



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

Application Date: 10/18/2023  
Application Number: ZA-23-0103  
Permit Number: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Fee: \$50

## Denial of Application

Date: 1/5/2024

To: TOOLEN, JOHN T.  
121 IRVING ST  
MIDLAND PARK, NJ 07432

CC: APP TELE:(201) 315-6680  
APP EMAIL:TOOLEN@VERIZON.NET

RE: 121 IRVING ST  
BLOCK: 25.07 LOT: 5 QUAL: ZONE: R-1

DEAR TOOLEN, JOHN T.,

MY DENIAL IS BASED ON THE PLANS ENTITLED:  
"TIM & LIZ TOOLEN RESIDENCE"

DATED:  
4/4/23

PREPARED BY:  
PETER B COOPER & ASSOCIATES, ARCHITECTS & LANDSCAPE ARCHITECTS  
14 OVERBROOK RD  
RAMSEY NJ 07446

YOUR REQUEST IS HEREBY DENIED BASED UPON THE FOLLOWING NOTATIONS:

1. APPLICANT PROPOSES TO ADD A ONE STORY ADDITION TO THE EXISTING HOME WHICH IF CONSTRUCTED WILL BE LOCATED 14' FROM THE FRONT YARD PROPERTY LINE WHERE 25' IS REQUIRED. A VARIANCE FOR 11' IS REQUESTED.
2. APPLICANT PROPOSES TO CONSTRUCT A COVERED PORCH WHICH WILL ALSO BE LOCATED 6.8' FROM THE FRONT PROPOERTY LINE, WHERE 25' IS REQUIRED. A VARIANCE FOR 18.2' IS REQUESTED.
3. TWO STEPS ARE ALSO BEING PROPOSED. THE SETBACK FOR THE STEPS WOULD BE 15'. THE FRONT STEP WOULD BE LOCATED 5.6' FROM THE PROPERTY LINE. A VARIANCE FOR 9.4' IS REQUESTED.

SUBJECT PROPERTY IS A CORNER LOT, WHICH HAS TWO FRONT YARDS. STEPS ARE ALLOWED TO ENCROACH 10' INTO THE 25' SETBACK AS PER CODE SECTION 34-4.5.i.

Sincerely,

  
Mark Berninger, Zoning Official