

From: [RWA](#)
To: [Jessica Harmon](#); [Rob Landel](#)
Subject: 142 Irving St MP - Residential Application
Date: Saturday, June 18, 2022 9:26:33 AM

Jessica,

Initial Comments & Questions:

- Applicant is removing non-conforming shed from ROW. Applicant proposes 2 car garage where no garage exists.
- Has applicant considered alternatives such as converting the barn or constructing an attached garage?
- Variances are required from:
 1. §34-13.1 – accessory structure located in front yard where none permitted.
 2. Orchard Street has a 40' ROW. Per §34-14.7 Yards. "Every lot must provide front, rear and side yards as required by its zone district. All front yards must face upon a dedicated public street or a private street approved by the Planning Board. On streets less than fifty (50) feet in width, the required front yard shall be increased by one-half (1/2) the difference between the width of the street and fifty (50) feet;" Therefore, the proposed front yard setback to the garage would be 5' 10 ½" where 30' is required.
 3. §34-4.5 g 3 – "total footprint of the accessory buildings, garage and sheds shall not exceed 75% of the footprint of the principle building ((194+714)x.75 = 681) or 840 sq ft (ex. 24ft x 35ft), whichever is less." The proposed garage 720 + existing barn 370+/- = 1,090 sf where 681 is permitted.
- If the Board votes favorably for the application, an engineering review by the municipal engineer shall be required since the improved lot coverage increases more than 300 sq ft.

Rich Wostbrock
201-978-4519

Richard Wostbrock & Associates
44 Garret Place
Midland Park, NJ 07432

From: [Jessica Harmon](#)
Sent: Wednesday, June 15, 2022 9:19 AM
To: [Rich Wostbrock, P.E.](#); [Robert Landel, Esq.](#)
Subject: Digital Plans for 142 Irving Street

Good morning,

Please see the attached digital version of the plans for the 142 Irving Street application.

Thank you!

Jessica Harmon
Planning and Zoning Board Secretary
Borough of Midland Park
551-600-8284
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Planning Board & Zoning Board Office Hours
8:30 AM – 12:30 PM

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