

**TOWNSHIP OF TEANECK  
BOARD OF ADJUSTMENT  
THURSDAY – SEPTEMBER 5, 2024**

**boa@teanecknj.gov is inviting you to a scheduled Zoom meeting.**

**Topic: BOA Meeting**

**Time: Sep 5, 2024 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/84896365901>**

**Meeting ID: 848 9636 5901**

**Passcode: 483751**

---

**One tap mobile**

**+13052241968,,84896365901#,,,,\*483751# US**

**+13092053325,,84896365901#,,,,\*483751# US**

---

**Dial by your location**

**• +1 305 224 1968 US**

**• +1 309 205 3325 US**

**• +1 312 626 6799 US (Chicago)**

**• +1 646 931 3860 US**

**• +1 929 205 6099 US (New York)**

**• +1 301 715 8592 US (Washington DC)**

**• +1 507 473 4847 US**

**• +1 564 217 2000 US**

**• +1 669 444 9171 US**

**• +1 669 900 6833 US (San Jose)**

**• +1 689 278 1000 US**

**• +1 719 359 4580 US**

**• +1 253 205 0468 US**

**• +1 253 215 8782 US (Tacoma)**

**• +1 346 248 7799 US (Houston)**

**• +1 360 209 5623 US**

**• +1 386 347 5053 US**

**Meeting ID: 848 9636 5901**

**Passcode: 483751**

**Find your local number: <https://us02web.zoom.us/j/84896365901>**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**OPEN PUBLIC MEETINGS ACT STATEMENT**

**PUBLIC SESSION - 7:00 P. M.**

**MINUTES: None**

**MEMORIALIZATION OF RESOLUTIONS:**

**1. ZB2024-02 – Edenbaum, Sarah & Scott – 85 Van Buren Avenue – Block #3108 – Lot 14 – R/S Zone, granted a variance for a new 2 story addition & second story addition**

**EXECUTIVE SESSION – None**

**OLD BUSINESS**

**CONTINUED HEARING**

**1. ZB2024-08 – Rochlin, Michael & Barel, Nicole – 54 Golf Court – Block #3914 – Lot 9 – R/S Zone**

Applicant seeks a front & back additions with rear deck. Variances required: Side yard set back (East), combined side yard setback, building coverage & lot coverage.

Date of application: 3/21/24 – Plans deemed complete: 5/6/24 – 120 days: 9/16/24

**Survey dated: 12/13/23 & architect plan dated: 2/20/24 This application has to be carried to the meeting of 9/5/24.**

**NEW BUSINESS:**

**1. ZB2024-10 - Pena, Noelby & Christina – 216 Hillside Avenue – Block #3209 – Lot 14 – R/S Zone**

Applicant seeks to demo existing deck, replace with new floating deck install gazebo and hot tub on top of deck. Variances required: Side yard set back (NW) & lot coverage.

Date of application: 4/10/24 – Plans deemed complete: N/A

**Revised survey dated: 5/31/2016**

**2. ZB2024-15 – Dultz, Brian & Talia – 1574 Sussex Road – Block # 1803 – Lot 47 – R/S Zone**

Applicant seeks a new addition. Variance required: Side yard set back & building coverage.

Date of application: 6/4/24 – Plans deemed complete: 7/19/24 – 120 days: 11/16/24

**Architect plans dated: 4/24/24 & survey date: 4/22/24**

**3. ZB2024-18 – Goodman, Thomasine – 1 Irvington Road – Block #5306 – Lot 23 – R/S Zone**

Applicant seeks a new attached front porch. Variance required: Front yard set back

Date of application: 7/25/24 – Plans deemed complete: N/A

**Survey dated: 4/5/99**

**Applicant has to renotece & asked to be put on the meeting of 11/7/24.**

**APPEAL:**

**INTERPRETATION:**

**EXTENSION: None**

**ZONING OFFICER INTERPRETATION**

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF TEANECK**

**APPEAL NO: ZB 2024-02**

---

IN THE MATTER OF THE APPLICATION OF:

SCOTT & SARAH EDENBAUM FOR VARIANCES  
RELATING TO BLOCK 3108; LOT 14 ALSO KNOWN  
AS 85 VAN BUREN AVENUE, TEANECK, NEW JERSEY

---

BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Teaneck that the following Procedural History, Findings of Fact, Conclusions of Law and Conclusion/Determination be and are hereby adopted:

**PROCEDURAL HISTORY**

The within Application was commenced by the filing of an Application for Variances, as follows:

<b>Variance</b>	<b>Permitted/Req.</b>	<b>Existing</b>	<b>Sought</b>
Front Yard (Albin street- corner lot)	25'	15.34'	15.34'

**FINDINGS OF FACT**

A Public Hearing was held on August 1, 2024, at the Township Municipal Complex. The Applicants presented the Application, Pro Se.

The following documents were considered by the Zoning Board in review of this matter:

1. Application for Variances;
2. Architectural Plans, prepared by Joseph Bruno, AIA, dated 10/6/23, revised through 12/4/23;
3. Survey (preparer unknown);
4. Photograph Package (6) of Property and views from Property.

The following witnesses appeared and offered sworn testimony on behalf of the Applicants:

1. Joseph Bruno, AIA, (hereinafter, "Bruno");
2. Applicant, Sarah Edenbaum (hereinafter, "Applicant")

The subject property is located in the R/S Zone of the municipality. The address and Tax Map designation are as first set forth above, (hereinafter, "the Property")

The Applicant has demonstrated compliance with the Notice requirements of the Municipal Land Use Law and opportunity was provided for the Applicant and members of the public to be heard.

The Applicants, presented their case Pro Se. They provided an overview and background of the Application, and the testimony of the Applicant.

The Application sought the following:

1. A new two-story addition and second story addition located on the north side of the existing home which continues - but does not increase or decrease – an existing Front Side Yard Deficiency on Albin Street frontage of the Property.

Bruno testified that the proposed two story addition continued the "plane" of the existing Albin Street Front Yard Setback of 15.34' northward but does not increase this existing deficiency – rather, it places more of the structure at the same variance as presently exists and is, therefore, the expansion of a non-conforming structure. He testified the addition was "reasonable" and "modest" and served to "square off" and create a more livable home. He noted that, despite the addition, Lot and Building Coverage remained fully conforming despite the fact that the lot was undersized it could accommodate the addition. He also noted that the undersized lot was long and narrow and a conforming addition that complied with the Front Setback on Albin Street would be impracticable.

No other variances are implicated or required by proposed addition. Testimony was offered that the home was similar in scope to area homes and that the rooms therein are not oversize or excessive. The Applicant does not propose any significant change to the façade or streetscape and the height of the structure is, and will remain, well below that which is permitted.

### **CONCLUSIONS OF LAW; RESOLUTION**

Based on the foregoing, the Board hereby approves the Application as presented for the following stated reasons and based upon the following findings.

The Board finds that the requested variance can be granted without detriment to the Zoning Ordinance or public good.

The Applicants seek the variance pursuant to both NJSA 40:55d-70(c)(1) and (c)(2). The Board found

in its review that the variance was justified and should be granted for the reasons set forth herein. The Board finds that the benefits to the granting the variances outweigh any detriments and that the variance could be granted without any detrimental impact to the adjoining property owners or the Zone Plan and that the grant would not compromise the intent and purpose of the Zoning Ordinance.

The Board finds that there is no negative impact to the granting of the variances and that the Applicants have satisfied the negative criteria of the required proofs.

The Board found that the following conditions apply to the within approval:

1. The Applicants shall obtain all approvals for all Municipal, County and State entities of applicable jurisdiction.
2. The Applicants shall comply with all reports submitted by the Board’s professionals.
3. The Applicants shall repair all sidewalks subsequent to construction.
4. The Applicants shall not place any proposed air conditioners or generators in a front yard.

Accordingly, a majority of the Board voted to approve the application as presented.

hereby certify that the foregoing is a true copy of the Resolution adopted by the Zoning Board of Adjustment at its meeting held on

\_\_\_\_\_, Board Secretary

Motion was made by:

Motion was seconded by:

Roll Call to Approve:

	Yes	No	Absent	Abstain	Recuse
Barta					
Brown					
Green					
Ilyas					
Klatsky					
Meyer					
Mulligan					
Rosen					
Shaikh					
Wilkerson					
Williams					

Accordingly, on August 1, 2024, a majority of the Board voted to approve the Application as presented.

I hereby certify that the foregoing is a true copy of the Resolution adopted by the Zoning Board of Adjustment at its meeting held on September 5, 2024.



Teaneck Township  
 ZONING OFFICER  
 818 TEANECK ROAD  
 TEANECK, NJ 07666  
 (201) 837-1600 FAX(201) 837-4802  
 ZONING@TEANECKNJ.GOV

Application Date: 2/28/2024  
 Application Number: 20240091  
 Permit Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Fee: \$150

# Denial of Application

Date: 8/15/2024

*ZB 2024 08*

To: MICHAEL ROCHLIN  
 54 GOLF CT  
 TEANECK, NJ 07666

CC: APP TELE:(201) 655-3159  
 APP EMAIL:MICHAELROCHLIN@GMAIL.COM

RE: 54 GOLF CT  
 BLOCK: 3914 LOT: 9 QUAL: ZONE: R-S

DEAR MICHAEL ROCHLIN,

FRONT AND BACK ADDITIONS WITH REAR DECK AS PER PLANS REVISED THROUGH 07-15-2024 AND DOCUMENTS SUBMITTED THROUGH 07-17-2024.

BOARD OF ADJUSTMENT APPROVAL REQUIRED. VARIANCES REQUIRED.

**SIDE YARD SETBACK (EAST)**

Existing side yard setback is 5.3 feet.  
 Proposed side yard setback is 5.55 feet.  
 Minimum required side yard setback is 7 feet.

**COMBINED SIDE YARD SETBACK**

Proposed and existing combined side yard setback is 13.1 feet (23.39%)  
 Minimum required combined side yard setback is 16.8 feet (30%)

**BUILDING COVERAGE.**

Existing building coverage is 1244 sq. ft. (22.2%)  
 Proposed building coverage is 1811 sq. ft. (32.3%)  
 Maximum permitted building coverage is 1680 sq. ft. (30%)

**LOT COVERAGE.**

Existing lot coverage is 2806 sq. ft. (50.1%)  
 Proposed lot coverage is 2806 sq. ft. (47.4%) (square footage on plans unchanged, however 47.4% of a 5600 sq. ft. lot size should be 2654.4 sq. ft.)  
 Maximum permitted lot coverage is 2632 sq. ft. (47%)

\*\*\* This office has no records of the excess lot coverage

**SIDE YARD SETBACK TO ACCESSORY STRUCTURE (AC UNITS)**

Proposed side yard width is not provided but scales to approximately 4 feet.  
 Minimum required side yard setback is 5 feet.

**SIDE YARD SETBACK TO ACCESSORY STRUCTURE (GENERATOR)**

Proposed side yard width is not provided but scales to approximately 4 feet.  
 Minimum required side yard setback is 5 feet.

**SUBMITTAL OF ANY NEW DOCUMENTS MAY REQUIRE ADDITIONAL VARIANCES OR WAIVERS**

Sincerely,

ADAM MYSZKA, ZONING OFFICER



ZB 2024 #08

TOWNSHIP OF TEANECK

Form T-13

DO NOT WRITE IN THIS SPACE
FILED: 3-21 20 24
120 Days
from filing 20

APPEAL FOR VARIANCE FROM CERTAIN PROVISIONS OF THE ZONING ORDINANCE

Lot 3914 Block 9 Tax Map Sheet
Street Address 54 GOLF CT
Name of Applicant MICHAEL ROCHLIN
Address of Applicant 1500 TEANECK RD 331 TEANECK NJ 07778

- 1. Name of Owner (If different from applicant)\* (If a corporation, furnish name of president or secretary)
2. Address of Owner
3. Dimensions of subject premises 56 x 100 Ft.
4. Area of subject premises 5600 Sq. Ft.
5. Area of existing structures to remain on subject premises 1244 Sq. Ft.
6. Area of proposed structures 580 Sq. Ft.
7. Total area of subject premises to be occupied by structures 1824 Sq. Ft.
8. Percentage of subject premises to be occupied by structures 32.6 Percent
9. Zone in which premises are located R-5
10. State whether there have been any previous development applications involving these premises (variance, subdivision, site plan, other) Yes No
a) Nature of application
b) Date of Decision
c) Disposition
11. State whether there are any covenants or easements imposed by the Township of Teaneck, or imposed by other governmental agencies, or relating to utilities. Attach a copy of any such covenants, deed restrictions, exceptions or easements. The granting of this application does not modify or rescind any Yes No

\*If applicant is not the owner, Owner Authorization Form

Form T-13

TOWNSHIP OF TEANECK

12. State whether there are any taxes or assessments for local improvements due or delinquent on the property which is the subject of this application:

Yes \_\_\_\_\_ No \_\_\_\_\_

**APPLICATION IS HEREBY MADE TO THE BOARD OF ADJUSTMENT/  
PLANNING BOARD FOR VARIANCE RELIEF AS FOLLOWS:**

The applicant hereby request permission to (circle whichever applies) erect, alter, move, convert, use -

a \_\_\_\_\_

contrary to the requirement of Sections \_\_\_\_\_

of the Teaneck Zoning Ordinance 1811, as amended and supplemented, upon the premises know as

54 GOLF CT Block 3914 Lot 9  
Street and Number

The proposed building or structure or use is contrary to the ordinance in the following particulars: State Specifically)

1. Side yard setback (EAST) existing 5.3, Proposed 5.55, req 7'
2. Combined yard setback Proposed + existing 13.1' required 16.8
3. Building coverage existing 1244' (22.2%) proposed 1824 (22.57%) max 1680 (30%)
4. Lot coverage existing + proposed 2806 (50.1%), max 2632 (47%)
5. \_\_\_\_\_
6. \_\_\_\_\_

State whether the Construction Official/Administrative Officer has examined the application for the proposed uses and refused a certificate of occupancy/use.

Yes \_\_\_\_\_ No \_\_\_\_\_

State whether the Construction Official/Administrative Officer has examined the plans for the proposed building or structure and refused building permit.

Yes \_\_\_\_\_ No \_\_\_\_\_

Date of denial by Construction Official/Administrative Officer \_\_\_\_\_

I hereby certify that the foregoing statements are true to the best of my knowledge and belief:

  
Signature of Applicant

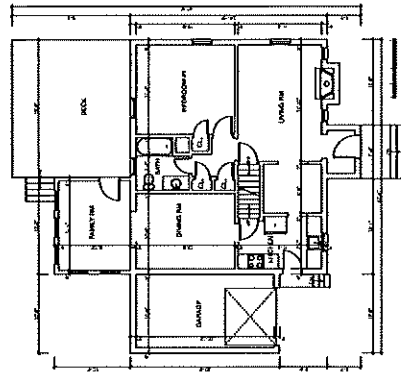
Dated: 3/21/24



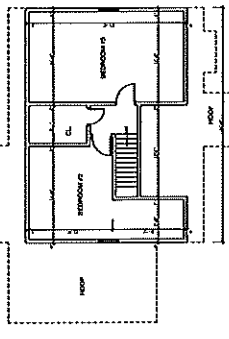
PROPOSED INTERIOR ALTERATION AND ADDITIONS TO EXIST. 1 FAMILY RESIDENCE  
 54 GOLF CT TEANECK NJ 07668  
 ELEVATIONS, EXIST. FLOOR PLANS  
 PROJECT TITLE  
 BLOCK / LOT  
 3814 / 8  
 2004  
 DATE  
 2-28-20  
 SCALE AS NOTED  
 PROJECT NO. 2004  
 DRAWN BY JAL  
 CHECK BY

Michael, Nicole Baril  
 84 GOLF CT  
 TEANECK, NJ  
 07668  
 47 WYMANUT ST SUSSER NJ 07461  
 TEL 973-475-0074  
 E-MAIL MICHAEL@MLARCHITECT.COM  
 ML Architecture LLC  
 Mike Lewandowski Architect

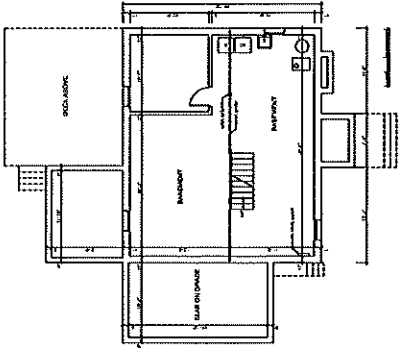
NO.	ISSUE FOR	DATE
1	PERMITS APPLICATION	2-26-20
2	REVISIONS	2-19-20
3		
4		
5		
6		
7		



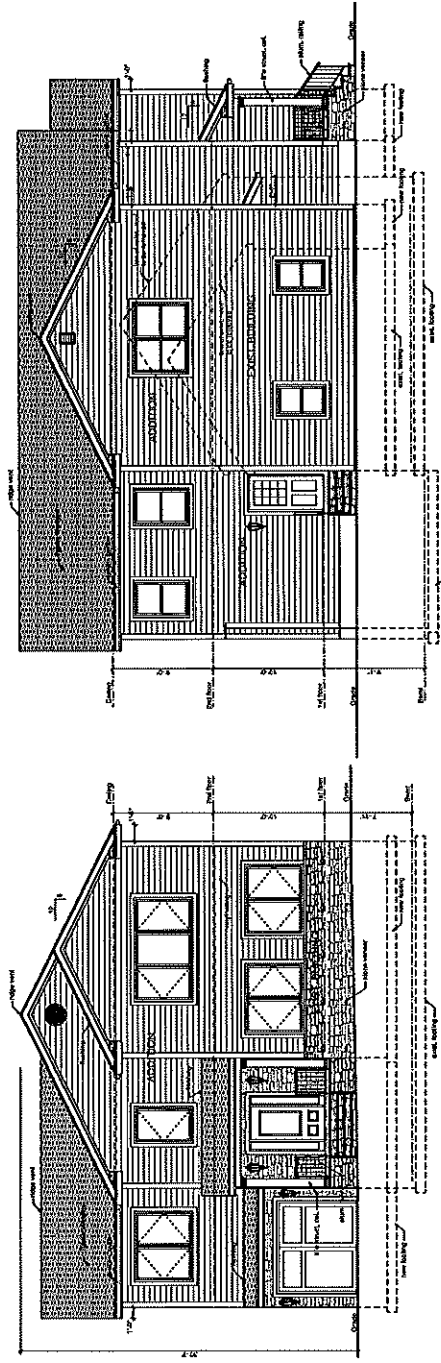
1 Exist. 1st Floor Plan  
 SCALE: 1/8" = 1'-0"



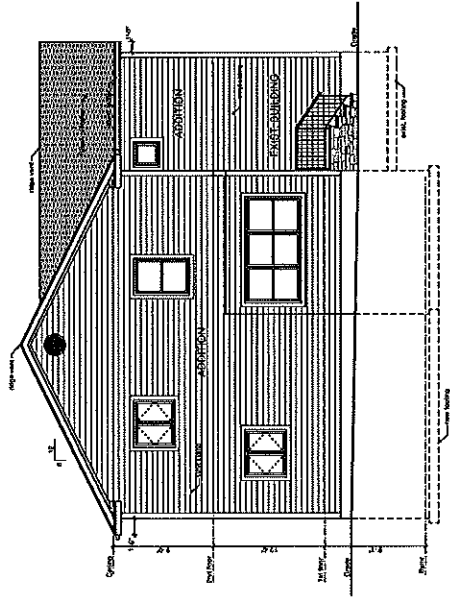
2 Exist. 2nd Floor Plan  
 SCALE: 1/8" = 1'-0"



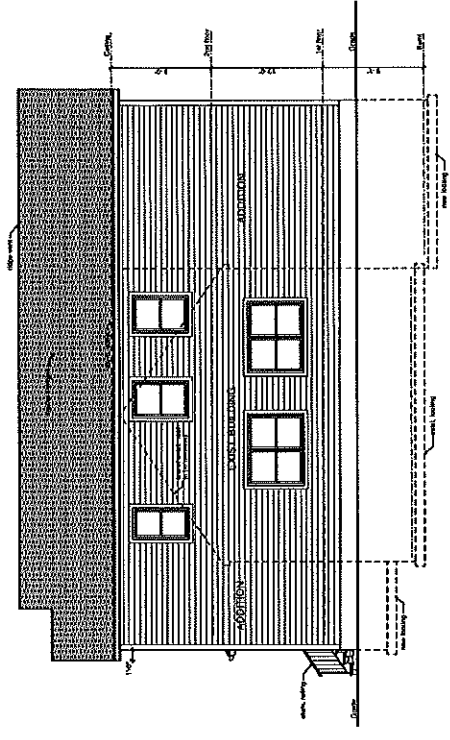
3 Exist. Basement Plan  
 SCALE: 1/8" = 1'-0"



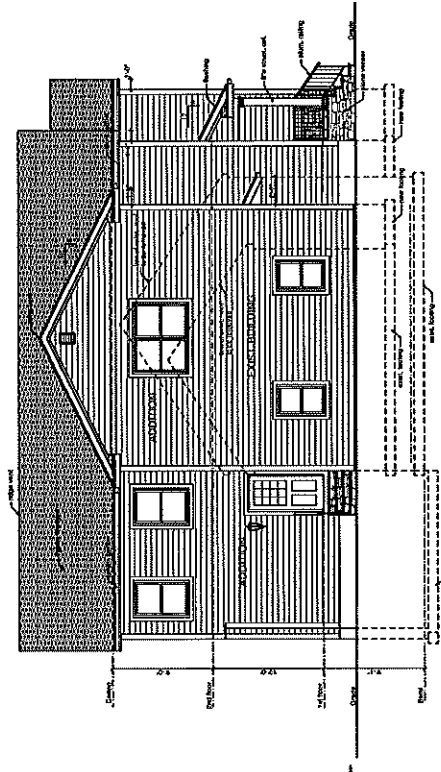
4 Front Elevation  
 SCALE: 3/16" = 1'-0"



6 Rear Elevation  
 SCALE: 3/16" = 1'-0"



7 Right Side Elevation  
 SCALE: 3/16" = 1'-0"



5 Left Side Elevation  
 SCALE: 3/16" = 1'-0"

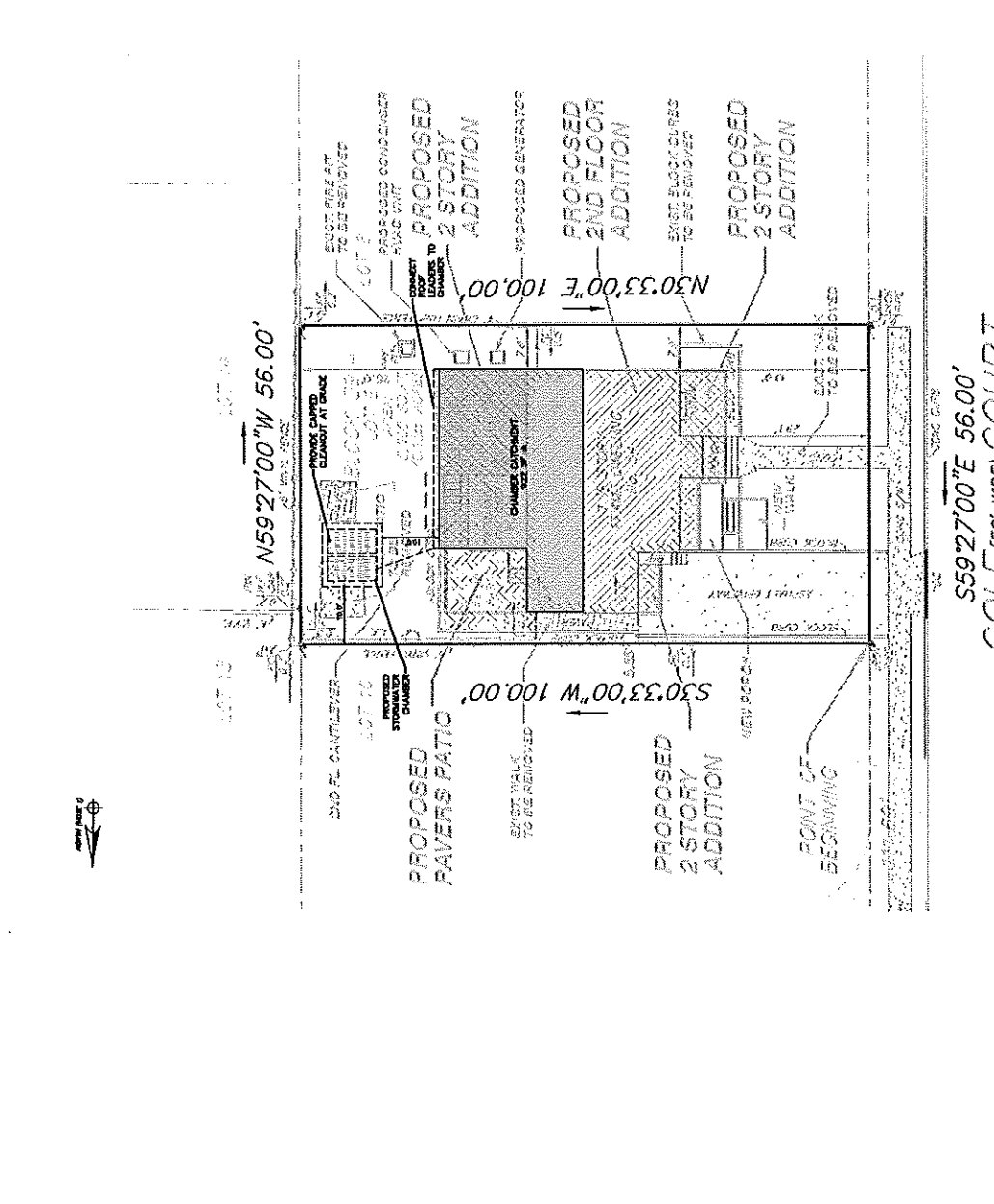
**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
21. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
23. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
24. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
25. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
26. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
27. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
28. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
29. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
30. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
31. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
32. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
33. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
34. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
35. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
36. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
37. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
38. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
39. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
40. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
41. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
42. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
43. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
44. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
45. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
46. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
47. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
48. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
49. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
50. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
51. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
52. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
53. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
54. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
55. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
56. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
57. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
58. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
59. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
60. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
61. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
62. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
63. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
64. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
65. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
66. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
67. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
68. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
69. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
70. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
71. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
72. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
73. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
74. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
75. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
76. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
77. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
78. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
79. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
80. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
81. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
82. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
83. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
84. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
85. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
86. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
87. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
88. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
89. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
90. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
91. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
92. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
93. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
94. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
95. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
96. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
97. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
98. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
99. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
100. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**DRAINAGE PLAN**  
 141' LOT 18, BLOCK 3814  
 BOROUGH OF PARAMUS  
 BERGEN COUNTY, NEW JERSEY

**BUTLER**  
 SURVEYING & MAPPING, INC.  
 100-1 MARKET STREET, SUITE 200, PARAMUS, NY 10765  
 PHONE: (201) 261-1234 FAX: (201) 261-1235  
 WWW.BUTLER-SURVEYING.COM

**JOHN J. RAUCH, P.E.**  
 NJ PROFESSIONAL ENGINEER LICENSE NO. 140207400

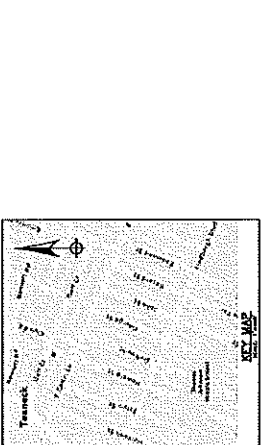


**GRAPHIC SCALE**  
 1" = 10' (1" OF PAPER)

**PLANNING BOARD SECRETARY**  
 \_\_\_\_\_ DATE \_\_\_\_\_

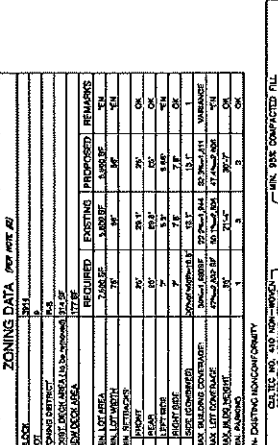
**BOROUGH ENGINEER**  
 \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING BOARD CHAIRMAN**  
 \_\_\_\_\_ DATE \_\_\_\_\_



**STORMWATER CALCULATIONS**

ROOF AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERCENT IMPERVIOUS	DRAINAGE AREA (SQ FT)	PEAK FLOW (GPM)	PEAK FLOW (MGD)	VOLUME (GAL)	VOLUME (MG)
10,000	8,000	80%	10,000	100	0.001	100,000	0.001
20,000	16,000	80%	20,000	200	0.002	200,000	0.002
30,000	24,000	80%	30,000	300	0.003	300,000	0.003
40,000	32,000	80%	40,000	400	0.004	400,000	0.004
50,000	40,000	80%	50,000	500	0.005	500,000	0.005
60,000	48,000	80%	60,000	600	0.006	600,000	0.006
70,000	56,000	80%	70,000	700	0.007	700,000	0.007
80,000	64,000	80%	80,000	800	0.008	800,000	0.008
90,000	72,000	80%	90,000	900	0.009	900,000	0.009
100,000	80,000	80%	100,000	1,000	0.010	1,000,000	0.010



**ZONING DATA PER N.J.A.C. 17:27**

LOT AREA (SQ FT)	EXISTING REMAINS	PROPOSED REMAINS
10,000	7,500 SF	10,000 SF
20,000	15,000 SF	20,000 SF
30,000	22,500 SF	30,000 SF
40,000	30,000 SF	40,000 SF
50,000	37,500 SF	50,000 SF
60,000	45,000 SF	60,000 SF
70,000	52,500 SF	70,000 SF
80,000	60,000 SF	80,000 SF
90,000	67,500 SF	90,000 SF
100,000	75,000 SF	100,000 SF



Teaneck Township  
 ZONING OFFICER  
 818 TEANECK ROAD  
 TEANECK, NJ 07666  
 (201) 837-1600 FAX(201) 837-4802  
 DMELFI@TEANECKNJ.GOV

Application Date: 2/8/2024  
 Application Number: 20240051  
 Permit Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Fee: \$150

## Denial of Application

*ZB 2024-10*

Date: 3/14/2024

To: PENA, NOELBY & CHRISTINA  
 216 HILLSIDE AVE  
 TEANECK, NJ 07666

CC: APP TELE:(917) 969-8701  
 APP EMAIL:NPENA0330@GMAIL.COM

RE: 216 HILLSIDE AVE  
 BLOCK: 3209 LOT: 14 QUAL: ZONE: R-S

DEAR PENA, NOELBY & CHRISTINA,

DEMO EXISTING DECK, REPLACE WITH NEW FLOATING DECK. INSTALL GAZEBO AND HOT TUB ON TOP OF DECK. AS INDICATED ON SURVEY DATED 5-31-2016 AND PER DOCUMENTS SUBMITTED 2-8-2024.

BOARD OF ADJUSTMENT APPROVAL REQUIRED. VARIANCES REQUIRED.

**SIDE YARD SETBACK (NW)**

Existing side yard setback is 5 feet.  
 Proposed side yard setback is 5 feet.  
 Minimum required side yard setback is 7 feet.

**LOT COVERAGE.**

Proposed lot coverage is 3112 sq. ft. (49.3%)  
 Existing lot coverage is 2830.83 sq. ft. (44.9%)  
 Maximum permitted lot coverage is 2521.8 sq. ft. (40%)

**SUBMITTAL OF ANY NEW DOCUMENTS MAY REQUIRE ADDITIONAL VARIANCES OR WAIVERS**

Sincerely,

ADAM MYSZKA, ASSISTANT ZONING OFFICER

APR - 8 2024

ZB 2024 # 10

TOWNSHIP OF TEANECK

Form T-13

DO NOT WRITE IN THIS SPACE		
FILED:	<u>4-10</u>	20 <u>24</u>
120 Days from filing		20 <u>  </u>

APPEAL FOR VARIANCE FROM CERTAIN PROVISIONS  
OF THE ZONING ORDINANCE

Lot <u>14</u>	Block <u>3209</u>	Tax Map Sheet _____
Street Address <u>216 Hillside Ave Teaneck, NJ 07666</u>		
Name of Applicant <u>Noelby &amp; Christina Peña</u>		
Address of Applicant <u>216 Hillside Ave Teaneck, NJ 07666</u>		

- Name of Owner Noelby & Christina Peña  
(If different from applicant)\* (If a corporation, furnish name of president or secretary)
- Address of Owner 216 Hillside Avenue Teaneck, NJ 07666
- Dimensions of subject premises 50' X 126.09' Ft.
- Area of subject premises 6304.5 Sq. Ft.
- Area of existing structures to remain on subject premises 2456 Sq. Ft.
- Area of proposes structures 656 Sq. Ft.
- Total area of subject premises to be occupied by structures 3112 Sq. Ft.
- Percentage of subject premises to be occupied by structures 49.3 Percent
- Zone in which premises are located R-5
- State whether there have been any previous development applications involving these premises (variance, subdivision, site plan, other) Yes \_\_\_\_\_ No X
  - Nature of application \_\_\_\_\_
  - Date of Decision \_\_\_\_\_
  - Disposition \_\_\_\_\_
- State whether there are any covenants or easements imposed by the Township of Teaneck, or imposed by other governmental agencies, or relating to utilities. Attach a copy of any such covenants, deed restrictions, exceptions or easements. The granting of this application does not modify or rescind any Yes \_\_\_\_\_ No X

\*If applicant is not the owner, Owner Authorization Form

Form T-13

APR - 8 2024

TOWNSHIP OF TEANECK

12. State whether there are any taxes or assessments for local improvements due or delinquent on the property which is the subject of this application:

Yes \_\_\_\_\_ No X

APPLICATION IS HEREBY MADE TO THE BOARD OF ADJUSTMENT/  
PLANNING BOARD FOR VARIANCE RELIEF AS FOLLOWS:

The applicant hereby request permission to (circle whichever applies) erect, alter, move, convert, use -

a side yard setback and lot coverage maximum

contrary to the requirement of Sections 33-24.1

of the Teaneck Zoning Ordinance 1811, as amended and supplemented, upon the premises know as

216 Hillside Ave Block 3209 Lot 14

Street and Number

The proposed building or structure or use is contrary to the ordinance in the following particulars: State Specifically)

1. Side yard setback - existing side yard<sup>setback</sup> is 5ft; proposed side yard setback is 5ft.
2. \_\_\_\_\_
3. Lot coverage - existing lot coverage is 2930.83 sq. ft (44.9%); proposed lot coverage is 3112 sq. ft (49.3%).
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

State whether the Construction Official/Administrative Officer has examined the application for the proposed uses and refused a certificate of occupancy/use.

Yes \_\_\_\_\_ No X

State whether the Construction Official/Administrative Officer has examined the plans for the proposed building or structure and refused building permit.

Yes X No \_\_\_\_\_

Date of denial by Construction Official/Administrative Officer 3/14/24

I hereby certify that the foregoing statements are true to the best of my knowledge and belief:



Signature of Applicant

Dated: 4/8/24

APR - 8 2024

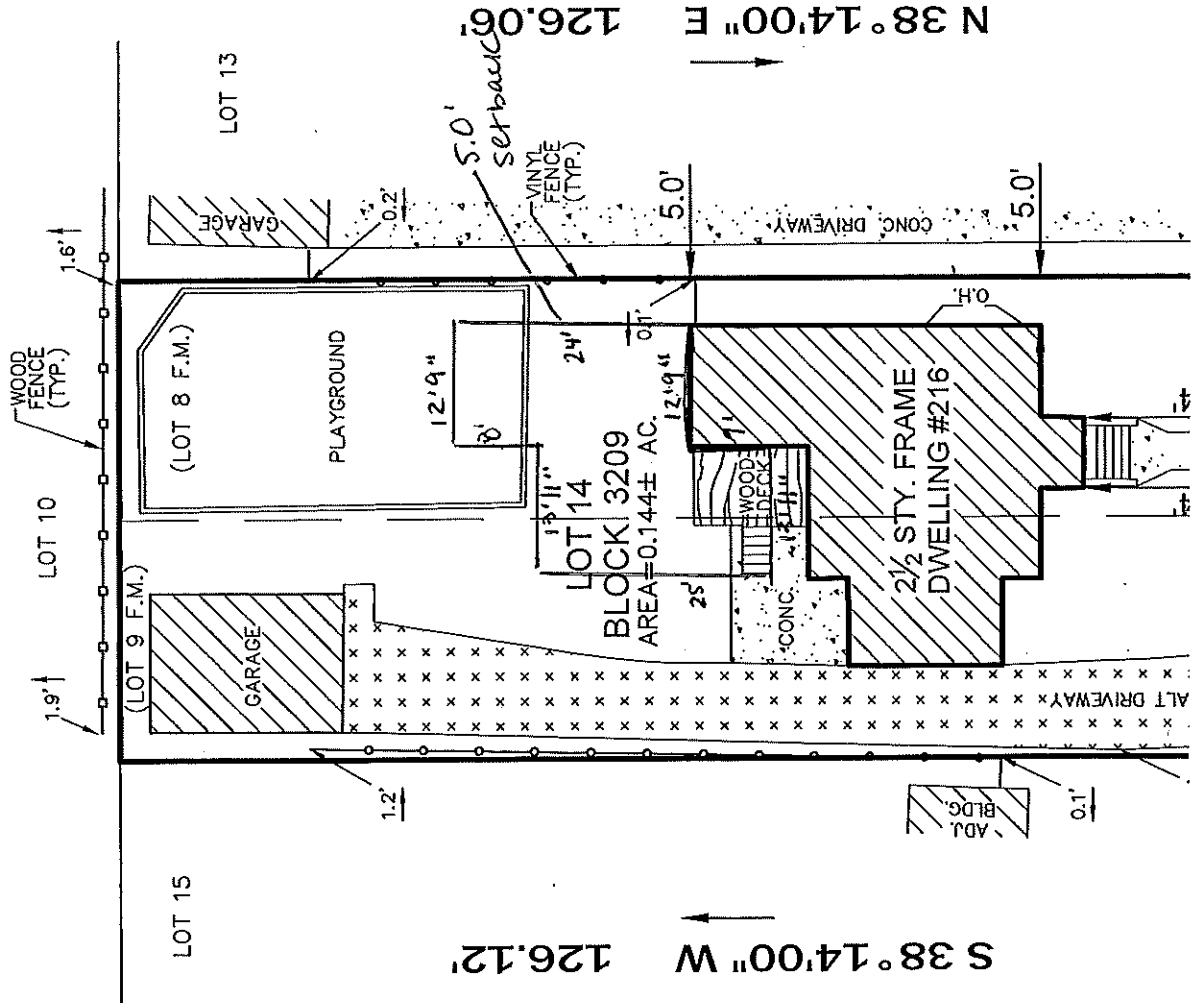


Filed Map No. 1116

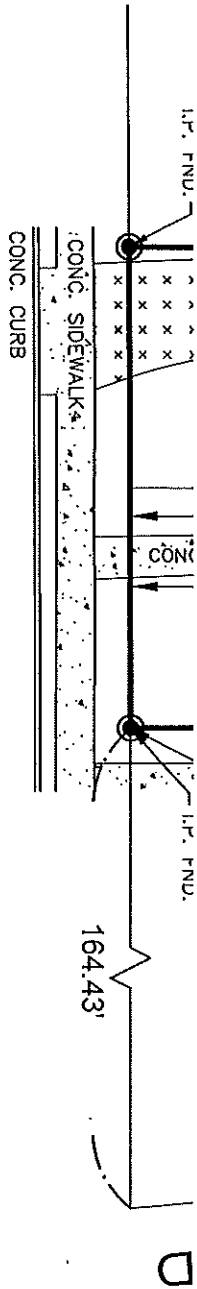
APR - 8 2024

QUEEN ANNE RD  
(50' R.O.W.)

N 51° 36' 00" W 50.00'



NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY, THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.



S 51°46'00" E 50.00'  
 HILLSIDE AVENUE  
 (50' R.O.W.)

PREPARED FOR: CHRISTINA PENA and NOELBY PENA


Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.:
MAP OF TEANECK PARK, PROPERTY OF THE SUBURBAN DEVELOPMENT COMPANY	5	8 & 9	10/30/1907	1116

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 5/31/2016 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 8683/PG 535

  
**MORGAN**  
 engineering & surveying  
 P.O. BOX 5232  
 TOMS RIVER, N.J. 08754  
 TEL: 732-270-9690  
 FAX: 732-270-9691  
 www.morganengineeringllc.com

  
**DAVID J. VONSTEENBURG**  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. No. 34500

**SURVEY OF PROPERTY**  
 Lot No. 14  
 Block No. 3209  
 Township of Teaneck  
 County of Bergen  
 New Jersey

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
1"=20'	CAD'N	5/31/2016	16-03822	16-03822N	1 OF 1



Teaneck Township  
 ZONING OFFICER  
 818 TEANECK ROAD  
 TEANECK, NJ 07666  
 (201) 837-1600 FAX(201) 837-4802  
 DMELFI@TEANECKNJ.GOV

Application Date: 4/26/2024  
 Application Number: 20240222  
 Permit Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Fee: \$150

## Denial of Application

*ZB 2024-15*

Date: 5/29/2024

To: DULITZ, BRIAN & TALIA  
 1574 SUSSEX ROAD  
 TEANECK, NJ 07666

CC: APP TELE:(201) 694-2995  
 APP EMAIL:BRIANDULITZ@GMAIL.COM

RE: 1574 SUSSEX ROAD  
 BLOCK: 1803 LOT: 47 QUAL: ZONE: R-S

DEAR DULITZ, BRIAN & TALIA,

NEW ADDITION AS PER PLANS DATED 04-24-2024 AND DOCUMENTS SUBMITTED THROUGH 05-06-2024.

BOARD OF ADJUSTMENT APPROVAL REQUIRED. VARIANCES REQUIRED.

**SIDE YARD SETBACK**

Existing side yard setback is 10 feet.  
 Proposed side yard setback is 10 feet.  
 Minimum required side yard setback is 12 feet.

**BUILDING COVERAGE.**

Proposed building coverage is 2581 sq. ft. (27%)  
 Existing building coverage is 1693 sq. ft. (17.6%)  
 Maximum permitted building coverage is 2400 sq. ft. (25%)

**SUBMITTAL OF ANY NEW DOCUMENTS MAY REQUIRE ADDITIONAL VARIANCES OR WAIVERS**

Sincerely,

---

ADAM MYSZKA, ASSISTANT ZONING OFFICER

ZB 2024 # 15

TOWNSHIP OF TEANECK

Form T-13

DO NOT WRITE IN THIS SPACE
FILED: 10-4 20 24
120 Days
from filing 20

APPEAL FOR VARIANCE FROM CERTAIN PROVISIONS OF THE ZONING ORDINANCE

Lot 1803 Block 47 Tax Map Sheet
Street Address 1574 Sussex Rd, Teaneck NJ 07666
Name of Applicant brian dulitz
Address of Applicant 1574 Sussex Rd, Teaneck NJ 07666

- 1. Name of Owner (If different from applicant)\* (If a corporation, furnish name of president or secretary)
2. Address of Owner 1574 Sussex Rd, Teaneck NJ 07666
3. Dimensions of subject premises 50 by 33.8 Ft.
4. Area of subject premises 9600 Sq. Ft.
5. Area of existing structures to remain on subject premises 1693 Sq. Ft.
6. Area of proposes structures 2581 Sq. Ft.
7. Total area of subject premises to be occupied by structures 2581 Sq. Ft.
8. Percentage of subject premises to be occupied by structures 27 Percent
9. Zone in which premises are located 8
10. State whether there have been any previous development applications involving these premises (variance, subdivlson, site plan, other) Yes No x
a) Nature of application
b) Date of Decision
c) Disposition
11. State whether there are any covenants or easements imposed by the Township of Teaneck, or imposed by other governmental agencies, or relating to utilities. Attach a copy of any such covenants, deed restrictions, exceptions or easements. The granting of this application does not modify or rescind any Yes No x

\*If applicant is not the owner, Owner Authorization Form

TOWNSHIP OF TEANECK

12. State whether there are any taxes or assessments for local improvements due or delinquent on the property which is the subject of this application:

Yes \_\_\_\_\_ No x

APPLICATION IS HEREBY MADE TO THE BOARD OF ADJUSTMENT/  
PLANNING BOARD FOR VARIANCE RELIEF AS FOLLOWS:

The applicant hereby request permission to (circle whichever applies) erect, alter, move, convert, use -

a. \_\_\_\_\_

contrary to the requirement of Sections \_\_\_\_\_

of the Teaneck Zoning Ordinance 1811, as amended and supplemented, upon the premises know as

1574 sussex rd Street and Number Block 1803 Lot 47

The proposed building or structure or use is contrary to the ordinance in the following particulars: State Specifically)

1. side yard set back to be 10 feet not 12 feet
2. building coverage to be 2581 sqft opposed to 2400sqft as of right
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

State whether the Construction Official/Administrative Officer has examined the application for the proposed uses and refused a certificate of occupancy/use.

Yes y No x

State whether the Construction Official/Administrative Officer has examined the plans for the proposed building or structure and refused building permit.

Yes y No \_\_\_\_\_

Date of denial by Construction Official/Administrative Officer 5/29/24

I hereby certify that the foregoing statements are true to the best of my knowledge and belief:

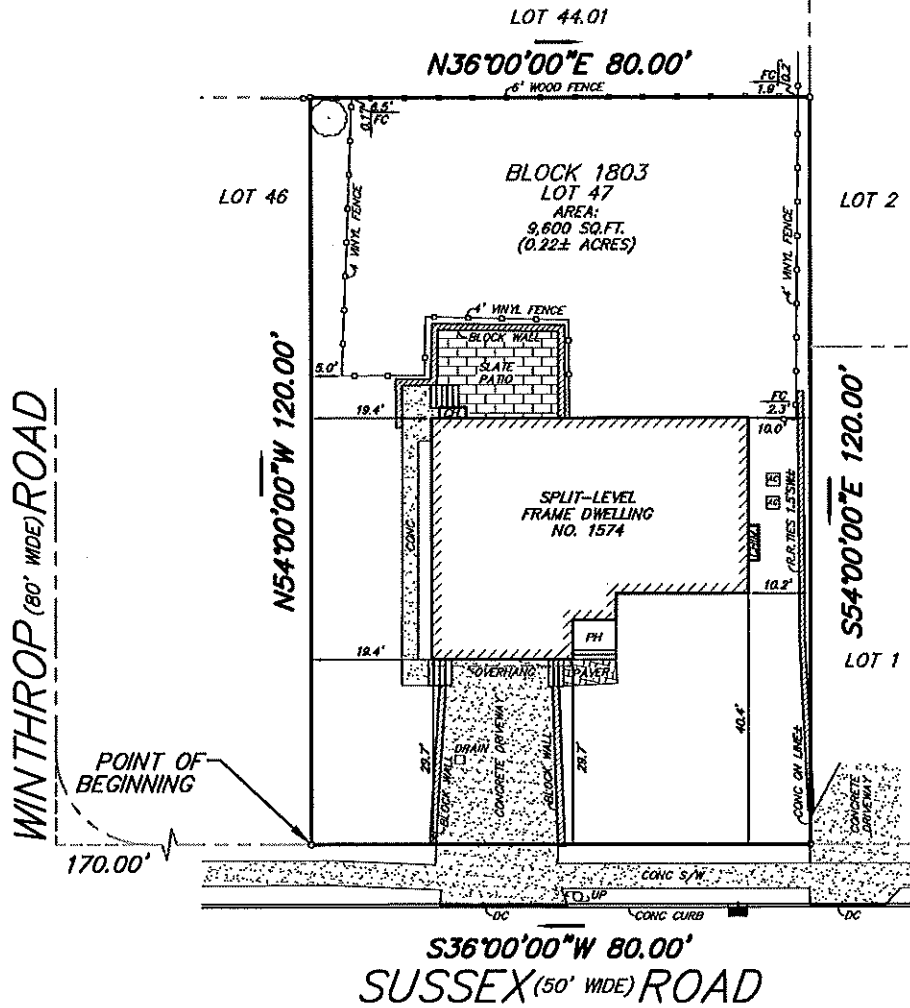
[Signature]  
Signature of Applicant

Dated: 6/2/24

**BOUNDARY SURVEY**  
 TAX LOT 47 BLOCK 1803  
 1574 SUSSEX ROAD  
 TOWNSHIP OF TEANECK  
 BERGEN COUNTY, NEW JERSEY

**CERTIFICATION:**  
 I HEREBY CERTIFY TO THE FOLLOWING PARTIES LISTED, THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND EXCEPT SUCH EASEMENTS NOT DISCLOSED IN THE TITLE REPORT, OR FOUND BELOW THE GROUND.

**THIS MAP IS CERTIFIED TO:**  
 -BRIAN DULITZ



**COLOR KEY:**  
 -BLUE- BOUNDARY LINES, COURSES AND DISTANCES  
 -GREEN- TAX LOT/BLOCK AND AREA  
 -RED- BOUNDARY OFFSETS  
 -BLACK- EXISTING FEATURES

**REFERENCES:**  
 1.) DEED BOOK: 3667 PAGE: 1080  
 2.) OFFICIAL TAX MAP OF THE TOWNSHIP OF TEANECK

**COMMON ABBREVIATIONS:**  
 -FC- FENCE CORNER -MH- MANHOLE -PH- PORCH  
 -DC- DROP CURB -WV- WATER VALVE -MAS- MASONRY  
 -GV- GAS VALVE -UP- UTILITY POLE -LA- LANDSCAPING  
 -S- SET/FOUND PROPERTY MARKER

**NOTES:**  
 1.) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5.  
 2.) A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).  
 3.) SURVEY BASED ON DEEDS FURNISHED; IT IS STRONGLY RECOMMENDED THAT A FULL TITLE SEARCH BE PERFORMED ON ALL ADJOINING PROPERTIES PRIOR TO ANY PERMANENT CONSTRUCTION

Proj: BSM24-12606 Scale: 1"= 20' 04/22/2024

**BUTLER**  
 SURVEYING & MAPPING, INC.  
 PROFESSIONAL LAND SURVEYING SERVICES  
 41-A PROSPECT STREET • MIDLAND PARK • NJ • 07432  
 PH: (201) 390-0740 • FAX: (201) 857-3695 • E: INFO@BUTLERSM.COM  
 DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER • 240A28157600

*John J. Butler*  
**JOHN J. BUTLER, PLS**  
 N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 43267

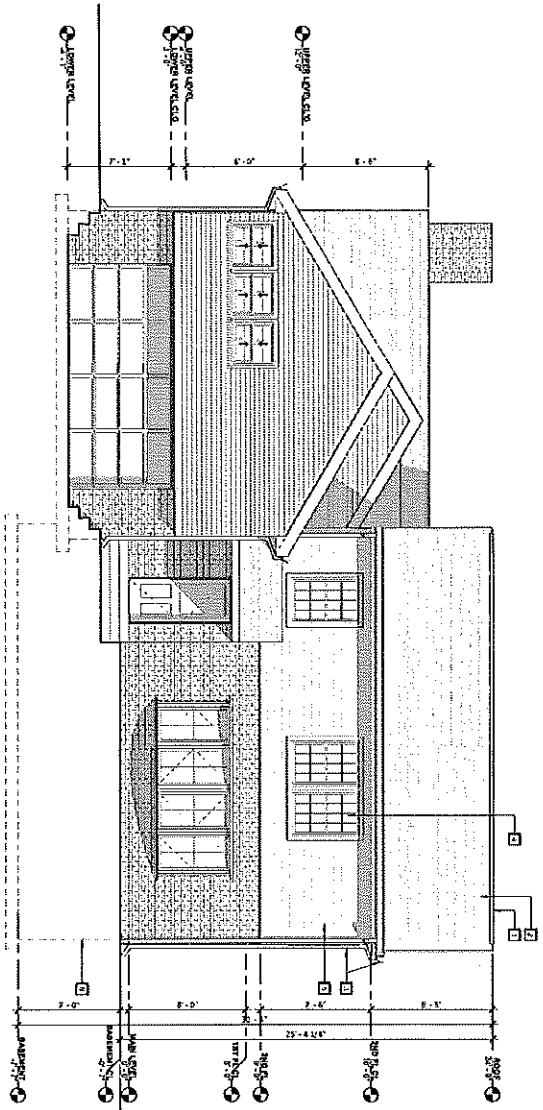




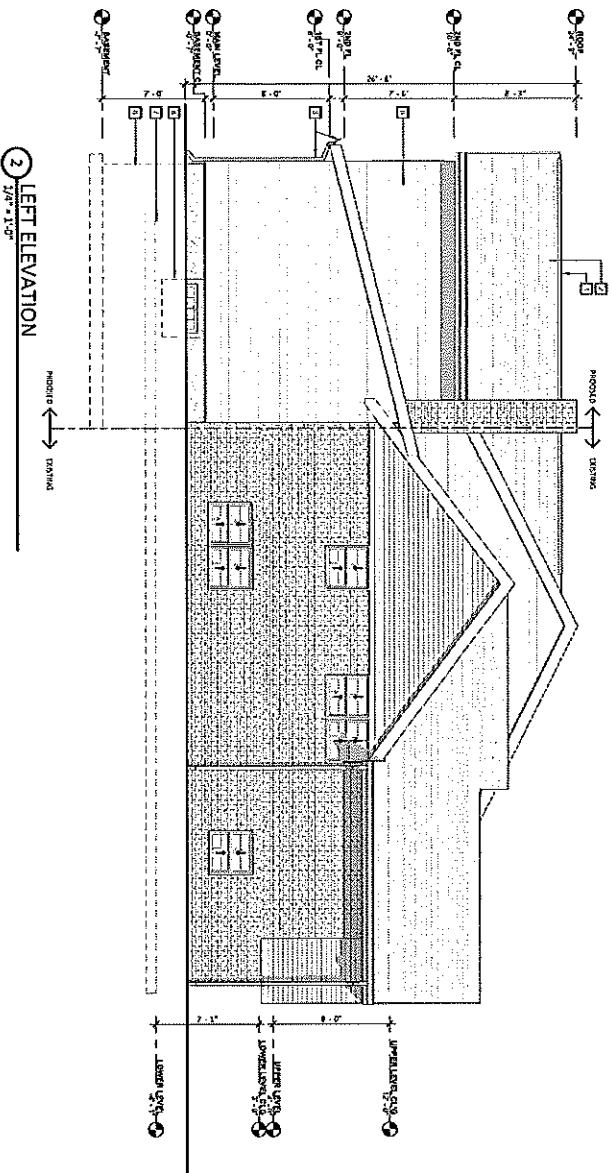








1 FRONT ELEVATION  
1/8" = 1'-0"



2 LEFT ELEVATION  
1/8" = 1'-0"

- ELEVATION REVISIONS**
- 1 INSPECTOR
  - 2 ALUMINUM SIDING & WORK
  - 3 EXTERIOR WALLS, TR.
  - 4 FINISH SIDING AS SELECTED BY OWNER
  - 5 FINISH OF FOUNDATION WALL
  - 6 FINISH OF FOUNDATION WALL
  - 7 FINISH OF FOUNDATION WALL
  - 8 FINISH OF FOUNDATION WALL
  - 9 FINISH OF FOUNDATION WALL

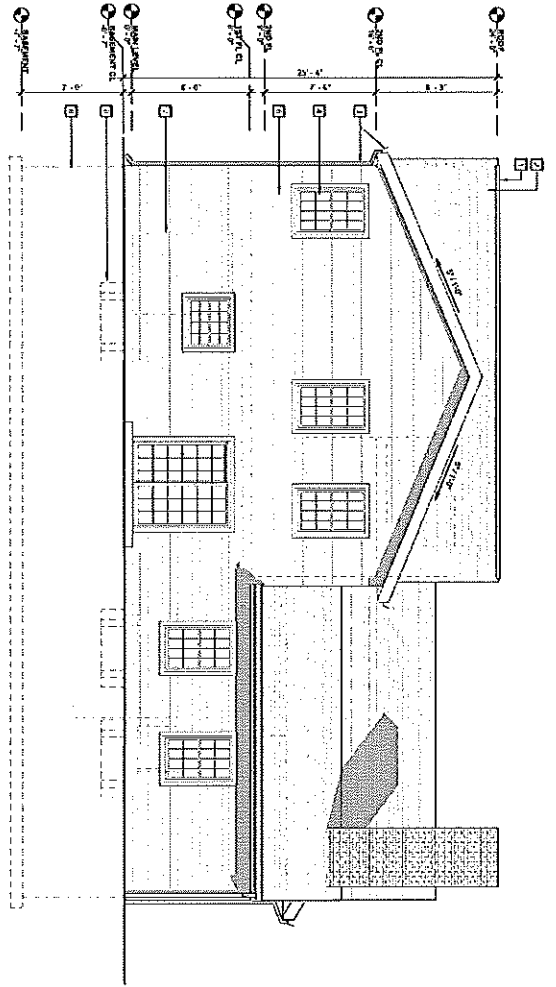
CAUTION: IF THIS SHEET IS NOT SHOWN IT IS A REDUCED PRINT

PROJECT	A-200
DATE	10/15/2010
DESIGNER	M.S.H.
DRAWN BY	M.S.H.
CHECKED BY	M.S.H.
SCALE	AS SHOWN

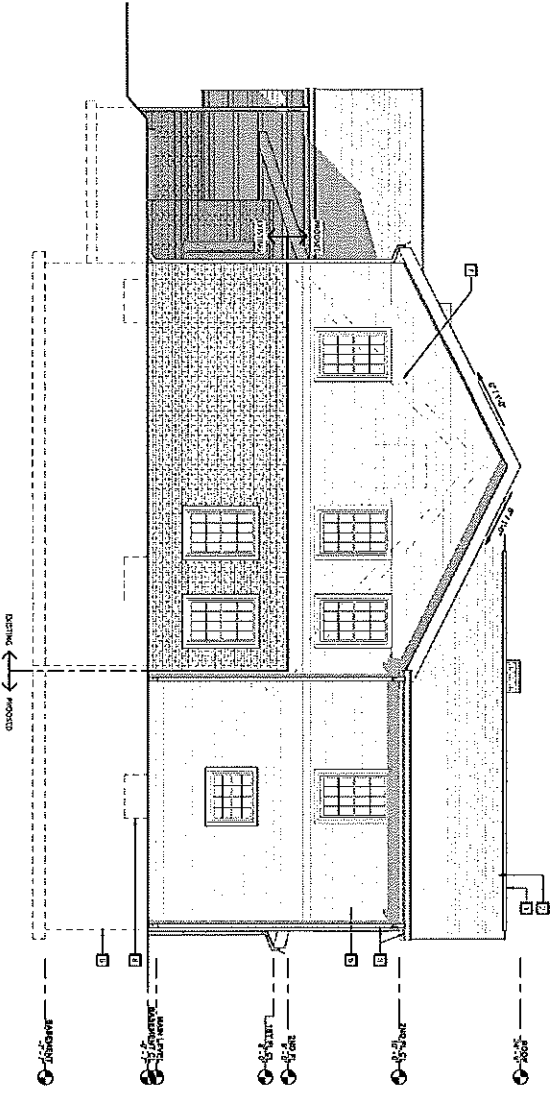
**SINGLE FAMILY HOUSE ADDITION**  
1574 Sussex Rd, Teaneck, NJ

MAASHIAN ARCHITECTS  
1574 SUSSEX RD  
TEANECK, NJ 07666  
TEL: 201-261-1111  
WWW.MAASHIANARCHITECTS.COM





1 REAR ELEVATION  
1/4" = 1'-0"



2 RIGHT ELEVATION  
1/4" = 1'-0"

- ELEVATION KEYNOTES**
- 1 FLOOR VENT
  - 2 ADHESIVE SHEET INSULING
  - 3 ALUMINUM CORNER & JAMB
  - 4 LAMBS WINDOW, TYP.
  - 5 FINN. SILLING AS SELECTED BY OWNER
  - 6 SUTURE OF FOUNDATION WALL
  - 7 SURFING OF EXISTING WALL (REMOVE/REWORK) SHOW FOUNDATION (SEE ARCHITECT'S DRAWING)
  - 8 PROJECT WINDOW TILL

CAUTION: IF THIS SHEET IS NOT ZAPPED IT IS A REDUCED PRINT



**MARSHMAN ARCHITECTS**  
ARCHITECTS

1574 SUSSEX ROAD  
TEANECK, NJ 07626  
TEL: 201.261.1111  
WWW.MARSHMANARCHITECTS.COM

*Signature*  
CONSULTANT

**SINGLE FAMILY HOUSE ADDITION**  
1574 Sussex Rd, Teaneck, NJ

FOR REVIEW APPROVED ONLY (NOT FOR CONSTRUCTION)

NO.	REVISION	DATE	BY	CHKD.

NAME	ADDRESS
DATE	

SHEET  
**A-201**