



Borough of Emerson

Land Use Board
Emerson Borough Hall
Second Floor Council Chambers
146 Linwood Avenue
Emerson, New Jersey 07042

Marie Shust
Land Use Board Secretary
Boardsec@emersonnj.org
(201) 262-6086 Ext. 1351

APPLICATION FOR DEVELOPMENT

Date Filled: 9/28/2020
Application Number: _____

Date Received: _____
Completeness Date: _____

1. PROPERTY INFORMATION

Address: 99 Hartland Avenue Zone: R-7.5
Tax Map Number: 2 Block: 221 Lot(s): 3

2. APPLICANT'S INFORMATION

Name: Mark Ciavarella
Address: 99 Hartland Avenue
City/State/Zip: Emerson, NJ 07630
Phone Number: 201-694-5430 Fax Number: 201-483-8570
E-Mail: ciavirna@gmail.com
Applicant is a(n): Individual () Corporation () LLC () Partnership

3. OWNER'S INFORMATION

If the Recorded Owner on the date this application is filled is someone other than the applicant, provide the following information for the Recorded Owner(s):

Owner's Name: Mark and Stefanie Ciavarella
Address: 99 Hartland Avenue
City/State/Zip: Emerson, NJ 07630
Phone Number: 551-497-9930 Fax Number: 201-483-8570
E-Mail: ciavirna@gmail.com / sscicutella@yahoo.com

*If the Applicant is not the Recorded Owner, describe the Applicant's interest in the subject property, giving the date that the Applicant will become owner of record. _____

4. DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 5% of the stock in a corporate applicant or 5% interest in any partnership application must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 5% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 5% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____

5. APPLICANT'S REGISTERED AGENT (If the Applicant is a Corporation, LLC or Partnership.)

Agent's Name: _____
Address: _____
City/State/Zip: _____
Phone Number: _____ E-mail: _____

6. APPLICANT'S ATTORNEY (Corporations and LLCs must be represented by an attorney.)

Attorney's Name: _____
Address: _____
City/State/Zip: _____
Phone Number: _____ Fax Number: _____
E-Mail: _____

7. APPLICANT'S ENGINEER

Engineer's Name: Steven Koestner
Address: 61 Hudson Street
City/State/Zip: HACKENSACK, NJ 07601
Phone Number: 201-342-62104 Fax Number: 201-342-4838
E-Mail: info@koestnerassociates.com

8. APPLICANT'S ARCHITECT

Architect's Name: Robert Puzio
Address: 785 Totowa Rd.
City/State/Zip: TOTOWA, NJ 07512
Phone Number: 973-686-9226 Fax Number: 973-904-0095
E-Mail: rpuzio@puzioarchitects.com

9. NATURE OF THE APPLICATION (Check applicable items)

- | | |
|--|--|
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> Deck or Fence Variance |
| <input type="checkbox"/> Commercial New Construction | <input type="checkbox"/> Above-ground Pool |
| <input type="checkbox"/> Commercial Use Variance | <input type="checkbox"/> Home Occupational Sign |
| <input checked="" type="checkbox"/> Residential Addition | <input type="checkbox"/> All other Signs |
| <input type="checkbox"/> Residential New Construction | <input type="checkbox"/> Special Meeting Request |
| <input type="checkbox"/> Residential Use Variance | <input type="checkbox"/> Tree Management |
| <input type="checkbox"/> Minor Subdivision, without variance | <input type="checkbox"/> Minor Site Plan, without variance |
| <input type="checkbox"/> Minor Subdivision, with variance | <input checked="" type="checkbox"/> Minor Site Plan, with variance |
| <input type="checkbox"/> Major Subdivision, without variance | <input type="checkbox"/> Major Site Plan, without variance |
| <input type="checkbox"/> Major Subdivision, with variance | <input type="checkbox"/> Major Site Plan, with variance |

10. **PRESENT USE:** Describe briefly all buildings or structures now existing on the premises and their current use

Single family house with attached garage on the right side.

Has there been any previous application involving these premises? Yes No

If yes, state the nature of application, date, and determination and attach a copy of any prior Resolutions.

zoning application on 9/11/2020. Proposed addition denied on 9/28/2020. Pre-existing condition 70.001 required 75.00

Is there adjacent property in common ownership? Yes No If yes, provide the address of the property.

Are there any restrictions, covenants, easements, association by-laws, existing or proposed on the property? If yes, attach copies.

Yes No Proposed

11. **DESCRIPTION OF PROJECT:** Describe briefly the Applicant's intentions concerning the proposed character of development. Where applicable, indicate type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

1nd story addition on the back of the house approx. 400 sq. ft. each floor. hours of operation 7:00am - 3:30pm, five days a week.

Is there any demolition contemplated? If so, describe same. Yes No

Has an application been made to any other government body or bodies in relation to this Application? If yes, attach copies of all application forms and any and all correspondence.

Yes No

12. **PUBLIC USE:** Is any portion of the premises subject to this application intended to be dedicated or reserved for public use? Yes No

13. **BOROUGH REQUIREMENTS:**

Is the Applicant willing and able, in the event of approval of its site plan, to undertake and complete installation, in accordance with the requirements and specifications of the Borough of Emerson, and to furnish bonding and surety company performance bonds for the following. If yes, check applicable item.

Street Paving

Drainage Facilities

Curbs

Catch Basins

Sidewalks

Shade Trees

Other requirements of the Planning Board

14. ORDINANCE REQUIREMENTS:

Does this application comply with all requirements of the Zoning Ordinances?

Yes () No

If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary.

Does this application conform to all requirements of the Subdivision and Site Plan Review Ordinances?

Yes () No

If not, state sections for which waivers are required. Use a separate sheet if necessary.

15. SUBMITTED MATERIALS: List all plans, drawings, documents, reports, and other information that are being submitted as part of this application. Use a separate sheet if necessary.

documents. Please see attached
Construction plans

By submitting this application, the Applicant agrees to provide a copy of any transcript of any meeting of the Emerson Planning Board taken by a stenographer, if requested by the Emerson Land Use Board, without any cost to the Emerson Planning Board.

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Name of Applicant or Agent: Mark Ciavarella

Signature of Applicant or Agent: [Signature]

Date: 9/28/2020

BOROUGH OF EMERSON
Appeal to the Board of Adjustment

Date: 9-28-2020

Application of Mark and Stephanie Ciavirella at 99 Hartland Ave. for proposed addition is denied because a minimum Lot Width of 75 Feet in the R-7.5 Zone is required and only 70 Feet is proposed. A bulk variance is required from Chapter 290-23 Schedule 1 and any other relief or variance that might be necessary.

Joseph DeSalvo Jr., Zoning Official

TO THE BOARD OF ADJUSTMENT:

The undersigned does hereby make application for a permit to _____

on premises known and designated as _____, Borough of Emerson, Bergen County, New Jersey.

The proposed building or use thereof is contrary to the Zoning Ordinance as to the following respects:
(state specifically)

THE FOLLOWING IS A DESCRIPTION OF THE PROPOSED BUILDING AND PREMISES:

Name of Owner:			
Address of Owner:			
Location of Premises:			
Block & Lot Numbers:			
Name of Lessee, if any:			
Use of Proposed Building & Premises:			
Size of Lot:	Front:	Rear:	Depth:
Size of Proposed Building:			
Type of Construction:			
Number of Stories:			

Has there been any previous application involving these premises? _____

If yes, state full particulars concerning said application and disposal of same: _____

THE FOLLOWING REASONS ARE URGED WHY THIS APPLICATION SHOULD BE GRANTED

I, the undersigned, do hereby state that all of the above statements and statements contained in the paperwork submitted herewith are true and correct:

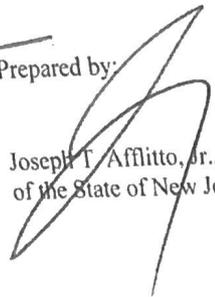
Home Phone # _____

Applicant _____

Work Phone # _____

83/1/18 (sk)

18-081249 Deed - Exempt
V Bk: 03108 Pg: 1879-1884 Rec. Fee \$83.00
John S. Hogan, Bergen County Clerk
Recorded 11/15/2018 11:33:05 AM

Prepared by: 

Joseph T. Afflitto, Jr., an Attorney at Law
of the State of New Jersey

DEED

This Deed is made on November 2, 2018

BETWEEN: **MARK CIAVIRELLA, Married**
Residing at 99 Hartland Avenue, Emerson, New Jersey 07630

referred to as the Grantor(s),

AND

MARK CIAVIRELLA & STEFANIE CIAVIRELLA, husband and wife
Residing at: 99 Hartland Avenue, Emerson, New Jersey 07630

referred to as the Grantee(s),

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **One Dollar (\$1.00) and No Cents**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Borough of Emerson, Bergen County, New Jersey, Block No. 221 Lot No. 3 Account No. none
() No property tax identification number is available on the date of this Deed.

Property. The property consists of all that certain tract, lot and parcel of land lying and being in the Borough of Emerson, County of Bergen and State of New Jersey, being more particularly described as follows:

See Schedule C - Legal Description attached

More Commonly Known as: 99 Hartland Avenue, Emerson, New Jersey

The above property is subject to easements, restrictions of record, agreements and any such facts as may be disclosed by an accurate search and survey, and zoning ordinances and other governmental regulations affecting the property and its use.

THESE NOTES AND SPECIFICATIONS GOVERN OVER ALL OTHERS. IN THE EVENT OF A DISCREPANCY BETWEEN THESE NOTES AND SPECIFICATIONS AND THE DRAWINGS, THESE NOTES AND SPECIFICATIONS SHALL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

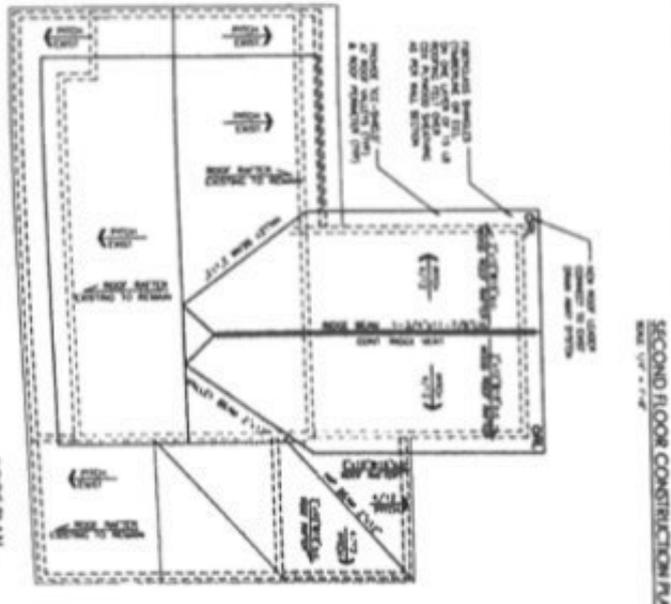
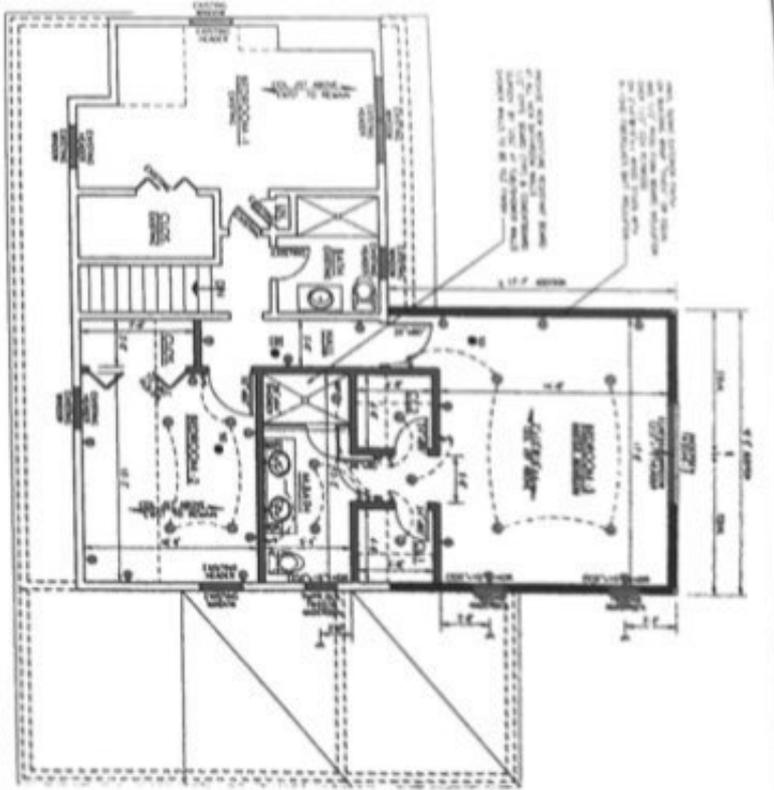
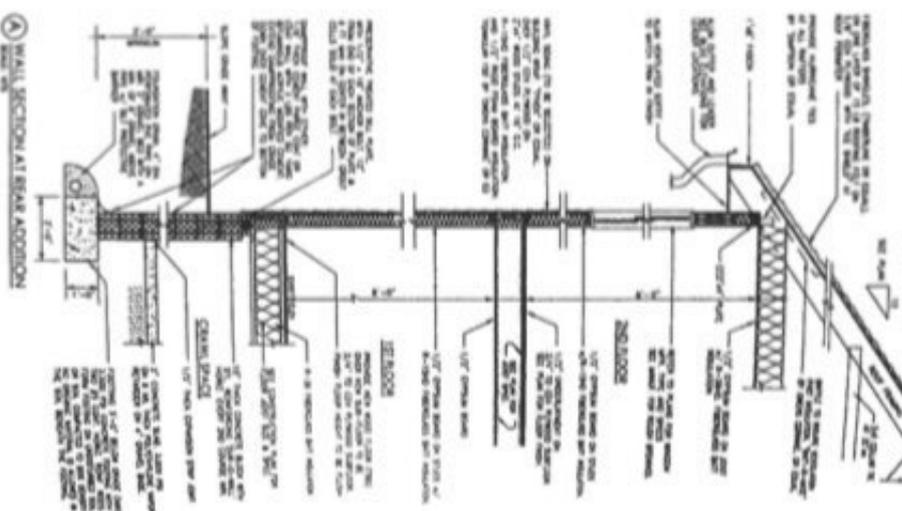
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PUMPING RISER DIAGRAM



PUZIO ARCHITECTS

1000 HARTLAND AVENUE
EMERSON, NEW JERSEY 07630

TEL: 201-261-1111
WWW.PUZIOARCHITECTS.COM

PROPOSED ALTERATION & ADDITION
AT
SINGLE FAMILY RESIDENCE
99 HARTLAND AVENUE
EMERSON, NEW JERSEY

CONSTRUCTION PLAN
Drawing No. A-3

Owner: Mr. & Mrs. J. & M. Smith
Project No. 20-065
Date: 9.9.20

DATE: 08/11/2010
 TIME: 10:00 AM
 PROJECT: 20-065
 SHEET: A-1

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF PUZIO ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PUZIO ARCHITECTS. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.

THESE DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY A SUPPLEMENTAL SHEET. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES UNLESS SPECIFICALLY NOTED OTHERWISE.

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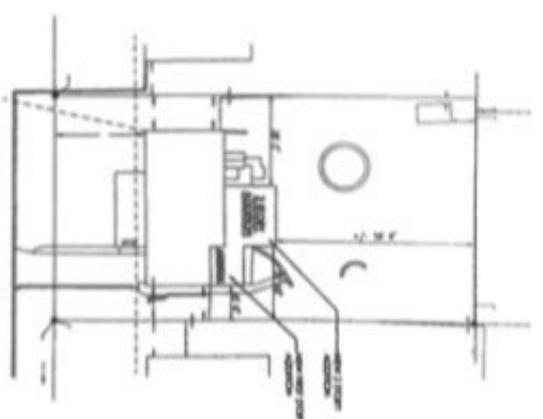
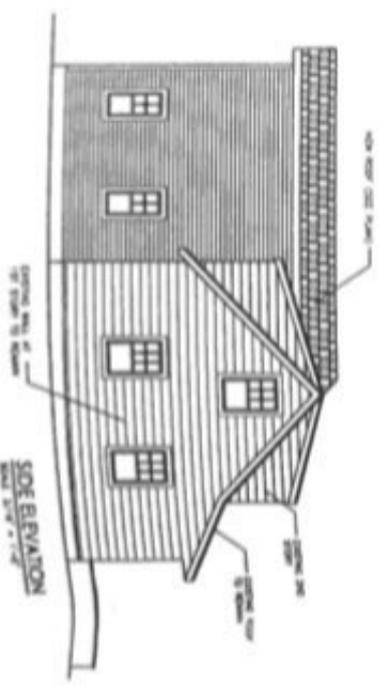
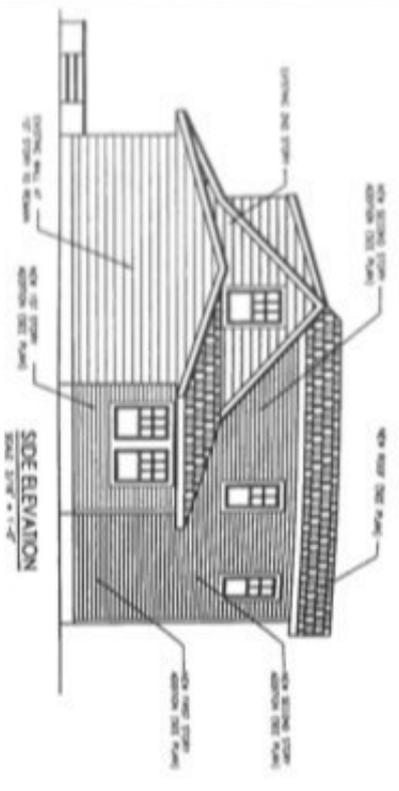
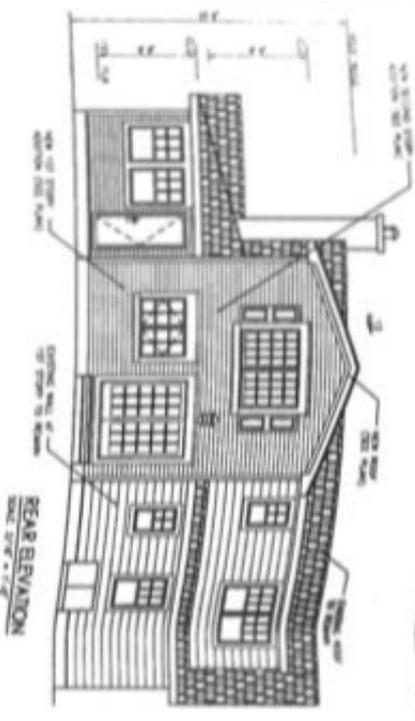
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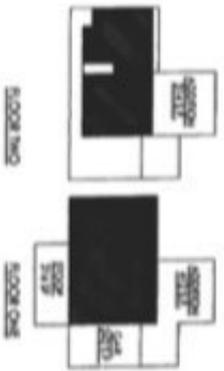
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ZONING INFORMATION
 ZONING DISTRICT: EXISTING R-7.5 (ONE-FAMILY RESIDENCE)

USE	PERMITTED	REQUIREMENTS	REMARKS
RESIDENTIAL SINGLE-FAMILY	YES	SEE R-7.5 ZONING ORDINANCE	
RESIDENTIAL TWO-FAMILY	NO		
RESIDENTIAL THREE-FAMILY	NO		
RESIDENTIAL FOUR-FAMILY	NO		
RESIDENTIAL FIVE-FAMILY	NO		
RESIDENTIAL SIX-FAMILY	NO		
RESIDENTIAL SEVEN-FAMILY	NO		
RESIDENTIAL EIGHT-FAMILY	NO		
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RESIDENTIAL TEN-FAMILY	NO		
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RESIDENTIAL FOURTEEN-FAMILY	NO		
RESIDENTIAL FIFTEEN-FAMILY	NO		
RESIDENTIAL SIXTEEN-FAMILY	NO		
RESIDENTIAL SEVENTEEN-FAMILY	NO		
RESIDENTIAL EIGHTEEN-FAMILY	NO		
RESIDENTIAL NINETEEN-FAMILY	NO		
RESIDENTIAL TWENTY-FAMILY	NO		

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AGREEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PUBLIC WORKS PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STREET CLOSURE PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OCCUPANCY PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINISH PERMITS.

CLIENT CODE INFORMATION

PROJECT NO: 20-065
 SHEET NO: A-1
 DATE: 08/11/2010

CONSTRUCTION CODE INFORMATION

INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)
 INTERNATIONAL BUILDING CODE (IBC)
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1031
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1032
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1033
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PROPOSED ALTERATION & ADDITION
 AT
SINGLE FAMILY RESIDENCE
 99 HARTLAND AVENUE
 EMERSON, NEW JERSEY

PUZIO ARCHITECTS
 111 WEST 42ND STREET
 10TH FLOOR
 NEW YORK, NY 10018
 TEL: 212 869 1111
 FAX: 212 869 1112
 WWW.PUZIOARCHITECTS.COM

COVER SHEET
 SHEET NO: A-1
 TOTAL SHEETS: 10

PROJECT NO: 20-065
 SHEET NO: A-1
 DATE: 08/11/2010