

CAPIZZI LAW OFFICES

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Reply to New Jersey Office

October 27, 2022

Revised Architectural Plan Submittal for the November 9, 2022 Hearing

Via Overnight Mail

Jessica Harmon – Secretary
Midland Park Zoning Board of Adjustment
280 Godwin Avenue
Midland Park, NJ 07432

Re: Nouvelle, LLC – Midland Park ZBA (the “Applicant”)
714 Godwin Avenue; Blocks 55 & 302, Lots 8 & 1 (collectively the “Property”)

Dear Ms. Harmon:

As you are aware, this office represents the above Applicant regarding its application for Preliminary and Final Site Plan approval before the Midland Park Zoning Board of Adjustment seeking to construct a four (4) unit 2 ½ story affordable housing building with other associated improvements. A portion of the Property is located in the Borough of Wyckoff, Block 302, Lot 1 (the “Wyckoff Section”). There are no improvements proposed on the Wyckoff Section.

The Applicant’s Architect, Mistry Design, revised its plan to address comments raised at the October 24, 2022 special hearing. To that end, enclosed please find the following for consideration at the November 9, 2022 hearing:

1. Proposed Floor Plans/Proposed Exterior Elevations prepared by Mistry Design dated May 19, 2022 and last revised as of October 27, 2022 consisting of one (1) sheet (20 copies); and
2. Letter prepared by Mistry Design dated October 27, 2022 outlining the revisions made to the aforementioned plan set (20 copies).

Jessica Harmon – Secretary

October 27, 2022

Page 2 of 2

This letter shall also confirm this matter is scheduled to be heard before the Midland Park Zoning Board of Adjustment, in-person, on Wednesday, November 9, 2022, at 7:30 pm.

Thank you.

Very truly yours,

Gloria Duby

Gloria Duby, Paralegal

MGC/gd
Enclosures

PROJECT:
**GODWIN AVE
SUPPORTIVE HOUSING**

PROJECT LOCATION:
BLOCK- 55 | LOT - 8
714 GODWIN AVENUE,
MIDLAND PARK, BERGEN COUNTY,
NEW JERSEY

ARCHITECT:
MISTRY DESIGN
350 CLARK DRIVE, SUITE 101
BUDD LAKE, NJ 07828
T: 973.347.2727
www.mistrydesignllc.com

NJ CERTIFICATE OF AUTHORIZATION NO: 21AC00079600

CONSULTANT:
THIS PLAN WAS APPROVED AT A MEETING OF THE
ZONING/PLANNING BOARD OF THE BOROUGH OF
MIDLAND PARK, BERGEN COUNTY, NEW JERSEY, HELD ON
_____, 2022

Chairman _____

Secretary _____

Engineer _____

DRAWING LIST:
A2.01 PROPOSED FLOOR PLANS /
PROPOSED EXTERIOR ELEVATIONS

- 08.27.22 SCOPE OF CHANGES:
1. REVISED SLOPE OF ROOF TO 1/2 AND REVISED ELEVATIONS
 2. RIGHTSIDE ELEVATION-ENHANCED & ADDED DECORATIVE ROOF
 3. REVISED ATTIC PLAN FOR REDUCED ATTIC AREA
 4. SHIFTED GAS METERS

ISSUES AND REVISIONS				
No.	Date	Issues and Revisions	By	Check
1.	05.19.22	FOR BOARD SUBMISSION	DP	YM
2.	08.22.22	FOR REVISED BD SUBMISSION	DP	YM
3.	10.27.22	FOR REVISED BD SUBMISSION	DP	YM

REGISTRATION & SIGNATURE:
YOGESH MISTRY NJ LICENSE NO: 21A101456400

ym

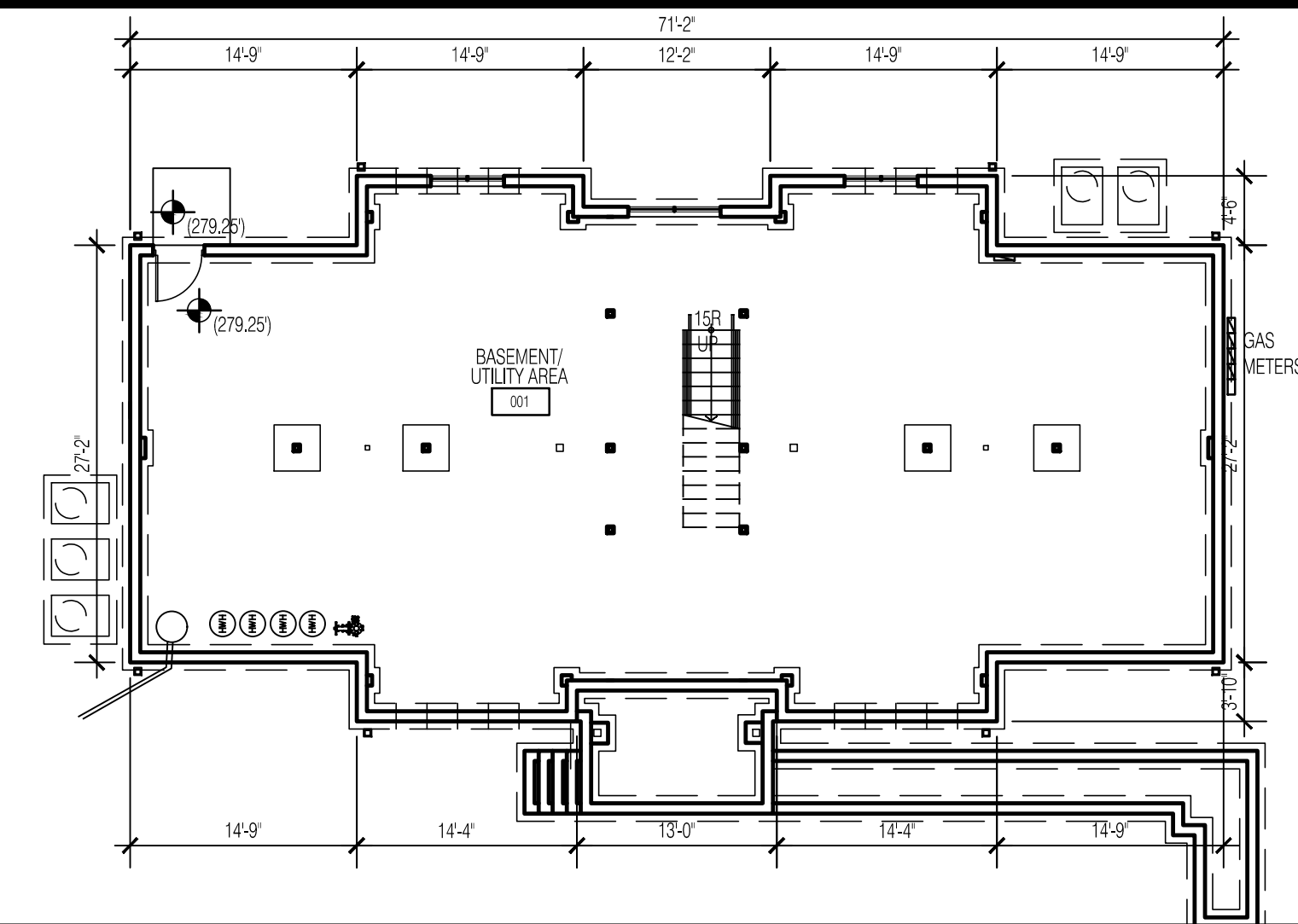
PROJECT NUMBER:
1889-1

DRAWING DESCRIPTION:
**PROPOSED FLOOR PLANS/
PROPOSED EXTERIOR
ELEVATIONS**

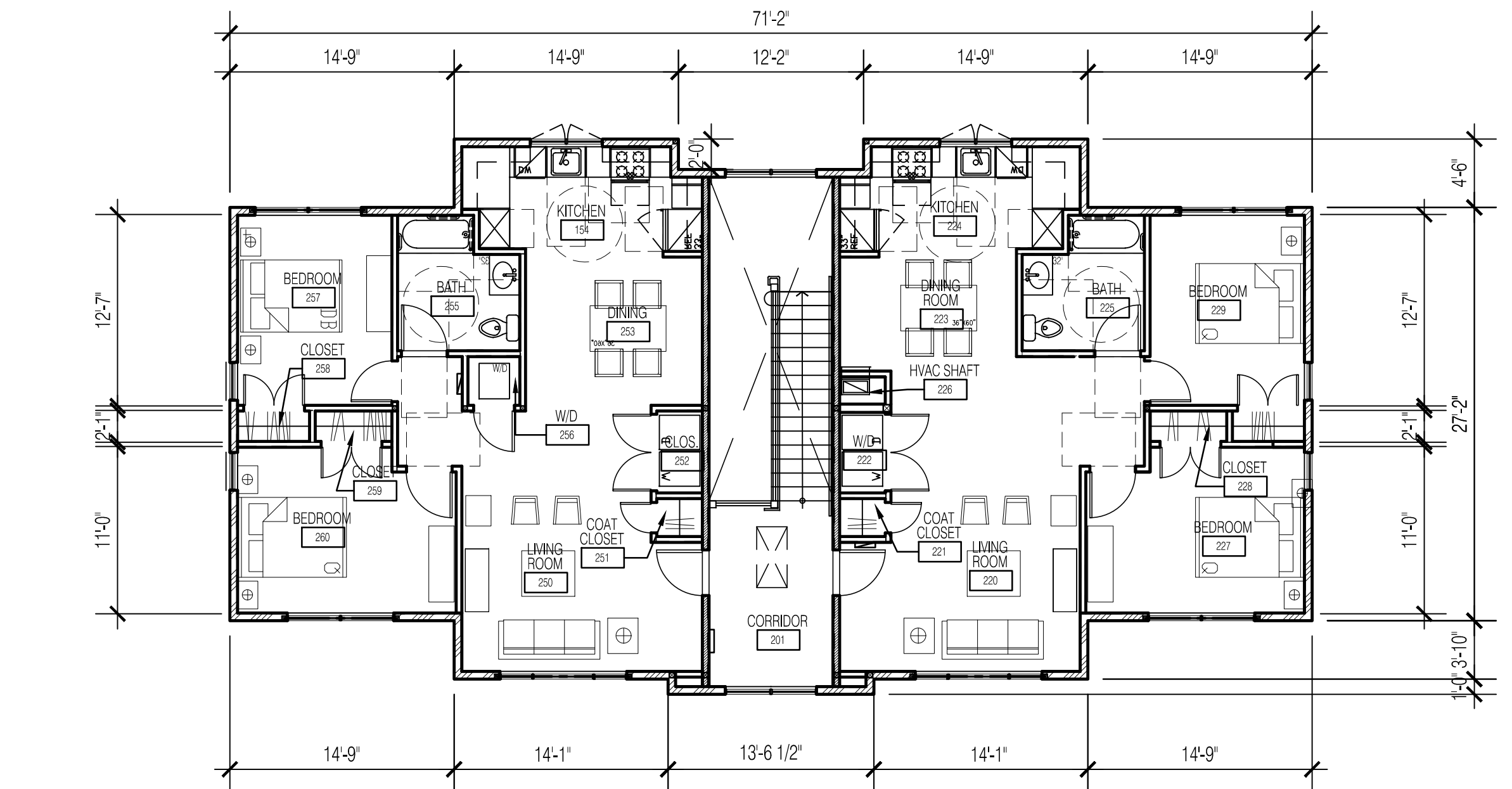
REF. NORTH **A2.01**

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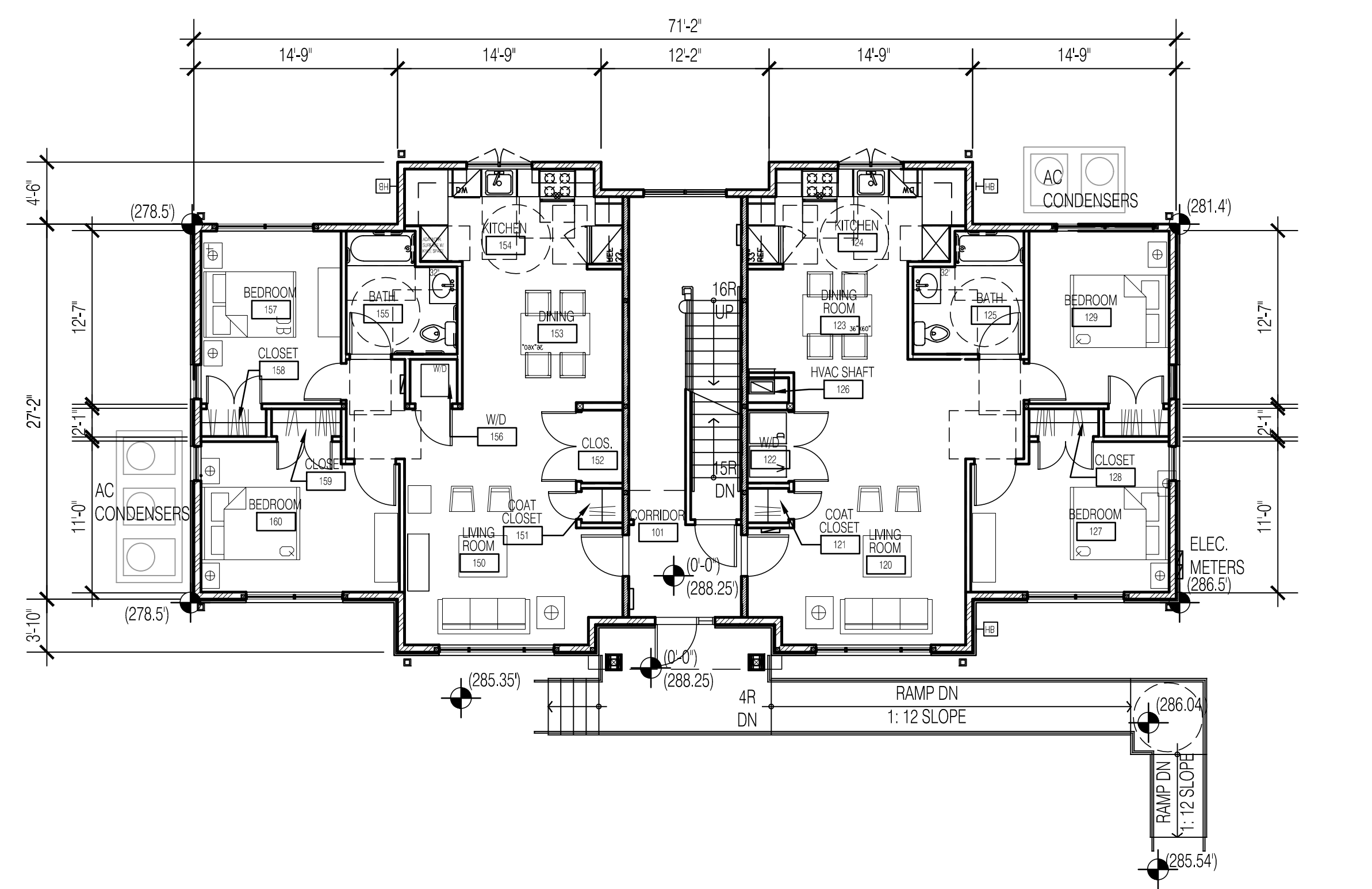
SF CHART	
FIRST FLOOR PLAN	2,230 SF
SECOND FLOOR PLAN	2,270 SF
TOTAL	4,500 SF
BASEMENT FLOOR PLAN	2,230 SF



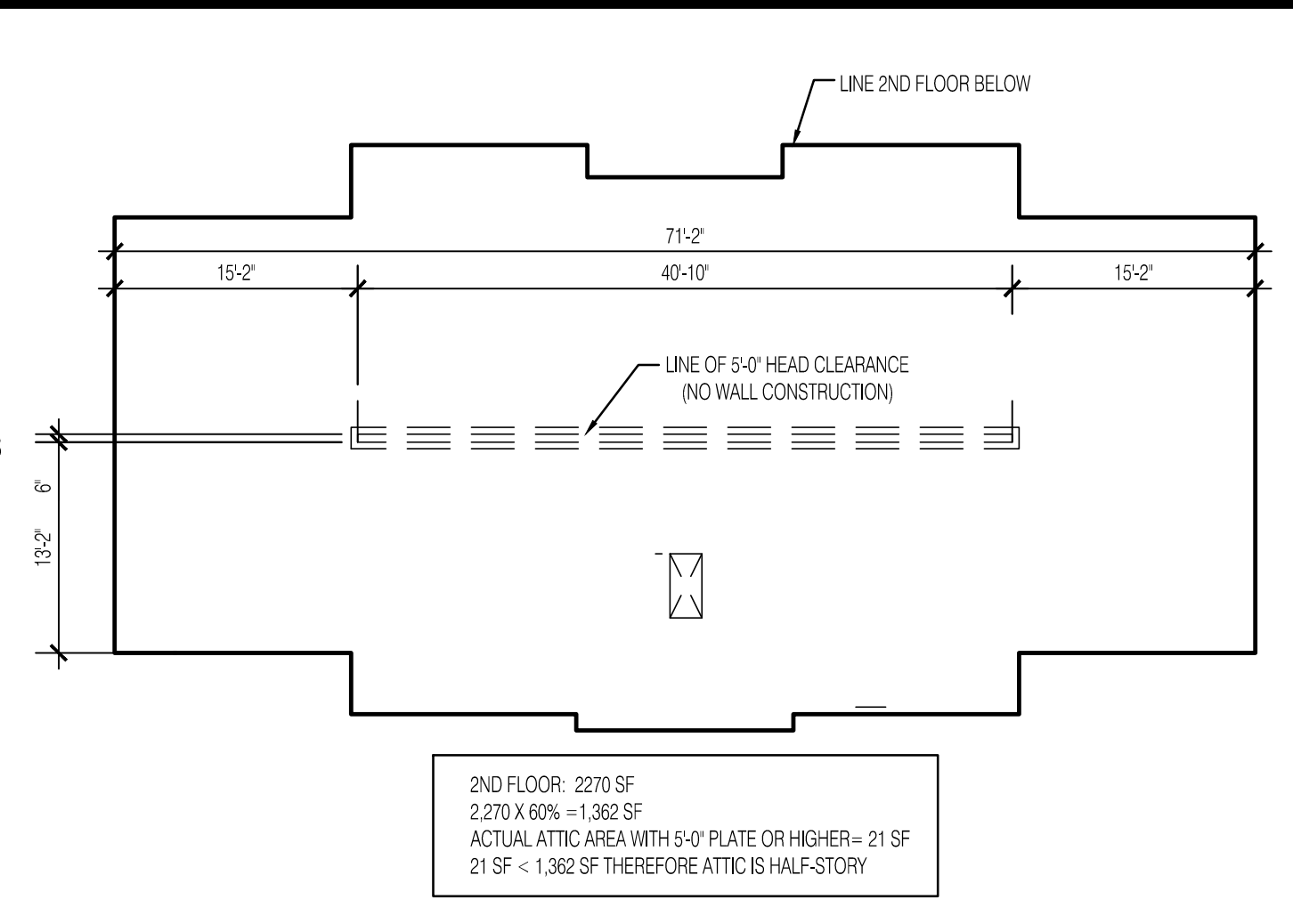
3 PROPOSED BASEMENT PLAN
SCALE: 3/32" = 1'-0"



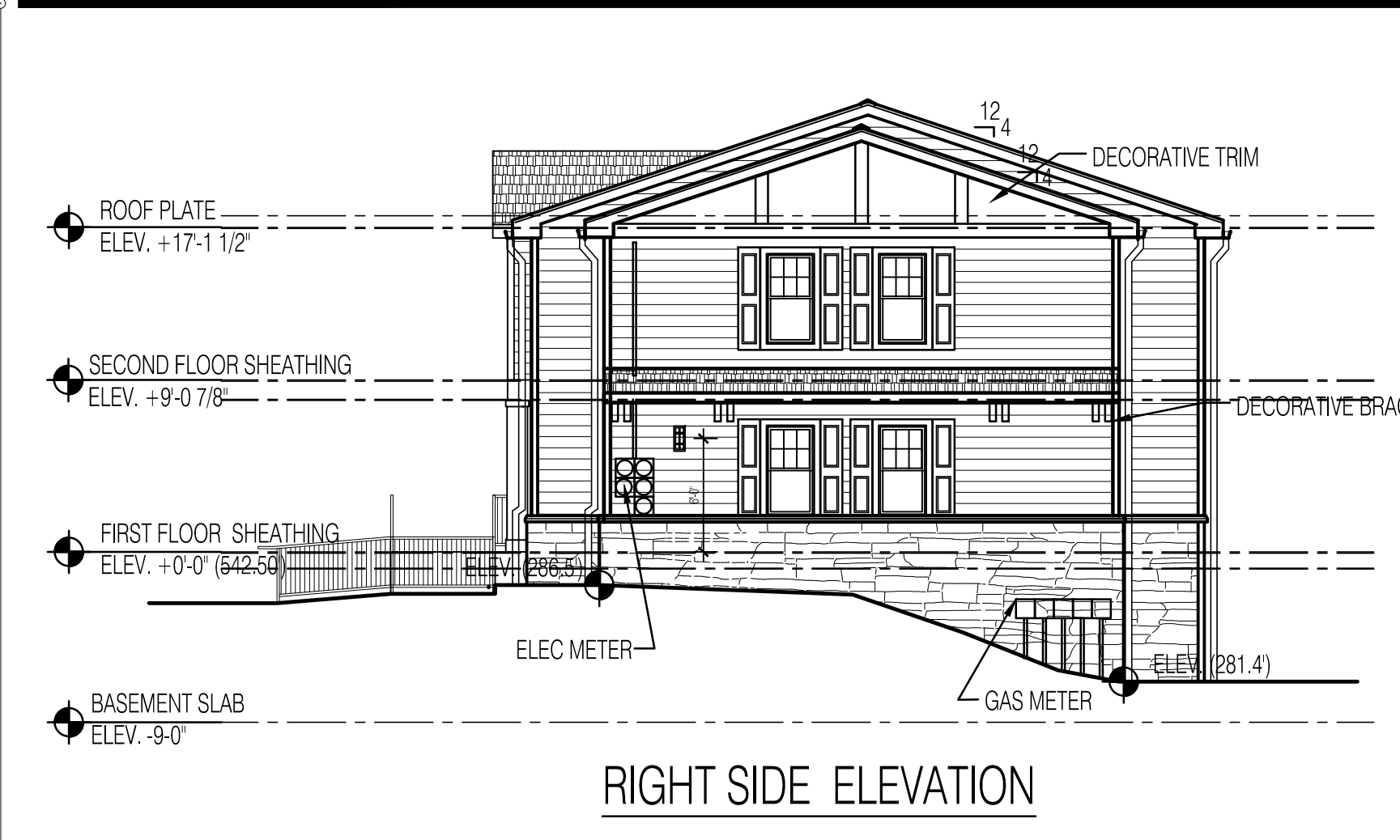
2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



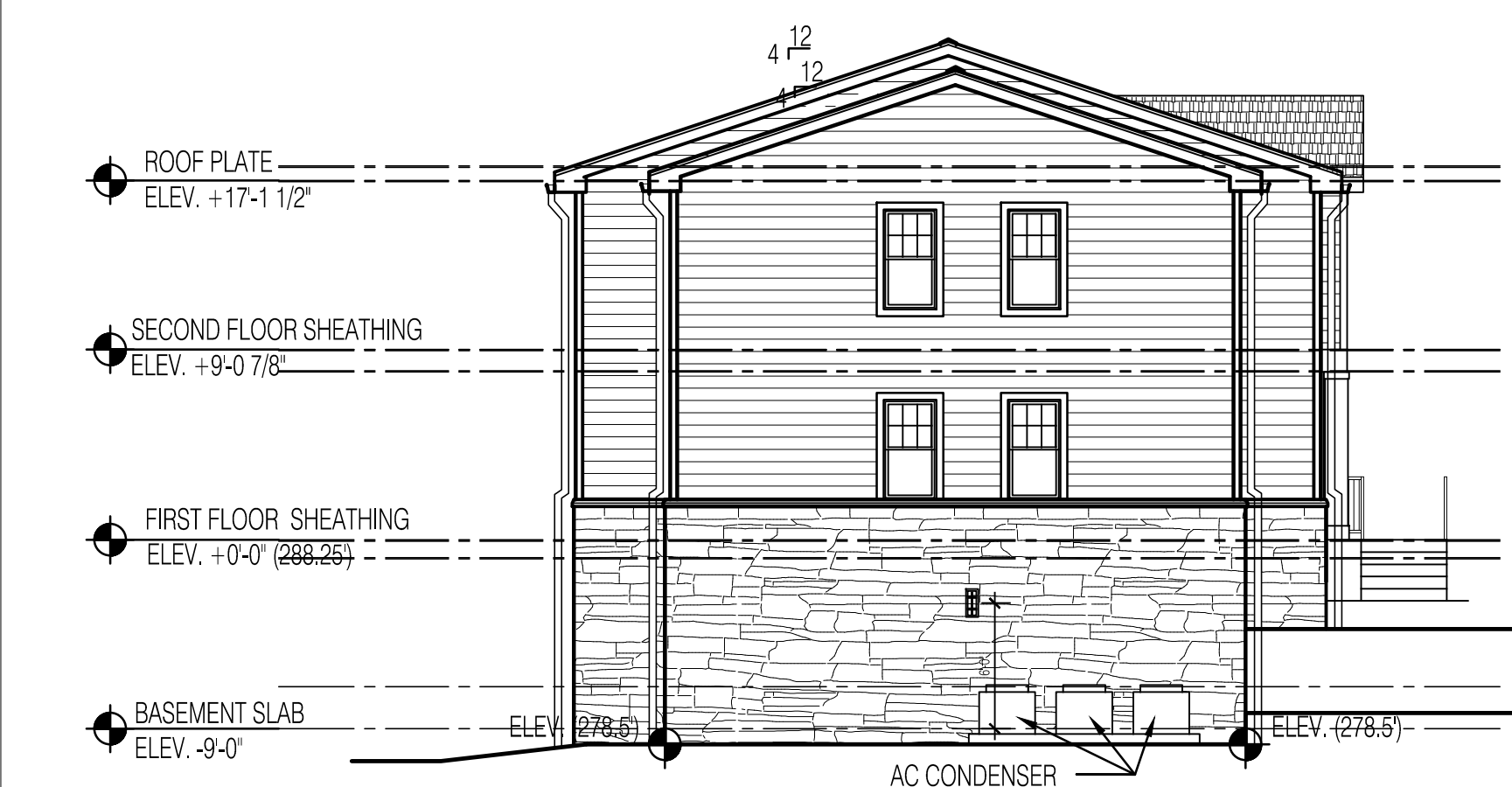
1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 PROPOSED ATTIC PLAN
SCALE: 3/32" = 1'-0"



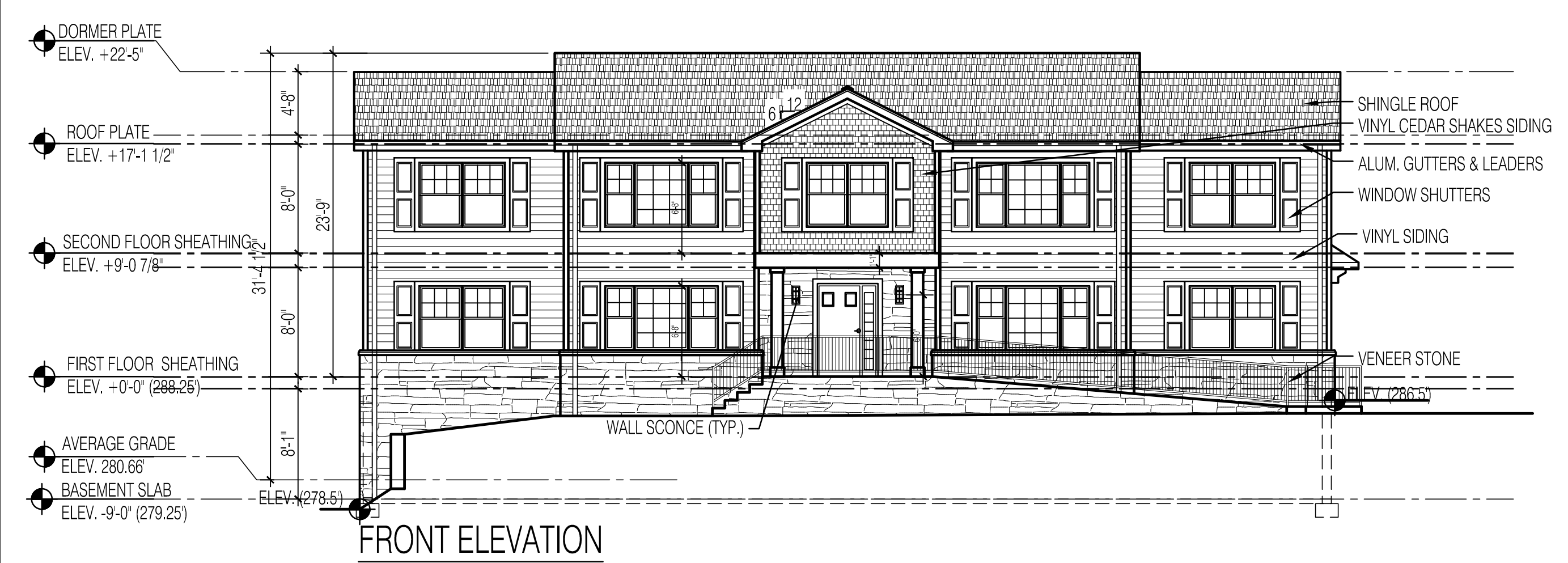
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

4 PROPOSED EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

MISTRY DESIGN

October 27, 2022

Midland Park Zoning Board of Adjustment
280 Godwin Avenue
Midland Park, NJ 07432

RE: 714 Godwin Ave.
Project # 1889-1

Dear Ms. Harmon,

Please note the following changes have been made to the architectural set dated 10.27.2022 per board comments. See below changes as noted.

1. Revised Slope of Roof to 4/12 and revised Elevations - Lowered height
2. Right side Elevation- Enhanced & added Decorative Roof
3. Revised Attic Plan for reduced Attic Area.
4. Shifted Gas Meters

If you have any further questions please feel free to contact me at 973.347.2727 x 1

Sincerely,



Yogesh Mistry, AIA
President

350 CLARK AVE, SUITE 101
BUDD LAKE, NJ 07828
T: 973.347.2727

www.mistrydesignllc.com