

TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

P.B.

APPLICATION FOR SITE PLAN APPROVAL

Date filed 1/24/2022 Fee \_\_\_\_\_ Block 489 Lot(s) 1.01

A. APPLICATION IS HEREBY MADE FOR:

- Minor site plan
- Preliminary/final major site plan
- Waiver, modification or amendment of an existing site plan
- Fence variance

JAN 24 2022

B. OWNER: Andrew Young Tele # 201-264-6871  
Address: 59 Colgate Ave  
Applicant's Name (if other than owner): \_\_\_\_\_

Address: \_\_\_\_\_ Tele# \_\_\_\_\_  
Name and address of person presenting application:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Profession \_\_\_\_\_  
Name of development: \_\_\_\_\_ Tele # \_\_\_\_\_

C. PROPERTY DESCRIPTION

Location: 59 Colgate Ave Zone: R-15  
Lot size: 110 x 120 Tax Map #: 1.01 Block 489 Lot(s) \_\_\_\_\_  
Size of building in square feet: \_\_\_\_\_ Stories: 1

D. YARD DIMENSIONS - PROPOSED DEVELOPMENT APPLICATION

Zone: \_\_\_\_\_ Minimum lot requirements: Area (sq. ft.): \_\_\_\_\_  
Frontage: \_\_\_\_\_ Depth: \_\_\_\_\_  
Proposed yard dimensions: Principal building Front \_\_\_\_\_ Rear \_\_\_\_\_  
Side: One \_\_\_\_\_ Both \_\_\_\_\_  
Accessory buildings: Rear \_\_\_\_\_ Side \_\_\_\_\_  
Maximum building height: Stories \_\_\_\_\_ Feet \_\_\_\_\_  
Minimum habitable floor area per dwelling unit \_\_\_\_\_  
Maximum lot coverage \_\_\_\_\_  
Principal building %: \_\_\_\_\_ Principal & accessory building %: \_\_\_\_\_

E. IF APPLICATION IS FOR WAIVER, MODIFICATION OR AMENDMENT OF AN EXISTING SITE PLAN, EXPLAIN REQUEST:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

F. PROPOSED LAND USE: \_\_\_\_\_

G. DESCRIPTION OF PROPOSED OPERATIONS, INCLUDING DAYS AND HOURS OF OPERATION: \_\_\_\_\_

H. IF PROPOSAL IS FOR RESIDENTIAL CONSTRUCTION, STATE NUMBER OF DWELLING UNITS AND TYPE OF OWNERSHIP: \_\_\_\_\_

I. ESTIMATED COST OF CONSTRUCTION: ~ \$7000

J. ARE ANY DEED RESTRICTICONS APPLICABLE TO THE PROPOSED USE KNOWN OR CONTEMPLATED?  
Yes \_\_\_\_\_ No  If yes, attach copy.

K. IS DEDICATION OF LAND FOR ROAD OR OTHER REASON REQUIRED? Yes \_\_\_\_\_ No

If yes, complete the following:  
Name of roads: \_\_\_\_\_  
Number of feet: \_\_\_\_\_ Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

L. PREVIOUS ACTION BY PLANNING BOARD: Date \_\_\_\_\_ Details: \_\_\_\_\_

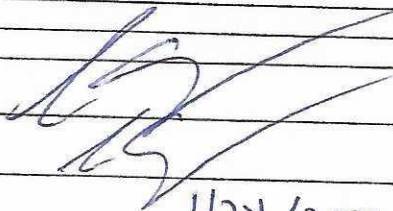
Amendment requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

M. DOES THIS DEVELOPMENT PLAN INCLUDE OR REQUIRE A SIMULTANEOUS APPLICATION FOR ANOTHER TOWNSHIP APPROVAL? Yes \_\_\_\_\_ No   
If yes, state type of additional approval being sought: \_\_\_\_\_

N. LIST OF MAPS AND OTHER MATERIAL ACCOMPANYING THE APPLICATION AND THE NUMBER OF EACH ITEM:

ITEM	NUMBER
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

O. DOES THE FINAL PLAT FOLLOW EXACTLY THE PRELIMINARY PLAT IN REGARD TO DETAILS AND AREA COVERED? Yes \_\_\_\_\_ No \_\_\_\_\_  
If no, indicate changes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

P. SIGNATURE OF APPLICANT:  \_\_\_\_\_  
SIGNATURE OF OWNERS: \_\_\_\_\_  
DATE OF APPLICATION: 11/24/2022

TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

APPLICATION IS HEREBY MADE FOR:

- ( ) Appeal from Building Officer based on or made in the enforcement of the Zoning Ordinance. N.J.S.A. 40:55D-70a
- ( ) Zoning map interpretation N.J.S.A. 40:55D-70b
- ( ) Hardship variance N.J.S.A. 40:55-70c-1
- ( ) Flexible variance N.J.S.A. 40:55-70c-2
- ( ) Variance for use or principal structure N.J.S.A. 40:55D-70d-1
- ( ) Expansion of a nonconforming use N.J.S.A. 40:55D-70d-2
- ( ) Deviation from standard of conditional use N.J.S.A. 40:55-70d-3

JAN 24 2022

PROPERTY HISTORY:

A. Owner: Andre Young  
Address: 59 Colgate Ave Wyckoff  
Telephone: 201-264-6471  
Applicant name (if other than owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

B. Property Description:  
Location: 59 Colgate Ave  
Zoning district: R-15 Block: 459 Lot: 1.01  
Existing use of building or premises: Residential

C. Type of variance requested: Fence variance

D. The variance requested is for the purpose of: Putting up a privacy fence

E. Does the attached survey reflect the property as it presently exists? Yes X No \_\_\_\_\_  
If no, explain \_\_\_\_\_

F. Is the property sewered or septic? Sewer Locate on survey.

G. Is this request connected with the simultaneous approval of another application before a Township board?  
Yes \_\_\_\_\_ No X  
If yes, explain \_\_\_\_\_

H. Have there been any previous applications before a Township board involving the premises: Yes \_\_\_\_\_ No X  
If yes, state the date and disposition: \_\_\_\_\_

I. If this application is for an appeal of a decision of the Building Officer or a zoning map interpretation, explain the appeal or question: \_\_\_\_\_

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT - R-15 (Corner Lot)

N/C

	Zoning Requirement	DIMENSIONS		
		Present Layout	Proposed Layout	
1. LOT SIZE (sq. ft.)	15,000 min.	13,200		**See Note
Frontage	100 min.	120		(X)
Depth	125 min.	110		(X)
2. SETBACKS				
Principal Building				
Front Yard (#1) (ft.)	40 min.	30		(X)
Front Yard (#2) (ft.)	40 min.	42.6		( )
Rear Yard (ft.)	30 min.	48		( )
Side Yard (ft.)	15 min.	20		( )
* Accessory Structure(s) (deck, garage, shed, pool, etc.)				
Rear Yard (ft.)	10 min.			( )
Side Yard (ft.)	10 min.			( )
*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3. GROSS BUILDING AREA (GBA) per 186.65**				
Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.			( )
Garage faces side yard setback increases to	27 min.			( )
4. BUILDING AREAS (footprint)				
Principal Building (sq. ft.)		House 1980		
Accessory Structures (sq. ft.)		LIST Shed 120 Cove/Att 325		
5. LOT COVERAGE				
A. Principal Building (%)	15 max.	14%		( )
B. Total Access. Structures (%)	5 max.	3%		( )
C. Total (%) (A & B)	20 max.	17%		( )
6. DWELLING AREA (Total sq. ft.)	1,100 min.	1325		( )
First Floor				
Second Floor				
7. BUILDING HEIGHT (ft.)				
Number of stories	35 max. 2 1/2 max.	1		( )
8. IMPERVIOUS COVERAGE (Calculation)				
For lots over 25,000 sq. ft., the maximum allowable impervious coverage shall be 28.5% of the lot area. For lots between 10,000 and 25,000 sq. ft., the maximum allowable impervious coverage shall be equal to 45 divided by the square root of the lot area. Lots less than 10,000 sq. ft., the maximum allowable impervious coverage shall be 45% of the lot area.				
Structures/Buildings	Sq. ft.	1980		
Driveways (paved or gravel)	Sq. ft.	500		
Patios and/or paved areas	Sq. ft.	325 + 120 = 445		
Walkways and brick pavers	Sq. ft.	198.8		
Tennis Court	Sq. ft.			
Swimming Pool Water Surface	Sq. ft.			
Decks w/o free drainage	Sq. ft.			
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	2978.8		
	Calculated %		2978.8 / 13200 = 22.5%	( )

\*\*GROSS BUILDING AREA - is defined as the gross building floor area of the buildings on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall not include open porches, unfinished attics, basements, decks or patios.

\*\*NOTE: MARK (X) WHERE NOT IN CONFORMANCE WITH ZONING

K. OTHER REQUIREMENTS

1. PARKING: Spaces required \_\_\_\_\_ provided \_\_\_\_\_  
Actual area to be utilized (each floor): \_\_\_\_\_

Comments: \_\_\_\_\_

Buffer required \_\_\_\_\_

Buffer provided \_\_\_\_\_

Comments: \_\_\_\_\_

NA

2. SIGN: (Also fill out separate Application for Sign Construction Permit)

Dimensions: \_\_\_\_\_

Height: \_\_\_\_\_

Location: \_\_\_\_\_

Lighting: \_\_\_\_\_

Setbacks: \_\_\_\_\_

3. FENCE:

Height: \_\_\_\_\_

Style: \_\_\_\_\_

Location: \_\_\_\_\_

6ft  
Solid Vinyl  
Front and Side Yard

IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L

L. 1. How will the benefits of the proposed application outweigh any detriments? \_\_\_\_\_

Having a fence will provide privacy to me while not  
affecting the neighborhood appearance.

2. What are the exceptional circumstances or conditions applicable to the property involved or to the intended use of development of the property that do not apply generally to other properties in the same zone or neighborhood?

This is a corner lot which most of the other properties  
in the area do not and therefore have backyard  
privacy

3. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate such?

NA

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good \_\_\_\_\_

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance \_\_\_\_\_

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M.

M. 1. Explain how the proposed use can be granted without substantial detriment to the public good or how the proposed use would tend to minimize the discordant effect of the use, be less harmful to adjacent properties or tend to bring the use into closer conformity with the zoning ordinance.


2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

3. List any "special reasons" related to the request.

4. List any "hardship" related to the nature of the land and/or the neighborhood which presents reasonable utilization of the property for any permitted use.

N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1.	
2.	
3.	
4.	
5.	

Signature of Applicant: 

Signature of Owner(s): 

Date of Application: 1/21/2022

2202 4 2 JAN,

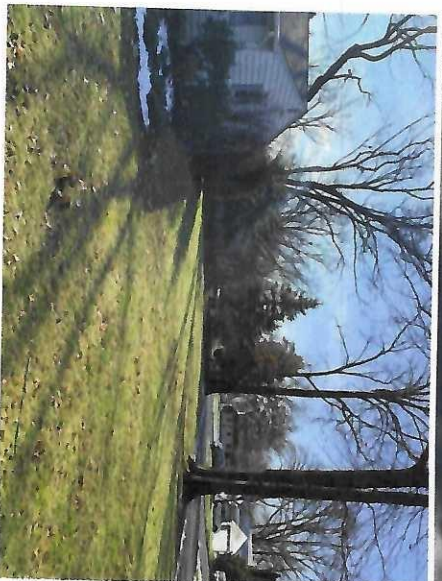


- Plantings to be 3ft high arborvitae's planted 3ft apart from each other:
- Approximately 7 plants in the front
  - Approximately 26 plants on the side

Side Yard



Front Yard



# Photos of Fence

