUBLIC SERVICE ELECTRIC & GAS CORPORATE SECRETARY 80 PARK PLACE NEWARK, NEW JERSEY 07101</p>	<p>PARK RIDGE WATER UTILITY CORPORATE SECRETARY 53 PARK AVENUE PARK RIDGE, NEW JERSEY 07656</p>
<p>BERGEN COUNTY DEPT. OF PLANNING & ECONOMIC DEVELOPMENT JOSEPH A. FEMIA, P.E. DIRECTOR & COUNTY ENGINEER ONE BERGEN PLAZA, 4TH FLOOR HACKENSACK, NEW JERSEY 07601-7000</p>	

ZONING DENIAL
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
WOODCLIFF LAKE

Date: 2/14/2020

2P-20-012
CK# 142
MS 2/19/20

To:
CRAIG KAUFMAN
75 OLD FARMS ROAD
WOODCLIFF LAKE, NJ 07677

Your application:

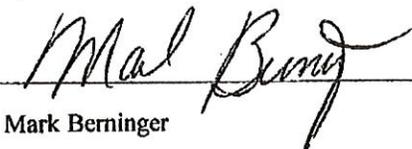
TO CONSTRUCT AN ADDITION TO THE LEFT REAR SIDE OF THE EXISTING HOME.

on the property at 75 OLD FARMS ROAD, WOODCLIFF LAKE, Block: 1002 Lot: 9
has been denied for noncompliance with provisions of Article (s): IV Sections: 380-14A(6)(c) of the Municipal Zoning Ordinance for the following reasons:

APPLICANT SEEKS TO BUILD TWO ADDITIONS TO THE EXISTING HOME. THE PROPOSED ADDITION ON THE LEFT SIDE OF THE HOME WILL BE LOCATED 42.8 FEET FROM THE REAR PROPERTY LINE WHERE 50 FEET IS REQUIRED RESULTING IN THE NEED OF A VARIANCE FOR 7.2 FEET.

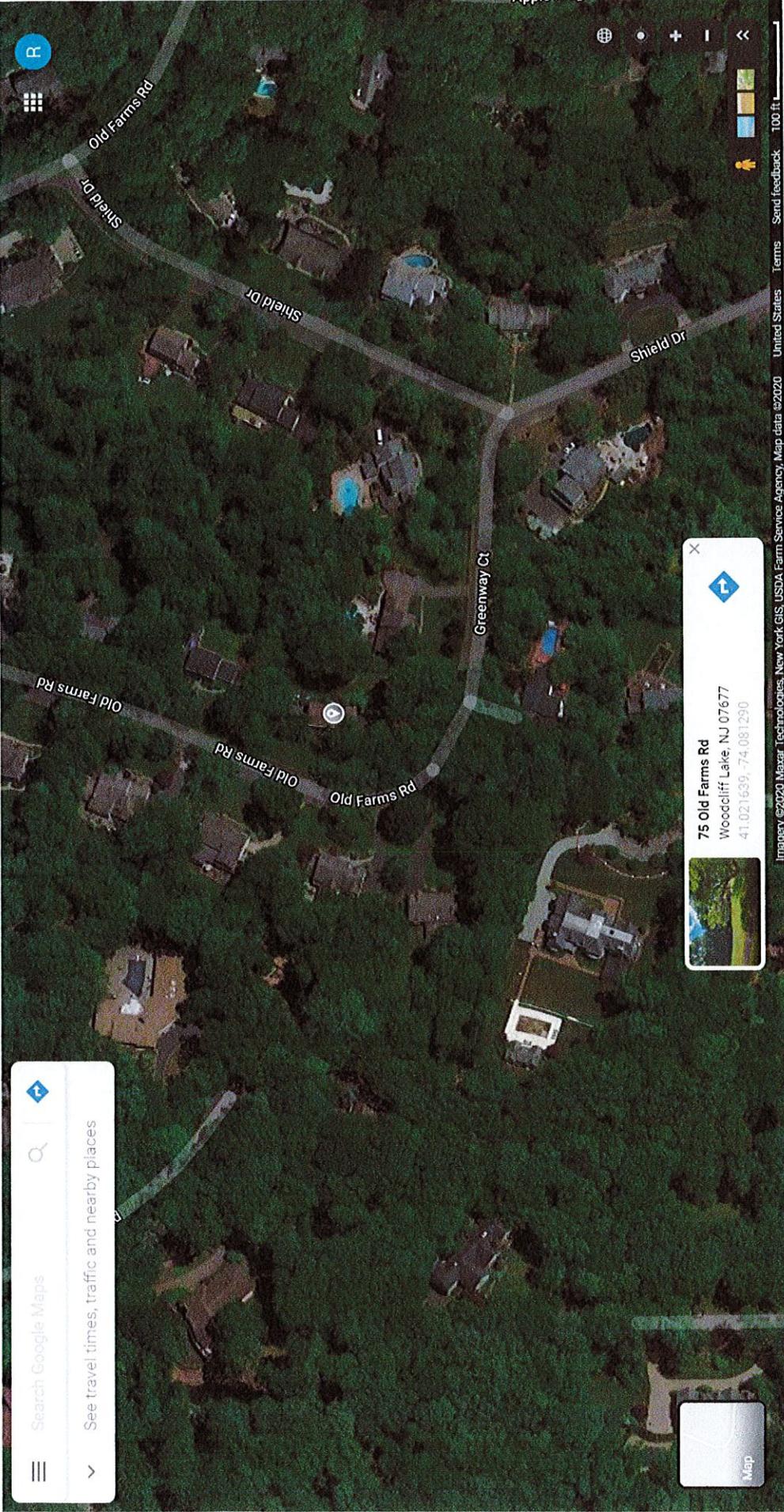
Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms.

Denied by:


Mark Berninger

Zoning Official

CC: Secretary, Board of Adjustment
Mark Berninger, Zoning Official



75 Old Farms Rd
Woodcliff Lake, NJ 07677
41.021639, -74.081290

