

**ZONING BOARD OF ADJUSTMENT APPLICATION FORM**  
**WOODCLIFF LAKE, NEW JERSEY**

Filed 3/16/21

Hearing \_\_\_\_\_

**NOTICE:** This application must be filed within 30 days of the order from which the appeal is taken, accompanied by the required data together with two checks.

APPLICATION FOR A VARIANCE FROM THE TERMS OF THE ZONING  
ORDINANCE OF THE BOROUGH OF WOODCLIFF LAKE, NEW JERSEY

To the Zoning Board of Adjustment of the Borough of Woodcliff Lake:

An appeal is hereby made for a variance from the terms of Articles and Sections:

Article IV Sections: 380-14B(5), & 380-14B(6)(a)

of the Zoning Ordinance so as to permit the following:

Construction of a single car garage with associated driveway and in-ground Swimming Pool with associate patios and equipment

requiring the following variances:

#1: The proposed building coverage will be increased from 16.14% to 18.36% where 15% is permitted. A variance for 3.36% or 653 Sq.Ft. is requested. #2 The proposed total coverage will be increased from 22.39% to 34.65% where 30% is Permitted. A variance for 4.65% or 905 Sq.Ft. is requested. #3: The garage will be located (even with existing house) 31.3' from the the setback line where 35' is permitted. A variance for 3'7" is requested

This appeal is based on the decision rendered/order issued by the Construction Code Official dated 11/10/2020 and reading as stated above.

NOTE: The law requires that the conditions set forth in the following three Sections 1, 2 and 3, MUST be established before a variance CAN be granted. Answers to these sections must be complete and full. Please attach these answers to a copy of the Construction Official's denial letter and Survey, and provide 16 copies:

1. That the strict application of the provisions of the Zoning Ordinance would result in practice difficulties or unnecessary hardships inconsistent with its general purpose and intent. (Explain in detail wherein your case conforms to this requirement.)
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. (State fully wherein your case conforms to these requirements.)

NOTE: The Board of Adjustment is required to make a written finding of facts from the showing applicant makes that the three above enumerated conditions exist and, in addition thereto, must find that the granting of such variance will not be contrary to the objectives of the Zone Plan.

**DESCRIPTION OF PROPOSED STRUCTURE OR USE**

Premises affected known as 7 Birchwood Drive Woodcliff Lake, NJ.

Applicant: Frank & Meline Belgiovine Address: 7 Birchwood Drive

Owner: Frank & Meline Belgiovine Address: 7 Birchwood Drive

Lessee: \_\_\_\_\_ Address: \_\_\_\_\_

Zone: R-8.15, R-15, R-22.5, R-30, B-1, B-2, B-3, EAO, SO, Other \_\_\_\_\_

Last Occupancy: Currently occupied by Applicant

Lot Size: 19,454 SF

Building Size (Feet): Front 14 Depth 27

Percentage of Lot Occupied by Building: 18.36

Height of Building: Stories 2 Feet 30.3

Setback from Front Property Line: Feet 31.3

Setback from Side (if Corner Lot): 46.0

Has there been any previous appeal involving these premises? YES

If so, state character of appeal and date of disposition: Requested and was granted variance to build new home on existing foundation and several small additions to square off the house

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION,  
I SUBMIT THE FOLLOWING:

**(A) Completed Application**

**(B) Twenty (20) copies** of denial letter from the Zoning Official.

**(C) Twenty (20) copies** of a Certified Survey of the property. If a present building exists, the survey shall clearly indicate such building thereon with all front, side and rear yard dimensions, together with prevailing setback dimensions.

**(D) Twenty (20) copies** of a Plot Plan (if a new building), or Architectural Plans, clearly indicating such building thereon with all front, side and rear yard dimensions, together with prevailing setback dimensions. All plans to be folded, not rolled.

**(E) ONE (1) copy** of list of property owners served indicating method (Personal, Certified Mail) and date of service.

**(F) Original, notarized Affidavit of Service with the following attached:** original white certified mail slips stamped by the post office if served by certified mail, copy of Notice served, copy of Property Owners List:

**AFFIDAVIT OF APPLICANT**

**STATE OF NEW JERSEY**

**COUNTY OF BERGEN**

Frank Belgiovine of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements and the statements contained in the papers submitted herewith are true.

  
\_\_\_\_\_  
(Applicant's Signature (s))

Sworn to and subscribed before me this 9th. day of March 2021.

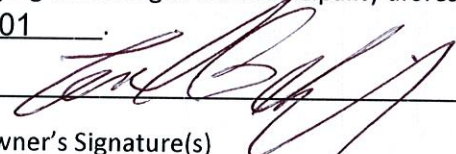
\_\_\_\_\_  
Notary Public

**AFFIDAVIT OF OWNERSHIP**


**STATE OF NEW JERSEY**

**COUNTY OF BERGEN**

Frank Belgiovine of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at 7 Birchwood Drive, Woodcliff Lake, NJ in the County of Bergen and State of New Jersey, that Frank & Meline Belgiovine is the owner in fee of lot, piece of parcel of land situated, lying and being in the municipality aforesaid and known and designated as Block 1707 Lot 2.01.

  
\_\_\_\_\_  
Owner's Signature(s)

Sworn to and subscribed before me this 9th. day of March 2021.

  
\_\_\_\_\_

Notary Public **FRANK W. GAETA**  
**NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires 10/8/2023**

**AUTHORIZATION**

(If anyone, other than above Owner, is making this application, the following authorization must be executed.)

To the Board of Adjustment:

\_\_\_\_\_ is hereby authorized to make the within application.

Dated: \_\_\_\_\_

\_\_\_\_\_  
(Owner's Signature (s))



## BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

March 10, 2021

Mr. Frank Belgiovine  
7 Birchwood Drive  
Woodcliff Lake, NJ 07677

Re: 200 Foot Property List  
Block -1701 Lot- 2.01  
Borough of Woodcliff Lake


Dear Mr. Belgiovine,

Per your request, the attached list is the current owners of property according to the 2021 Tax Duplicate in the Borough of Woodcliff Lake that are within 200 feet of the above properties.

I have also attached a listing of utilities that require notification from you. Please note that the Municipal Lease Act requires notice of hearings and applications for certain development approval. It is recommended that Public Utilities and Cable Companies owning land or facilities and/or possessing Rights of Way and Easements within the Borough of Woodcliff Lake be notified via certified mail. Please see the attachments for contacts and addresses.

If you have any questions please contact me at the above phone number or on my cell phone, 201-906-2469.

Sincerely,

  
James Anzevino  
Tax Assessor

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

200 FOOT LIST FOR BLOCK-1707 LOT-2.01 7 BIRCHWOOD ROAD

03/10/21 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1701	11		2	TIAA FSB 1 MORTGAGE WAY MOUNT LAUREL, NJ 08054	225 GLEN ROAD	
1701	12		2	BERGER, ADAM & NICOLE 221 GLEN ROAD WOODCLIFF LAKE, NJ 07677	221 GLEN ROAD	
1701	13		2	BENSTOCK, RONNIE G 4 BIRCHWOOD DR WOODCLIFF LAKE, NJ 07677	4 BIRCHWOOD DRIVE	
1701	14		2	KLEIN, MARC & JENNIFER 10 BIRCHWOOD DR WOODCLIFF LAKE, NJ 07677	10 BIRCHWOOD DRIVE	
1701	15		2	LACAP, HENRY & SONYA OUELLET 18 BIRCHWOOD DR WOODCLIFF LAKE, NJ 07677	18 BIRCHWOOD DRIVE	
1702	3		2	BARMAN, RUSSELL & SHARON EDELSON 224 GLEN ROAD WOODCLIFF LAKE, NJ 07677	224 GLEN ROAD	
1702	4		2	SEWALL, PHILIP & ALYSHA 218 GLEN ROAD WOODCLIFF LAKE, NJ 07677	218 GLEN ROAD	
1702	5		2	ALONSO, JOSE & BARBARA PALMER 212 GLEN RD WOODCLIFF LAKE, NJ 07677	212 GLEN ROAD	
1707	1		2	EPSTEIN, JORDAN M & HEATHER J 25 BIRCHWOOD DR WOODCLIFF LAKE, NJ 07677	25 BIRCHWOOD DRIVE	
1707	2.01		2	BELGIOVINE, FRANK & MELINE 7 BIRCHWOOD DRIVE WOODCLIFF LAKE, NJ 07677	7 BIRCHWOOD DRIVE	
1707	2.02		2	NECKER, WILLIAM 11 BIRCHWOOD RD WOODCLIFF LAKE, NJ 07677	11 BIRCHWOOD RD	
1707	3		2	STAR, ALVIN & PAULA 209 GLEN ROAD WOODCLIFF LAKE N J 07677	209 GLEN ROAD	
1707	4		2	LEVINE, RANDY J & CARLY B 205 GLEN RD WOODCLIFF LAKE, NJ 07677	205 GLEN ROAD	
1707	5		2	INDUGULA, VISHNU & HARITHA 12 STEPHEN CT WOODCLIFF LAKE, NJ 07677	12 STEPHEN COURT	

LIST OF ALL UTILITY COMPANIES WITHIN WOODCLIFF LAKE TO BE NOTIFIED

OPTIMUM GENERAL MANAGER 40 POTASH ROAD OAKLAND, NEW JERSEY 07436	BERGEN COUNTY UTILITIES AUTHORITY PO BOX 9 LITTLE FERRY, NEW JERSEY 07643
SUEZ 69 DE VOE PLACE HACKENSACK, NEW JERSEY 07601	VERIZON 1 VERIZON WAY BASKING RIDGE, NEW JERSEY 07926
PUBLIC SERVICE ELECTRIC & GAS CORPORATE SECRETARY 80 PARK PLACE NEWARK, NEW JERSEY 07101	PARK RIDGE WATER UTILITY CORPORATE SECRETARY 53 PARK AVENUE PARK RIDGE, NEW JERSEY 07656
BERGEN COUNTY DEPT. OF PLANNING & ECONOMIC DEVELOPMENT JOSEPH A. FEMIA, P.E. DIRECTOR & COUNTY ENGINEER ONE BERGEN PLAZA, 4TH FLOOR HACKENSACK, NEW JERSEY 07601-7000	



# BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor  
Tomas J. Padilla, Borough Administrator

201-391-4977  
Fax 201-391-8830

## CERTIFICATION OF PAYMENT OF TAXES

DATE: 3/10/21

I, Fran Scordo, Tax Collector of the Borough of Woodcliff Lake, hereby Certifies that the property taxes on the property known as Block 1707 Lot 2.01, Qualifier —, as shown on the Borough tax assessment maps, have been paid through the 1st Quarter of 2021, and that the taxes on the aforementioned property are not past due nor are there any penalties, assessments or interest due or outstanding as of the above date.

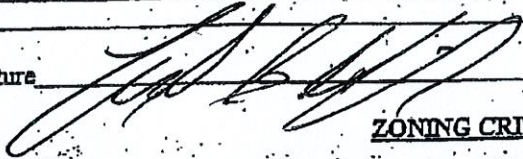
Fran Scordo  
Fran Scordo, Tax Collector

2P-20-219 YAZ CR# 1396

WOODCLIFF LAKE ZONING REVIEW APPLICATION

Applicant's name Frank & Meline Belgiovine Home phone# 201-699-0800  
 Owner's name Same Home Phone # same  
 Address 7 Birchwood Drive Business phone# 201-706-8014  
 Block 1707 Lot 2.01 Type construction Build garage & Pool District zone R-22.5

I am requesting zoning review and approval on the following: *Please give brief description of proposed work and/ or use*  
Build garage, Pool and patio area

Applicant's signature  Date 10/27/2020  
**ZONING CRITERIA**

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE	CODE SECTION
MINIMUM LOT SIZE	22,500 SF	19,454	19,454	existing conformity	380-14B(1)
MINIMUM LOT FRONTAGE	150 Feet	212.6	212.6	NO	380-14B(2)
MINIMUM LOT DEPTH	125 Feet	101.55	101.55	existing conformity	380-14B(3)
MAXIMUM BLDG COVERAGE	15%	16.14*	18.36	YES	380-14B(4)
MAXIMUM TOTAL COVERAGE	30%	22.39	34.65	YES	380-14B(4)
AVERAGED MAXIMUM HGT	33 Feet			existing, no change	380-14B(5)
TOTAL MAXIMUM HGT	35 Feet			existing, no change	380-14B(5)
MINIMUM FRONT YARD	35 Feet	14.7 / 31.3*	14.7 / 31.3	YES	380-14B(6)(a)
MINIMUM SIDE YARD	20 Feet	66.0	40.0	NO	380-14B(6)(b)[1]
MINIMUM BOTH SIDE YARDS	60 Feet	N/A	N/A	N/A	380-14B(6)(b)[2]
MINIMUM REAR YARD	40 Feet	20.7		existing, no change	380-14B(6)(c)
MAXIMUM STORIES	2 1/2	2	2	existing, no change	380-14B(5)
SWIMMING POOLS	20 feet		20.1	NO	380-11D(1)
ACCESSORY GARAGES (800 SF)	Code Setbacks	N/A	N/A	N/A	380-11B
TOOL & GARDEN SHEDS (100 SF)	10 feet	N/A	N/A	N/A	380-11D(2)
CABANAS (100 SF)	20 feet	N/A	N/A	N/A	380-11D(1)

\* variance previously granted

Approved: \_\_\_\_\_ Denied:  Planning Board approval required: \_\_\_\_\_ Zoning Board approval required:

Denied under code sections: \_\_\_\_\_  
 Denial: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zoning Official Mal Bandy Date 11/10/20

If your application is denied, reason for denial is above. You may, as per N.J.S.A. 40:55D, seek a variance to the code and appeal this decision by making application to the Zoning Board of Adjustment.

Zoning review fees: Residential Alteration/Addition---\$50.00 Residential New One Family Detached Home---\$100.00  
 Payment must be submitted with this application

**ZONING DENIAL**  
**OFFICE OF THE ZONING ENFORCEMENT OFFICER**  
**OF**  
**WOODCLIFF LAKE**

Date: 11/10/2020

To:  
FRANK BELGIOVINE  
7 BIRCHWOOD DRIVE  
WOODCLIFF LAKE, NJ 07677

Your application:


TO CONSTRUCT A NEW GARAGE WITH ASSOCIATED DRIVEWAYS AND A NEW INGROUND POOL WITH ASSOCIATED PATIOS AND EQUIPMENT

on the property at 7 BIRCHWOOD DRIVE, WOODCLIFF LAKE, Block: 1707 Lot: 2.01  
has been denied for noncompliance with provisions of Article (s):IV Sections: 380-14B(4), 380-14B(5), & 380-14B(6)(a) of the  
Municipal Zoning Ordinance for the following reasons:

**MY DENIAL IS BASED ON THE PLANS ENTITLED 7 BIRCHWOOD DRIVE, DATED 10/19/2020, PREPARED BY MARK MARTINS ENGINEERING. APPLICANT SEEKS TO BUILD A NEW GARAGE WITH DRIVEWAY AND A NEW INGROUND POOL. THE ABOVE SHALL REQUIRE THREE VARIANCES. #1: THE PROPOSED BUILDING COVERAGE WILL BE INCREASED FROM 16.14% TO 18.36% WHERE 15% IS PERMITTED. A VARIANCE FOR 3.36% OR 653 SQ. FT. IS REQUESTED. #2 THE PROPOSED TOTAL COVERAGE WILL BE INCREASED FROM 22.39% TO 34.65% WHERE 30% IS PERMITTED. A VARIANCE FOR 4.65% OR 905 SQ. FT. IS REQUESTED. #3: THE GARAGE IF CONSTRUCTED WILL BE LOCATED 31.3' FROM THE FRONT SETBACK LINE WHERE 35' IS PERMITTED. A VARIANCE FOR 3.7' IS REQUESTED.**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms.

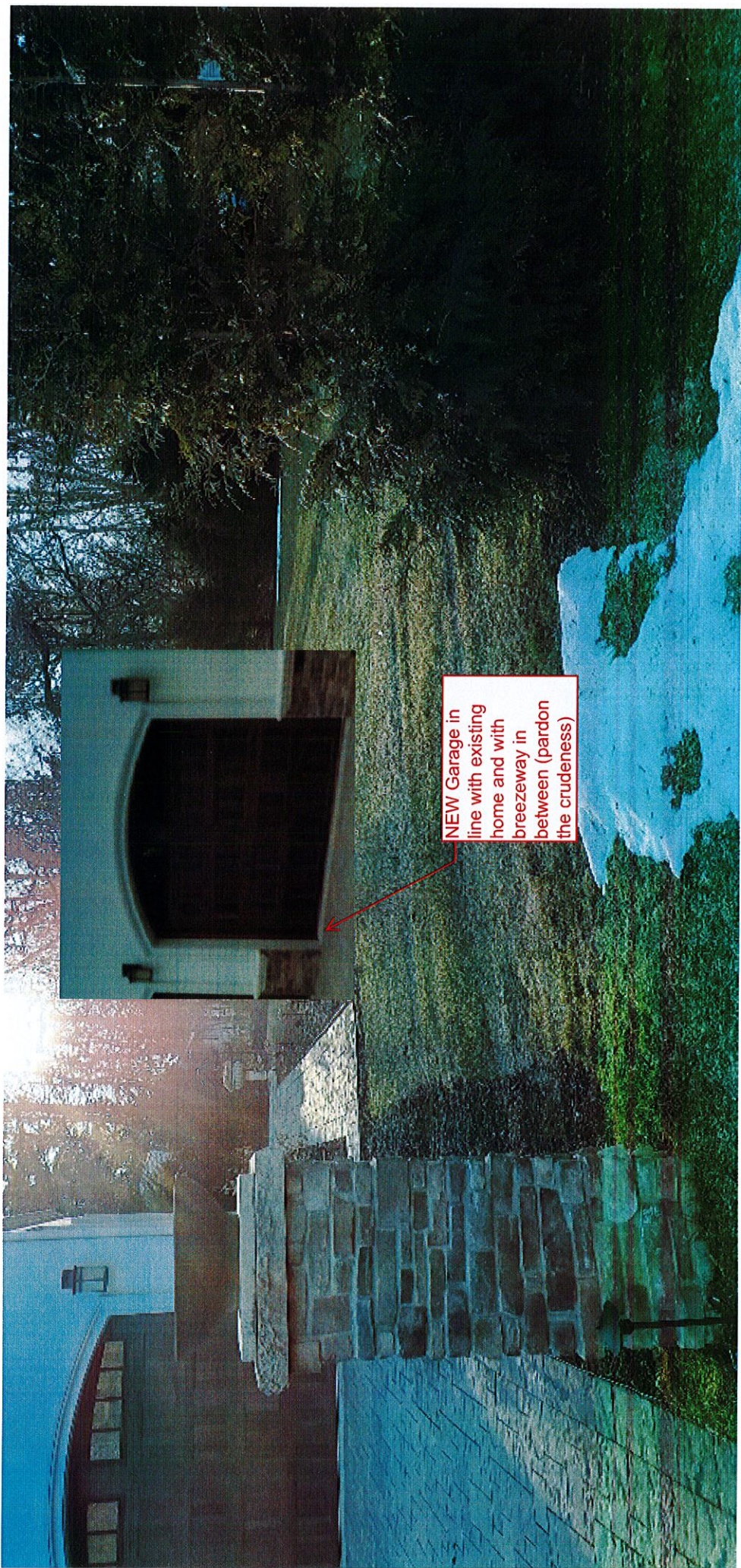
Denied by:

  
Mark Berninger

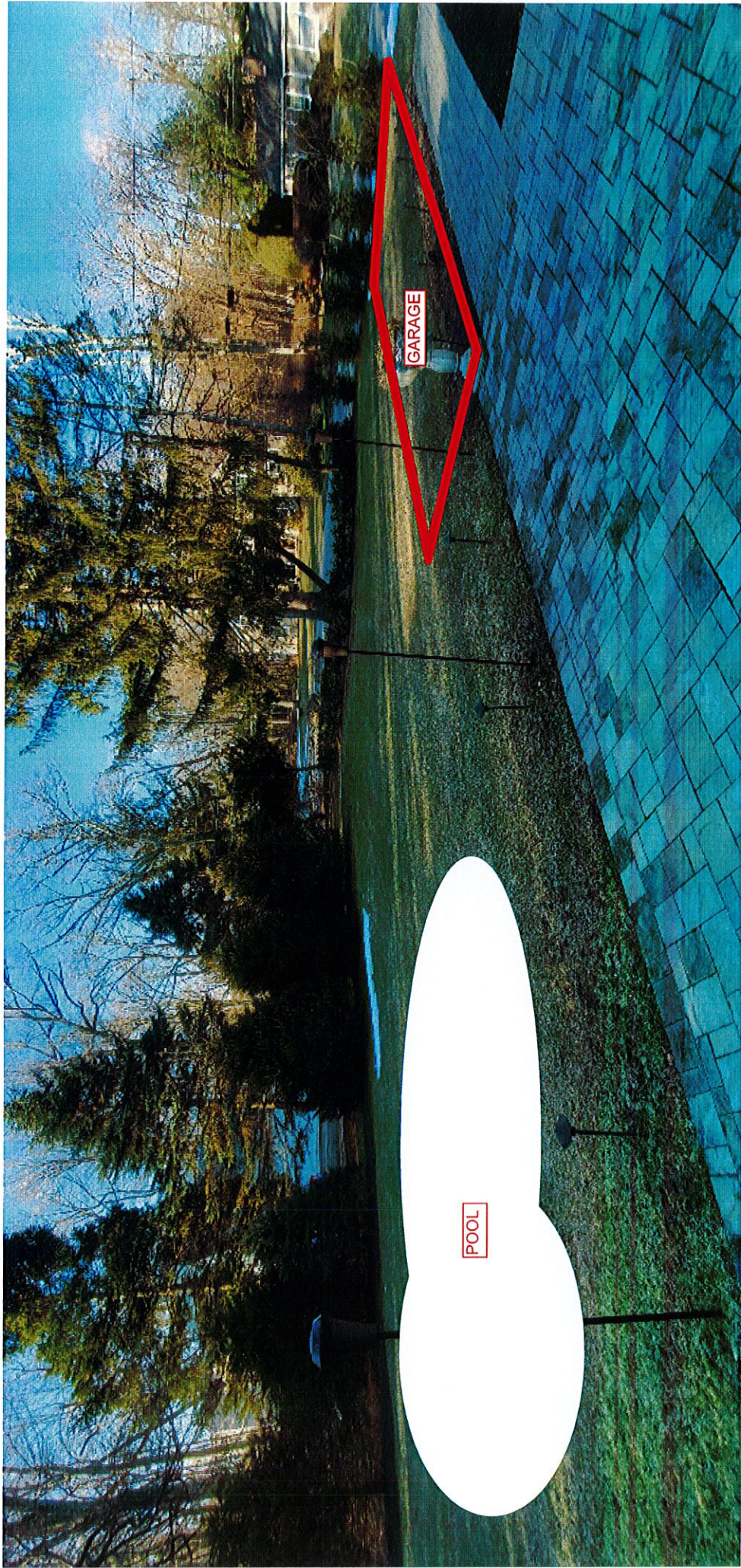
11/10/20

\_\_\_\_\_  
Zoning Official

CC: Secretary, Board of Adjustment  
Mark Berninger, Zoning Official



NEW Garage in line with existing home and with breezeway in between (pardon the crudeness)



GARAGE

POOL