

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 | <input checked="" type="checkbox"/> 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 Gerrard A. Lubbe
 ADDRESS 49 Colonial Rd.
 PHONE # 201 225-1328 EMAIL glubbe43@gmail.com

NAME OF OWNER Same
 ADDRESS _____
 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 _____
 ADDRESS _____
 PHONE NO. _____ EMAIL _____

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

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

SECTION III PROPERTY INFORMATION

ADDRESS 49 Colonial Road
BLOCK 25-10 LOT 34.05 ZONE DISTRICT R1
SIZE OF PROPERTY SQ. FT. 8250 WIDTH 75 DEPTH 110

EXISTING CONDITIONS
USE OF PROPERTY Primary Residence

BUILDINGS
SQ. FT.: TOTAL: 1939 BY FLOOR: 1. 1339 2. 600 3.
SETBACKS: FRONT: 35 REAR: 31
SIDE 1: 18 SIDE 2: 14.3
HEIGHT: # of Feet 25 # of Stories 1 1/2

PROPOSED CONDITIONS
USE OF PROPERTY same

NEW BUILDING ADDITION TO EXISTING
SQ. FT.: TOTAL 455.5 BY FLOOR: 1. 347.57 2. 107 3.
SETBACKS: FRONT: 35 REAR: 25
SIDE 1: 18 SIDE 2: 12.3
HEIGHT: # of Feet 25 # of Stories 1 1/2

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 attached sheet
- 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? No
DESCRIBE: _____
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? _____ NAME: _____
- F. DO PREMISES REQUIRE EXTENSION OF MUNICIPAL FACILITIES? No
IF YES, DESCRIBE _____
- G. HAS THEIR BEEN A PREVIOUS APPLICATION INVOLVING THIS PROPERTY?
IF YES, SET FORTH DATE, DESCRIPTION AND RESOLUTION _____
- H. ARE ANY OFF-TRACT IMPROVEMENTS REQUIRED OR PROPOSED? No
- I. ARE ANY LOW-INCOME HOUSING UNITS PROPOSED? YES NO
- J. IS A DEVELOPMENT FEE REQUIRED? YES NO

Bulk Variance Application for Gerard A. Lubbe

Section IV.

Description of Changes:

I am planning a small addition to my home which includes:

- Expansion of rear sunroom with addition of mudroom and exit to driveway. Existing room would be expanded by 6 feet into the rear of my yard. As a result, expanded structure would come closer to my garage than zoning rule allows (section 34-13.1.a6). A 3 foot exception would be needed. Also expanded structure would exceed allowed setback distance by 2.5 feet (section 34-4.5c). New setback would be 25 feet versus required setback of 27.5 feet.
- A new dining room would also be added which would extend into the backyard the same distance as sunroom above. Accordingly, the same setback variance of 2.5 feet would be needed (section 34-4.5c).

Gerard A. Lubbe 5/25/2021

SECTION V VARIANCES, WAIVERS OR EXCEPTIONS

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

<u>SECTION</u>	<u>DESCRIPTION</u>
34-13.1. a/c 34-4.5c	Accessory Buildings & Structures Required Conditions - Principal Buildings

USE ADDITIONAL SHEETS IF NECESSARY

B. ARE THERE ANY WAIVERS FROM THE SUBMISSION REQUIREMENTS REQUESTED?
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?
IF YES, LIST SECTION AND DESCRIPTION:

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

SECTION VI PLANS / DRAWINGS/REPORTS

LIST ALL PLANS SUBMITTED WITH THIS APPLICATION

<u>TITLE</u>	<u>PREPARED BY</u>	<u>DATE</u>
Plan for Gerard & Marie Lubbe 49 Colonial Rd.	Richard A Natale	3-28-21

LIST ALL REPORTS SUBMITTED WITH THIS APPLICATION

<u>TITLE</u>	<u>PREPARED BY</u>	<u>DATE</u>

ZONING DENIAL
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
MIDLAND PARK

Date: 5/24/2021

To:

GERARD & RENE LUBBE

49 COLONIAL ROAD

MIDLAND PARK, NJ 07432

Your application:

TO CONSTRUCT TWO ADDITIONS TO THE REAR OF THE EXISTING HOME

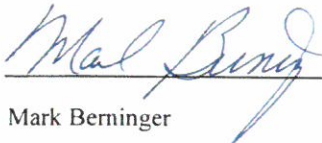
on the property at Block: 25.10 Lot: 34.05

has been denied for noncompliance with provisions of Article (s): 34 Sections: 4.5.c and 13-1.a.6 of the Municipal Zoning Ordinance for the following reasons:

APPLICANT SEEKS TO CONSTRUCT TWO ADDITIONS TO THE REAR OF THE EXISTING STRUCTURE. THE ADDITION TO THE RIGHT REAR SIDE IF CONSTRUCTED, WILL BE LOCATED 25' FROM THE REAR LINE WHERE 27.5' IS REQUIRED. A VARIANCE FOR 2.5' IS REQUESTED. ADDITIONALLY, A SECOND ADDITION IS PROPOSED TO THE LEFT REAR SIDE OF THE EXISTING STRUCTURE, AND IF CONSTRUCTED, WILL BE LOCATED 7' FROM THE EXISTING GARGE WHERE 10' IS REQUIRED. A VARIANCE FOR 3' IS REQUESTED.

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

TOWNSHIP

OF WYCKOFF

8 LYONS STREET

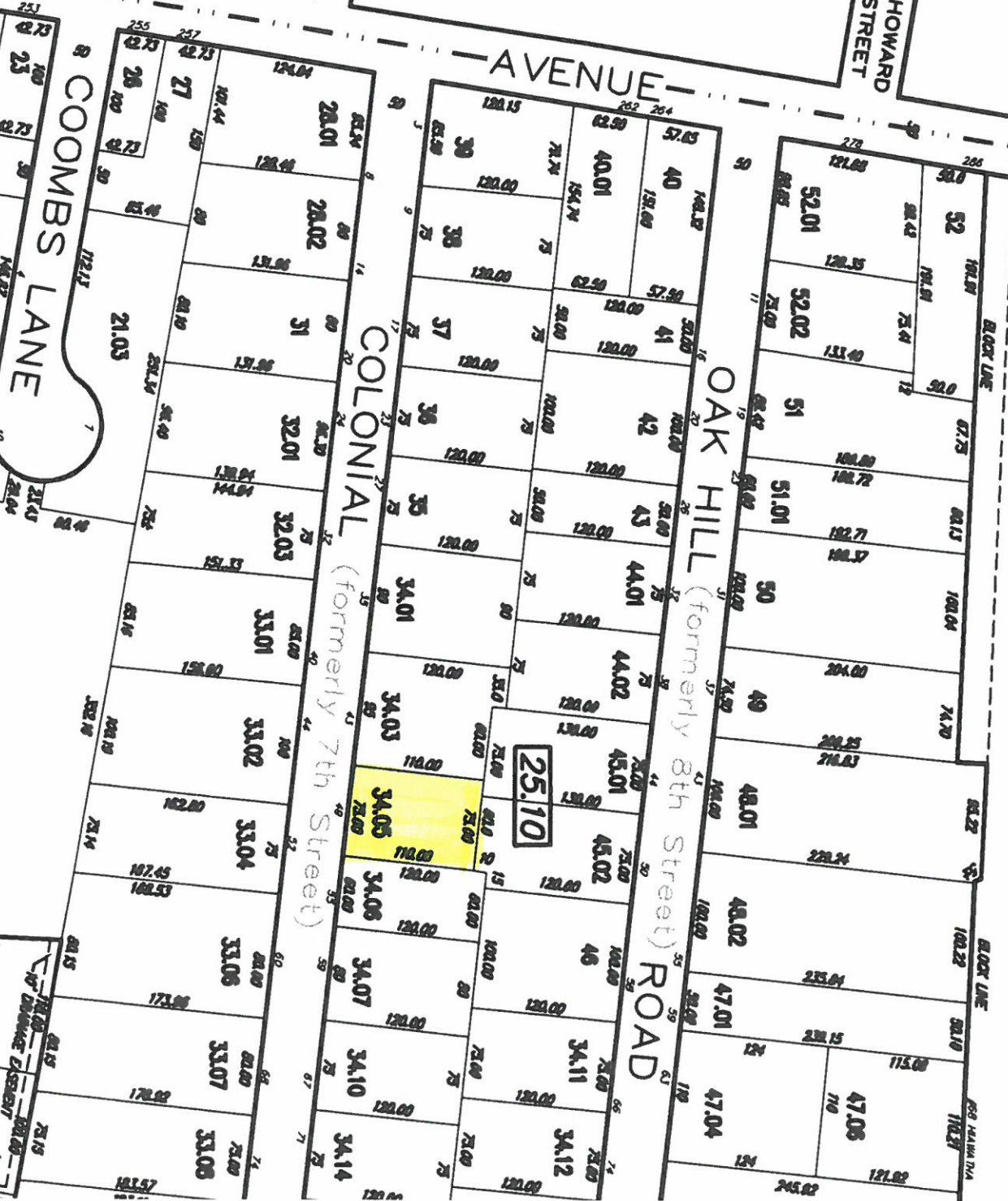
8 HOWARD STREET

AVENUE

8 COOMBS LANE

COLONIAL (formerly 7th Street)

OAK HILL (formerly 8th Street) ROAD





Borough of Midland Park

280 Godwin Avenue • Midland Park, New Jersey 07432
Tel: 201-445-5720 • Fax: 201-652-6348
www.midlandparknj.org

BOROUGH OF MIDLAND PARK

CERTIFICATION OF TAXES

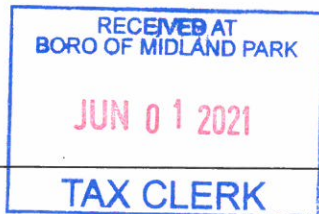
This is to certify that the status of taxes on the following property is as follows:

Block 25.10 Lot 34.05

Property Location: 49 Colonial Road

Property Owner: Gerard Lubbe

Amount of Delinquency 0



Plus interest computed to date of payment

Date: _____

Anna Kania

Tax Office

Fee: \$10.
Code: 21

ck# 2131 # or cash