

ZONING BOARD OF ADJUSTMENT APPLICATION FORM
WOODCLIFF LAKE, NEW JERSEY

Filed June 29, 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:

380-14B (6)(b)(1)

of the Zoning Ordinance so as to permit the following:

Generator installation on south side of property

requiring the following variances:

2.5 ft variance from the required 20 ft property setback

This appeal is based on the decision rendered/order issued by the Construction Code Official dated 6-11-2020 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 Woodland Rd Woodcliff Lake, NJ.
Applicant: Craig Fensterl Address: 75 Woodland Rd
Owner: Craig Fensterl Address: 75 Woodland Rd
Lessee: N/A Address: N/A
Zone: R-8.15, R-15, (R-22.5) R-30, B-1, B-2, B-3, EAO, SO, Other _____
Last Occupancy: Current occupancy
Lot Size: 48,621 S.F.
Building Size (Feet): Front 47" Depth 26"
Percentage of Lot Occupied by Building: Less than 1%
Height of Building: Stories 0 Feet 2 3/4
Setback from Front Property Line: Feet 17'6"
Setback from Side (if Corner Lot): N/A
Has there been any previous appeal involving these premises? No
If so, state character of appeal and date of disposition: N/A

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

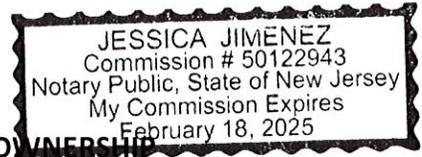
COUNTY OF BERGEN

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

Craig Feustel
(Applicant's Signature (s))

Sworn to and subscribed before me this 26th day of June 2020.

[Signature]
Notary Public



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

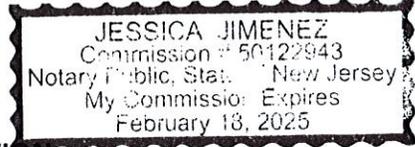
COUNTY OF BERGEN

Craig Feustel of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at 75 Woodland Rd. in the County of Bergen and State of New Jersey, that Craig Feustel 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 1602 Lot 117.

Craig Feustel
Owner's Signature(s)

Sworn to and subscribed before me this 26 day of June 2020.

[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: 1602. 11.
Owner Name: FEUSTEL CRAIG V & BROOK G

Tax Year: 2020 to 2020
Property Location: 75 WOODLAND ROAD

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,592.73	3,592.73	0.00	0.00	7,185.46
Payments:	3,592.73	3,592.73	0.00	0.00	7,185.46
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
								7,185.46		7,185.46
								Original Billed		
01/31/20	1	Payment	001		CK	7676 316	L-FREZZA	3,592.73	0.00	3,592.73
05/07/20	2	Payment	001		CK	7871 310	L-FREZZA	3,592.73	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

**Borough of Woodcliff Lake
188 Pascack Road
Woodcliff Lake, NJ 07677**

Office of the Assessor

Date: June 26, 2020

To: Mr. Craig Feustel

From: Assessor's Office

SUBJECT: REQUEST FOR NAMES AND ADDRESSES OF PARAMUS
PROPERTY OWNERS WITHIN A 200' RADIUS OF:

Block: 1602

Lots: 11

Applicant: Craig Feustel

Location: 75 Woodland Road

Owner: Feustel, Craig and Brooke

Attached please find a certified list of the names and addresses of the property owners sited in the Borough of Woodcliff Lake that are within 200' feet of the above reference property. Also listed are other properties, if applied, within said radius:



**James Anzevino
Tax Assessor**

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

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BLOCK-1602 LOT-11
75 WOODLAND AVE., WOODCLIFF LAKE, NJ

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1601	3		2	HELLER, ERNEST & PIA BEDDIGES 162 SPRING VALLEY RD PARK RIDGE, NJ 07656	70 WOODLAND ROAD	
1601	4		2	YORK, DAVID M & AMY 76 WOODLAND ROAD WOODCLIFF LAKE, NJ 07677	76 WOODLAND ROAD	
1601	5		2	CURRENS, JOHN & CHRISTINE 52 WOODLAND DR WOODCLIFF LAKE, NJ 07677	52 WOODLAND DRIVE	
1601	6		2	ARUM, GREGG B & MARLA B 62 WOODLAND DR WOODCLIFF LAKE, NJ 07677	62 WOODLAND DRIVE	
1602	1		2	PLECHNER, GREGORY & LISA 48 WOODLAND DR WOODCLIFF LAKE, NJ 07677	48 WOODLAND DRIVE	
1602	2		2	MUVCESKI, GORAN & SIMONA 245 LANZA AVENUE GARFIELD, NJ 07026	40 WOODLAND DRIVE	
1602	3		2	LANGER, RUDOLPH & DEANNA 32 WOODLAND DRIVE WOODCLIFF LAKE N J 07677	32 WOODLAND DRIVE	
1602	4		2	KANKANYAN, BAGRAT & EDITA 28 WOODLAND DR WOODCLIFF LAKE, NJ 07677	28 WOODLAND DRIVE	
1602	5		2	BELGIOVINE, CORRADO & JOY 11 HILLCREST RD WOODCLIFF LAKE, NJ 07677	11 HILLCREST ROAD	
1602	6		2	LAPAGLIA, JOSEPH T & MARGARET 17 HILLCREST ROAD WOODCLIFF LAKE, N.J. 07677	17 HILLCREST ROAD	
1602	7		2	BLESSING, SUSAN G 21 HILLCREST RD WOODCLIFF LAKE, NJ 07677	21 HILLCREST ROAD	
1602	10.01		2	WALL, SHALOM & KATHY 71 WOODLAND ROAD WOODCLIFF LAKE, N.J. 07677	71 WOODLAND RD	
1602	10.02		2	POGREBINSKY, PAUL & KARINA 65 WOODLAND RD WOODCLIFF LAKE, NJ 07677	65 WOODLAND ROAD	
1602	10.05		2	BROWN, JEFFREY 3 OLDE WOODS LANE WOODCLIFF LAKE, NJ 07677	3 OLDE WOODS LANE	
1602	10.06		2	MITOFSKY, SANDRA & ERIC 1 OLDE WOODS LN WOODCLIFF LAKE, NJ 07677	1 OLDE WOODS LANE	
1602	10.07		2	DARVISH-NOURI, MAHASTI 4 OLDE WOODS LN WOODCLIFF LAKE, NJ 07677	4 OLDE WOODS LANE	
1602	11		2	FEUSTEL, CRAIG V & BROOKE G 75 WOODLAND ROAD WOODCLIFF LAKE, NJ 07677	75 WOODLAND ROAD	
1603	7		2	WRAITH, BRIAN(DR) & WENDY M.M. 24 MAPLE HILL DRIVE WOODCLIFF LAKE, NJ 07677	24 MAPLE HILL DRIVE	
1604	6		2	MURPHY, NICHOLAS & KATHERINE 2 HILLCREST ROAD WOODCLIFF LAKE, NJ 07677	2 HILLCREST ROAD	

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

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BLOCK-1602 LOT-11
75 WOODLAND AVE., WOODCLIFF LAKE, NJ

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1604	7		2	SPARKE, RICHARD & BOWMAN, TARA 23 MAPLE HILL DR WOODCLIFF LAKE, NJ 07677	23 MAPLE HILL DRIV	
1605	1		2	YOUSSEF, WAEL MOHAMED 25 WOODLAND DRIVE WOODCLIFF LAKE, NJ 07677	25 WOODLAND DRIVE	
1606	2		2	REISSMAN, JON & LISA 51 WOODLAND DR WOODCLIFF LAKE, NJ 07677	51 WOODLAND DRIVE	
1606	3		2	COLAVECCHIO, RICHARD J & ANDREA R 49 WOODLAND DR WOODCLIFF LAKE, NJ 07677	49 WOODLAND DRIVE	
1606	4		2	VELEZ, MARCELO & MARITZA 43 WOODLAND DRIVE WOODCLIFF LAKE, NJ 07677	43 WOODLAND DRIVE	
1606	5		2	BARTLO, ALLEN & MARGARET 39 WOODLAND DR WOODCLIFF LAKE, NJ 07677	39 WOODLAND DRIVE	
1606	6		2	KALFAIAN, HAIG 31 WOODLAND DRIVE WOODCLIFF LAKE, NJ 07677	31 WOODLAND DRIVE	

LIST OF ALL UTILITY COMPANIES WITHIN WOODCLIFF LAKE TO BE NOTIFIED

OPTIMUM
GENERAL MANAGER
40 POTASH ROAD
OAKLAND, NEW JERSEY 07436

BERGEN COUNTY UTILITIES AUTHORITY
PO BOX 9
LITTLE FERRY, NEW JERSEY 07643

SUEZ
69 DE VOE PLACE
HACKENSACK, NEW JERSEY 07601

VERIZON
1 VERIZON WAY
BASKING RIDGE, NEW JERSEY 07926

PUBLIC SERVICE ELECTRIC & GAS
CORPORATE SECRETARY
80 PARK PLACE
NEWARK, NEW JERSEY 07101

PARK RIDGE WATER UTILITY
CORPORATE SECRETARY
53 PARK AVENUE
PARK RIDGE, NEW JERSEY 07656

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

WOODCLIFF LAKE ZONING REVIEW APPLICATION

Applicant's name Craig Feustel Home phone# 801-556-9556
 Owner's name Craig Feustel Home Phone # _____
 Address 75 Woodland Avenue Business phone# _____
 Block 1602 Lot 11 Type construction _____ District zone R-22.5

I am requesting zoning review and approval on the following: *Please give brief description of proposed work and/ or use*

New generator to be placed on
side of home

Applicant's signature _____ Date _____

ZONING CRITERIA

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE	CODE SECTION
MINIMUM LOT SIZE	22,500 SF				380-14B(1)
MINIMUM LOT FRONTAGE	150 Feet				380-14B(2)
MINIMUM LOT DEPTH	125 Feet				380-14B(3)
MAXIMUM BLDG. COVERAGE	15%				380-14B(4)
MAXIMUM TOTAL COVERAGE	30%				380-14B(4)
AVERAGED MAXIMUM HGT	33 Feet				380-14B(5)
TOTAL MAXIMUM HGT	35 Feet				380-14B(5)
MINIMUM FRONT YARD	35 Feet				380-14B(6)(a)
MINIMUM SIDE YARD	20 Feet	<u>21'-6"</u>	<u>17'-6"</u>	<u>2'-6"</u>	380-14B(6)(b)(1)
MINIMUM BOTH SIDE YARDS	60 Feet				380-14B(6)(b)(2)
MINIMUM REAR YARD	40 Feet				380-14B(6)(c)
MAXIMUM STORIES	2 1/2				380-14B(5)
SWIMMING POOLS	20 feet				380-11D(1)
ACCESSORY GARAGES (800 SF)	Code Setbacks				380-11B
TOOL & GARDEN SHEDS (100 SF)	10 feet				380-11D(2)
CABANAS (100 SF)	20 feet				380-11D(1)

Approved: _____ Denied: Planning Board approval required: _____ Zoning Board approval required:

Denied under code sections: 380-14B (6)(b)(1)

Denial: _____

Applicant seeks to install a backup generator on the right side of the home. The proposed location of the generator will be 17'-6" from the side property line where 20' is required. A variance for 2'-6" is requested

Zoning Official Mal. Beuning Date 6/11/20

If your application is denied, reason for denial is above. You may, as per N.J.S.A. 40:55D, seek a variance to the code and appeal this decision by making application to the Zoning Board of Adjustment.

Zoning review fees: Residential Alteration/Addition—\$50.00 Residential New One Family Detached Home—\$100.00
 Payment must be submitted with this application

The following conditions of the Zoning Ordinance variance conditions are met:

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.
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.

The land at 75 Woodland Rd. (block 1602 Lot 11) is a long and narrow property lot. This allowed for a home to be build that met the setbacks required by the zoning board. Due to the narrow lot width, the space between the structure and the property line do not allow for additional structures on the north and south sides of the house. This is the only lot in the neighborhood which exhibits this issue. The proposed generator installation is not a structure that would not impede with the purpose or intent of the zoning laws due to its size and function.

The proposed generator location is a location that is close to the required power meter and the gas meter for safety and ease of installation. Other locations were considered. The generator distance from windows, doors and other fresh air intakes must exceed five feet. This is the only location on the sides or rear of the house structure that meets this requirement.

