

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:

380-13.A(8) FOR NON-COMPLIANT CONDITIONAL USE REGARDING IMPERVIOUS COVERAGE

of the Zoning Ordinance so as to permit the following:

5190 IMPERVIOUS COVERAGE REDUCED TO 5390 BUT STILL OVER ALLOWED AND A (BULK) VARIANCE FOR (3) AC LOTS TO BE PLACED BETWEEN THE STRUCTURE AND PASCACK ROAD 3007
requiring the following variances:

A VARIANCE FOR EXISTING AND PROPOSED IMPERVIOUS COVERAGE TO BE 2390 HIGHER IMPERVIOUS COVERAGE THAN ALLOWED IN R-22.5 DISTRICT

This appeal is based on the decision rendered/order issued by the Construction Code Official dated JANUARY 17, 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 WOODCLIFF LAKE CONGREGATION
KINGDOM HALL OF JEHOVAH'S WITNESSES Woodcliff Lake, NJ.

Applicant: SAME AS ABOVE Address: 45 WOODCLIFF AVE. BLOCK 2004

Owner: SAME AS ABOVE Address: LOT 4

Lessee: _____ Address: _____

Zone: R-8.15, R-15, R-22.5, R-30, B-1, B-2, B-3, EAO, SO, Other _____

Last Occupancy: CURRENT

Lot Size: 33,313 SF

Building Size (Feet): Front 91' 9" Depth 44' 2"

Percentage of Lot Occupied by Building: 10.7%

Height of Building: Stories 1 Feet 110' 3"

Setback from Front Property Line: Feet 36.8

Setback from Side (if Corner Lot): 38.3

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:

To Whom It May Concern:

The Woodcliff Congregation of Jehovah's Witnesses (owner and applicant), is requesting Preliminary and Final Site Plan approval for enhancements to the existing Kingdom Hall property located at 45 Woodcliff Avenue in Woodcliff Lake, NJ. My name is Erik Brown and I am the engineer of the record for this project. The project consists of reconstruction of the existing parking lot to include the addition of a new driveway on Woodcliff Avenue, improved site circulation, new site lighting, the addition of accessible parking stalls, improved landscaping and pedestrian access, and a proposed monument sign.

The existing house of worship is allowed as a conditional use under the R-22.5 zoning district. There are a number of features that are existing non-conformances which the applicant is seeking to improve within the constraints of the property through this site plan application. However, a C (bulk) variance is being requested to allow three A/C units for the building to be placed between the structure and Pasack Road, within the front yard setback. The reason for this placement is to allow for the renovation of the HVAC system without having to make cost-prohibitive modifications to the building and roof structure. We look forward to having the opportunity to discuss these plans with the Planning Board at the earliest possible opportunity.

Thank you.

Sincerely,

Erik Brown
Design
386.846.3126

JW Congregation Support, Inc.

1005 Red Mills Road, Wallkill, NY 12589-3221
845-306-3400

KUSTOM HALL
45 WOODCLIFF AVE
BLOCK 2004 LOT 4

ZONING BOARD OF ADJUSTMENT
APPLICATION CHECKLIST

Please check off and return a copy of this checklist with your completed application.

- A fully executed application form for said requested variance, said form as provided by the Borough of Woodcliff Lake.
- Twenty (20) copies of the Zoning Officer denial.
- A complete list, certified by the Borough Tax Assessor, containing the names and addresses of owners of all property within 200 feet from all points of the property to be affected by the application.
- Twenty (20) stamped set of drawings of the premises in question and a block diagram with street numbers, lot and block numbers with all lot dimensions showing the character and the occupancy within 200 feet, with all points of the compass indicated, and said drawings shall also include a ground or footprint plan of the building and typical floor plan, with all measurements.
- Twenty (20) sets of photographs of the vicinity of the property in question.
- Twenty (20) copies of an updated survey of the premises in question, certified by a licensed professional civil Engineer or surveyor of the State of New Jersey.
- Payment in full of all fees.
- A certificate from the Tax Collector stating whether any taxes or assessments are due or delinquent.
N/A
NON-PROFIT HOUSE OF WORSHIP

NOTICE TO APPLICANTS

NO NOTICE OF THE HEARING SHALL BE SERVED OR NEWSPAPER PUBLICATION MADE UNLESS CONSENT IS OBTAINED FROM THE BOARD SECRETARY.

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

200 FOOT LIST BLOCK-2004 LOT-4
45 WOODCLIFF AVENUE

11/13/19 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2002	11		2	ZIZZO, THOMAS J & TRACEY M 121 S CARNOT AVE WOODCLIFF LAKE, NJ 07677	121 S CARNOT AVE	
2003	3		15D	APOSTOLIC CHRISTIAN CHURCH PASCACK RD WOODCLIFF LAKE NJ 07677	PASCACK ROAD	
2003	4		2	BAYLES (ETALS), MARY 58 WOODCLIFF AVE WOODCLIFF LAKE, NJ 07675	58 WOODCLIFF AVE	
2003	11.03		2	LINDEFIELD, TEDDY K. & SUSAN A. 110 S CARNOT AVE WOODCLIFF LK, N.J. 07677	110 S CARNOT AVE	
2003	11.04		2	PIANO, EDMUND H & DOLORES H 114 S CARNOT AVE WOODCLIFF LAKE, N.J. 07677	114 S CARNOT AVE	
2003	11.05		2	ZEGA, ANDRZEJ & SOPHIE 118 S CARNOT AVE WOODCLIFF LAKE, NJ 07677	118 S CARNOT AVE	
2004	1.01		2	WISNIA, JAMES DAVID & LYNN 14 HERITAGE COURT WOODCLIFF LAKE, N.J. 07677	14 HERITAGE COURT	
2004	2		2	HEMBREE WYLIE C III & CHRISTINA G 145 PASCACK ROAD WOODCLIFF LAKE N J 07677	145 PASCACK ROAD	
2004	3		2	WRIGHT, SUSAN GOLIER 151 PASCACK ROAD WOODCLIFF LAKE, NJ 07677	151 PASCACK ROAD	
2004	4		15D	WCL CONGR JEHOVAH WITNESS 45 WOODCLIFF AVENUE WOODCLIFF LAKE, NJ 07677	WOODCLIFF AVE	
2004	5		1	UNIQUE HOME BUYERS LLC CORP 18 WYCKOFF AVE WALDWICK, NJ 07463	55 WOODCLIFF AVE	
2301	1		1	UNITED WATER C/O ALTUS GROUP US INC P.O. BOX # 71970 PHOENIX, AZ. 85050	PASCACK RD WOODCLIFF LK	
2401	3		2	LOCKE, JOHN & ANNA 168 PASCACK ROAD WOODCLIFF LAKE, NJ 07677	168 PASCACK ROAD	
2403	1		2	ZELLER, JOHN T. & ELIZABETH F. 150 PASCACK ROAD WOODCLIFF LAKE N J 07677	150 PASCACK ROAD	
2403	2		2	SALEM, IBRAHIM 421 BROAD STREET CLIFTON, NJ 07013	154 PASCACK ROAD	
2403	3		2	KURYLO WILLIAM E. & PATRICIA G. 39 WOODCLIFF AVE WOODCLIFF LAKE N J 07677	39 WOODCLIFF AVE	
2403	4		2	LOCKE, NANCY B 35 WOODCLIFF AVE WOODCLIFF LAKE, NJ 07677	35 WOODCLIFF AVE	

34 Park Avenue – PO Box 426
LYNDHURST, NEW JERSEY 07071
Tel: 201.939.8805 • Fax: 201.939.0846



200 Central Avenue – Suite 102
MOUNTAINSIDE, NJ 07092
Tel: 201.939.8805 • Fax: 732.943.7249

January 17, 2020

Via Regular Mail (USPS)

Woodcliff Lake Congregation (Kingdom Hall) of Jehovah's Witnesses
45 Woodcliff Avenue
Woodcliff Lake, New Jersey 07677

Attn.: Ms. Rachel Dacko – Applicant

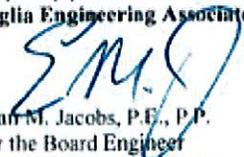
Re: **Board Deferral Notification**
45 Woodcliff Avenue (Block 2004, Lot 4)
Borough of Woodcliff Lake, Bergen County, New Jersey
NEA File No.: WDLASPL20.011

Dear Ms. Dacko:

Neglia Engineering Associates ("NEA") was recently requested by the Borough of Woodcliff Lake Planning Board Secretary to conduct a Site Plan Application review for the above-referenced property. In commencing our review of the application to the Planning Board, NEA identified that the property, which contains an existing house of worship, is located within the R-22.5 District (Residential One-Family District – 22,500 Square Feet), per the Borough's Zoning Map. Furthermore, under the proposed conditions, the property will continue to be utilized as a house of worship. In accordance with §380-13.A of the Borough of Woodcliff Lake Zoning Ordinance ("Ordinance"), houses of worship are considered conditional uses within the R-22.5 District, as well as all other residential districts within the Borough. Per §380-13.A(8) of the Ordinance, the maximum permitted impervious surface coverage for a house of worship conditional use is 30%. Under existing conditions, the impervious surface coverage is 56%, which is considered an existing non-conforming condition. Overall, the proposed improvements, which include reconstruction of the existing parking lot, will reduce the impervious surface coverage to 53%, but still in excess of 30%. As such, it has been determined that the proposed improvements do not comply with the conditional use requirements and will therefore require a d(3) conditional use variance, which is subject to review and approval by the Borough of Woodcliff Lake Zoning Board of Adjustment. As such, the above-referenced application is hereby deferred to the Borough of Woodcliff Lake Zoning Board of Adjustment. NEA defers to the Zoning Board of Adjustment Secretary with respect to the required application forms and any associated fees.

We trust you will find the above in order. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates



Evan M. Jacobs, P.E., P.P.
For the Board Engineer
Borough of Woodcliff Lake

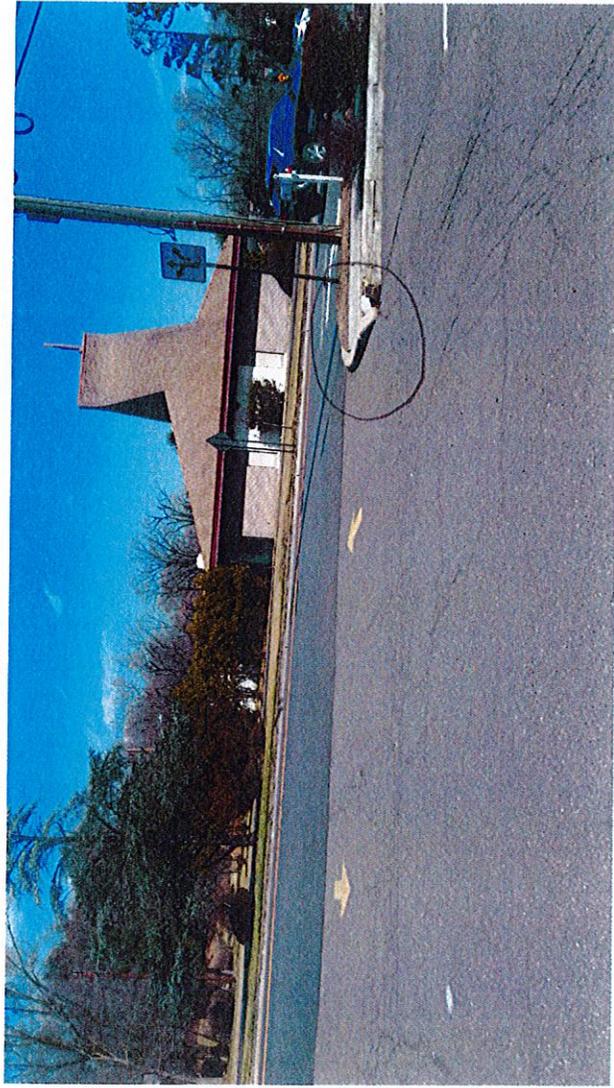
EMJ/jjd

Cc: Meg Smith – Zoning / Planning Board Secretary (via e-mail)
Brian E. Eyerman, Esq., LL.M. – Planning Board Attorney (via e-mail)
S. Robert Princiotta, Esq. – Zoning Board Attorney (via e-mail)
Mark Berminger – Zoning Officer (via e-mail)
Richard Preiss, P.P. – Zoning / Planning Board Planner (via e-mail)
Erik Brown, P.E. – Applicant's Engineer (via USPS, PO Box 594, Tallman, New York 10982)

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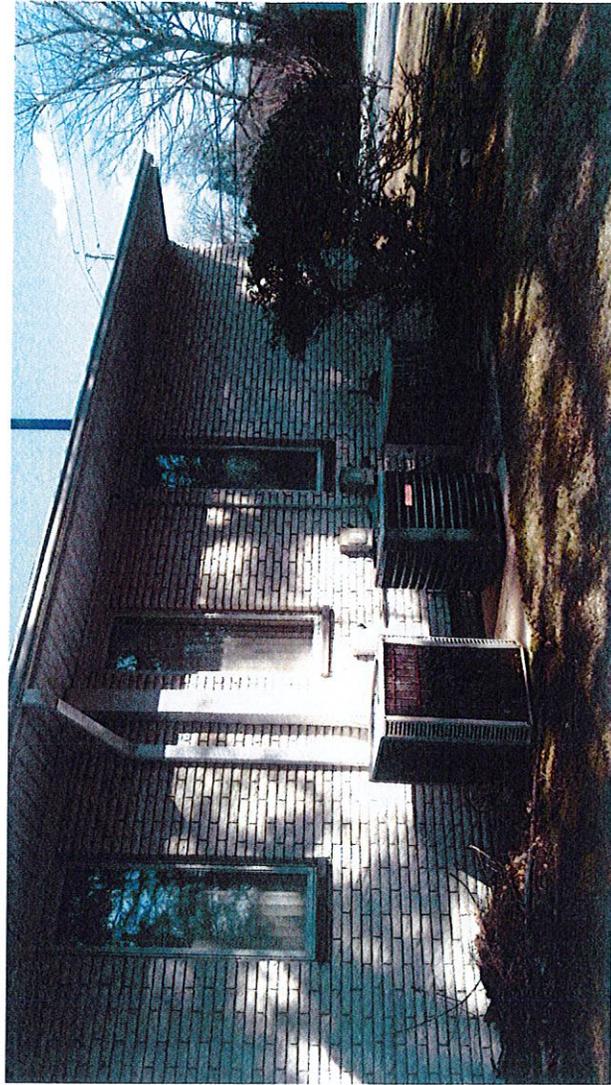
www.negliaengineering.com



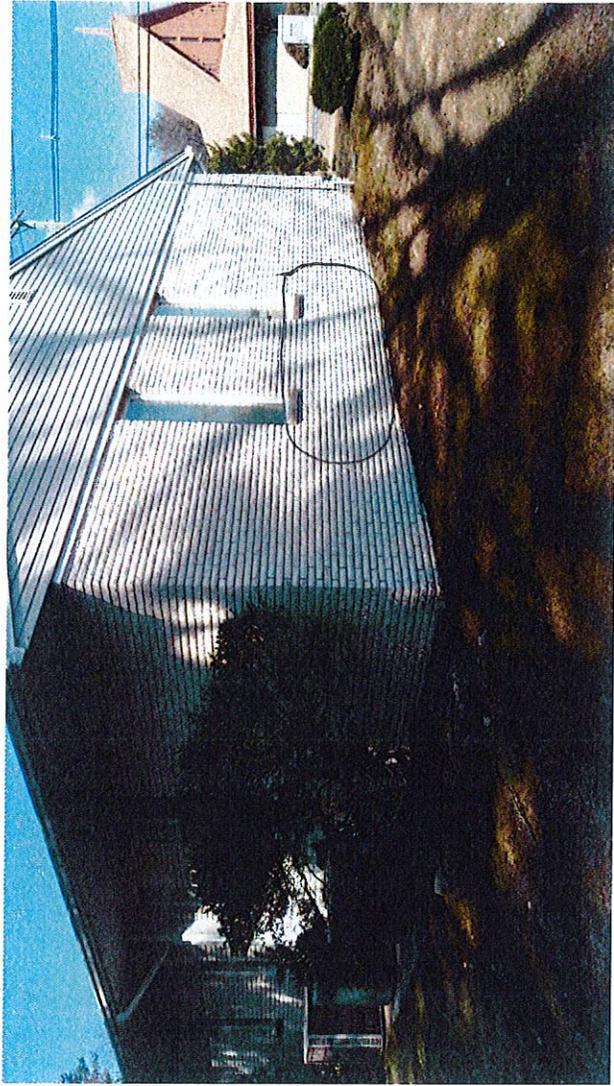
E4157106 CURB CUT



PROPOSED CURB CUT



EXISTING LOCATION
OF AC UNITS
(AT REAR OF
BUILDING)



PROPOSED LOCATION
OF AC WOTTS
(CASCADIA ROAD SIDE)

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY

COUNTY OF BERGEN

RACHEL DACKO 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.

Rachel Dacko
(Applicant's Signature (s))

Sworn to and subscribed before me this 03 day of February, 2020.

Francis A. Nalite
Francis A. Nalite

Notary Public



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

COUNTY OF BERGEN

_____ of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at _____ in the County of Bergen and State of New Jersey, that _____ 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** _____.

Owner's Signature(s)

Sworn to and subscribed before me this _____ day of _____.

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))