

ZONING BOARD OF ADJUSTMENT APPLICATION FORM
WOODCLIFF LAKE, NEW JERSEY

Filed _____

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:

of the Zoning Ordinance so as to permit the following:

Construction of a two car detached garage and retaining wall on the property.

requiring the following variances:

_____ minimum sideyard setback where 20 ft is required and 13 ft is proposed _____

This appeal is based on the decision rendered/order issued by the Construction Code Official dated _____ 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 6 Spring House Road Woodcliff Lake, NJ.
Jonathan Blonde c/o Gail L. Price, Esq.
Applicant: Price, Meese, Shulman & D'Arminio, P.C. Address: 50 Tice Boulevard, Suite 380, Woodcliff Lake, NJ
Owner: Jonathan Blonde Address: 6 Spring House Road, Woodcliff Lake, NJ
Lessee: N/A Address: _____
Zone: R-8.15, R-15, R-22.5, R-30, B-1, B-2, B-3, EAO, SO, Other _____
Last Occupancy: Residence
Lot Size: 50,015 sq.ft. / 1.1502 acres
Building Size (Feet): Front approx. 70' Depth approx 30'
Percentage of Lot Occupied by Building: 6.73%
Height of Building: Stories 2 Feet 26'
Setback from Front Property Line: Feet 106.91'
Setback from Side (if Corner Lot): _____
Has there been any previous appeal involving these premises? N/A
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

Jonathan Blonde 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)) Jonathan Blonde

Sworn to and subscribed before me this 23 day of September, 2019

[Signature]
MARY P. PORCELLI
NOTARY PUBLIC OF NEW JERSEY
Notary Public MY COMMISSION EXPIRES SEPT. 19, 2023

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

COUNTY OF BERGEN

Roni Blonde, h/w

Jonathan Blonde & / of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at 6 Spring House Road, Woodcliff Lake

in the County of Bergen and State of New Jersey, that he is 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 1104 Lot 1

[Signature]
Roni Blonde

[Signature]
Owner's Signature(s) Jonathan Blonde

Sworn to and subscribed before me this 23 day of September, 2019

[Signature]
MARY P. PORCELLI
NOTARY PUBLIC OF NEW JERSEY
Notary Public MY COMMISSION EXPIRES SEPT. 19, 2023

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))

SEE ATTACHED - BEING UPDATED FOR 1ST QUARTER 2020

CERTIFICATE OF TAXES PAID

DATE: _____

TO: TAX ASSESSOR OF THE BOROUGH OF WOODCLIFF LAKE

RE: _____
(Address of Subject Premises)

Dear Sir:

Please provide a property owners list for the above premises. I have enclosed my check in the amount of \$10.00, payable TO THE Borough of Woodcliff Lake.

Kindly forward the list to me at the following address:

Name: _____

Address: _____

Tel. No: _____

Thank you for your cooperation.

(Applicant)

Block: 11184
 Lot: 1
 Qualifier:
 Owner: BLONDE, JONATHAN & RONI
 Prop loc: 6 SPRING HOUSE ROA
 Account ID: 00000549

Year	Qr	Type	Assessed Value	Additional	Billing	Payments	Balance	All Charges	Adv/Chg	Notes
			Principal	Interest	Total	Interest	Total	Total	Total	
2020	2		5,073.66		5,073.66		5,073.66		5,073.66	
2020	1		5,073.66		5,073.66		5,073.66		5,073.66	
2020		Total	10,147.32		10,147.32		10,147.32		10,147.32	
2019	4		5,122.96		5,122.96		5,122.96		5,122.96	
2019	3		5,122.96		5,122.96		5,122.96		5,122.96	
2019	2		5,090.07		5,090.07		5,090.07		5,090.07	
2019	1		5,090.08		5,090.08		5,090.08		5,090.08	
2019		Total	20,294.64		20,294.64		20,294.64		20,294.64	
2018	4		4,971.43		4,971.43		4,971.43		4,971.43	
2018	3		5,166.51		5,166.51		5,166.51		5,166.51	
2018	2		4,961.18		4,961.18		4,961.18		4,961.18	
2018	1		4,961.18		4,961.18		4,961.18		4,961.18	
2018		Total	20,060.30		20,060.30		20,060.30		20,060.30	
2017	4		4,829.80		4,829.80		4,829.80		4,829.80	
2017	3		4,983.12		4,983.12		4,983.12		4,983.12	
2017	2		5,030.89		5,030.89		5,030.89		5,030.89	

Verify that this information accurately reflects municipal tax records.



**Tax Collector
Woodcliff Lake Borough
Bergen County**

RECEIVED
BOROUGH OF WOODCLIFF LAKE
2019 SEP - 10 3:01

Other Delinquent Balances: 00 Interest Date: 09/06/19
 Other APR2 Threshold Amt: 00 Per Diem: 0000 Last Payment Date: 08/17/2019

TOTAL TAX PAYABLE DUE

Principal	20
Misc Charges	00
Penalty	00
Interest	00
Total	20

*Indicates Adjusted Billing in a Tax Quarter

BLQ: 1104. 1. Tax Year: 2018 to 2019
Owner Name: BLONDE, JONATHAN & RONI Property Location: 6 SPRING HOUSE ROA

Tax Year: 2018	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	4,961.18	4,961.18	5,106.51	4,971.43	20,000.30
Payments:	4,961.18	4,961.18	5,106.51	4,971.43	20,000.30
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2018 Prin Balance
								Original Billed		20,000.30
02/08/18	1	Payment	001		CK	6011	426 L-FREZZA	4,961.18	0.00	15,039.12
04/27/18	2	Payment	001		CK	6134	163 L-FREZZA	4,961.18	0.00	10,077.94
08/10/18	3	Payment	001		CK	6402	168 L-FREZZA	5,106.51	0.00	4,971.43
11/01/18	4	Payment	001		CK	6622	177 L-FREZZA	4,971.43	0.00	0.00

Tax Year: 2019	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	5,000.08	5,000.07	5,171.53	5,122.96	20,294.64
Payments:	5,000.08	5,000.07	5,171.53	0.00	15,171.68
Balance:	0.00	0.00	0.00	5,122.96	5,122.96

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2019 Prin Balance
								Original Billed		20,294.64
02/01/19	1	Payment	001		CK	6840	186 L-FREZZA	5,000.08	0.00	15,294.56
04/29/19	2	Payment	001		CK	7066	187 L-FREZZA	5,000.07	0.00	10,294.49
08/13/19	3	Payment	001	3501	CK	7335	4 L-FREZZA	5,171.53	0.00	5,122.96

Total Principal Balance for Tax Years in Range: 5,122.96

I verify that this information accurately reflects municipal tax records.

**Tax Collector
Woodcliff Lake Borough
Bergen County**



RECEIVED
BOROUGH OF WOODCLIFF LAKE
2019 SEP -6 P 3:04

DRAFT PROPERTY OWNER NOTICE FOR REVIEW AND COMMENT

PLEASE TAKE NOTICE that Jonathan Blonde has submitted an application to the Borough of Woodcliff Lake Zoning Board of Adjustment ("Board") for approval to construct a 317.5 sq.ft. two car garage on the on property located at 6 Spring House Road and designated as Block 1104, Lot 1 on the Borough of Woodcliff Lake Tax Assessment Map ("Property"). The Applicant will also repave the existing driveway. The Applicant does not propose any other changes on the site.

The Applicant requires relief for side yard setback whereby 20 feet is required and 13 feet is proposed. In addition to the foregoing described approvals, the Applicant will also seek the Board's approval for any and all exceptions, waivers, variances and other incidental relief, including checklist waivers - that may be required or deemed necessary by the Zoning Board after or during its review of this Application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same.

Measurements, percentages and other calculations provided in this notice are in accordance with the development plans filed with the Application. Please note that to the extent plan and/or Application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change as will the associated relief required per the Redevelopment Plan and any applicable code provisions. The Applicant reserves the right to amend its application accordingly.

A hearing on this matter will be held by the Borough of Woodcliff Lake Zoning Board at the Borough Hall, 188 Pascack Road, Woodcliff Lake, New Jersey at 7:30 pm on _____, or as soon thereafter as reasonably possible. The intent of this notice is to afford you the opportunity to appear, if you so desire, before the Zoning Board at the time and place designated above for the purpose of being heard with respect to this Application, per the procedures adopted by the Borough of Woodcliff Lake Zoning Board and as provided by law. All documents and plans for this Application will be on file and available for inspection ten (10) days prior to the hearing at the Borough Hall in Woodcliff Lake between the hours of 8:30AM and 3:30 PM, Monday through Friday.

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.

By: _____

Gail L. Price, Esq.

Attorney for Jonathan Blonde

WILL BE UPDATED WHEN HEARING DATE IS SET BY BOARD

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

200' LIST FOR BLOCK-1104 LOT-1
6 SPRING HOUSE ROAD

09/11/19 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
907	1		15B	TEMPLE EMANUEL OF THE PASCACK VALLE 87 OVERLOOK DR. WOODCLIFF LAKE, NJ 07677	87 OVERLOOK DR.	
908	2		3A	JENSEN, FINN KENNETH 88 OVERLOOK DRIVE WOODCLIFF LAKE, NJ 07677	88 OVERLOOK DRIVE	
908	2	QFARM	3B	JENSEN, FINN KENNETH 88 OVERLOOK DRIVE WOODCLIFF LAKE, NJ 07677	88 OVERLOOK DR	
1103	6		2	BECKMAN (TRSTE), IRVING 34 INDIAN DR WOODCLIFF LAKE, NJ 07677	34 INDIAN DRIVE	
1103	7		2	NACHBAUR, GERARD & DIANE A. 28 INDIAN DR WOODCLIFF LAKE, NJ 07677	28 INDIAN DRIVE	
1104	1		2	BLONDE, JONATHAN & RONI 6 SPRING HOUSE ROAD WOODCLIFF LAKE N J 07677	6 SPRING HOUSE ROA	
1104	2		2	PARTIS TRUSTEE ETALS, HEATHER L 12 SPRINGHOUSE RD WOODCLIFF LAKES, NJ 07677	12 SPRING HOUSE RO	
1105	1		2	LINDAUER, JENNIFER L 65 OVERLOOK DR WOODCLIFF LAKE, NJ 07677	65 OVERLOOK DRIVE	
1106	7		2	SCHEINGOLD, DAVID & STEFANIE 35 INDIAN DRIVE WOODCLIFF LAKE, NJ 07677	35 INDIAN DRIVE	
1106	8		2	KIM, GLENN SINGHUL (ETAL) 15 INDIAN DRIVE WOODCLIFF LAKE, NJ 07677	15 INDIAN DRIVE	
1106	9		2	ZAIRIS, ELLIE 9 INDIAN DR WOODCLIFF LAKE, NJ 07677	9 INDIAN DR	
1201	1		2	MANEY, WILLIAM JR. & GHADA 76 OVERLOOK DRIVE WOODCLIFF LAKE, NJ 07677	76 OVERLOOK DRIVE	
1201	2		2	VILLAMARIN, DONOVAN RAUL & SUSY M 70 OVERLOOK DRIVE WOODCLIFF LAKE, NJ 07677	70 OVERLOOK 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