

LAND USE BOARD  
BOROUGH OF ALLENDALE  
Municipal Building  
500 West Crescent Ave.  
Allendale, NJ

The Regular Meeting of the Allendale Land Use Board will be held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on December 20, 2023 at 7:30 p.m. Formal action will be taken.

- I. CALL TO ORDER
  - A. Open Public Meetings Act Announcement
  - B. Salute to Flag
  
- II. ROLL CALL
  
- III. APPROVAL OF MINUTES  
November 13, 2023 Land Use Board Regular Meeting
  
- IV. RESOLUTIONS  
[Application File No.: LUB 2023-11](#)  
Resolution No.: 23-24  
Applicant: Robert & Jennifer Gerard  
Address: 14 Birch Street, Allendale, NJ 07401  
Block 2007 Lot: 5  
Application: Add second story to a single family home. Pursuant to 270-57D & 270-37.
  
- V. [2024 Calendar of Land Use Board Meetings](#)  
Action will be taken.
  
- VI. PUBLIC HEARINGS  
  
[Application File No.: LUB 2023-12](#)  
[Applicant: Peter & Amy Bloom](#)  
Address: 34 Harreton Road, Allendale, NJ 07401  
Block 509 Lot: 4  
Application: Wood Burning fireplace – side yard setback encroachment.  
  
[Application File No.: LUB 2023-12](#)  
[Applicant: William & Fani Thomson](#)  
Address: 540 Hillside Avenue, Allendale, NJ 07401  
Block 104 Lot: 10  
Application: Addition of a new roof structure over existing patio space. Side yard setback. Pursuant to Code 270-37A(2)  
[Site survey](#)

VII. OPEN TO THE PUBLIC FOR COMMENT

VIII OTHER

IX. ADJOURNMENT

**\*\*AGENDA & AGENDA MATERIALS SUBJECT TO CHANGE\*\***

RESOLUTION  
 LAND USE BOARD  
 BOROUGH OF ALLENDALE  
 BERGEN COUNTY, NJ

DATE: December 20, 2023

RESOLUTION: 23-24

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
<b>Bergen</b>						
<b>Putrino</b>						
<b>Kistner</b>						
<b>Daloisio</b>						
<b>Dalo</b>						
<b>Sirico</b>						
<b>Wilczynski</b>						
<b>Warzala, Alt. 1</b>						
<b>Butler, Alt. 2</b>						

Carried  Defeated   
 Tabled

RESOLUTION 23-24

LAND USE BOARD OF THE BOROUGH OF ALLENDALE  
 RESOLUTION APPROVING  
 APPLICATION FOR VARIANCE FOR  
 ROBERT & JENNIFER GERARD  
 BLOCK 2007, LOT 5  
 (a/k/a 14 BIRCH STREET)

**WHEREAS**, the applicant, ROBERT & JENNIFER GERARD, the owners of the property located at 14 Birch Street, known as Block 2007, Lot 5, on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey, applied to the Land Use Board of the Borough of Allendale in an application dated October 23, 2023 for approval of variance relief for a proposed addition and renovations to the premises, which is located in the AA residential zone, from the Allendale Code, Zoning; and

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**WHEREAS**, variance relief is necessary since the property is pre-existing non-conforming, and the proposed addition/renovation requires variance relief from bulk standards in the Allendale Code; and

**WHEREAS**, the application and plans specifically seek approval to construct an addition and renovations to the existing dwelling, including a proposed second story addition and first floor renovation; and

**WHEREAS**, the application seeks specific variance relief for lot size and rear yard setback; and

**WHEREAS**, the Land Use Board considered the matter at the November 13, 2023 regular meeting of the Land Use Board at which time the applicant and their retained professional personally appeared and testified;

**NOW THEREFORE BE IT RESOLVED** by the Borough of Allendale Land Use Board that it hereby makes the following findings of fact and conclusions:

1. Notice of the public hearing was properly given by the applicant in accordance with applicable law.
2. The property is located at 14 Birch Street, known as Block 2007, Lot 5, on the Tax Map of the Borough of Allendale. The property is currently developed with a single-family one-story dwelling and associated amenities. The property is located in the AA residential zone. The application was in evidence.
3. As part of the application, the applicant submitted a Land Use Application and associated documents dated October 23, 2023; Letter from Donald Rubin, Architect to Anthony Hackett, dated August 26, 2023; and Architectural Plan Set (including copy of survey), entitled, "Second Floor Addition-Gerard House". The plans prepared by Donald Rubin, Architect, consist of 14 sheets and are dated August 26, 2023. Additional photographs consisting of 2 sheets were submitted by the applicant at the public hearing and marked as Exhibit A-1 & A-2.

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4. Variance relief is required because this property located in the AA residential zone has pre-existing, non-conforming conditions, due to the undersized lot size and inadequate rear yard setback.

Minimum Lot Area. The zoning table indicates the existing 12,000 sf lot is less than the required 20,000 sf. The application does not alter this condition.

Rear Yard Setback. The zoning table indicates the existing rear yard setback of 19.8 feet is less than the required 50 feet setback. The application does not alter this condition.

5. The subject property is commonly known as 14 Birch Street. The property is currently developed with a single-family one-story ranch dwelling and associated amenities. It is a corner lot. The property is located within the Borough's AA Residence Zone District and is surrounded by residential dwellings and uses. The application and plans propose an addition and renovations to the dwelling, including a second story addition above the existing footprint.

6. The applicant and their architect, Donald Rubin, AIA, were sworn and testified as to the existing conditions of the property. They testified that the lot was significantly undersized in area and there are existing non-conformities. The hardship is the significant undersized condition of the lot and the existing rear yard encroachments. Neither of these existing conditions will be exacerbated by the proposed addition. The applicant is proposing an addition and renovation which would include a second story addition above the existing footprint of the dwelling. The FAR is well below that permitted, and the proposed height is well below what could be built on the site. There will be no change to the rear yard existing encroachment. There will be new siding and design elements associated with the addition which will be an aesthetic improvement to the home. Landscaping disturbances will be minimal, and any landscaping removed will be replaced. No flood lights are to be installed. Any improvements on the property would require variance relief, due to the pre-existing non-conforming condition. The addition would be minimal, aesthetically pleasing to the property and consistent with the neighborhood. There would be no negative impact on surrounding properties or the neighborhood, and visible impact would be minimal, as the entirety of the addition is above the existing footprint and is not excessive. The side yards are conforming and will remain so. The applicant and the professional testified that they considered other options, but that the proposed addition was the least intrusive and minimal option that was suitable for their needs. There would also be no increase in impervious coverage and no negative impact on water run-off/stormwater management, and they would work with the Borough Engineer to alleviate any impacts to neighboring properties.

7. One member of the public appeared in connection with the application and raised issues as to privacy and the height of the proposed addition.

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**BE IT FURTHER RESOLVED**, based upon the factual and legal evidence, testimony and contentions set forth herein, that the Allendale Land Use Board hereby grants the applicant's request for a variance relief, and to permit the second story addition and renovations as proposed in the application; and

**BE IT FURTHER RESOLVED** that the Allendale Land Use Board hereby determines that the variance hereby granted constitutes a "hardship" variance under N.J.S.A. 40:55 D-70C.(1); and

**BE IT FURTHER RESOLVED** that the Allendale Land Use Board specially adopts and accepts the testimony of the applicants and their professional in connection with the testimony that the applicant is entitled to variance relief, due to the unique nature of the property, namely the undersized lot area, and the pre-existing non-conforming condition in the rear yard, which are all deemed hardships by the Board. In addition, the hardships associated with the present condition of the property and premises outweigh the negative criteria to the Borough zoning ordinances and the zone plan and neighborhood. Further, the addition will be aesthetically pleasing, it will conform with FAR regulations, and will not be obtrusive due to the placement and location of the proposed improvements and minimal existing encroachments which will not be expanded; and

**BE IT FURTHER RESOLVED** that the Allendale Land Use Board hereby grants approval of the requested variance, subject to the following conditions, which shall be complied with prior to the issuance of a construction permit:

- A. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be paid in full to the Borough of Allendale by the applicant.

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B. Applicant and professionals shall work with the Borough Engineer in the event that any field adjustments shall be required for the proper construction of the proposed addition, so as not to negatively impact any surrounding properties and to minimize and address any stormwater or drainage issues.

**BE IT FURTHER RESOLVED** construction shall proceed in accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the applicant and their professional, and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

**BE IT FURTHER RESOLVED** that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

Approved:

ALLENDALE LAND USE BOARD

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MICHAEL SIRICO, Chairman

RESOLUTION  
LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: December 20, 2023

RESOLUTION: 23-24

Attest:

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Melissa Begen, Vice Chairwoman

Adopted: December 20, 2023

**0BOROUGH OF ALLENDALE  
LAND USE BOARD  
2024 MEETING DATES**

The Land Use Board of the Borough of Allendale will hold its meetings on the following dates at the Allendale Municipal Building, 500 West Crescent Avenue, 2<sup>nd</sup> Floor, Allendale, New Jersey 07401. Meetings begin at 7:30 p.m.

<b>MONTH</b>	<b>WORK SESSION</b>	<b>REGULAR SESSION</b>
<b>January</b>	15 <sup>th</sup>	17 <sup>th</sup>
<b>February</b>	12 <sup>th</sup>	14 <sup>th</sup>
<b>March</b>	18 <sup>th</sup>	20 <sup>th</sup>
<b>April</b>	15 <sup>th</sup>	17 <sup>th</sup>
<b>May</b>	13 <sup>th</sup>	15 <sup>th</sup>
<b>June</b>	17 <sup>th</sup>	19 <sup>th</sup>
<b>July</b>	15 <sup>th</sup>	17 <sup>th</sup>
<b>August</b>	19 <sup>th</sup>	21 <sup>st</sup>
<b>September</b>	16 <sup>th</sup>	18 <sup>th</sup>
<b>October</b>	21 <sup>st</sup>	23 <sup>rd</sup>
<b>November</b>		13 <sup>th</sup>
<b>December</b>	16 <sup>th</sup>	18 <sup>th</sup>

REQUIRED MATERIALS AND CHECKLIST FOR  
ALLENDALE LAND USE BOARD HEARINGS

This checklist and attached sample drawings are provided to ensure that you or your professionals are prepared for your hearing and that your application is complete. All items should be supplied to the extent that they are applicable to the specific application. If information is insufficient or missing, the board may deem your application incomplete and adjourn your hearing until it receives all necessary documentation. Please create 15 packets of the below information.

I. PROVIDE AN ACCURATE SURVEY FOR THE PROPERTY IN QUESTION WHICH CONTAINS THE FOLLOWING INFORMATION:

- 1. Footprint of existing buildings or structures.
- 2. Precise distances from all property lines to closest point of principal building including steps, deck or other extensions of the building.
- 3. The location and precise distances of accessory buildings, such as garages and sheds, to property lines and the principal building or structure.
- 4. The location and dimensions of steps, patios, driveways, decks, pools and all other improved impervious areas and their precise distances to nearest property line and structures.
- 5. An accurate depiction of the proposed construction or alteration including the information requested in 1, 2, 3 and 4 above.
- 6. The precise distances from all property lines to the closest point of the proposed construction.

II. AN ENLARGED TAX MAP DEPICTING PROPERTY IN QUESTION AND ITS RELATIONSHIP TO NEIGHBORING PROPERTIES.

- 1. The precise distances from the existing buildings or structure in question to the closest point of all neighboring buildings and structures.
- 2. The precise distances from the proposed construction to the closest point of all neighboring buildings and structures.

III. STRUCTURAL DIMENSIONS:

- 1. All dimensions of existing building or structure.
- 2. All dimensions of proposed building or structure.

ORIGINAL  
917 273-9689  
PBloom420@gmail.com

- \_\_\_ 3. Height of existing building or structure.\*
- \_\_\_ 4. Height of proposed building or structure.\*  
\*(height to be measured from lowest point of the ground that abuts the foundation of the structure to the highest point on the roof.)
- \_\_\_ 5. Front, rear and side elevations of the proposed structure.

#### IV. FLOOR PLANS.

- \_\_\_ 1. Floor plans of the existing interior of the building containing all relevant dimensions.
- \_\_\_ 2. Floor plans of the interior of the proposed construction containing all relevant dimensions.
- \_\_\_ 3. Precise square footage of the existing building.
- \_\_\_ 4. Precise square footage of the proposed construction.
- \_\_\_ 5. Floor area ratio calculation pursuant to Section 270-63 of the zoning ordinance (required for all applications)

#### V. PHOTOGRAPHS.

- \_\_\_ 1. Photographs of the property in question and existing improvements may be helpful to the Board in presenting your information.
- \_\_\_ 2. Photographs of views from the existing building or structure to neighboring properties and buildings which show existing plantings or other buffers are also helpful and may be requested by the Board.

(All photographs should be taken by you or someone who can testify to the Board as to when they were taken and that the photographs represent an accurate depiction of what they saw at the time.)

#### VI. LANDSCAPING AND LAND FEATURES.

- \_\_\_ 1. The survey, plat or plan should locate and describe any proposed landscaping to be done in connection with the application.
- \_\_\_ 2. The location of any unusual property features should be indicated, such as flood plain, streams, wooded areas, rock outcroppings or steep slopes.

#### VII. PREVIOUS APPLICATIONS.

- \_\_\_ 1. Applicants should be prepared to discuss prior applications to the Land Use Board, Board of Adjustment and Planning Board and the results thereof.

VIII. Any additional information which may be deemed necessary by the Land Use Board, its Consultants or Borough departments and agencies.

NOTE: ALL DIMENSIONS AND DISTANCES MUST BE DEPICTED TO SCALE ON DRAWINGS AND PLANS.

Any questions regarding your hearing or the checklist should be directed to the Land Use Administrator at the Borough of Allendale Municipal Building 201-818-4400 x202. Please submit ten (10) packets with copies of all drawings and plans to the Land Use Administrator at least ten (10) days prior to the hearing. It is suggested that the property owner refer to the appropriate building code to assure proper engineering and construction techniques, or to secure the services of a local, reputable architect and/or engineer.

11-16-2023

Date

Lamy B...

Signature

NOTICE OF APPEAL AND VARIANCE APPLICATION FORM  
BOROUGH OF ALLENDALE, NEW JERSEY

TO THE APPLICANT: COMPLETE SECTIONS IN FULL FOR RELIEF REQUESTED

NOTICE OF APPEAL OF  
ZONING ENFORCEMENT OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of Amy Bloom  
shows that on or about the 1 day of November, 2023  
an application to the Zoning Official for the purpose of (describe intended  
action) building an indoor wood burning fireplace in existing living room.

on the premises located at (street address) 34 Harreton Rd, Allendale NJ 07401  
Block 509 Lot 4  
as shown on the Municipal Tax Maps and owned, or optioned, by the applicant was made; that  
after due consideration the Zoning Enforcement Officer did on the 17 day of October, 2023  
decline to issue said permit for the reasons stated in the attached copy of the Zoning Enforcement  
Officer's Refusal of Permit Form.

Applicant, feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of  
appeal with said Officer, together with the required fee of \$500, and requests that  
action of the Zoning Enforcement Officer be reversed or modified as the facts may be  
determined, and applicant further requests that a day be fixed for hearing on this appeal and  
states that the proper notice will be given to all owners of property situated within two hundred  
(200) feet of the property specified above, and others as required by Statute.

APPLICATION FOR VARIANCE

TO THE LAND USE BOARD:

An application is hereby made for a (Hardship) (Floor Area Ratio) (Use) variance from the terms  
of Article(s) and Section(s) Side yard set back encroachment  
of the Zoning Ordinance so as to  
permit a wood burning fireplace

Amy Bloom  
Signature of Applicant

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 4 Block(s) 509  
Street Address 34 Harreton Rd, Allendale NJ 07401  
Applicant Amy Bloom Address 34 Harreton Rd, Allendale NJ  
Owner Peter & Amy Bloom Address 34 Harreton Rd, Allendale NJ  
Lessee \_\_\_\_\_ Address \_\_\_\_\_  
Last Previous Occupancy 12 Sterling Forest Ln, Suffern NY 10901  
Size of Lot 21,627 sq ft  
Floor area ratio calculation N/A  
Percentage of lot occupied by building(s) 13.42%  
Height of building(s) 2.5 stories 35 feet 2903 sq ft  
Set back from front property line 42.4 ft. From side (if corner lot) 18.9 ft.  
Zoning requirements - Frontage 40, side yards 20, set-back Text, rear yard 50  
"Prevailing set-back" of adjoining buildings within one block 18.9 side lot  
Has there been any previous appeal involving these premises? no  
If so, state character of appeal and date of disposition \_\_\_\_\_

Proposed use: Indoor wood burning fireplace in living room.

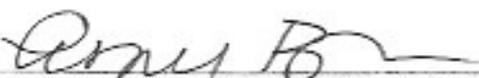
This application for a use variance includes an application for subdivision \_\_\_\_\_, site plan \_\_\_\_\_, conditional use variance approval.

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION I SUBMIT THE FOLLOWING: (NOTE: All of these papers must be submitted with application.)

- (a) The original Zoning Review Application, signed by the Zoning Officer and/or a true copy of the Official order issued by the Zoning Officer and signed by him, where applicable.
- (b) Fifteen (15) copies of all application documents
- (c) Fifteen (15) copies of a map showing all lots within 200 feet of the property; if buildings exist thereon the map shall be a certified "location map" and clearly indicate such buildings and their approximate location, together with "prevailing set-back" dimensions.
- (d) Fifteen (15) copies of a Plot Plan and clearly indicate such buildings thereon with all front, side and rear yard dimensions.
- (e) Fifteen (15) copies of List of Property owners served, indicating method of service on each, date of service, together with copies of the post office receipts, if any.
- (f) Fifteen (15) copies of Subdivision, Site Plan, or Conditional Use application, when applicable.

(File all copies with the Land Use Administrator when only a variance is sought.)

Date: 11-16-2023

  
Signature of Applicant or Agent

BOROUGH OF ALLENDALE

LAND USE BOARD

DATE \_\_\_\_\_

NOTICE OF HEARING TO PROPERTY OWNERS

(Cross out inapplicable sections)

TO WHOM IT MAY CONCERN:

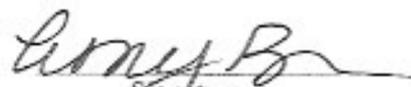
In compliance with the Zoning Ordinance of the Borough of Allendale, NJ, notice is hereby served upon you to the effect that (I) (We) Amy Bloom hereby propose to (give detailed information) build an indoor fireplace in existing living room. Fireplace will be built out approximatley 34" from the side of the home (approximatley 6 feet in with a chimney.  
Location 34 Harreton Rd, Allendale NY 07401

The Zoning Officer of the Borough of Allendale, Bergen County, New Jersey, refused this request by reason of its being in violation of Section Side yard set back encroachment.

of the Zoning Ordinance, from which decision (I) (We) hereby appeal. (I)(We) have applied to the Land Use Board for a (hardship), (floor area ratio), (use) variance, (together with subdivision \_\_\_\_\_, site plan \_\_\_\_\_, conditional use \_\_\_\_\_ approval), and from any other variances or waivers that the Board may deem necessary.

Any person or persons affected by this (appeal) (application) may have an opportunity to be heard at the meeting to be held Dec. 20, 2023 at 7:30pm in the Allendale Municipal Building, 500 West Crescent Avenue, 2<sup>nd</sup> Floor, Allendale, NJ 07401.

All documents relating to this application may be inspected by the public between the hours of 9 a.m. and 4:30 p.m. in the office of the Borough Clerk in the Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey 07401.

  
Signature

Note: This Notice must be personally Served or sent by certified or registered mail at least 10 days before the day of the hearing, and proof of service given to the Land Use Administrator.

AFFADAVIT OF PROOF OF SERVICE

LAND USE BOARD

OF

BOROUGH OF ALLENDALE

PROOF OF SERVICE OF NOTICES REQUESTED BY STATUTE MUST BE  
FILED AND VERIFIED WITH BOARD SECRETARY AT LEAST 10 DAYS PRIOR TO MEETING  
OR CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY)

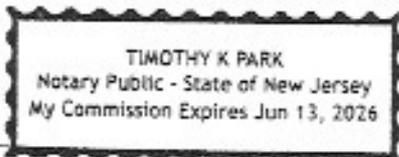
COUNTY OF BERGEN ) SS.

Amy Bloom, of full age, being duly sworn according to law, deposes and  
says, that (s)he resides at 34 Harreton Road in the municipality  
of Borough of Allendale County of Bergen, and State of New Jersey,  
and that (s)he is (are) the applicant(s) in a proceeding before the Land Use Board of Allendale, New  
Jersey, being an appeal or application under the Zoning Ordinance, which relates to premises at  
34 Harreton Rd, Allendale NJ 07401, and that on 11-16, 2023 (s)he gave written  
notice of the hearing on this application to each and all of the persons upon whom service must be made,  
in the required form and according to the attached lists, and in the manner indicated thereon.

  
Applicant's Signature

Sworn to and subscribed before me  
this 16th day of Nov,  
2023





*notary*

NOTICE TO APPLICANT: Attach list of all persons served.

NEWSPAPER NOTICE

LAND USE BOARD  
BOROUGH OF ALLENDALE  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Land Use Board of the Borough of Allendale will hold a public hearing on November 13, 2023, at 7:30 p.m. in the Allendale Municipal Building, 500 West Crescent Avenue, 2<sup>nd</sup> Floor, Allendale, New Jersey 07401 on the application of Amy & Peter Bloom (Applicant) at 34 Harreton Rd, Allendale NJ 07401 (Address) Block No. 4, Lot No. 509 for a (hardship, floor area ratio, use) variance from Section side yard setback encroachment.

\_\_\_\_\_ of the zoning ordinance of the Borough of Allendale, and for any other variances or waivers that the Board may deem necessary, for the purpose of building a wood burning fireplace

Amy Bloom  
34 Harreton Rd  
Allendale NJ 07401  
Name and Address of Applicant

Sample Legal Notice

To be published in *The Record* or *The Ridgewood News* at least ten (10) days prior to the scheduled hearing date.

Original notice cut from newspaper must be given to Board Secretary along with all forms.

From: Do Not Reply noreply@govpilot.com  
Subject: Status: Zoning Review  
Date: Oct 17, 2023 at 10:39:22 AM  
To: abloom8766@gmail.com



**Borough of Allendale  
Zoning Review**

**Reference #** ZR-2023-00045  
**Date Entered:** 10/9/2023 11:09:00 AM

Dear EDM Contracting, Inc,

Your Zoning Review Application has been denied by the Borough of Allendale for the following reasons: Side yard setback encroachment

**Property Details**

**Address:** 34 HARRETON RD

**Block:** 509

**Lot:** 4

**Zone:** Zone AA

**Proposed Work Description:** Fireplace - wood burning

This is to be added to existing permit for kitchen & bath renovation. Plans were already submitted. Fireplace is on the plan.

This is an automated email, please do not reply. If you have any questions regarding this application please contact us on  [\(201\) 818-4400 ext 201](tel:(201)818-4400)  and quote the reference number above.

Kind regards,

Anthony Hackett  
Construction & Zoning Office

**MINIMUM RESIDENTIAL ZONING AREA AND SETBACK REQUIREMENTS**

(Reference 77-46 thru 77-58)

(Note: This is not a legal document. This information is digested from the Zoning Codes of Allendale and is offered only as a summary guide to interested parties. For specific details please refer to the official code .

**Lot Size and Building Line Setback Requirements**

	<b>Zone AAA</b>	<b>Zone AA</b>	<b>Zone A</b>	<b>Zone B-1</b> <b>Zone B-2</b>
• <b>MIN Lot Size (SF)</b>	40000	26000	20000	10000 12500
• <b>WIDTH in Feet</b>	120	130	115	B-1 100 B-2 115
• <b>FRONT SETBACK</b>	50	40	35	30
• <b>SIDE YARDS</b>	25	20	15	10
• <b>REAR YARD</b>	50	50	50	25

**Maximum Building Height**

2-1/2 Stories or 35 feet, whichever is less. Height to be measured from the lowest ground level immediately adjacent to the foundation to the top of the highest point of the roof of the building

**Impervious Surface Coverage**

<b>Lot Size in SQ FT</b>	<b>10,000 or Less</b>	<b>Greater than 40,000</b>	<b>10,000 to 40,000</b>	
<b>Maximum Impervious Surface Coverage in %</b>	55	27.5	55/Sq Root of Area	Refer to Code Para 77- 59.1.1 For detail

**Swimming Pool Requirements**

**Setback & Fencing  
Requirements**  
(Pool Setbacks are from pool  
wall)

- SIDES, 20 FT
- REAR, 10 FT
- FRONT, BEHIND FRONT SETBACK
- ALSO, 20 FT FROM NEAREST STRUCTURE AND SANITARY SEWER LINE.
- Pool must be securely enclosed IAW Uniform Construction Code (see BOCA 421.10.1)

THIS SHEET IS A PORTION OF THE MAP PREPARED BY GEORGE S. HART, CIVIL ENGINEER, AND JOHN E. HART, CIVIL ENGINEER, FOR THE BERGEN COUNTY BOARD OF TAXATION. THE MAP WAS FILED IN THE COUNTY CLERK'S OFFICE.

SHEET 6

WEST CHESTNUT AVENUE

WILSON AVE

NORTHGATE TERRACE

SHEET 4

ALBERT ROAD



TAX ASSESSMENT MAP

MUNICIPALITY OF

**ALLENDALE**

BERGEN COUNTY, N.J.

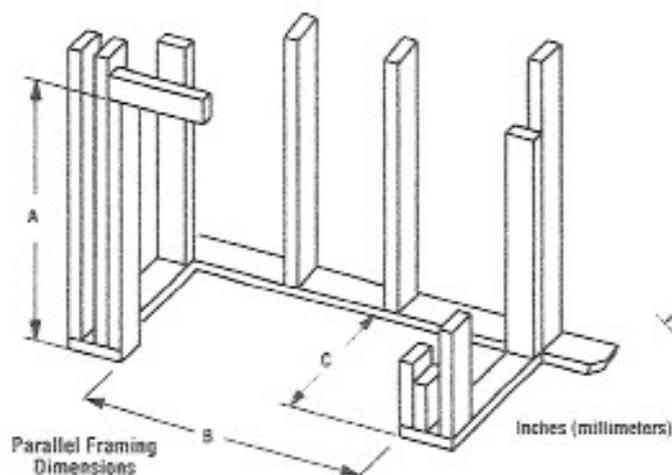
SCALE: 1" = 100' MARCH 1955

AZD & A ENGINEERING COMPANY  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
PARLISERS, N.J.

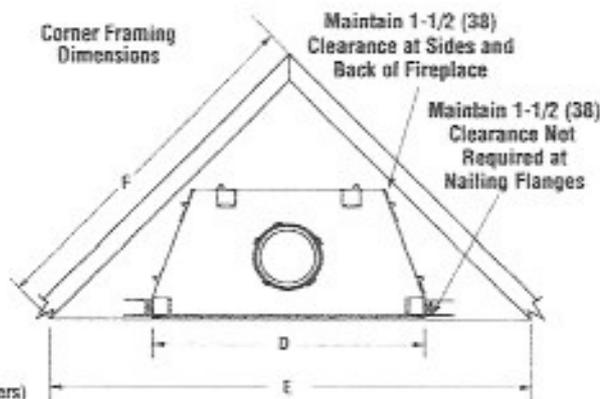
# GEORGIAN™ 36/42/50 SERIES

## WOOD-BURNING FIREPLACES

Framing Dimensions

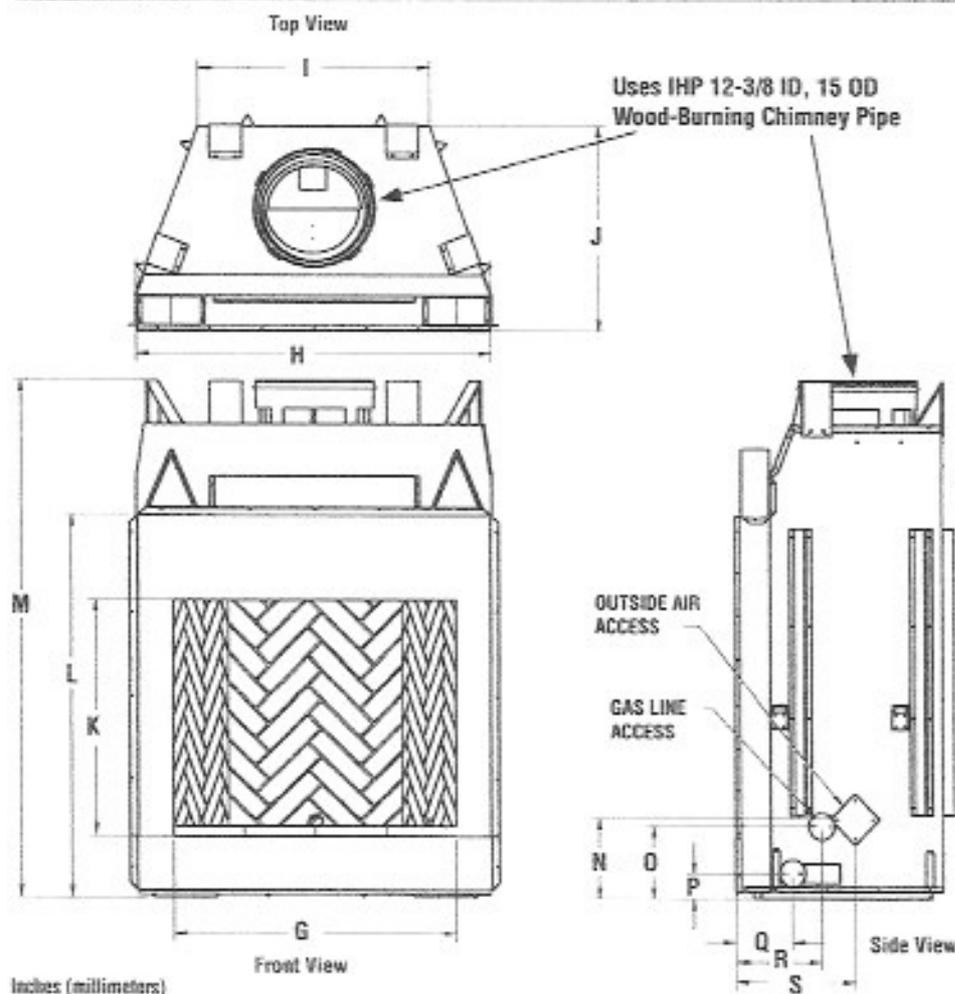


	36" Models	42" Models	50" Models
A	67-1/8 (1705)	67-1/8 (1705)	67-1/8 (1705)
B	45-5/8 (1159)	51-5/8 (1312)	59-3/4 (1518)
C	28-1/4 (718)	30-1/8 (766)	30-1/8 (766)



	36" Models	42" Models	50" Models
D	45-1/4 (1150)	51-1/4 (1302)	59-1/4 (1505)
E	85-1/2 (2197)	92 (2337)	100 (2540)
F	61 (1550)	65 (1651)	71 (1804)

Fireplace Dimensions



	36" Model	42" Model	50" Model
G	36 (915)	42 (1067)	50 (1270)
H	45-1/8 (1147)	51-1/8 (1299)	59-1/4 (1505)
I	29 (737)	30-1/2 (775)	38-1/2 (978)
J	26-5/8 (677)	29 (737)	29 (737)
K	30 (762)	30 (762)	30 (762)
L	49 (1245)	49 (1245)	49 (1245)
M	67 (1702)	67 (1702)	67 (1702)
N	10-1/2 (267)	10-1/2 (267)	10-1/2 (267)
O	9-1/2 (242)	9-1/2 (242)	9-1/2 (242)
P	3-1/2 (89)	3-1/2 (89)	3-1/2 (89)
Q	7-1/4 (185)	8-1/2 (216)	8-1/2 (216)
R	11 (280)	13 (331)	13 (331)
S	15-1/4 (388)	17 (432)	17 (432)

NOTE: DIAGRAMS & ILLUSTRATIONS ARE NOT TO SCALE.

# GEORGIAN™ 36/42/50 SERIES

Product Information

Product Reference Information			
Cat. No.	Model	Shipping Weight	Shipping Volume
F0696	GeorgianCat42	665 lb.	131.5 cu. ft.
F0697	GeorgianCat50	775 lb.	131.5 cu. ft.
F0693	Georgian36	580 lb.	131.5 cu. ft.
F0694	Georgian42	660 lb.	131.5 cu. ft.
F0695	Georgian50	750 lb.	131.5 cu. ft.

Listing Information



Report No. F09-095

These fireplaces have been tested and approved by PFS Corporation under 18 1277 (I.C. 6610) standard as a Factory Built Appliance and may be used with gas logs approved to ANSI Z21.60, Z21.84 or Z21.11.2 standards.

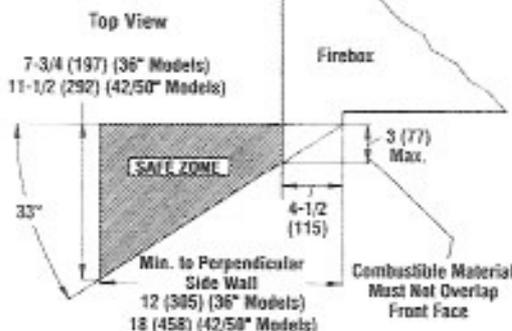
Clearances

Clearances to Combustibles	
Description	Min. Clearance
Back and sides of fireplace	1-1/2 (38)*
Ceiling	42 (1067)
Front of fireplace	48 (1220)
Floor	0 (0)**
Perpendicular wall to opening (42" & 50" Models)	18 (458)
Perpendicular wall to opening (36" Models)	12 (305)
Top spacers	0 (0)
Chimney outer pipe surface (42" & 50" Models)	2 (51)
Chimney outer pipe surface (36" Models)	1 (25)

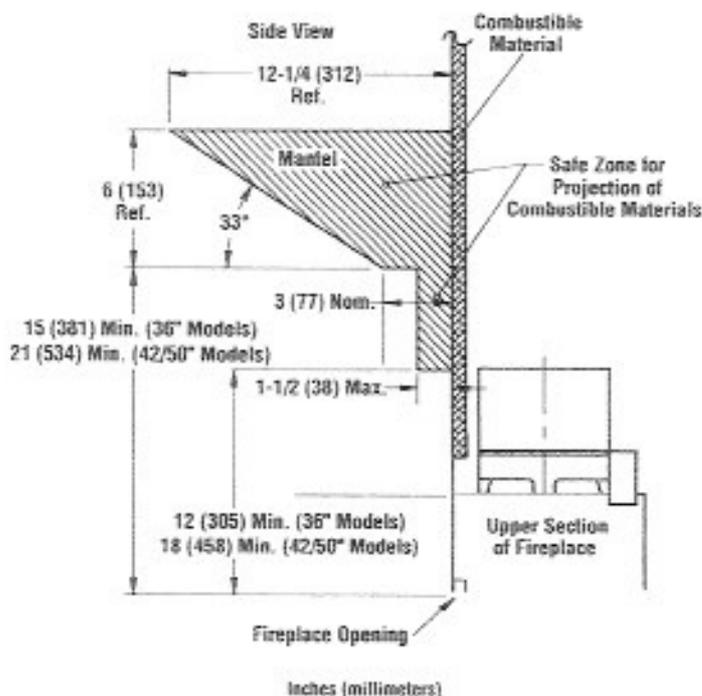
\* Not required at nailing flanges

\*\* See step 2 of Framing in the Installation and Operation Manual

### Side Wall Clearances

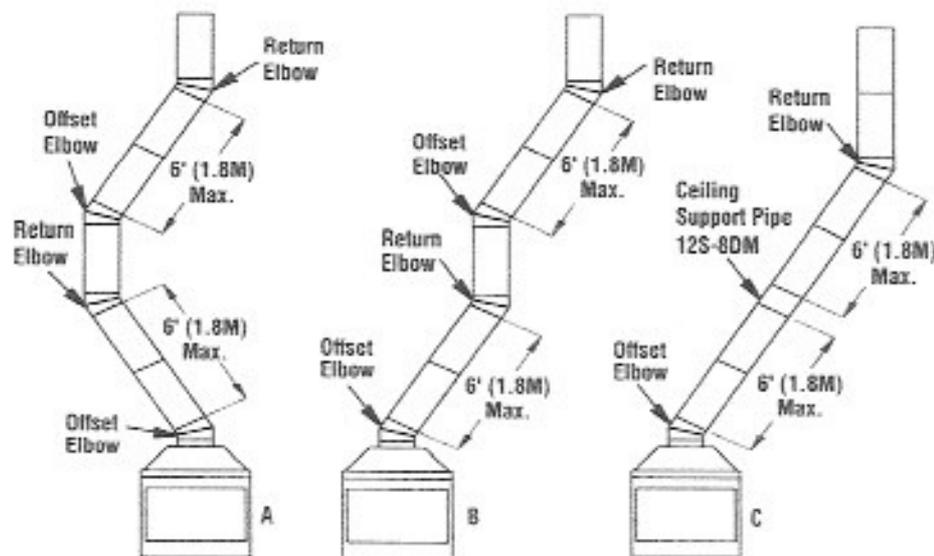


### Mantel Clearances

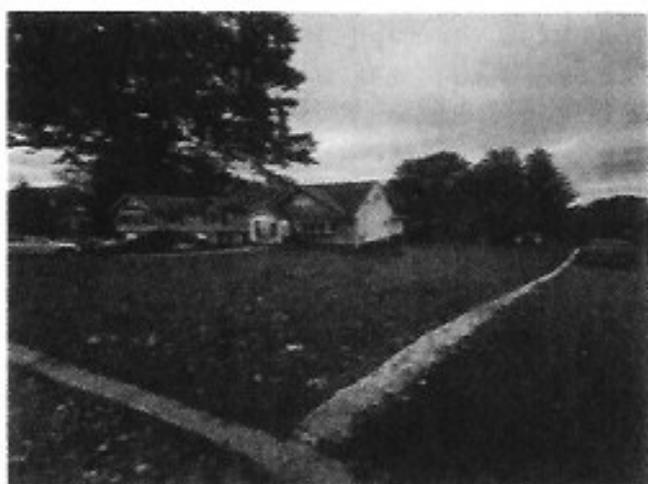


Venting

**Venting**  
Uses Standard (12DM) and Hi-Temp (12HT) Wood-Burning Chimney and Hi-Temp (12HT) Wood-Burning Chimney

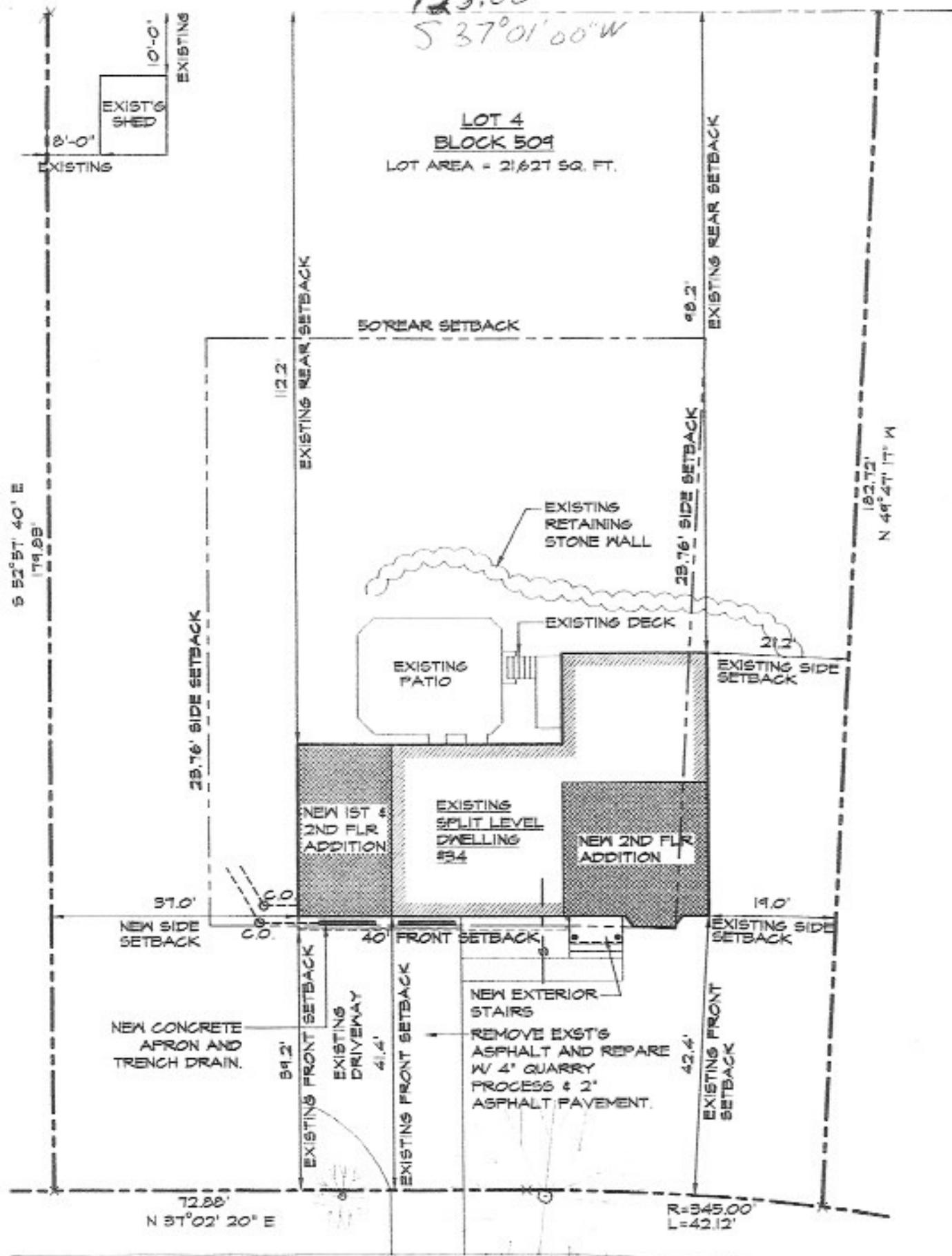




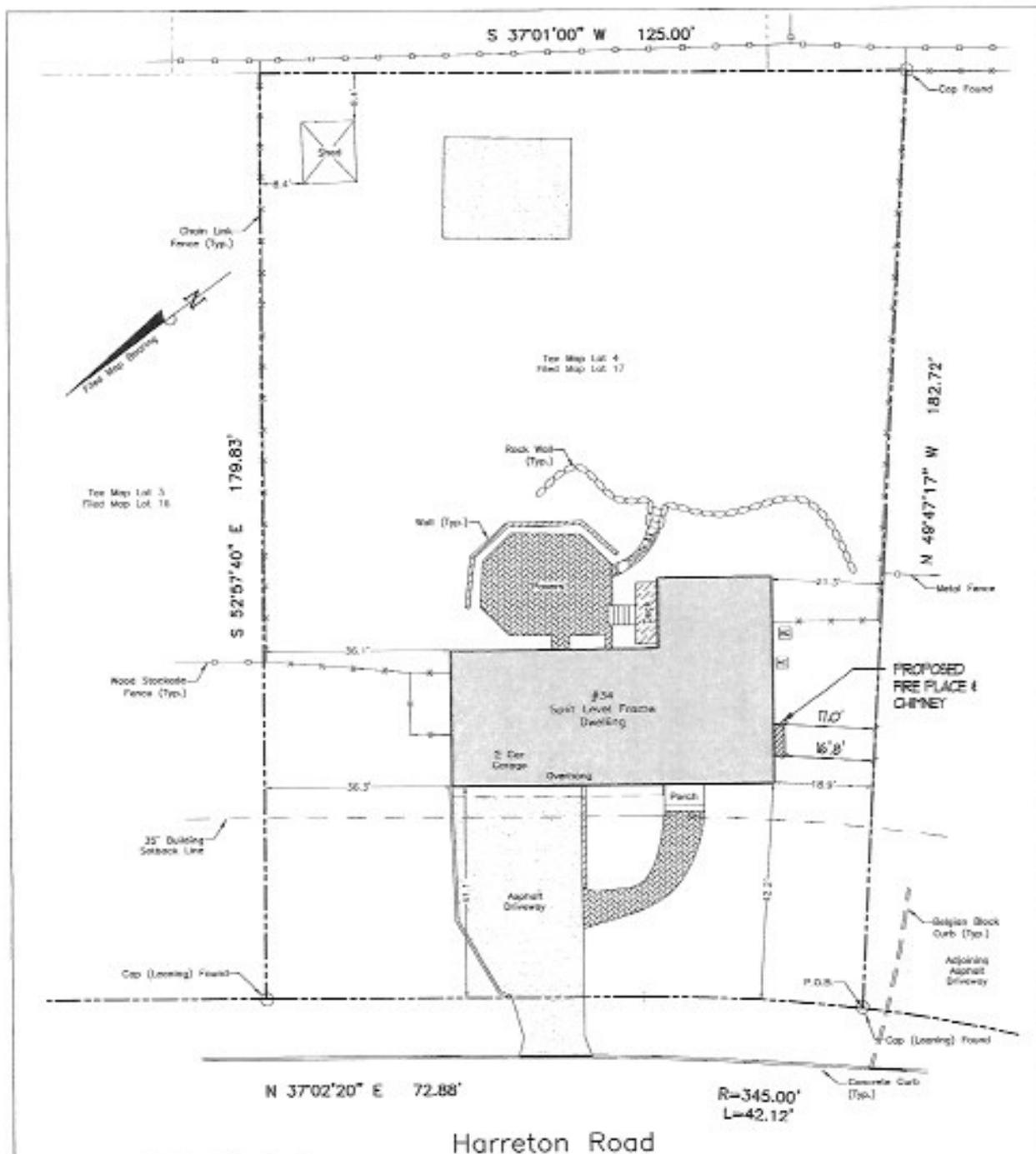


125.00'  
S 37°01'00"W

LOT 4  
BLOCK 509  
LOT AREA = 21,621 SQ. FT.



HARRETON ROAD (50')



## SITE PLAN

SCALE: 1" = 20'

Architectural information overlaid on survey prepared by Andrew A. Schmidt License No. 246504330100 of Schmidt Surveying Dunort, NJ dated 04.18.22.

### PROJECT:

PROPOSED FIREPLACE  
MR. & MRS. BLOOM  
34 HARRETON RD.  
ALLENDALE, NJ

### REVISIONS:

SITE PLAN

# DND

DEL NOBILE DESIGNS  
299 PARK AVENUE  
PARK RIDGE, NJ 07656  
(201) 307-1641

LINDA DEL NOBILE  
N.J. AI 09558

JOB NO. 2303  
SCALE: 1/4"=1'-0"  
DATE: 10.27.23  
DUN BY: JLS/LDM  
DUG NO.

# SP-1

SHEET: 1 OF 1

LAND USE BOARD  
BOROUGH OF ALLENDALE

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS

In compliance with the Zoning Ordinance of the Borough of Allendale, NJ, notice is hereby served upon you to the effect that we Amy and Peter Bloom hereby propose to build a wood burning fireplace that will protrude approximately 34 inches from the side of the home.

Location 34 Harreton Road, Allendale, New Jersey 07401

The Zoning Officer of the Borough of Allendale, Bergen County, New Jersey, refused this request by the reason of its being a violation of Side Yard Setback Encroachment of the Zoning Ordinance, from which decision We hereby appeal. We have applied to the Land Use Board for a use variance, (together with subdivision, site plan, conditional use, approval) and for any other variances or waivers that the Board may deem necessary.

Any person or persons affected by this appeal may have an opportunity to be heard at the meeting held December 20, 2023 at 7:30 p.m. in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401.

All documents relating to this application may be inspected by the public between the hours of 9 a.m. and 4:30 p.m. in the office of the Borough Clerk in the Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey 07401.

Amy and Peter Bloom  
34 Harreton Road  
Allendale, New Jersey 07401

LAND USE BOARD  
BOROUGH OF ALLENDALE  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Land Use Board of the Borough of Allendale will hold a public hearing on December 20, 2023 at 7:30 p.m. in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on the application of Amy and Peter Bloom at 34 Harreton Road, Allendale, New Jersey 07401

Block No. 4, Lot No. 509 for a use variance from Side Yard Setback Encroachment of the zoning ordinance of the Borough of Allendale, and for any other variances or waivers that the Board may deem necessary, for the purpose of building a wood burning fireplace.

Amy and Peter Bloom  
34 Harreton Road  
Allendale, New Jersey 07401

**Order Confirmation**

Not an Invoice

Account Number:	1258778
Customer Name:	Amy Bloom
Customer Address:	Amy Bloom 34 Harretton RD Allendale NJ 07401-1318
Contact Name:	Amy Bloom
Contact Phone:	
Contact Email:	
PO Number:	

Date:	11/20/2023
Order Number:	9548931
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	22.0000
Height In Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
NJM The Record-News Herald	1	12/01/2023 - 12/01/2023	Public Notices
NJM northjersey.com	1	12/01/2023 - 12/01/2023	Public Notices

Order Confirmation Amount	\$49.36
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LAND USE BOARD  
BOROUGH OF ALLENDALE  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Land Use Board of the Borough of Allendale will hold a public hearing on December 20, 2023 at 7:30 p.m. in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on the application of Amy and Peter Bloom at 34 Harreton Road, Allendale, New Jersey 07401, Block No. 4, Lot No. 509 for a use variance from Side Yard Setback Encroachment of the zoning ordinance of the Borough of Allendale, and for any other variances or waivers that the Board may deem necessary, for the purpose of building a wood burning fireplace.

Amy and Peter Bloom  
34 Harreton Road  
Allendale, New Jersey 07401

The Record: 12/1/23  
Fee:\$19.36 (22) 9548931

ALLENDALE LAND USE BOARD  
APPLICATION CHECK LIST

NAME WILLIAM & FANI THOMSON BLOCK 104 LOT 10

ADDRESS 540 HILLSIDE AVE, ALLENDALE, NJ 07401

ZONE AA TYPE OF VARIANCE HARDSHIP (SIDE YARD)

BRIEF DESCRIPTION OF APPLICATION ADDITION: NEW ROOF STRUCTURE

OVER EXISTING PATIO SPACE.

SPECIFIC VARIANCE(S) REQUIRED SIDE YARD SETBACK, BOROUGH CODE 270-37 A (2)

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ADMINISTRATIVE REQUIREMENTS

STATUS

- |                                 |           |
|---------------------------------|-----------|
| 1. Application form complete    | <u>✓</u>  |
| 2. Fee paid                     | <u>✓</u>  |
| 3. Denial by Building Inspector | <u>✓</u>  |
| 4. Affidavit of Service         | <u>✓</u>  |
| 5. Proof of Publication         | <u>  </u> |
| 6. Taxes Current                | <u>✓</u>  |
| 7. Plot Plan                    | <u>✓</u>  |
| 8. Maps                         | <u>✓</u>  |
| 9. Photographs                  | <u>✓</u>  |
| 10. Email address               | <u>✓</u>  |
| 11. Miscellaneous               | <u>  </u> |

11/11/23  
Date

  
Applicant's Signature

NOTICE OF APPEAL AND VARIANCE APPLICATION FORM  
BOROUGH OF ALLENDALE, NEW JERSEY

TO THE APPLICANT: COMPLETE SECTIONS IN FULL FOR RELIEF REQUESTED

NOTICE OF APPEAL OF  
ZONING ENFORCEMENT OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of WILLIAM AND FANI THOMSON  
shows that on or about the 24 day of OCTOBER, 2023  
an application to the Zoning Official for the purpose of (describe intended  
action) BUILDING A ROOF OVER AN EXISTING PATIO

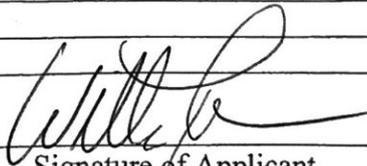
on the premises located at (street address) 540 HILLSIDE AVE, ALLENDALE, NJ 07401  
Block 104 Lot 10  
as shown on the Municipal Tax Maps and owned, or optioned, by the applicant was made; that  
after due consideration the Zoning Enforcement Officer did on the 24 day of OCT, 2023  
decline to issue said permit for the reasons stated in the attached copy of the Zoning Enforcement  
Officer's Refusal of Permit Form.

Applicant, feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of  
appeal with said Officer, together with the required fee of \$500 + \$1,000, and requests that  
action of the Zoning Enforcement Officer be reversed or modified as the facts may be  
determined, and applicant further requests that a day be fixed for hearing on this appeal and  
states that the proper notice will be given to all owners of property situated within two hundred  
(200) feet of the property specified above, and others as required by Statute.

APPLICATION FOR VARIANCE

TO THE LAND USE BOARD:

An application is hereby made for a (Hardship) (Floor Area Ratio) (Use) variance from the terms  
of Article(s) and Section(s) 270-37 A (2)  
of the Zoning Ordinance so as to  
permit BUILDING A ROOF OVER AN EXISTING PATIO SPACE, WITHIN THE  
SIDE YARD SET BACK.

  
Signature of Applicant

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 10 Block(s) 104  
Street Address 540 HILLSIDE AVE, ALLENDALE, NJ 07401  
Applicant WILLIAM AND FANI THOMSON Address 540 HILLSIDE AVE, ALLENDALE, NJ 07401  
Owner WILLIAM AND FANI THOMSON Address 540 HILLSIDE AVE, ALLENDALE, NJ 07401  
Lessee N/A Address N/A  
Last Previous Occupancy RESIDENTIAL  
Size of Lot 30,176 SF  
Floor area ratio calculation 17% EXISTING, 19% PROPOSED  
Percentage of lot occupied by building(s) 9.6% EXISTING, 11.4% PROPOSED  
Height of building(s) 2-1/2 stories 25 feet 4" (NO CHANGE TO EXIST. HGT)  
Set back from front property line 19.5' ft. From side (if corner lot) N/A ft.  
Zoning requirements – Frontage 40', side yards 35.8'+39.6', set-back 19.5'+26.5', rear yard 50'  
“Prevailing set-back” of adjoining buildings within one block (EXIST & PROPOSED)  
Has there been any previous appeal involving these premises? YES, POOL AND LANDSCAPING  
If so, state character of appeal and date of disposition ABOVE APPLICATION WAS APPROVED  
AND CONSTRUCTION IS COMPLETE  
  
Proposed use: NO CHANGE TO USE, EXISTING PATIO TO GET NEW ROOF

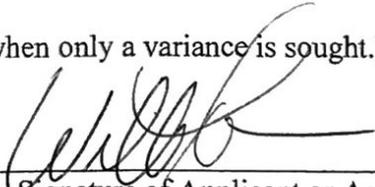
This application for a use variance includes an application for subdivision N/A, site plan \_\_\_\_\_, conditional use \_\_\_\_\_ approval.

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION I SUBMIT THE FOLLOWING: (NOTE: All of these papers must be submitted with application.)

- (a) The original Zoning Review Application, signed by the Zoning Officer and/or a true copy of the Official order issued by the Zoning Officer and signed by him, where applicable.
- (b) Fifteen (15) copies of all application documents
- (c) Fifteen (15) copies of a map showing all lots within 200 feet of the property; if buildings exist thereon the map shall be a certified “location map” and clearly indicate such buildings and their approximate location, together with “prevailing set-back” dimensions.
- (d) Fifteen (15) copies of a Plot Plan and clearly indicate such buildings thereon with all front, side and rear yard dimensions.
- (e) Fifteen (15) copies of List of Property owners served, indicating method of service on each, date of service, together with copies of the post office receipts, if any.
- (f) Fifteen (15) copies of Subdivision, Site Plan, or Conditional Use application, when applicable.

(File all copies with the Land Use Administrator when only a variance is sought.)

Date: 11/11/23

  
\_\_\_\_\_  
Signature of Applicant or Agent

BOROUGH OF ALLENDALE  
LAND USE BOARD

for the 200 ft. +  
utility companies only  
save certified receipts  
for me

DATE X 11/11/23

NOTICE OF HEARING TO PROPERTY OWNERS

(Cross out inapplicable sections)

TO WHOM IT MAY CONCERN:

In compliance with the Zoning Ordinance of the Borough of Allendale, NJ, notice is hereby served upon you to the effect that (I) (We) WILLIAM AND FANI THOMSON hereby propose to (give detailed information) BUILD A NEW ROOF STRUCTURE OVER AN EXISTING PATIO SPACE.

Location 540 HILLSIDE AVE, ALLENDALE, NJ 07401

The Zoning Officer of the Borough of Allendale, Bergen County, New Jersey, refused this request by reason of its being in violation of Section 270-37 A (2)

of the Zoning Ordinance, from which decision (I) (We) hereby appeal. (I)(We) have applied to the Land Use Board for a (hardship), (floor area ratio), (use) variance, (together with subdivision     , site plan     , conditional use      approval), and from any other variances or waivers that the Board may deem necessary.

Any person or persons affected by this (appeal) (application) may have an opportunity to be heard at the meeting to be held December 20, 2023, at 7:30pm in the Allendale Municipal Building, 500 West Crescent Avenue, 2<sup>nd</sup> Floor, Allendale, NJ 07401.

All documents relating to this application may be inspected by the public between the hours of 9 a.m. and 4:30 p.m. in the office of the Borough Clerk in the Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey 07401.

X   
Signature

Note: This Notice must be personally Served or sent by certified or registered mail at least 10 days before the day of the hearing, and proof of service given to the Land Use Administrator.

# BOROUGH OF ALLENDALE

500 West Crescent Avenue  
Allendale, NJ 07401

Angela M. Mattiace, CTA  
Tax Assessor

(201) 818-4419  
[angelamattiace@allendalenj.gov](mailto:angelamattiace@allendalenj.gov)

November 7, 2023

Re: 200 Ft List - 104/10 540 Hillside

Dear Sir/Madam:

As per your recent request, attached please find the listing of property owners within 200 feet of the above mentioned, as well as the list of public utilities, which must also be noticed.

If your property falls within 200 feet of an adjacent municipality, you must obtain a certified list from that municipality and serve notices on all persons on that list. Additionally, you must also serve notice upon the Municipal Clerk of that municipality.

This is to certify to the Allendale Land use Board and to all interested parties, that the attached names and addresses commonly referred to as a "Property Listing" have been prepared in conformance with the requirements of the Municipal Land Use Law. All lists are prepared within (7) days after receipt. Any omission and/or failure on the part of the undersigned shall not invalidate this certification, any hearing meeting or proceeding. (C40:55D12-C).

  
Angela M. Mattiace, CTA  
Tax Assessor

OWNER & ADDRESS REPORT

ALLENDALE

200 FOOT LIST - 540 HILLSIDE AVE- 104/10

11/07/23 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
101	26		2	DUDAS, MICHELE & PAMPULEVSKI, PETER 10 LORI LANE ALLENDALE, NJ 07401	10 LORI LN	
104	24		2	MOROS, JOHN & FELLMAN, VERONICA 29 CEDAR DR ALLENDALE, NJ 07401	29 CEDAR DR	
101	42		2	CRISTIANO, FRANK 541 HILLSIDE AVE ALLENDALE, NJ 07401	541 HILLSIDE AVE	
101	43		2	KNIGHT JR, FRED L & KELLYANN 525 HILLSIDE AVENUE ALLENDALE, NJ 07401	525 HILLSIDE AVE	
104	25		2	FRANZESE, THOMAS E & LAUREN 28 CEDAR DR ALLENDALE, NJ 07401	28 CEDAR DR	
104	8		2	SCHISLER, MAXIM C. & BROOKE, EMMA A. 528 HILLSIDE AVE ALLENDALE, NJ 07401	528 HILLSIDE AVE	
101	39		2	SWEETGALL R L & DZIEZANOWSKI M A 565 HILLSIDE AVE ALLENDALE N J 07401	565 HILLSIDE AVE	
101	40		2	LEBNIKOFF, DONALD & DEBRA 549 HILLSIDE AVE ALLENDALE, NJ 07401	549 HILLSIDE AVE	
104	11		2	LEE, JOSEPH & JOO HYUN 522 HILLSIDE AVENUE ALLENDALE, NJ 07401	552 HILLSIDE AVE	
104	26		2	SASSO, STEVEN & ROSA 30 CEDAR DR ALLENDALE, NJ 07401	30 CEDAR DR	
101	41		2	MC LEE JOSEPH & LIM, YI RAN 545 HILLSIDE AVENUE ALLENDALE, NJ 07401	545 HILLSIDE AVE	
104	23		2	MANZI, FRANK & DI STADIO, MARIA 31 CEDAR DR ALLENDALE NJ 07401	31 CEDAR DR	
104	12		2	DAMANIA, VISHAL & SANCHITA 556 HILLSIDE AVE ALLENDALE, NJ 07401	556 HILLSIDE AVE	
104	9		2	CASELLA, THOMAS D. & ANGELA 530 HILLSIDE AVE. ALLENDALE, NJ 07401	530 HILLSIDE AVE	

## **UTILITIES LISTING**

**BOROUGH OF ALLENDALE  
500 W CRESCENT AVENUE  
ALLENDALE, NJ 07401**

**Rockland Electric – 1 Blue Hill Plaza, Pearl River, NY 10965**

**New Jersey Department of Transportation - POB 600, Trenton, NJ 08625**

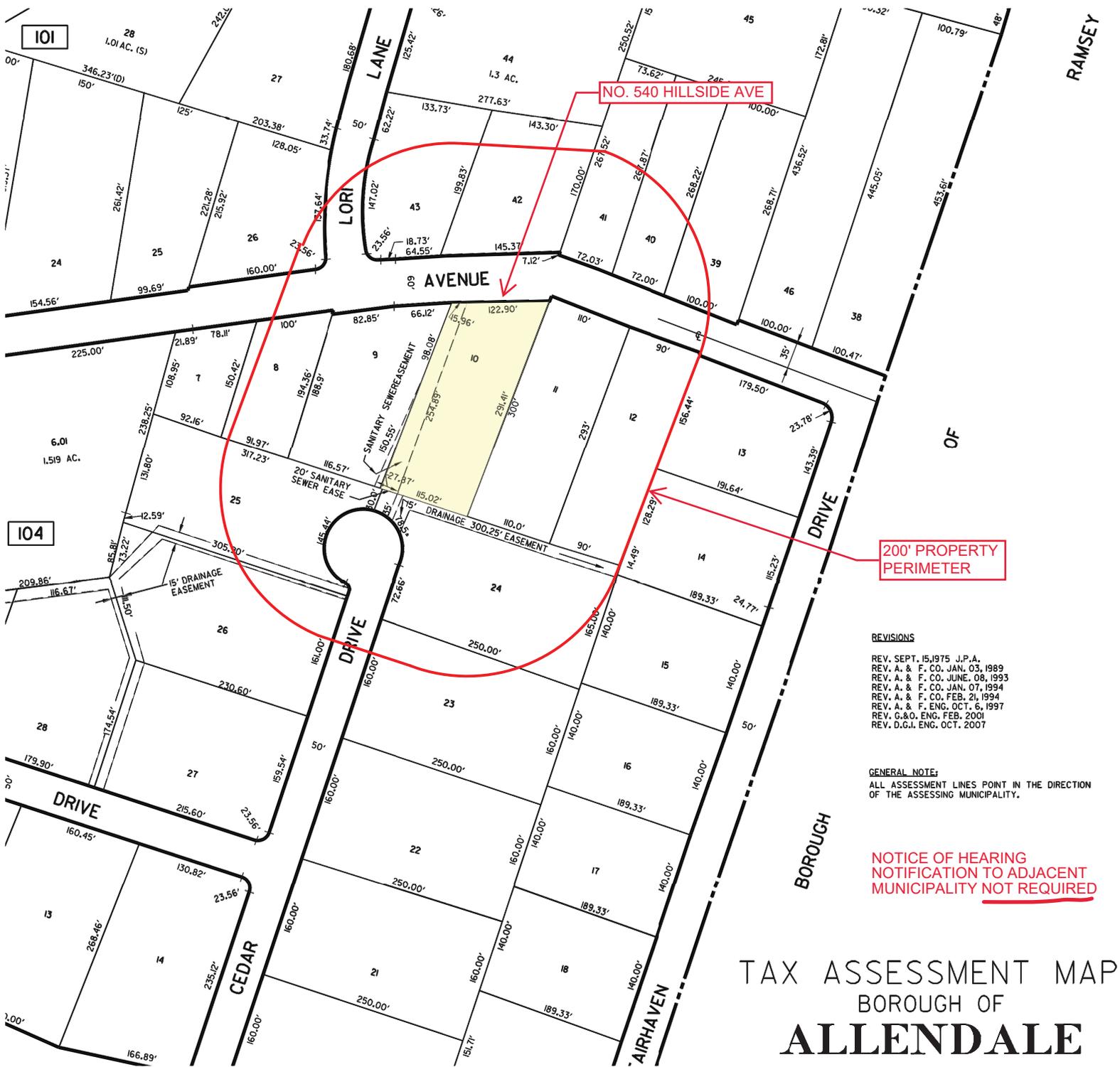
**PSE&G - 20 Van Vooreen Drive, Oakland, NJ 07436**

**Cablevision of New Jersey - 40 Potash Rd, Oakland, NJ 07436**

**Verizon New Jersey - 114 Paterson Street, Paterson, NJ 07501**

**Bergen County Planning Board - 1 Bergen County Plaza, Hackensack, NJ 07601**

**Veolia Water – 461 From Road #400, Paramus, NJ 07652**



NO. 540 HILLSIDE AVE

200' PROPERTY PERIMETER

**REVISIONS**

- REV. SEPT. 15, 1975 J.P.A.
- REV. A. & F. CO. JAN. 03, 1989
- REV. A. & F. CO. JUNE. 08, 1993
- REV. A. & F. CO. JAN. 07, 1994
- REV. A. & F. CO. FEB. 21, 1994
- REV. A. & F. ENG. OCT. 6, 1997
- REV. G.&O. ENG. FEB. 2001
- REV. D.G.I. ENG. OCT. 2007

**GENERAL NOTE:**  
ALL ASSESSMENT LINES POINT IN THE DIRECTION OF THE ASSESSING MUNICIPALITY.

**NOTICE OF HEARING  
NOTIFICATION TO ADJACENT  
MUNICIPALITY NOT REQUIRED**

TAX ASSESSMENT MAP  
BOROUGH OF  
**ALLENDALE**

AFFADAVIT OF PROOF OF SERVICE

LAND USE BOARD

OF

BOROUGH OF ALLENDALE

PROOF OF SERVICE OF NOTICES REQUESTED BY STATUTE MUST BE FILED AND VERIFIED WITH BOARD SECRETARY AT LEAST 10 DAYS PRIOR TO MEETING OR CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY)

COUNTY OF BERGEN ) SS.

WILLIAM THOMSON, of full age, being duly sworn according to law, deposes and says, that (s)he resides at 540 HILLSIDE AVE, ALLENDALE, NJ 07401 in the municipality of ALLENDALE, County of BERGEN, and State of NEW JERSEY, and that (s)he is (are) the applicant(s) in a proceeding before the Land Use Board of Allendale, New Jersey, being an appeal or application under the Zoning Ordinance, which relates to premises at 540 HILLSIDE AVE, ALLENDALE, NJ 07401, and that on 12/20, 2023 (s)he gave written notice of the hearing on this application to each and all of the persons upon whom service must be made, in the required form and according to the attached lists, and in the manner indicated thereon.

X [Handwritten Signature]

Applicant's Signature

Sworn to and subscribed before me

this 11<sup>th</sup> day of November,

2023.

[Handwritten Signature]  
Joshua A. Bandstra

Notary

JOSHUA A. BANDSTRA  
Commission # 2448792  
Notary Public, State of New Jersey  
My Commission Expires  
August 8, 2024



NOTICE TO APPLICANT: Attach list of all persons served.

NEWSPAPER NOTICE

*for newspaper only*

LAND USE BOARD  
BOROUGH OF ALLENDALE  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Land Use Board of the Borough of Allendale will hold a public hearing on December 20, 2023, at 7:30 p.m. in the Allendale Municipal Building, 500 West Crescent Avenue, 2<sup>nd</sup> Floor, Allendale, New Jersey 07401 on the application of WILLIAM AND FANI THOMSON (Applicant) at 540 HILLSIDE AVE, ALLENDALE, NJ 07401 (Address) Block No. 104, Lot No. 10 for a (hardship, floor area ratio, use) variance from Section 270-37 A (2)

\_\_\_\_\_ of the zoning ordinance of the Borough of Allendale, and for any other variances or waivers that the Board may deem necessary, for the purpose of BUILDING A ROOF STRUCTURE OVER AN EXISTING PATIO SPACE.

**Name and Address of Applicant**

Sample Legal Notice

To be published in *The Record* or *The Ridgewood News* at least ten (10) days prior to the scheduled hearing date.

Original notice cut from newspaper must be given to Board Secretary along with all forms.



**BOROUGH OF  
ALLENDALE**

**CODE ENFORCEMENT OFFICE**

**500 West Crescent Avenue Allendale, NJ 07401**

**Anthony Hackett  
Zoning Official**

**Phone: (201) 818-4400 x208  
Fax: (201) 825-1913**

**MEMORANDUM**

TO: William & Fani Thomson  
540 Hillside Ave  
Allendale, NJ 07401

FROM: Anthony Hackett, Zoning Official/Construction Official

CC: Linda Garofalo Land use Administrator

RE: New roof over extended patio

DATE: October 24, 2023

---

The Allendale Building/Zoning Department received the following documents:

- A. Borough of Allendale Zoning Review application (Incomplete)
- B. Plans prepared by Studio Stigsby Sealed by Erik Schultz

I have reviewed these documents and the Borough of Allendale Zoning Ordinances and I must deny your application for the following reasons:

1) Your property is in the AA zone, to calculate the side-yard setbacks, a formula is used (using your Gross Building Floor Area). According to my calculations, your house requires side yard setbacks of **37.2'** Currently you have 19.5' on the left side and 26.5' on the right side, making your house non-conforming. According to **Borough Code 270-37 A (2)** You are not permitted to create any new or additional encroachment or non-conformity.

You are hereby notified that you have the right under N.J.S.A. 40:55D-72 to appeal this decision to the Zoning board of adjustments of the Borough of Allendale within 20 days from the date of the decision. For further information please visit. <http://allendalenj.gov/zoning-board-of-adjustments/>

Anthony Hackett  
Construction Official

## Zone AA

	PARAMETER	EXISTING		APPLICABLE MAX/MIN. REQ'D OR ALLOWED	PROPOSED		APPLICANT COMMENTS
<b>A</b>	Lot Area (Sq Feet)	30176		<b>26000 Sq Feet</b>	30176		PER SURVEY
<b>B</b>	Building Coverage (Sq Ft)	2886			3424		EXIST. PLUS 538sf NEW COVERED PATIO
<b>C</b>	Other Impervious Coverage (Sq ft)	6053			5740		EXISTING MINUS 538sf NEW COVERED PATIO PLUS 225sf PATIO EXTENSION
<b>D</b>	Total Coverage (B+C) (Sq Ft)	8939			9164		
	Lot Size <10,000 sq ft (55%)	30%	PASS	<b>55%</b>	30%	PASS	
	10,001-40,000 sq ft (55/sq rt of Lot size)	30%	PASS	<b>32%</b>	30%	PASS	
	40,001+ (27.5%)	30%	FAIL	<b>27.50%</b>	30%	FAIL	
<b>E</b>	Gross Bldg Floor Area (GBA) (Sq Ft)	5122			5660		
<b>F</b>	Floor Area Ratio (%)						
	Lot Size <10,000 sq ft (25%)	17%	PASS	<b>25%</b>	19%	PASS	
	10,001-40,000 sq ft 0.0002*(lot area - 10,000)] <sup>[25</sup>	17%	PASS	<b>21%</b>	19%	PASS	
	40,001+ (19%)	17%	PASS	<b>19%</b>	19%	PASS	
<b>G</b>	Side Yard Setbacks (RIGHT)						
	GBA <2800 Sq Ft (20 Feet)		FAIL	<b>20</b>		FAIL	
	2801-5600 GBA Sq Ft (0.007*GBA)	26.5	FAIL	<b>35.854</b>	<b>39.62</b>	26.5	FAIL
	GBA >5601 Sq Ft (40 Feet)		FAIL	<b>40</b>		FAIL	
	Side Yard Setbacks (LEFT)						
	GBA <2800 Sq Ft (20 Feet)		FAIL	<b>20</b>		FAIL	
	2801-5600 GBA Sq Ft (0.007*GBA)	19.5	FAIL	<b>35.854</b>	<b>39.62</b>	20	FAIL
	GBA >5601 Sq Ft (40 Feet)		FAIL	<b>40</b>		FAIL	VARIANCE REQUIRED (LEFT SIDE)
<b>H</b>	Min Rear Yard Setbacks (ft)	118.1	PASS	<b>50</b>		FAIL	REFERENCE SURVEY
<b>I</b>	Min Front Yard Setbacks (Ft)	75.8	PASS	<b>40</b>		FAIL	PER SURVEY
<b>J</b>	Min Lot Width (Ft)	116	FAIL	<b>130</b>		FAIL	EXISTING NON CONFORMING
<b>K</b>	Height of Proposed Structure (Ft)	25.5	PASS	<b>35</b>		PASS	HGT ESTIMATED (NO CHANGE PROPOSED)

Table as provided by Anthony Hackett  
(for 540 Hillside Ave, Allendale, NJ 07401)



<b>Block/Lot/Qual:</b>	104. 10.	<b>Tax Account Id:</b>	78
<b>Property Location:</b>	540 HILLSIDE AVE	<b>Property Class:</b>	2 - Residential
<b>Owner Name/Address:</b>	THOMSON, WILLIAM & FANI	<b>Land Value:</b>	373,300
	540 HILLSIDE AVENUE	<b>Improvement Value:</b>	842,300
	ALLENDALE, NJ 07401	<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	1,215,600
		<b>Additional Lots:</b>	None
<b>Special Taxing Districts:</b>		<b>Deductions:</b>	

### Taxes

[Make a Payment](#)

[View Tax Rates](#)

[View Current Bill](#)

[Project Interest](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2024	02/01/2024	Tax	6,682.76	6,682.76	0.00	6,682.76	OPEN
2024	05/01/2024	Tax	6,682.76	6,682.76	0.00	6,682.76	OPEN
<b>Total 2024</b>			<b>13,365.52</b>	<b>13,365.52</b>	<b>0.00</b>	<b>13,365.52</b>	
2023	02/01/2023	Tax	6,554.35	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	6,554.34	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	6,865.88	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	6,756.47	0.00	0.00	0.00	PAID
<b>Total 2023</b>			<b>26,731.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2022	02/01/2022	Tax	6,577.20	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	6,577.20	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	6,635.12	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	6,427.86	0.00	0.00	0.00	PAID
<b>Total 2022</b>			<b>26,217.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

Last Payment: 11/01/23

[Return to Home](#)



**PHOTO 1** AERIAL PHOTO SHOWING 540 HILLSIDE AVE (RED PIN) AND NEIGHBOR TO THE NORTH



**PHOTO 2** EAST FACING (REAR) FAÇADE, SHOWING EXISTING PATIO SPACE



**PHOTO 3** NORTH FACING (SIDE) FAÇADE, SHOWING EXISTING PATIO SPACE



**PHOTO 4** SIDE YARD SHOWING EXISTING PATIO SPACE AND ROOM FOR NEW LANDSCAPE BUFFER



**PHOTO 5** SIDE YARD SHOWING NEIGHBOR TO THE NORTH



PROJECT  
**THOMSON RESIDENCE**  
 540 HILLSIDE AVE  
 ALLENDALE, NJ 07401

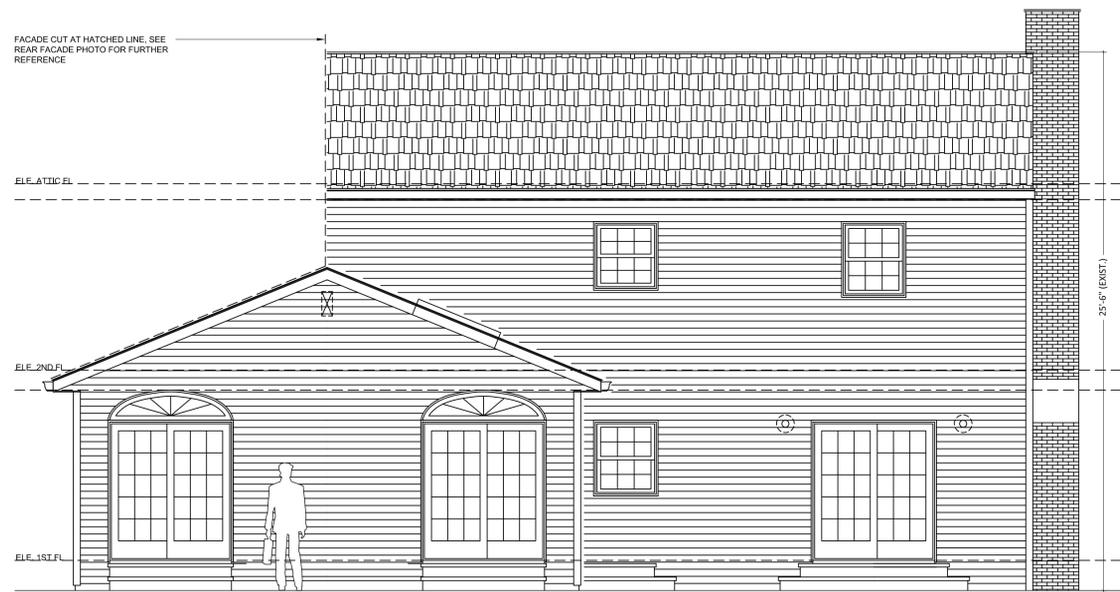
OWNER  
**FANI AND WILLIAM THOMSON**  
 540 HILLSIDE AVE, ALLENDALE, NJ 07401

ARCHITECTURAL DESIGN  
**STUDIO STIGSBY**  
 41 WATCHUNG PLAZA #503  
 MONTCLAIR, NJ 07042

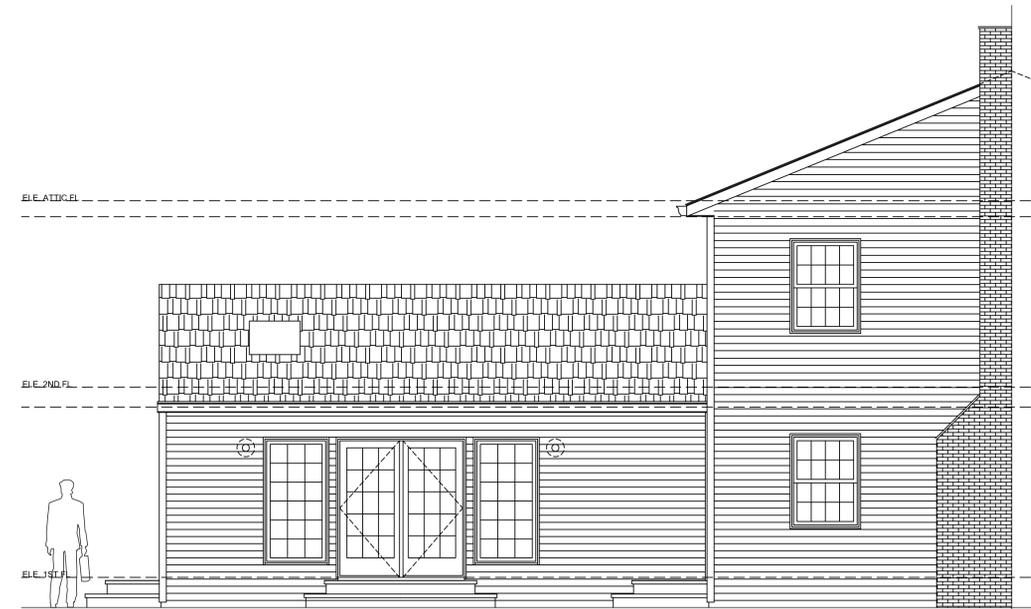
GENERAL CONTRACTOR  
**LIMITLESS RENOVATIONS**  
 64 RIDGEDALE AVE, MADISON, NJ 07940

ISSUE RECORD  
 09.04.2023 ZONING  
 11.06.2023 VARIANCE

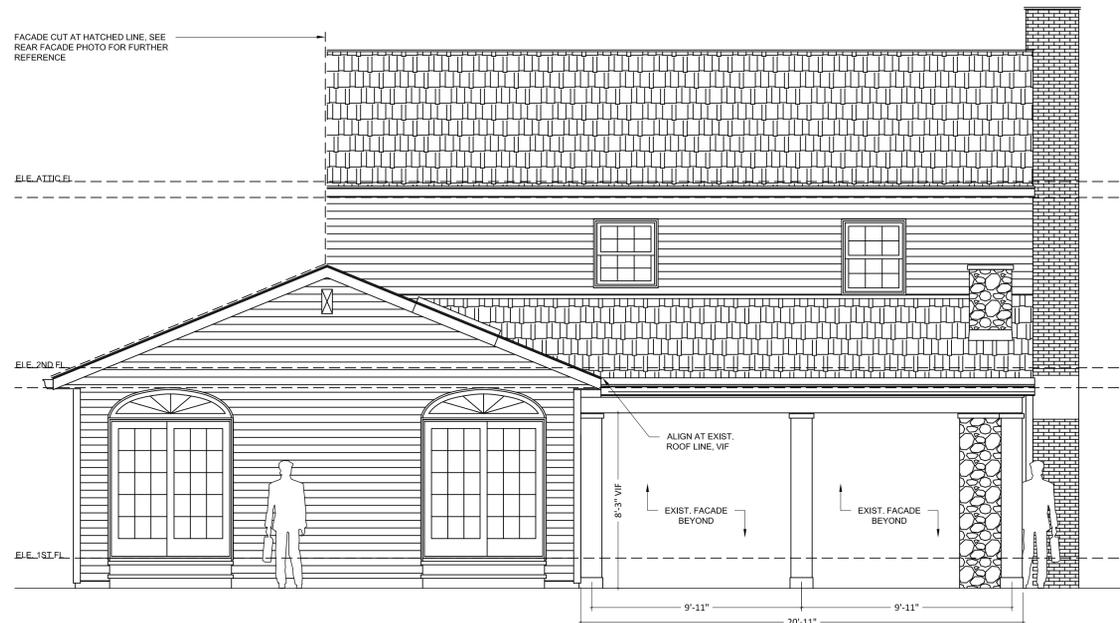
LEGEND:  
 ——— EXISTING WALL  
 - - - REMOVED WALL  
 ▨ NEW 2X WALL  
 ▩ AS NOTED



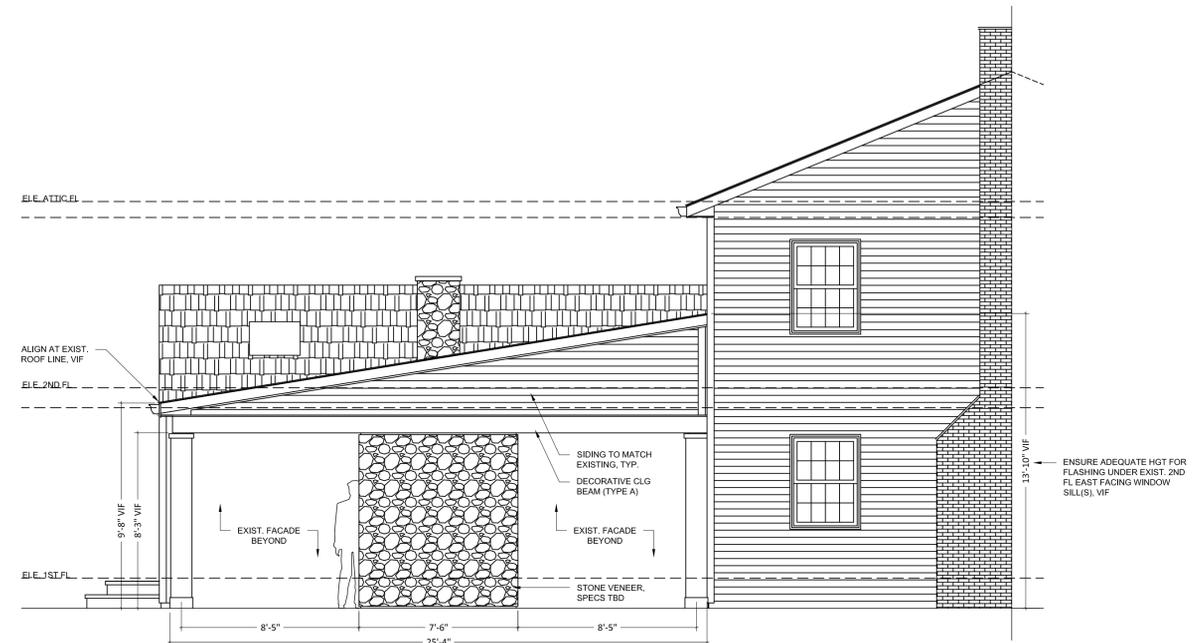
**01** EXISTING FACADE EAST (REAR)  
 SCALE: 1/4"=1'-0"



**03** EXISTING FACADE NORTH (SIDE)  
 SCALE: 1/4"=1'-0"



**02** PROPOSED FACADE EAST (REAR)  
 SCALE: 1/4"=1'-0"



**04** PROPOSED FACADE NORTH (SIDE)  
 SCALE: 1/4"=1'-0"

NOTES  
 CONTRACTOR AND SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE OWNER, ARCHITECT AND/OR DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, MATERIALS OR SEQUENCING. CONTRACTOR AND SUB CONTRACTORS ARE RESPONSIBLE FOR LOCAL BUILDING CODE COMPLIANCE.

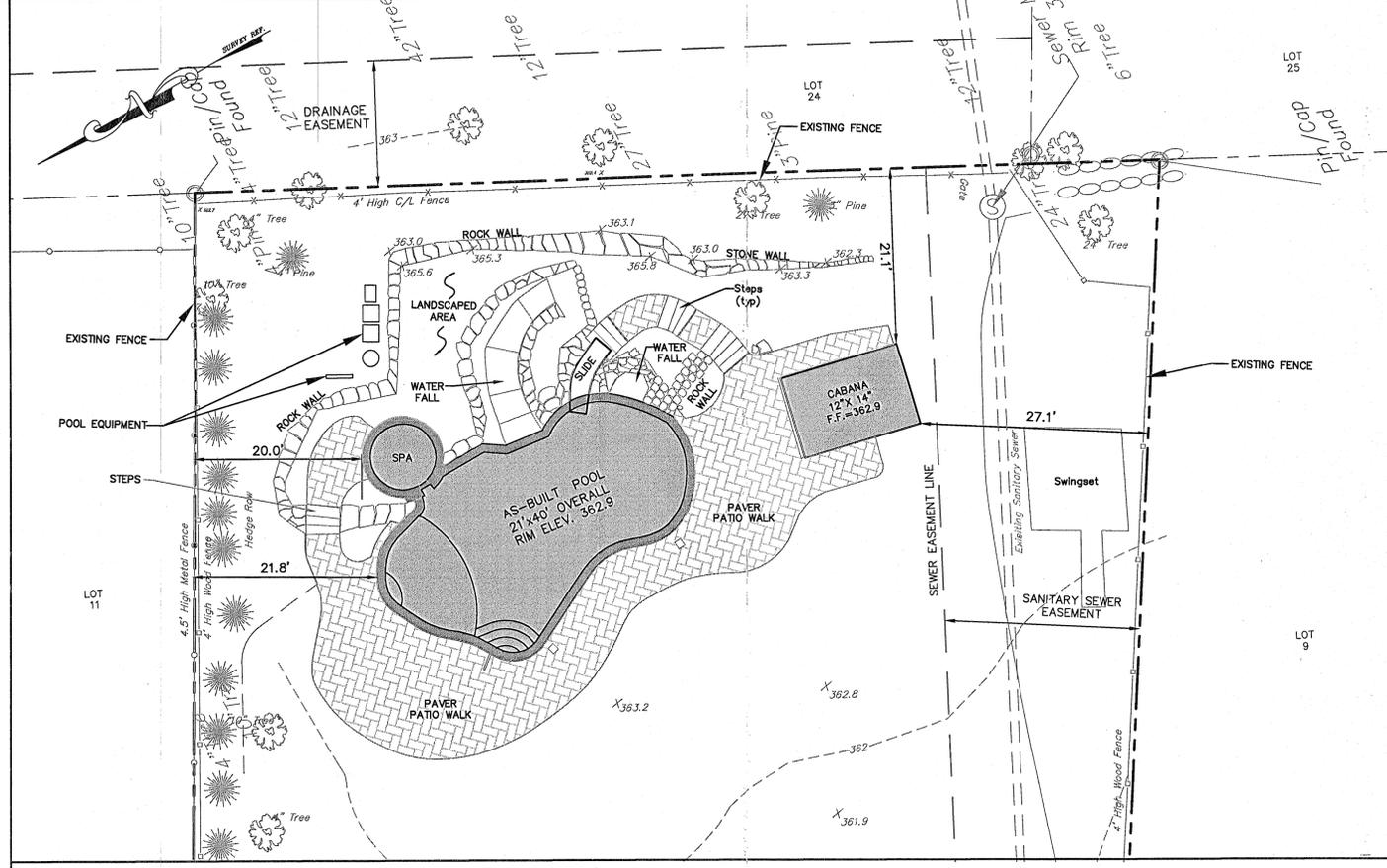
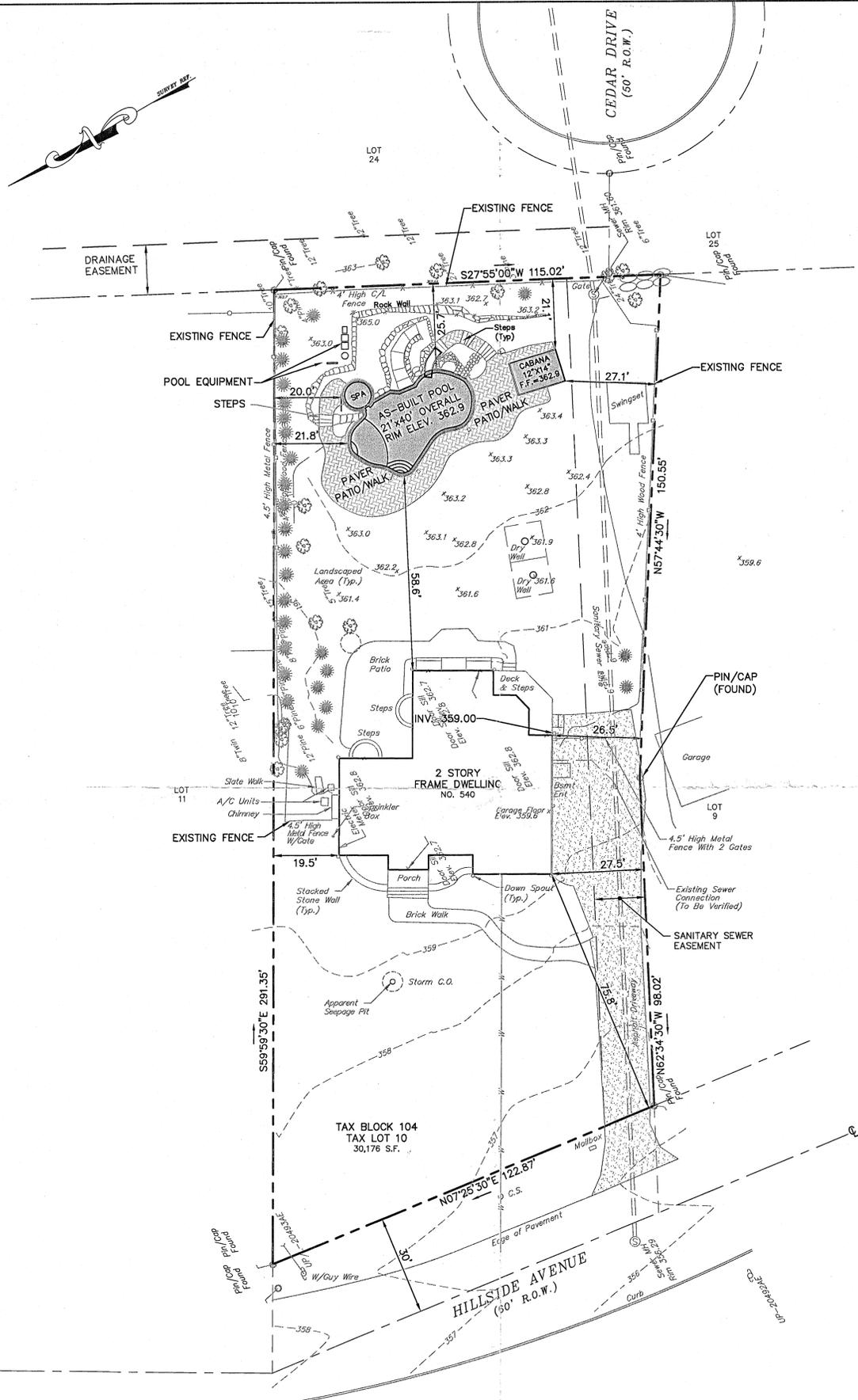
ARCHITECT OF RECORD  
 ERIK SCHULTZ, RA, NJ LIC NO. 17936  
 MONTCLAIR

DWG FILE NO.  
 540HAD6262023.DWG

DATE  
 11.06.2023

DRAWING NAME  
 VARIANCE APPLICATION

SHEET NO.  
**SK101.00**



**LOT COVERAGE SUMMARY**  
 LOT AREA = 30,176 SF

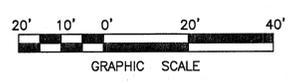
EXISTING:	SF	%
DWELLING	2,870	
CHIMNEY	16	
PORCH/STEPS	102	
DECK/STEPS	195	
BASEMENT ENTRANCE	23	
ASPHALT DRIVEWAY	2,327	
PAVER PATIO/WALKS/STEPS	1,196	
STONE WALLS	66	
SLATE WALK	9	
A/C UNITS	8	
<b>EXISTING SUBTOTAL</b>	<b>6,812</b>	<b>(22.57%)</b>
<b>AS-BUILT:</b>		
POOL WATER SURFACE	680	
POOL COPING	128	
SLIDE	20	
PAVER PATIO	1,023	
CABANA	142	
STEPS/ WATERFALL	134	
<b>PROPOSED SUBTOTAL</b>	<b>2,127</b>	<b>(7.05%)</b>
<b>SUMMARY</b>		
EXISTING:	6,812	(22.57%)
PROPOSED:	2,127	(7.05%)
<b>TOTAL</b>	<b>8,939</b>	<b>(29.62%)</b>

FOR PROPERTIES WITH LOT AREA >10,000 SF TO <40,000 SF  
 MAXIMUM ALLOWABLE LOT COVERAGE =  $\frac{55}{\sqrt{30,176}} = \frac{55}{173.71} = 31.66\% = 9,554 \text{ SF}$

- NOTES :**
- PROPERTY OF WILLIAM AND FANI THOMSON, KNOWN AS LOT 10, BLOCK 104 AS SHOWN ON SHEET No. 1 OF THE TAX ASSESSMENT MAP OF THE BOROUGH OF ALLENDALE.
  - SURVEY REFERENCE: PREPARED BY SURTECH SURVEYING TECHNOLOGIES, INC. ON APRIL 29, 2014.
  - UNDERGROUND UTILITIES ARE THROUGH THE FRONT YARD AND ARE SUBJECT TO VERIFICATION PRIOR TO EXCAVATION.
  - ALL ELEVATIONS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) DERIVED FROM GPS OBSERVATIONS.
  - x 99.36 DENOTES EXISTING GRADE.
  - THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 67 OF 332, MAP NO. 34003C0067G, EFFECTIVE DATE SEPTEMBER 30, 2005.
  - THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 67 OF 332, MAP NO. 34003C0067J, PRELIMINARY DATE MAY 5, 2017, NOT YET EFFECTIVE.
  - THERE IS NO EVIDENCE OF REGULATED WETLANDS ON SITE OR WITHIN 200 FEET OF THE SITE, BASED ON A REVIEW OF NJ GEOWEB PUBLISHED MAPPING.
  - THE HOMEOWNER AGREES TO HOLD THE BOROUGH HARMLESS FOR ANY NECESSARY WORK WITHIN THE SANITARY SEWER EASEMENT. ANY REQUIRED FORMAL AGREEMENT WILL BE PROVIDED BY THE HOMEOWNER.

RECEIVED  
 AUG 30 2017  
 BOROUGH OF ALLENDALE  
 BUILDING DEPARTMENT

No.	Date	Revision	DRWN BY	CHKD BY



**FREDRICK L. VOSS**  
 New Jersey Professional Engineer  
 and Land Surveyor  
 License No. 25797

**GTS CONSULTANTS**  
 Engineering, Surveying & Mapping  
 State of New Jersey Certificate of Authorization 24GA28021900  
 2 Monmouth Avenue, Unit A-1  
 Freehold, New Jersey 07728  
 (732) 409-0900 Fax (732) 409-0927

**POOL AS-BUILT PLAN**  
**TAX LOT 10 TAX BLOCK 104**  
**540 HILLSIDE AVENUE**  
**BOROUGH OF ALLENDALE**  
 BERGEN COUNTY NEW JERSEY

DATE: 8/21/2017	SCALE: 1" = 20'
DRAWN: JG	CHECKED: F.L.V.
FILE NAME: 16-131	PROJECT: 16-131
<b>1 of 1</b>	