

Orig.

Owner/Applicant: Donna Abene
Matter: Abene 2 lot minor subdivision application
Property: 124 Woodcliff Avenue, Woodcliff Lake, NJ 07677
Bl. 2001, L: 12
Zone: R-22.5

Borough of Woodcliff Lake Planning Board

Subdivision Application

~~xx Site Plan~~ Site Plan Checklist

The following checklist is designed to assist applicants in preparing site plans for Planning Board Review. Applicant should check off each item to ensure that it is included on the plan. ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets.

1. Marginal Information & Administrative Data

Any site plan(s) shall include and show the following information:

- ☒ The Site Plan shall be prepared by a professional engineer licensed in the State of New Jersey and duly signed and sealed. Said site plan shall be certified as to the accuracy of everything represented thereon. (1)
- ☐ Place for the signatures of the Chairman and of the Secretary of the Planning Board. (2) Waiver requested. Applicant will add to same to the final plan upon approval.
- ☐ Place for the signature of the Borough Engineer. (3) Waiver requested. Applicant will add same to the final plan upon approval.
- ☒ The name and address of the applicant and the owner, and the name, address and title of the person preparing the plan, maps and accompanying data. (4)
- ☒ The municipal Tax Map lot and Block numbers of the lot or lots tax sheet number, and key location map, for all properties required to be on map or site plan. (5)
- ☒ Maps and plans shall include appropriate titles, a data, scale and north arrow on each map, plan or decision thereof. (6)
- ☒ The zone district in which the site in question is located, and the zone district or districts of all immediately adjoining properties. (7)
- ☒ The location, size, to the nearest tenth of an acre, and nature of the entire plot or tract in question, and any contiguous plot or tract owned by the applicant or in which the applicant has a direct or indirect interest even though only a portion of the entire properties involved in the site plan for which approval is sought; provided, however that if it is physically impossible to show the entire plot or tract or contiguous plot or tract on one (1) map, a key map thereof shall be submitted. (24)
- ☐ The property lines of all abutting properties, and properties within a distance of three (300) feet, together with the names and addresses of the owners as disclosed on the latest Tax Maps of the Borough of Woodcliff Lake as of the date of the site plan applications (26) Waiver requested as all property lines within 200' are shown.
- ☒ A site data box showing total building area, total area for driveways, roads and walkways, total landscaped area in square feet or acres whichever is appropriate. To the extent applicable.

2. Topography

x Topography of existing grades and proposed grades with contour intervals shown at two (2) foot intervals may be used for all slopes with a 10% grade or less; five (5) foot intervals may be used for all slopes with a grade in excess of 10%. All contour lines shall be referenced to the "New Jersey Geodetic Control Survey Datum." (8)

 x Location of existing and proposed monuments with elevations.

3. Buildings & Structures

 x The location of existing and proposed property lines, building set back lines, building set back lines buildings and structures, side line and rear yard distances with an indication of whether the existing structures will be retained or removed. (9)

 x The existing and proposed principal building and all accessory structures, if any, with dimensions showing present and finished grade elevations at all corners and entrances of said structures, and the floor plans thereof, including the number of square feet to be occupied by the existing and proposed buildings. Shown to the extent applicable.

 N/A Complete building elevation drawings of any proposed structure or structures and any proposed appurtenances to be placed on any structure on the ground. (15)

 x The present and proposed use of existing building and land and proposed structures. (18)

 N/A The present and proposed number of unites and umber of tenants, employees or occupants of each unit. (19)

 N/A Existing and proposed fire protection systems either water Freon or electric, this includes fire warning as well as protection. (21)

 N/A Storage areas for refuse and garbage.

4. Parking areas, roads, driveways, walks, curbs, walkways, signs and lighting.

 W The location, type, and size of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof, and all off-street loading areas where required, together with all the dimensions of all the foregoing on the site in question and within 200 feet of said site:

- a) Adjacent roadways, curbs, curb cuts, driveway entrances or exits within one hundred (100) feet of both sides of the lot and across the street.
- b) Sidewalk area with dimensions and construction cross section including location of existing or proposed street trees.
- c) Type of paving and construction cross section for parking, aisles and driveways, curbing, walkways, exterior stairways and railings. (17)

Waiver requested. Will provide on final subdivision plan if needed.

 W All existing and proposed signs, lighting standards and utility poles, and their size, type of construction and location on the site. Information relating to the radius of light and intensity in foot candles. (13) No new signs, lighting or utility poles are proposed.

 N/A The location, size and nature of all existing and proposed rights-of-way, easements, deed restrictions and other encumbrances which may affect the site in question, and the location, size and description of any lands contemplated to be dedicated to the Borough of Woodcliff Lake or the County of Bergen. (23)

 x The location, names and widths of all existing and proposed streets, including cross sections and profiles, abutting the site in question and within two hundred (200) feet of

said site. The typical cross section of streets shall clearly indicate the type and width of pavement and location of curbs, sidewalks and shade tree planting areas. (25)
Shown to the extent applicable.

5. Drainage, storm & sanitary sewers and utilities.

- W The location of existing physical features such as watercourses, depressions, ponds, marshes, brooks, water holes, poorly drained and swampy areas with previous flood elevations of these areas, as determined by survey and 100 year records if available; all rock outcroppings on the tract or on adjacent land with high points and percentage of total area; and outlines of wooded areas. (10) Waiver as to off-site features.
- W Soil survey data as made available by the U.S. Department of Agriculture, Soil Conservation Service indicating soil characteristics, depth of bedrock and other similar information as might be required by the Planning Board. (11) Waiver requested as not necessary for subdivision application.
- W The location, type and size of existing and proposed catch basins, storm drainage facilities, including all required design data supporting the adequacy of the existing or proposed facility to handle future storm flows, and all utilities, both above and below the ground. The location of easements to accommodate all of the foregoing shall be clearly indicated on the plan. (16) Partial waiver requested as location of catch basins and storm drains shown to the extent applicable.
- N/A Potable water system existing and proposed. (20)
- N/A Plans and computations showing existing and proposed sewerage facilities serving the site, including the following:
- a) Location, size and slope of all sanitary sewer lines, pumping stations and connections to existing facilities.
 - b) Location of any proposed sanitary sewage treatment, plans, together with evidence of submission of plans to the appropriate governmental agencies and the Borough Sewer engineer.
 - c) The volume and content of sewage and waste to be produced. (22)

6. Landscaping and plantings.

- W Landscaping and buffering plans showing existing and proposed screening around the perimeter of the site and in parking and off-street loading areas; location, size and type of plants and trees to be used in landscaping the site including parking areas; existing trees over 6" caliper 3' above base of trunk and natural wooded areas.
- Waiver requested as no new landscaping is proposed at this time.

Borough of Woodcliff Lake
Planning Board Fees

- 1) Application fee: A fee of two hundred and fifty dollars (\$250) shall be paid to the Borough of Woodcliff Lake when the application is filed.

- 2) Escrow Fees for Professional Review: A fee of one thousand five hundred dollars (\$1,500) shall be paid to the Borough of Woodcliff Lake for engineering expenses incurred for review and inspection of the site plan. Any portion of the fee not expended shall be returned to the Applicant.

PLANNING BOARD

Minor Subdivision ~~SITE PLAN~~ APPLICATION FORM

Date: July 16, 2021

1. Applicant's name: Donna Abene
Address: c/o Frank Ferraro, Esq., Ferraro & Stamos LLP
22 Paris Avenue, Suite 105, Rockleigh, NJ 07647
Phone: 201-767-4122 /
frankf@ferrarostamos.com
2. Owner's name: Donna Abene
Address: 124 Woodcliff Avenue, Woodcliff Lake, NJ 07677
3. Name and location of development: Abene 2 lot minor subdivision
Block: 2001 Lot: 12 Section: _____
4. Location of nearest intersection of abutting street with other public streets:
Rose Avenue and Woodcliff Avenue
5. Map dated: 4/29/21 Prepared by: Christopher Lantelme, PE
Entitled: Minor Subdivision for Donna Abene
6. Present use: Single Family home on 33,016 s.f. lot
7. Proposed use: Subdivision of Lot 12 into two lots: (1) 17,986 s.f (Lot 12.01); and
15,030 s.f. lot (Lot 12.02)
8. Lot area: 33,016 sf Building area: 6.4% existing (2108 s.f.)
9. Building area (total): 11.4% (3753 sf) No. of parking spaces: 4 spaces including garage and
driveway
10. Property part of N/A
granted on N/A
11. Area in acres of any additional adjoining land owned by owner or applicant:
N/A
12. Does this constitute:
(a) New application as expansion/renovation of existing building. New minor subdivision application.
(b) Revision or resubmission of a prior application.
13. Attach a copy of any deed restrictions or covenants that will apply. None

Signature: _____

Title: Frank Ferraro, Esq.
Attorney for Owner/Applicant

BUREAU OF FIRE PREVENTION

Minor Subdivision

SITE PLAN REVIEW INFORMATION

Name of Business: N/A

Proposed Business Address: N/A

Business type: N/A

Type of building construction: N/A

Total square foot of new or added structure: N/A

Will structure be equipped with fire alarm system: N/A

Site plan must have the following items indicated on them for proper review: N/A

1. Yard fire hydrant locations.
2. "No Parking or Standing Fire Lane or Fire Zone" signs and proper stripping indicated (follow attached diagram).
3. Fire Sprinkler Siamese connection location.
4. All entrance and exits from parking areas with proposed dimensions (minimum width for fire lane is 25'-0").

The submitted site plan will be reviewed by the Bureau and returned with the areas of required stripping and parking signs indicated on them if they are not already indicated on plans for final approval.

A final as built site plan with all proper "fire lane" and "No parking" stripping and signs must be submitted to the Bureau of Fire Prevention upon final Planning Board review and approval.

Bureau of Fire Prevention

APPLICATION ADDENDUM MINOR SUBDIVISION

124 WOODCLIFF AVENUE, WOODCLIFF LAKE, N.J. BLOCK 2001, LOT 2 R-22.5 Residential Zone

I. Introduction: Ms. Donna Abene is the record owner and principal resident of the premises located at 124 Woodcliff Avenue, Woodcliff Lake, N.J., also known as Block 2001, Lot 2 on the Borough Tax Assessment Maps. The subject premises is located in the R-22.5 One-Family Residential Zoning District at the corner of Woodcliff Avenue and Rose Avenue. The premises consists of 33,016 s.f property with 114' of frontage on Woodcliff Avenue and 213.6' of frontage on Rose Avenue. The property is developed with 2 story single family home, deck and detached garage with driveway. The existing improvements are located on the front half of the property closets to Woodcliff Avenue leaving a large expanse of property behind the home which is underutilized by the property owner.

In this application, the owner proposes to subdivide the property behind the existing garage to create a new lot with frontage on Rose Avenue. The subdivision would result in two (2) lots with the existing house located on Lot 12.02 and a new building envelope on Lot 12.01. Lot 12.01 will contain 17,986 s.f. with a lot depth of 161.85' and a lot frontage of 97.5' along Rose Avenue. Lot 12.02 will contain 15,030 s.f. with a lot depth of 130.13' and a lot frontage of 116.19' along Rose Avenue and 114' along Woodcliff Avenue. No new setback variances are required for any of the existing structures to remain on Lot 12.02 and no setback variances are required to accommodate the new proposed building envelope on Lot 12.01.

As evidence by the submitted minor subdivision application, the subject property can be readily subdivided into two lots with sufficient street frontage for each lot. In addition, the new lots will remain in harmony and conformity with other lots and residential development in the area including neighboring Block 2011, Lot 13 (i.e., 85' x 175' in size) and Block 2011, Lot 14 (i.e., lot frontage of 85').

Since the new lots will be undersized by R-22.5 standards, the owner requests the following variance relief from the Planning Board:

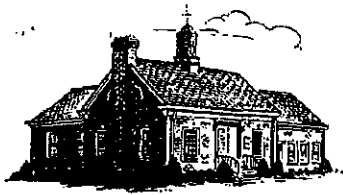
1. Min. Lot Area – 22,500 s.f. required / 33,016 s.f. exists / Lot 12.01 – 17,986 s.f. proposed / Lot 12.02 – 15,030 s.f. proposed.
2. Min Lot Frontage – 150' required / 213.69' exists along Rose Avenue and 114' exists along Woodcliff Avenue / Lot 12.01 - 161.85' is proposed / Lot 12.02 - 130.13' is proposed.

3. Existing non-conforming front yard setback to continue from the existing home on Lot 12.02 to Rose Avenue and Woodcliff Avenue as follows:

- 35' required / 16.4' exists on Lot 12.02 to Rose Avenue / No change proposed
- 35' required / 20.8' exists on Lot 12.02 to Woodcliff Avenue/ No change proposed

4. Any additional approvals, variances, waivers, exceptions or any other relief, which may be deemed necessary upon review of the application by the Planning Board.

The owner believes that the bulk variance relief requested above is justified under N.J.S.A. 40:55D-70(c)(1) and (2) of the Municipal Land Use Law. Based upon the above, and the testimony to be provided, the owner submits that the benefits of granting the requested variances are significant and substantially outweigh any detriment.



BOROUGH OF WOODCLIFF LAKE FIRE PREVENTION BUREAU

188 PASCACK ROAD, P.O. BOX 8619, WOODCLIFF LAKE, NEW JERSEY 07677

Telephone: 201-391-4977
Fax 201-391-8830

SIGNS:

- The sign shall be eighteen (18) inches long, by twelve (12) inches wide, with a minimum of two (2) inch high red lettering with the words NO PARKING OR STANDING FIRE LANE or FIRE ZONE, as designated by the Fire Official, on a white reflective background.
- Signs shall be placed at the beginning and end of the FIRE LANE or FIRE ZONE. They shall be at intervals of 50 feet, or as deemed necessary by this office.
- The bottom of the sign should be at least seven (7) feet above the ground, facing in the direction of traffic at approximately right angles to the lane. The sign may be placed upon existing supports or mounted directly on the building.

STRIPING & LETTERING:

- All stripes and lettering shall be a minimum of five (5) inches wide. Paint for all letters and striping shall be yellow in color.

FIRE LANES:

- All designated Fire Lanes in parking lots shall be twenty five (25) feet clear width between rows of parked vehicles. Diagonal stripes (hatching) shall be five (5) feet apart, throughout the designated area. This will insure proper fire apparatus accessibility to buildings and fire department connections.
- The markings of Fire Lanes shall be the responsibility and at the expense of the owner.

FIRE ZONES:

- The width of the Fire Zone shall be five (5) feet.
NOTE: If the building does not have a straight run, wherever the projection is shall start the five (5) foot width.
- Diagonal stripes (hatching) shall be five (5) feet apart throughout the area of the Fire Zone.
- The lettering shall be placed within the striped, center area, every fifty (50) feet, or as designated by this office.
- All lettering shall be a minimum of eighteen (18) inches in height.

Prior to work being done, the Fire Official shall be notified when the above mentioned items are requested. This is to insure that the contractor you hire understands these standards.

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY

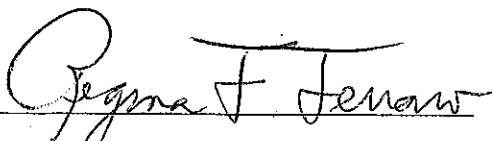
COUNTY OF Bergen

ss.

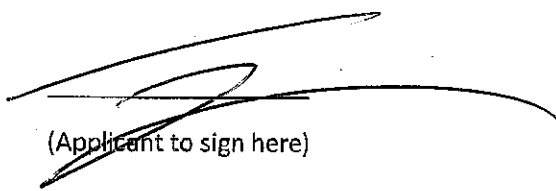
Frank Ferraro, Esq, Attorney for Owner/ Applicant
_____, of full age, being duly sworn according to law,
deposes and says that all of the above statements and the statements contained in the papers submitted herewith are
true.

Sworn to and subscribed before me

this 17 day of July 2021



(Notary Public)
REGINA F. FERRARO
A Notary Public of New Jersey
My Commission Expires May 9, 2023



(Applicant to sign here)

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

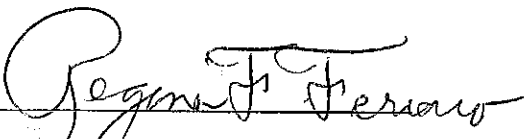
COUNTY OF Bergen

ss.

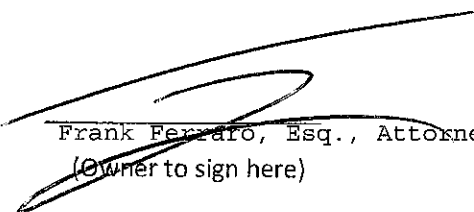
Frank Ferraro, Esq _____, of full age, being duly sworn according to law, on oath deposes and
says that the ~~deponent~~ ^{owner} resides at 124 Woodcliff Avenue, in the Borough of
Woodcliff Lake in the county of Bergen and State of New Jersey, that
my client, Donna Abene, _____ is the owner in fee of all that certain lot, piece
of parcel of land situated, lying and being in the municipality aforesaid, and known and designated as
Number 124 Woodcliff Avenue, Woodcliff Lake, NJ.

Sworn to and subscribed before me

this 17th day of July 2021



(Notary Public)
REGINA F. FERRARO
A Notary Public of New Jersey
My Commission Expires May 9, 2023



Frank Ferraro, Esq., Attorney for Owner, Donna Abene
(Owner to sign here)

See attached 200' list

PLANNING BOARD – BOROUGH OF WOODCLIFF LAKE, N.J.

Cal. No. _____ Filed _____

LIST OF PROPERTY OWNERS SERVED

LOCAL PROPERTYOWNERS – Personal Service or Certified Mail

OUT-OF-TOWN PROPERTY OWNERS – Certified Mail

NOTICE: The list of required names and addresses shall be obtained from the Tax Assessor. This form shall be typewritten and shall clearly indicate the type of service, i.e. P.S. – Personal Service or Certified Mail Service. Each sheet must be certified by the Board clerk or Secretary.

NAME AND ADDRESS

TYPE OF SERVICE

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Certified:

Board Clerk or Secretary



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

May 5, 2021

Ferraro & Stamos
Attorneys At Law
Ms. Gina Ferraro, Paralegal
Rockleigh Business Center
22 Paris Avenue
Suite 105
Rockleigh, NJ 07647

Re: 200 Foot Property List
Block -- 2001 Lot- 12
Borough of Woodcliff Lake

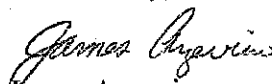
Dear Ms. Ferraro,

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

BLOCK-2001 LOT-12
124 WOODCLIFF AVENUE

05/05/21 Page 1 of 2

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|---------|-------|------|-----|--|--------------------|------------|
| 1504 | 13 | | 15A | BOARD OF EDUCATION WOODCLIFF AVENUE WOODCLIFF LAKE NJ 07677 | WOODCLIFF AVE | |
| 2001 | 9 | | 2 | GRINSHPON, DMITRI & KOTOVICH, E. 112 WOODCLIFF AVENUE WOODCLIFF LAKE, NJ 07677 | 112 WOODCLIFF AVE | |
| 2001 | 10 | | 2 | VAN BIERT, JOYCE V 17065 BAY STREET JUPITER, FL. 33477 | 22 DENNIS CT. | |
| 2001 | 11 | | 2 | KAPLAN, HOWARD R. & SANDRA M. 120 WOODCLIFF AVE. WOODCLIFF LAKE, NJ 07677 | 120 WOODCLIFF AVE | |
| 2001 | 12 | | 2 | ABENE, JOSEPH & DONNA 124 WOODCLIFF AVENUE WOODCLIFF LAKE NJ 07677 | 124 WOODCLIFF AV | |
| 2001 | 13 | | 2 | VAN BIERT, EUGENE 17065 AY STREET JUPITER, FL 33477 | 12 ROSE AVE | |
| 2001 | 14 | | 2 | BURROWS, EVAN J & ELYSE R 18 ROSE AVE WOODCLIFF LAKE, NJ 07675 | 18 ROSE AVE | |
| 2001 | 15.01 | | 2 | BLANDINO, SOLANGE 9 DENNIS CT WOODCLIFF LAKE, NJ 07677 | 9 DENNIS CT | |
| 2001 | 15.03 | | 2 | TEITEL DIANA B 16 DENNIS COURT WOODCLIFF LAKE, NJ 07677 | 16 DENNIS COURT | |
| 2001 | 15.04 | | 2 | LAZARUS, CHERYL & ANDREW 10 DENNIS CT WOODCLIFF LAKE NJ 07677 | 10 DENNIS COURT | |
| 2001 | 15.05 | | 2 | GREENFIELD, SCOTT & KOTLER, DARA S 4 DENNIS COURT WOODCLIFF LAKE, NJ 07677 | 4 DENNIS COURT | |
| 2005 | 7 | | 2 | KRAZIT, JAMES P & MADELINE I 16 DANIEL CT WOODCLIFF LAKE, NJ 07677 | 16 DANIEL COURT | |
| 2005 | 7.01 | | 2 | CHAIKEN, CARL & SUSAN G. 20 DANIEL CT. WOODCLIFF LAKE, N.J. 07677 | 20 DANIEL COURT | |
| 2005.01 | 9 | | 2 | FEDISON, STANLEY F & JEAN 125 WOODCLIFF AVE WOODCLIFF LAKE, N.J. 07677 | 125 WOODCLIFF AVE | |
| 2005.01 | 9.01 | | 2 | TRUSZKOWSKI, ROBERT & ELIZABETH 2619 CLEVELAND AVENUE WASHINGTON TWP, NJ 07676 | 17 DANIEL COURT | |
| 2005.01 | 9.02 | | 2 | WAHDAT (ETAL), JENIFER F 23 DANIEL CT WOODCLIFF LAKE, NJ 07677 | 23 DANIEL COURT | |
| 2005.01 | 9.03 | | 2 | MINAYA, EMMANUEL & ADRIANA 29 DANIEL COURT WOODCLIFF LAKE, NJ 07677 | 29 DANIEL COURT | |
| 2005.01 | 9.04 | | 2 | SCHARF(ETC/TRSTES), JONATHAN T 31 DANIEL CT WOODCLIFF LAKE, NJ 07677 | 31 DANIEL COURT | |
| 2005.01 | 10.01 | | 2 | OZGIDER, MEHMET & SEVTAP O 115 WOODCLIFF AVE WOODCLIFF LAKE, NJ 07677 | 115 WOODCLIFF AVE. | |

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

05/05/21 Page 2 of 2

BLOCK-2001 LOT-12
124 WOODCLIFF AVENUE

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|---------|-------|------|-----|--|-------------------|------------|
| 2005.01 | 10.02 | | 2 | DAILY, JOHN 117 WOODCLIFF AVE WOODCLIFF LAKE, NJ 07677 | 117 WOODCLIFF AVE | |

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

To be supplied

PLANNING BOARD – BOROUGH OF WOODCLIFF LAKE, N.J.

AFFIDAVIT

STATE OF NEW JERSEY

COUNTY OF _____

ss.

_____, of full age, being duly sworn according to law, deposes and says that he resides at _____ in the municipality of _____, County of _____, State of _____, that _____ is the applicant in a proceeding before the Planning Board of the Borough of Woodcliff Lake, N.J., being an application/appeal under the Zoning Ordinance relating to premises _____; that on _____, 20 _____, he gave written notice of the hearing on this appeal to each and all of the owners of property affected by said application as hereinafter set forth, and according to the list provided and in the manner indicated.

To _____

Owner of Premises _____

The undersigned has made application to the Planning Board of the Borough of Woodcliff Lake, N.J., for _____ and a variance from the requirements of the Zoning Ordinance regarding with respect to premises known as _____

Which is within 200 feet of property owned by you. Copies of the application and drawings are available for review at Borough Hall, 188 Pascack Road, Woodcliff Lake, N.J., between the hours of 8:30a.m. and 4:30 p.m., Monday through Friday. PLEASE TAKE NOTICE, this matter is on the Board's calendar and a public hearing has been ordered for _____, 20 _____, at _____ p.m., in the Borough Hall, 188 Pascack Road, Woodcliff Lake, N.J., at which time you may appear either in person or by agent or attorney and present any comment or objection which you may have concerning this application.

This notice is sent to you by the applicant, by order of the Planning Board.

Respectfully,

Applicant

Sworn to before me this _____

Day of _____

A Notary Public of N.J.

(Signature of person who served the notices)

The Borough of Woodcliff Lake



| | | | |
|----------------------------------|--|------------------------------|-----------------|
| Block/Lot/Qual: | 2001. 12. | Tax Account Id: | 1363 |
| Property Location: | 124 WOODCLIFF AV | Property Class: | 2 - Residential |
| Owner Name/Address: | ABENE, JOSEPH & DONNA 124 WOODCLIFF AVENUE WOODCLIFF LAKE NJ 07677 | Land Value: | 308,900 |
| | | Improvement Value: | 239,400 |
| | | Exempt Value: | 0 |
| | | Total Assessed Value: | 548,300 |
| | | Additional Lots: | None |
| Special Taxing Districts: | | Deductions: | |

Balance Includes any Adjustments to Your Account

Taxes

| Make a Payment View Tax Rates View Current Bill Project Interest | | | | | | | | |
|--|------------|------|-------------|------------|-----------|----------|-----------|--------|
| Year | Due Date | Type | Orig Billed | Adj Billed | Balance | Interest | Total Due | Status |
| 2022 | 02/01/2022 | Tax | 0.00 | 0.00 | -3,000.00 | 0.00 | -3,000.00 | |
| 2021 | 02/01/2021 | Tax | 2,859.46 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2021 | 05/01/2021 | Tax | 2,859.46 | -820.36 | 0.00 | 0.00 | 0.00 | PAID |
| 2021 | 08/01/2021 | Tax | 3,125.24 | 0.00 | -1,695.12 | 0.00 | -1,695.12 | PAID |
| 2021 | 11/01/2021 | Tax | 0.00 | 0.00 | -3,000.00 | 0.00 | -3,000.00 | |
| Total 2021 | | | 8,844.16 | -820.36 | -4,695.12 | 0.00 | -4,695.12 | |
| 2020 | 02/01/2020 | Tax | 2,798.74 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2020 | 05/01/2020 | Tax | 2,798.74 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2020 | 08/01/2020 | Tax | 2,903.85 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2020 | 11/01/2020 | Tax | 2,936.51 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| Total 2020 | | | 11,437.84 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 2019 | 02/01/2019 | Tax | 2,714.60 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2019 | 05/01/2019 | Tax | 2,714.59 | -410.18 | 0.00 | 0.00 | 0.00 | PAID |
| 2019 | 08/01/2019 | Tax | 2,896.28 | 0.00 | 0.00 | 0.00 | 0.00 | PAID |
| 2019 | 11/01/2019 | Tax | 2,869.48 | -410.18 | 0.00 | 0.00 | 0.00 | PAID |
| Total 2019 | | | 11,194.95 | -820.36 | 0.00 | 0.00 | 0.00 | |
| Last Payment: 04/23/21 | | | | | | | | |

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