

BOROUGH OF MIDLAND PARK

FOR OFFICE USE:

Dated Filed: _____ Completeness Review Date: _____
Notified Incomplete: _____ Deemed Complete: _____
Jurisdiction: Planning Board _____ Board of Adjustment _____

APPLICATION FOR DEVELOPMENT

SECTION I TYPE OF APPLICATION

_____ Preliminary Site Plan	_____ Appeal from Administrative Determination
_____ Final Site Plan	_____ Interpretation of Map or Ordinance
_____ Preliminary Major Subdivision	<u> x </u> Bulk Variance
_____ Final Major Subdivision	_____ Use Variance
_____ Amendment to Site Plan Approval	_____ Conditional Use Approval
_____ Waiver	_____ Exception

SECTION II APPLICANT INFORMATION

see Addendum A to comply with N.J.S.A. 40:55D-48.1

NAME OF APPLICANT Luis G. Moyeno and Evelyn Suarez-Moyeno
ADDRESS 95 College Road
PHONE # (201) 250-7698 EMAIL backdraft777@aol.com

NAME OF OWNER Luis G. Moyeno and Evelyn Suarez-Moyeno
ADDRESS 95 College Road
IF OWNER IS A CORPORATION:
PRESIDENT _____ SECRETARY _____

(UNLESS OTHERWISE NOTED, ALL CORRESPONDENCE WILL BE ADDRESSED TO APPLICANT)

INTEREST OF APPLICANT IN PROPERTY (IF NOT OWNER) _____

AUTHORIZED REPRESENTATIVE OF APPLICANT
NAME _____
ADDRESS _____
PHONE NO. _____ EMAIL _____

ATTORNEY FOR APPLICANT
NAME Rosemarie Moyeno Matos, Esq. of Law Office of Rosemarie Moyeno Matos, LLC
ADDRESS 105 Jefferson Street, Hoboken, NJ 07030
PHONE NO. (201) 401-7415 EMAIL rmatos@lawmmm.com

ENGINEER FOR APPLICANT
NAME _____
ADDRESS _____
PHONE NO. _____ EMAIL _____

ARCHITECT FOR APPLICANT
NAME _____
ADDRESS _____
PHONE NO. _____ EMAIL _____

SECTION III PROPERTY INFORMATION

ADDRESS 95 College Road
BLOCK 10.22 LOT 4 ZONE DISTRICT R-1

SIZE OF PROPERTY ***SEE FIRST AMERICAN TITLE SCHEDULE C, ATTACHED HERETO AS EXHIBIT "A"
SQ. FT. 8,991 Sq. Ft WIDTH 89.91 Sq. Ft DEPTH 100 Sq. Ft

EXISTING CONDITIONS
USE OF PROPERTY Private Residence - 1 single family dwelling

BUILDINGS
SQ. FT.: TOTAL: Approx 1,060 Sq. Ft. BY FLOOR: 1. _____ 2. _____ 3. _____

SETBACKS: FRONT: _____ REAR _____
SIDE 1 _____ SIDE 2 _____

HEIGHT: # of Feet _____ # of Stories 2.5

PROPOSED CONDITIONS
USE OF PROPERTY Same as current use. There are no proposed changes to the building, only to the exterior fence.

NEW BUILDING _____ ADDITION TO EXISTING _____
SQ. FT.: TOTAL _____ BY FLOOR: 1. _____ 2. _____ 3. _____

SETBACKS: FRONT: _____ REAR: _____
SIDE 1 _____ SIDE 2 _____

HEIGHT: # of Feet _____ # of Stories _____

SECTION IV GENERAL

A. EXPLAIN IN DETAIL THE EXACT NATURE OF THE APPLICATION AND THE CHANGES TO BE MADE TO THE PROPERTY (ATTACH ADDITIONAL PAGES IF NECESSARY).
See Application for Development Addendum, attached hereto as Exhibit "B."

B. DOES THE APPLICANT OR OWNER OWN ANY CONTINGENT PROPERTY? No
IF YES: ADDRESS _____ BLOCK _____ LOT _____
DESCRIBE USE: _____

C. ARE THERE ANY EXISTING COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR EXCEPTIONS THAT ARE IN EFFECT?
DESCRIBE: N/A
IF YES, PROVIDE A COPY OF EACH

D. IS PROPERTY LOCATED IN FLOOD HAZZARD OR FLOOD PLAIN? No

E. DO PREMISES FRONT ON APPROVED STREET? Yes NAME: College Road

F. DO PREMISES REQUIRE EXTENSION OF MUNICIPAL FACILITIES? No
IF YES, DESCRIBE _____

G. HAS THEIR BEEN A PREVIOUS APPLICATION INVOLVING THIS PROPERTY? Yes
IFYES, SET FORTH DATE, DESCRIPTION AND RESOLUTION Application for Fence Permit filed 10/13/2020; denied 10/16/2020.
***APPLICATION AND ZONING DEPARTMENT DENIAL ATTACHED HERETO AS EXHIBIT "C."

H. ARE ANY OFF-TRACT IMPROVEMENTS REQUIRED OR PROPOSED? No

I. ARE ANY LOW-INCOME HOUSING UNITS PROPOSED? _____ YES x NO

J. IS A DEVELOPMENT FEE REQUIRED? _____ YES x NO

SECTION V VARIANCES, WAIVERS OR EXCEPTIONS

A. ARE ANY VARIANCES REQUESTED AS PART OF THIS APPLICATION? Yes
 IF YES, LIST SECTION NO. OF ZONING ORDINANCE AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>
34-13.2(a)	Regulations for Fences in Residential Zoning Districts
_____	_____
_____	_____
_____	_____
_____	_____

USE ADDITIONAL SHEETS IF NECESSARY

B. ARE THERE ANY WAIVERS FROM THE SUBMISSION REQUIREMENTS REQUESTED? No
 IF YES, LIST SECTION NO. OF ORDINANCE AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(THE PLANNING BOARD MUST APPROVE SUCH WAIVERS AS A CONDITION TO THE APPLICATION BEING DEEMED COMPLETE)

C. ARE THERE ANY EXCEPTIONS FROM THE DESIGN STANDARDS REQUESTED? No
 IF YES, LIST SECTION AND DESCRIPTION:

<u>SECTION</u>	<u>DESCRIPTION</u>
_____	_____
_____	_____
_____	_____
_____	_____

SECTION VI PLANS / DRAWINGS/REPORTS

LIST ALL PLANS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE
Property Survey with proposed fence lines demarcated (Exhibit "D")	Property Owner	12/10/2020
_____	_____	_____
_____	_____	_____

LIST ALL REPORTS SUBMITTED WITH THIS APPLICATION

TITLE	PREPARED BY	DATE
None	_____	_____
_____	_____	_____
_____	_____	_____

I HEREBY DEPOSE AND SAY THAT ALL THE FOREGOING STATEMENTS AND INFORMATION CONTAINED IN ANY PAPERS SUBMITTED HERewith ARE TRUE AND CORRECT.

Applicant

DATE: 1-8-21

Lucas G. ...

SWORN AND SUBSCRIBE ON THIS 8th DAY OF JANUARY, 2021

Lucas G. ...
NOTARY
An attorney of the state of NJ authorized to administer this oath pursuant to N.J.S.A. 17:2-1.

AFFIDAVIT OF OWNERSHIP
(TO BE COMPLETED IF APPLICANT IS NOT OWNER)

STATE OF NEW JERSEY)
)
COUNTY OF BERGEN)

_____ of full age, having been sworn according to law on _____
deposes and says that _____ resides at _____
in the City of _____, in the County of _____ and the State of _____,
that is the owner-in-fee of all that certain lot, piece or parcel of land situated, lying and being in
the Borough of Midland Park aforesaid, and known and designated as Number _____ and Street _____
_____ hereby authorizes _____ to make the within application in
_____ behalf, and that the statements contained herein are true and correct.

OWNER'S SIGNATURE

Dated: _____

SWORN & SUBSCRIBE ON THIS _____
DAY OF _____, 20 ____ .

NOTARY

I HEREBY DEPOSE AND SAY THAT ALL THE FOREGOING STATEMENTS AND INFORMATION CONTAINED IN ANY PAPERS SUBMITTED HERewith ARE TRUE AND CORRECT.

Applicant

DATE: 01/08/21

Erin Sue May

SWORN AND SUBSCRIBE ON THIS 8th DAY OF January, 2021

Resurrection Lopez Matos
NOTARY
An attorney of the State of NJ authorized to administer this oath pursuant to N.J.S.A. 17:2-1.

AFFIDAVIT OF OWNERSHIP
(TO BE COMPLETED IF APPLICANT IS NOT OWNER)

STATE OF NEW JERSEY)
)
COUNTY OF BERGEN)

_____ of full age, having been sworn according to law on _____
deposes and says that _____ resides at _____
in the City of _____, in the County of _____ and the State of _____,
that is the owner-in-fee of all that certain lot, piece or parcel of land situated, lying and being in
the Borough of Midland Park aforesaid, and known and designated as Number _____ and Street _____
_____ hereby authorizes _____ to make the within application in
_____ behalf, and that the statements contained herein are true and correct.

OWNER'S SIGNATURE

Dated: _____

SWORN & SUBSCRIBE ON THIS _____
DAY OF _____, 20 .

NOTARY

BOROUGH OF MIDLAND PARK

DISCLOSURE STATEMENT- APPENDIX A

NAME OF APPLICANT: Luis G Moyeno & Evelyn Suarez-Moyeno

APPLICANT IS A CORPORATION PARTNERSHIP LIMITED LIABILITY COMPANY

PURSUANT TO N.J.S.A. 40:55D-48.1, THE NAMES AND ADDRESSES OF ALL PERSONS OWNING 10% OF THE STOCK IN A CORPORATE APPLICANT, PARTNERSHIP APPLICANT, OR LIMITED LIABILITY COMPANY APPLICANT MUST BE DISCLOSED. LIST NAMES, ADDRESSES AND INTEREST HERE.

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

PURSUANT TO N.J.S.A. 40:55D-48.2, IN THE EVENT THAT ANY OF THE ABOVE IS/ARE A CORPORATION, PARTNERSHIP OF LIMITED LIABILITY COMPANY, THE NAMES AND ADDRESSES OF PERSONS OWNING MORE THAN 10% OF THAT ENTITY MUST BE LISTED BELOW.

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

NAME: _____ INTEREST % _____
ADDRESS: _____
CITY: _____ STATE: _____

EXHIBIT A

**PROPERTY LEGAL DESCRIPTION
(SCHEDULE C TO TITLE SURVEY)**



**SCHEDULE C
REVISED LEGAL DESCRIPTION**

Issuing Office File No. TT-31219

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Midland park, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 4 in Block 10-V as shown on a certain map entitled: "Map of Section No. 3, Woodland Gardens, Property of Midland Park Estates Incorporated, Borough of Midland Park, Bergen County, New Jersey.", which map was filed in the office of the Clerk of Bergen County on 10/11/1950 as Filed Map No. 4009.
follows:

BEING KNOWN AND DESIGNATED AS Lot 4 and other lands in Block 10-V as shown on a certain map entitled, "Map of Section No. 3, Woodland Gardens, Property of Midland Park Estates Incorporated, Borough of Midland Park, Bergen County, New Jersey", filed in the Bergen County Clerk's Office on October 11, 1950 as Map No. 4009.

BEGINNING AT A POINT on the southwesterly line of College Road (50 feet wide), said point being distant 219.22 feet northwesterly from the intersection of the northwesterly line of Spruce Street (50 feet wide) and the southwesterly line of College Road, if both were produced to intersect, and running thence:

1. South 22 degrees 51 minutes 32 seconds West 99.99 feet to a point; thence
2. North 67 degrees 08 minutes 28 seconds West 89.33 feet to a point; thence
3. North 22 degrees 11 minutes 37 seconds East 100.00 feet to a point; thence
4. South 67 degrees 08 minutes 28 seconds East 90.49 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: SAID description is in accordance with a survey made by Galiano, Harris & Associates, LLC, dated August 20, 2020.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 4, in Tax Block 10.22, on the Official Tax Map of the Borough of Midland Park.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 95 College Road, Midland Park, New Jersey 07432.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

EXHIBIT B

ADDENDUM TO APPLICATION FOR DEVELOPMENT

95 COLLEGE ROAD APPLICATION FOR DEVELOPMENT RIDER

The current Zoning Regulations for the Borough of Midland Park allow for the erection of property fences up to 5 ft in height along the rear property line and 4 ft in height in the front and on the sides of residential property (Borough Zoning Ordinance No. 34-13.2) (the “**Zoning Ordinance**”). Applicants are seeking a variance to install a fence measuring 6 ft in height around their residential property (the “**Requested Variance**”) located at 95 College Road, Midland Park (the “**Property**”) due to security and privacy reasons. We respectfully request that the Board of Adjustment approve the Requested Variance for the foregoing reasons:

1. The Requested Variance for installation of a fence 1 ft above the permissible height at the rear and 2 ft above the permissible height in the front and on the sides of the Property will not have any adverse effect on, or otherwise negatively impact, the stated purpose of the Zoning Ordinance which is to promote “public health, safety, morals and general welfare” and “to provide for adequate light, air and convenience of access; to lessen congestion in the streets; to secure safety from fire and other dangers; to avoid undue concentrations of population by regulating and limiting the use of land and the height and bulk of buildings wherever erected; to limit and determine the size of yards, courts and other open spaces; and to regulate the density of population, all with reasonable consideration to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of property and encouraging the most appropriate use of land.”
2. The Property is bordered at the rear and on the right side by a public park area and a highly trafficked public parking lot which presents security and privacy issues for Applicants (refer to Photographs A, C and D, attached hereto). The Borough of Midland Park (upon information and belief) has already installed a 6 ft fence along the property line surrounding the park at the rear of Applicants’ Property. Applicants’ propose to install a “rear” fence (measuring 6 ft x 96 ft) along the rear of the Property line, in keeping with the height of the fence already installed around the park area immediately behind the Property. Applicants further propose to install a “side” fence (measuring 6 ft x 72 ft) along the right side of the Property which is adjacent to the public parking lot, and a “front” fence (measuring 6 ft x 26 ft) immediately adjacent to the front of Applicants residential dwelling for the purpose of enclosing the backyard on the right side of the Property. The proposed height of the rear, side and front fence does not affect light, air or inconvenience of access to the neighboring properties at the rear and on the right side of Applicants’ Property as the neighboring properties are a public park area already enclosed by a 6ft fence and a public parking lot. Moreover pedestrian and vehicular traffic is not impacted by the proposed fence line is set back 25 ft or more from the front Property line.
3. The owner of the neighboring property to Applicants’ left has planted bushes well over 6 ft in height (refer to Photograph B, attached hereto) along the connecting property line. Applicants do not propose to install a fence where the neighbor’s bushes and a chain link fence provide adequate privacy and enclosure. They merely propose to install a “side” fence (measuring 6 ft x 2 ft) along the rear, left property line where there are no bushes and a “front” fence (measuring 6ft x 14 ft) where the neighbor’s bushes end (at the rear of Applicants’ residential dwelling) for the purpose of enclosing their backyard. The proposed “front” fence on the left side of the Property would be set back 50 feet or more from the front Property line and poses no threat to pedestrian and vehicular visibility or otherwise impact light, air or inconvenience of access of the neighboring property as the proposed fence height is less than the current height of bushes along that property line.

95 COLLEGE ROAD
APPLICATION FOR DEVELOPMENT RIDER

4. The proximity of the Property to public tennis courts in the park creates an additional safety concern for applicants. Applicants frequently find tennis balls in their front and side yard area that neighbors the park.

5. Applicants have noted that numerous surrounding properties have erected fences that measure 6 ft in height. Whether such installations were approved by variance or not, their mere existence indicate that the Borough is not adverse to the installation of fences 6ft in height in residential areas provided the purpose of the Zoning Ordinance is not adversely affected, which in Applicants' case it is not.



The above **Photograph A** depicts current 6ft fence installed at the rear of the Property surrounding an area believed to be part of the Midland Park Junior and Senior High School Campus. Applicants propose to install a 6ft fence along their own property line, the same exact height as that which is currently installed on the neighboring public property.



Photograph B, to the left, depicts the left side of Property where neighboring property owner has planted bushes along the fence line well over six ft in height. Applicants only propose to install a six ft fence where the bushes end (and the rear of the residential dwelling) to enclose the backyard and a 6 ft in height x 2 ft. in length at the rear, left side of the property to enclose open space.



Photograph C depicts rear and right side of Property which adjoins public property believed to be part of the Midland Park Junior and Senior High School Campus. Immediately to the right is a highly trafficked public parking area (as further depicted in **Photograph D**, below) frequented by visitors to the park.



EXHIBIT C

**APPLICATION FOR FENCE PERMIT &
ZONING DEPARTMENT DENIAL**

ZONING DENIAL
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
MIDLAND PARK

Date: 10/16/2020

To:
LUIS G MOYENO
95 COLLEGE ROAD
MIDLAND PARK, NJ

Your application:

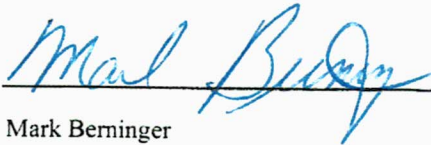
TO INSTALL A 6' SOLID PVC FENCE AT THE FRONT, RIGHT SIDE AND REAR OF THE PROPERTY

on the property at 95 COLLEGE ROAD, MIDLAND PARK Block: **10.22** Lot: **4**
has been denied for noncompliance with provisions of Article (s): **34** Sections: **13.2.a.2. & 3.** of the Municipal Zoning Ordinance for the following reasons:

APPLICANT SEEKS TO CONSTRUCT A 6' FENCE IN THE SIDE AND REAR AREAS OF THE PROPERTY. AS PER THE ABOVE REFERENCED CODE SECTIONS, FENCES MAY NOT EXCEED 4' HIGH IN THE FRONT AND SIDE YARDS AND NOT MORE THAN 5' IN THE REAR YARD. A VARIANCE FOR 2' AND 1' ARE REQUIRED RESPECTIVELY.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms.

Denied by:



Mark Berninger

Zoning Official

CC: Secretary, Board of Adjustment
Mark Berninger, Zoning Official

BOROUGH OF MIDLAND PARK
280 GODWIN AVENUE
MIDLAND PARK, NJ 07432
201/445-5424

ZONING PERMIT - FENCE

(To be used for privacy fencing only - not for pools or hot tubs)

PERMIT # _____ DATE _____

BLOCK 10.22 LOT 4 ZONE R-1

PROPERTY ADDRESS 95 College Road

PROPERTY OWNER Luis G Moyeno & Evelyn Suarez-Moyeno

ADDRESS 95 College Road

TELEPHONE # (201) 250-7698

CONTRACTOR (If applicable) Elite Fence

ADDRESS 1210 Forest View Drive, Avenel, NJ 07001

TELEPHONE # (732) 261-8054

TYPE OF FENCE: POST & RAIL - PICKET - STOCKADE - CHAIN LINK - OTHER

HEIGHT OF FENCE 6 ft HEIGHT OF POSTS 6 ft

DOES THE FENCE SURROUND A POOL OR HOT TUB? YES _____ NO X

ESTIMATED COST OF WORK \$ 6,440.00

I HEREBY CERTIFY THAT I AM THE OWNER/AGENT OF RECORD AND AM
AUTHORIZED TO MAKE THIS APPLICATION.

Luis G Moyeno
SIGNATURE

ZONING APPROVAL _____ DATE _____

REMARKS:

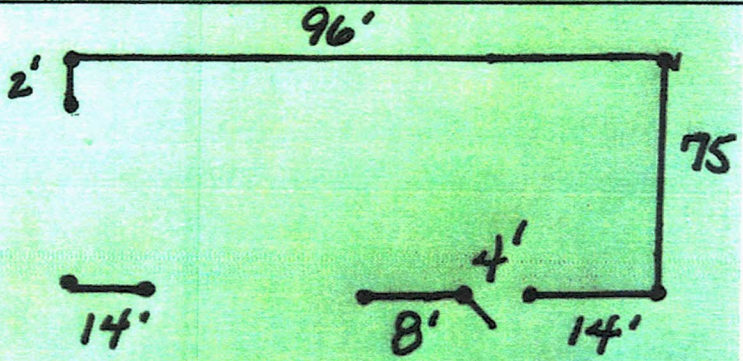
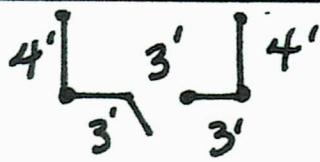
*****A CURRENT PROPERTY SURVEY (TO SCALE) MUST BE SUBMITTED ALONG
WITH THIS APPLICATION— DESIGNATE WHERE FENCE WILL BE LOCATED
AND FENCE HEIGHT(S).

For Office Use Only:
FEE \$50. Check# _____ Cash _____
ACCOUNT # 41A

Date of final inspection _____ Zoning Officer Initials _____

CUSTOMER	WORK TO BE PERFORMED AT
Name: <u>Moyeno</u>	Name: _____
Street: <u>95 College Rd.</u>	Street: _____
City: <u>Midland Park</u> State: <u>N.J.</u>	City: _____ State: _____
Telephone: <u>201-250-7698</u>	Telephone: _____

Qty	Unit	DESCRIPTION	Unit Price	AMOUNT
27	20'	White Bonnevillle 6'x8'		
2	14'	white Bonnevillle 4'x8'		
1		white Bonnevillle 6'x4' walk-in gate with hardware and Aluminium stiffener		
1		White Bonnevillle 4'x3' walk-in gate with hardware		
		New England Caps		
		Removal and Disposal = chainlink + post and rail		



2 YEARS LABOR WARRANTY

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreement contingent upon strikes, accidents or delays beyond our control. 1/3 deposit required. Not responsible for land survey and permit. No refund on special orders.

Sub - Total	\$ 6440.00
Deposit	\$ 3000.00
Tax	2/11
Total	

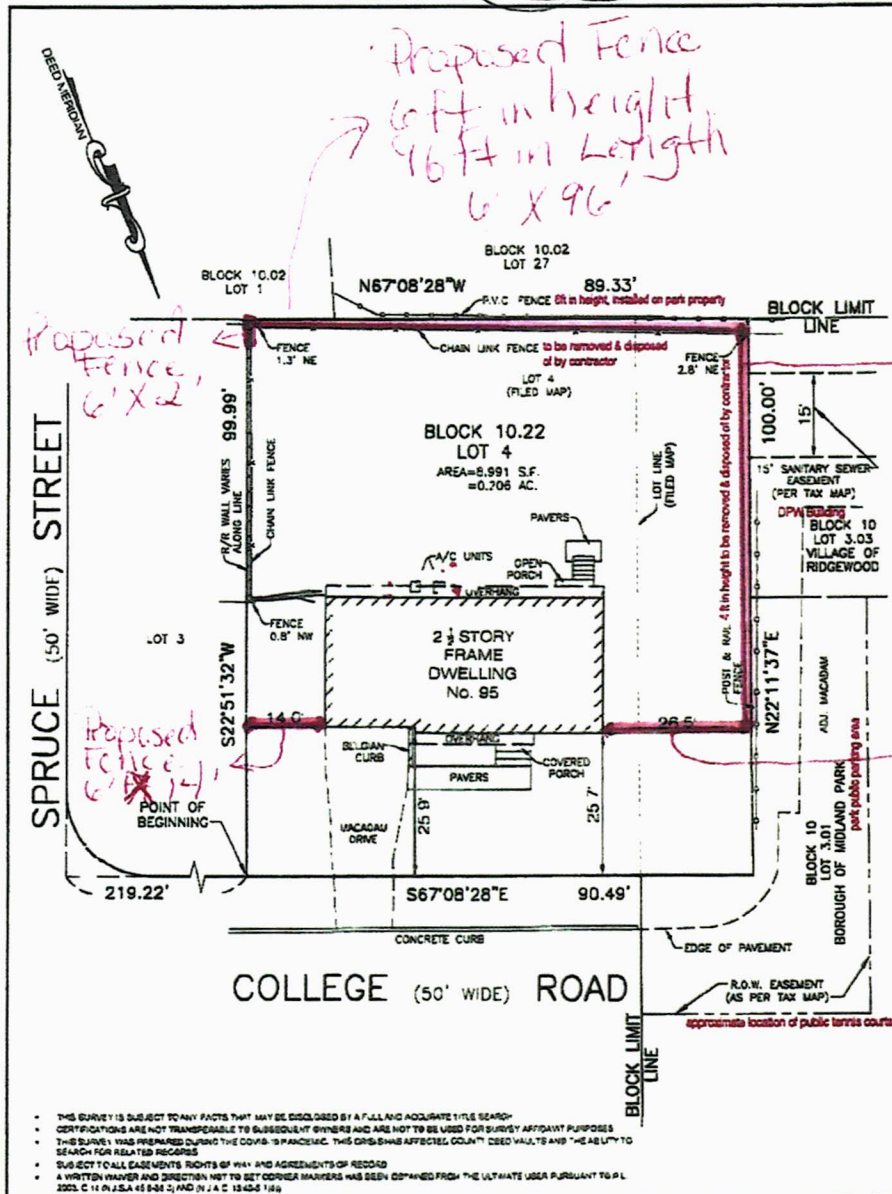
Acceptance of proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You authorize to do the work as specified. Payments will be made as outlined above. I

Date of Acceptance: _____

CUSTOMER SIGNATURE

AUTHORIZED SIGNATURE

GALIANO, HARRIS & ASSOCIATES, LLC PROFESSIONAL LAND SURVEYORS
 5 SICOMAC ROAD, NORTH HALEDON, NJ 07508 PHONE: 973-732-1853 FAX: 973-732-1854
 CERTIFICATE OF AUTHORIZATION No. 240A28160200



- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
- CERTIFICATIONS ARE NOT TRANSPARENT TO SUBSEQUENT OWNERS AND ARE NOT TO BE USED FOR SURVEY AFFIDAVIT PURPOSES
- THIS SURVEY WAS PREPARED DURING THE COVID-19 PANDEMIC. THIS OFFICE HAS AFFECTED COUNTY DEED VALUERS AND THE ABILITY TO SEARCH FOR RELATED RECORDS
- SUBJECT TO ALL EASEMENTS RIGHTS OF WAY AND AGREEMENTS OF RECORD
- A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2020, C. 11 (N.J.S.A. 45:8-6.2) AND N.J.A.C. 17:28-6.1(b)

- REFERENCES:**
1. TAX ASSESSMENT MAP OF THE BOROUGH OF MIDLAND PARK
 2. "MAP OF SECTION No. 3, WOODLAND GARDENS, PROPERTY OF MIDLAND PARK ESTATES INCORPORATED, BOROUGH OF MIDLAND PARK, BERGEN COUNTY, NEW JERSEY", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OCTOBER 11, 1986 AS MAP No. 4009.

CERTIFIED TO:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 TOWN TITLE AGENCY, LLC
 PINNACLE MORTGAGE, INC. ITS SUCCESSORS AND/OR ASSIGNS
 AS THE IR INTEREST MAY APPEAR
 LUIS G. MOYENO AND EVELYN SUAREZ-MOYENO, HUSBAND &
 WIFE
 KAUFMANN, SEMERARO, & LEIBMAN, LLP

SURVEY OF PROPERTY		
LOCATION: LOT 4 IN BLOCK 10.22 BOROUGH OF MIDLAND PARK BERGEN COUNTY, NEW JERSEY		
RYAN R. HARRIS PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 43289		
SCALE: 1" = 20'	JOB No: TT-31219	DATE: 08.20.2020
CREW: JJG	DRAWN BY: RRH	CHECKED BY: RRH

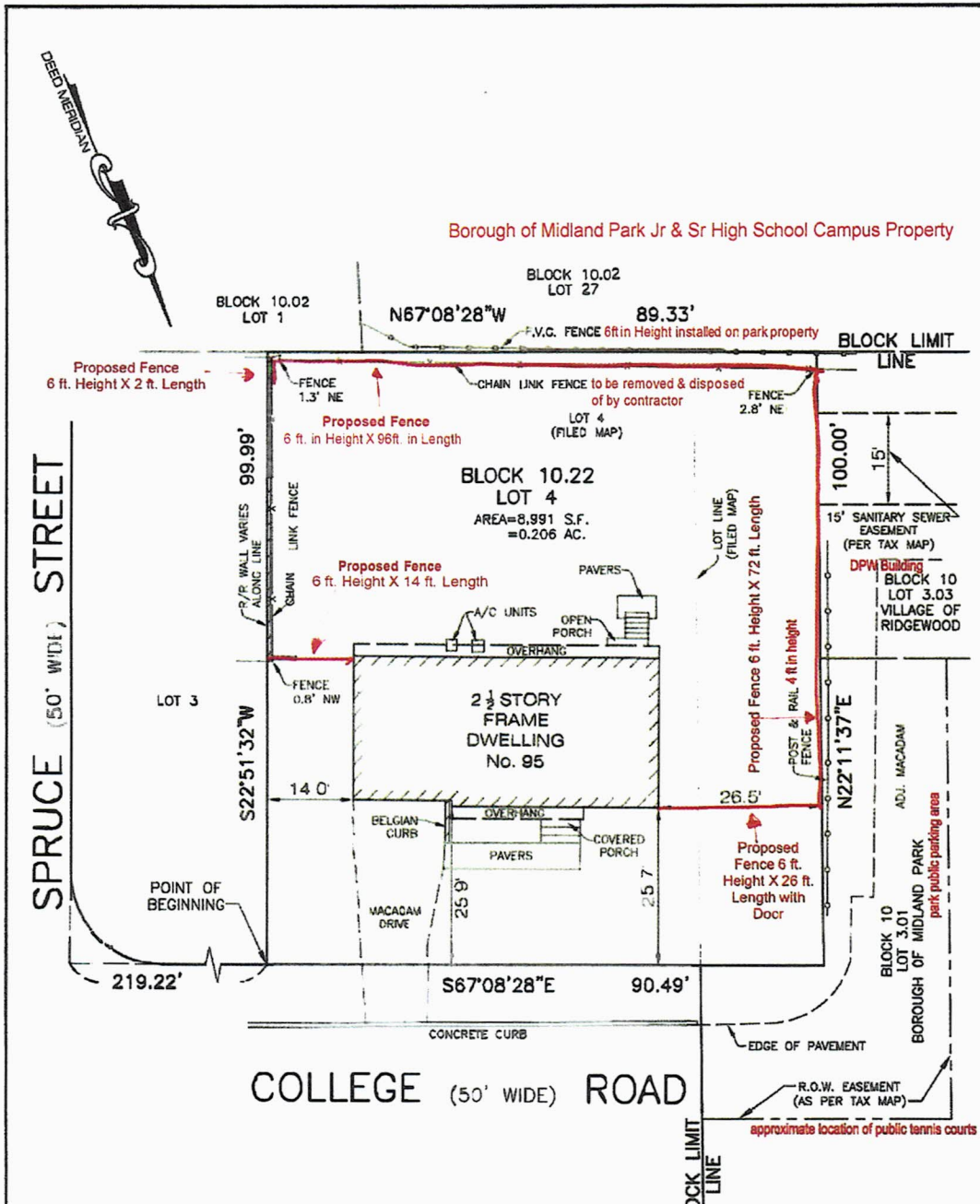
13 2020

EXHIBIT D

**PROPERTY SURVEY WITH DEMARCATION
OF PROPOSED NEW FENCE LINES**

GALIANO, HARRIS & ASSOCIATES, LLC PROFESSIONAL LAND SURVEYORS

5 SICOMAC ROAD, NORTH HALEDON, NJ 07508 PHONE: 973-732-1853 FAX: 973-732-1854
 CERTIFICATE OF AUTHORIZATION No. 24GA28160600



- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
- CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS AND ARE NOT TO BE USED FOR SURVEY AFFIDAVIT PURPOSES
- THIS SURVEY WAS PREPARED DURING THE COVID-19 PANDEMIC. THIS CRISIS HAS AFFECTED COUNTY DEED VAULTS AND THE ABILITY TO SEARCH FOR RELATED RECORDS
- SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 17:28-3) AND (N.J.A.C. 17:28-1.6)

REFERENCES:
 1. TAX ASSESSMENT MAP OF THE BOROUGH OF MIDLAND PARK.
 2. "MAP OF SECTION No. 3, WOODLAND GARDENS, PROPERTY OF MIDLAND PARK ESTATES INCORPORATED, BOROUGH OF MIDLAND PARK, BERGEN COUNTY, NEW JERSEY", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OCTOBER 11, 1950 AS MAP No. 4009.

SURVEY OF PROPERTY
LOCATION: LOT 4 IN BLOCK 10.22
 BOROUGH OF MIDLAND PARK
 BERGEN COUNTY, NEW JERSEY

CERTIFIED TO:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 TOWN TITLE AGENCY, LLC
 PINNACLE MORTGAGE, INC. ITS SUCCESSORS AND/OR ASSIGNS
 AS THEIR INTEREST MAY APPEAR
 LUIS G. MOYENO AND EVELYN SUAREZ-MOYENO, HUSBAND &
 WIFE
 KAUFMANN, SEMERARO & LEIBMAN, LLP

RYAN R. HARRIS
 PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 43289

SCALE: 1" = 20'	JOB No: 1T-31219	DATE: 08.20.2020
CREW: JJC	DRAWN BY: RRH	CHECKED BY: RRH

