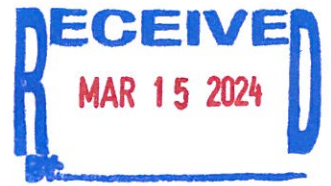


BOROUGH OF MIDLAND PARK



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

- X Preliminary Site Plan
Final Site Plan
Preliminary Major Subdivision
Final Major Subdivision
Amendment to Site Plan Approval
Waiver
Appeal from Administrative Determination
Interpretation of Map or Ordinance
Bulk Variance
Use Variance
Conditional Use Approval
Exception

SECTION II APPLICANT INFORMATION

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

NAME OF APPLICANT Adam Lezott and Lisa Lezott (nee Yozenas)
ADDRESS 219 Spruce Street Midland Park, NJ 07432
PHONE # 973-953-6233 EMAIL lyozenas@gmail.com

NAME OF OWNER Same AS Above
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) N/A

AUTHORIZED REPRESENTATIVE OF APPLICANT

NAME N/A
ADDRESS
PHONE NO. EMAIL

ATTORNEY FOR APPLICANT

NAME N/A
ADDRESS
PHONE NO. EMAIL

ENGINEER FOR APPLICANT

NAME Ronald Lezott, PE - Colliers Engineering & Design
ADDRESS 50 Chestnut Ridge Rd. Ste. 101 Montvale, NJ 07645
PHONE NO. 201-775-1287 EMAIL ronald.lezott@collierseng.com

ARCHITECT FOR APPLICANT

NAME Kenneth P. Mihalik
ADDRESS 52 Forest Ave. Caldwell, NJ 07004
PHONE NO. 201-988-7951 EMAIL JKM5229@MSN.com

**SECTION III PROPERTY INFORMATION**

ADDRESS 219 Spruce Street Midland Park, NJ 07432  
BLOCK 10.20 LOT 4 ZONE DISTRICT R-1

SIZE OF PROPERTY  
SQ. FT. 8,276.4 WIDTH 30' DEPTH 100.46'

EXISTING CONDITIONS  
USE OF PROPERTY Residential

BUILDINGS  
SQ. FT.: TOTAL: 1,619 BY FLOOR: 1. 804 2. 455 3. 360 garage  
\*does not include basement  
SETBACKS: FRONT: 25' REAR 51.83  
SIDE 1 5.4' SIDE 2 11.51 garage  
HEIGHT: # of Feet 25' # of Stories 1 1/2

PROPOSED CONDITIONS  
USE OF PROPERTY Residential

NEW BUILDING ADDITION TO EXISTING X  
SQ. FT.: TOTAL 2,062 BY FLOOR: 1. 804 2. 898 3. 360 unchanged  
SETBACKS: FRONT: 23' (cantilever) REAR: 49.83' (cantilever)  
SIDE 1 5.6' (ex nc) SIDE 2 11.5'  
HEIGHT: # of Feet 28'-9" # of Stories 2  
nc (non conformity)

**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).  
Expanding second floor from a cape Cod to a Colonial adding 443 SF of living space above 4', new bathroom, cantilever floor 2' along front and back (see plan)
- 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: NO  
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: Spruce Street
- F. DO PREMISES REQUIRE EXTENSION OF MUNICIPAL FACILITIES? NO  
IF YES, DESCRIBE \_\_\_\_\_
- G. HAS THEIR BEEN A PREVIOUS APPLICATION INVOLVING THIS PROPERTY? NO  
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 X NO \_\_\_\_\_
- J. IS A DEVELOPMENT FEE REQUIRED? YES \_\_\_\_\_ NO X

**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>
<u>34.4.50</u>	<u>Front Yard (Cantilever of second floor)</u>
<u>34.4.50</u>	<u>Side Yard Existing non conformity No change</u>
<u>34.4.50</u>	<u>Side Yard Existing non conformity No change</u>
_____	_____
_____	_____
_____	_____

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

<u>TITLE</u>	<u>PREPARED BY</u>	<u>DATE</u>
<u>A1 Lezott Residence Elevations</u>	<u>Kenneth P. Mihalik</u>	<u>1/25/24</u>
<u>A2 Lezott Residence Elevations &amp; Demo Plans</u>	<u>Kenneth P. Mihalik</u>	<u>1/25/24</u>
<u>A3 Lezott Residence Floor Plans</u>	<u>Kenneth P. Mihalik</u>	<u>1/25/24</u>
<u>A4 Lezott Residence Electric Plans &amp; Details</u>	<u>Kenneth P. Mihalik</u>	<u>1/25/24</u>
<u>A5 Lezott Residence General Notes &amp; Riser Diagrams</u>	<u>Kenneth P. Mihalik</u>	<u>1/25/24</u>

LIST ALL REPORTS SUBMITTED WITH THIS APPLICATION

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

**BOROUGH OF MIDLAND PARK**

**DISCLOSURE STATEMENT- APPENDIX A** N/A

NAME OF APPLICANT: \_\_\_\_\_

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: \_\_\_\_\_

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

DATE: 3/4/24

Applicant

Adam Lyall Lisa Lyall

SWORN AND SUBSCRIBE ON THIS 4th DAY OF March, 2024

Robyn Giampino

NOTARY  
ROBYN GIAMPINO  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 7/27/2027

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

STATE OF NEW JERSEY    )  
  )  
COUNTY OF BERGEN    )

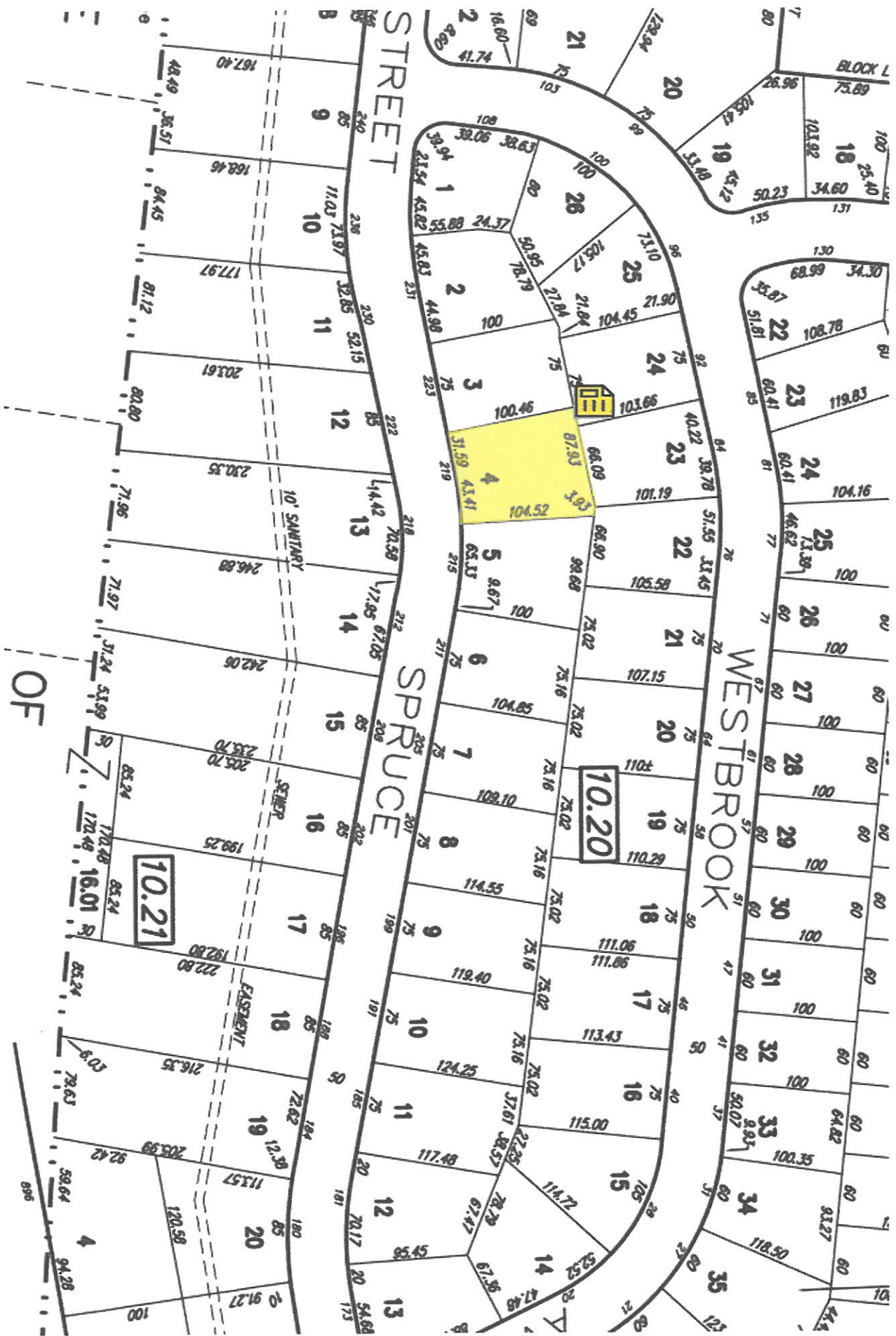
\_\_\_\_\_ of full age, having been sworn according to law on \_\_\_\_\_  
deposes and says that \_\_\_\_\_ resides at \_\_\_\_\_  
in the City of \_\_\_\_\_, in the County of \_\_\_\_\_ and the State of \_\_\_\_\_,  
that is the owner-in-fee of all that certain lot, piece or parcel of land situated, 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





Midland Park Borough  
 MARK S. BERNINGER  
 280 GODWIN AVENUE  
 MIDLAND PARK, NJ 07432  
 (551) 600-8289  
 MBERNINGER@MIDLANDPARKNJ.ORG

Application Date: 2/15/2024  
 Application Number: ZA-24-015  
 Permit Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Fee: \$50

# Denial of Application

Date: 2/15/2024

To: LEZOTT, ADAM & YOZENAS, LISA  
 219 SPRUCE ST  
 MIDLAND PARK, NJ 07432

CC: APP TELE:(973) 953-6233  
 APP EMAIL:LYOZENAS@GMAIL.COM

RE: 219 SPRUCE ST  
 BLOCK: 10.20 LOT: 4 QUAL: ZONE: R-1

DEAR LEZOTT, ADAM & YOZENAS, LISA,

APPLICANT SEEKS TO ADD A LEVEL TO THE EXISITNG RESIDENCE WHICH, IF CONSTRUCTED WILL REQUIRE THREE VARIANCES

#1. 34-4.5 b. FRONT YARD: 25' IS REQUIRED, 23' IS PROPOSED. A VARIANCE FOR 2' IS REQUESTED.

#2. 34-4.5. d. SIDE YARD: FRONT OF HOME. 9.5' IS REQUIRED, 6.2' IS PROPOSED. A VARIANCE FOR 3.3' IS REQUESTED.

#3. 34-4.5.d SIDE YARD: REAR OF HOME: 10' IS REQUIRED, 5.6' IS PROPOSED. A VARIANCE FOR 4.4' IS REQUESTED.

The following comments were made during the denial process:

THE TWO SIDE YARD VARIANCES ARE DIFFERENT DUE TO THE FACT THAT THE SIDE YARDS ARE DETERMINED BY THE WIDTH OF LOT AT THE LOCATION WHERE THE WORK IS PROPOSED TO BE PERFORMED.

THIS CODE SECTION, (34-14.2.b.) "EXISTING PLATTED LOTS" ALLOWS THE SETBACK TO BE DECREASED BY PERCENTAGE THAT THE LOT WIDTH BEARS TO THE 12' SETBACK.

ALSO, PLEASE INCLUDE THE 1' OVERHANGS INTO THIS APPLICATION.

Sincerely,

  
 \_\_\_\_\_  
 Mark Berninger, Zoning Official