



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: 7/16/2020
Application Number: _____

Date Received: _____
Completeness Date: _____

1. PROPERTY INFORMATION

Address: 55 DYER AVE Zone: RB
Tax Map Number: 4 Block: 413 Lot(s): 6.01

2. APPLICANT'S INFORMATION

Name: GEORGE AND JOAN STATHAKIS
Address: 55 DYER AVE
City/State/Zip: EMERSON, NJ 07630
Phone Number: 201-262-7723 Fax Number: _____
E-Mail: jstat032@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: _____
Address: _____
City/State/Zip: _____
Phone Number: _____ Fax Number: _____
E-Mail: _____

*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: _____
Address: _____
City/State/Zip: _____
Phone Number: _____ Fax Number: _____
E-Mail: _____

8. APPLICANT'S ARCHITECT

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

9. NATURE OF THE APPLICATION (Check applicable items)

- | | |
|--|--|
| <input type="checkbox"/> Commercial Addition | <input checked="" 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 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 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.

House/SHED

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.

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:

Remove concrete/slate patio measuring 15x17
Replace with pressure treated wood deck measuring 16x16

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

Removal of patio

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.

Proposed deck will encroach into rear yard setback - 35 feet required and 18 feet is being provided. Exceeds 25% max building lot coverage, bulk variances required from section 290-23. Schedule L and other relief or variance might be 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.

- ORIGINAL SURVEY
- PROPOSED DECK DRAWING
- CONTRACTORS BUILDING PLAN
- ZONING DENIAL LETTER

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:

[Signature]

George and Joan Stathakis

Signature of Applicant or Agent:

Joan Stathakis

Date:

7/16/2020

BOROUGH OF EMERSON
Appeal to the Municipal Land Use Board

Date: 7/13/20

Application by Joan and George Strathakis of 55 Dyer Ave to build a rear deck is denied because the proposed deck will encroach into the required rear yard setback where thirty-five feet is required and only eighteen feet is being provided and will also exceed the 25% maximum building lot coverage. Bulk variances are required from section 290-23. Schedule I and any other relief or variance that might be necessary.

Nelson Fullam, Zoning Official

TO THE MUNICIPAL LAND USE BOARD:

The undersigned does hereby make application for a permit to CONSTRUCT A WOOD DECK

on premises known and designated as 55 DYER AVE, 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)

Rear setback and exceeds structure coverage of 25%

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

Name of Owner:	GEORGE AND JOAN STATHAKIS		
Address of Owner:	55 DYER AVE		
Location of Premises:	EMERSON		
Block & Lot Numbers:	BLOCK 413 LOT 6.01		
Name of Lessee, if any:			
Use of Proposed Building & Premises:	Deck		
Size of Lot:	Front: 75	Rear: 75	Depth: 83
Size of Proposed Building:	16 x 16		
Type of Construction:	Deck		
Number of Stories:	LESS THAN TWO FEET ABOVE GROUND		

Has there been any previous application involving these premises? NO

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

THE FOLLOWING REASONS ARE URGED WHY THIS APPLICATION SHOULD BE GRANTED

SMALL NON-CONFORMING PROPERTY SIZE
BACK OF HOUSE SITS ON REAR SETBACK ALLOWANCE
IMPERVIOUS COVERAGE WILL BE REDUCED TO APPROX. 9% OF PROPERTY

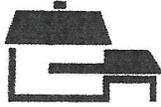
I, the undersigned, do hereby state that all of the above statements and statements contained in the paperwork submitted herewith are true and correct:

Home Phone # 201-262-7723

Applicant George and Joan Stathakis

Work Phone # 201-218-3293
Cell

Proposal



NELSON HOME IMPROVEMENTS LLC.

Registration # 13VH04460900
93 Columbus Ave.
Harrington Park, NJ 07640
Cell 201-396-0793
201-784-0084 Fax 201-784-0084

PROPOSAL SUBMITTED TO <i>Joan + George Stathakis</i>		PHONE	DATE <i>July 11, 2020</i>
STREET <i>55 Dyer</i>		JOB NAME	
CITY, STATE and ZIP CODE <i>Emerson NJ 07630</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

*Remove rear steps where new deck to be installed
Price is for 16' x 16' deck coming out rear
of house. All Lumber treated for exterior use.
Ledger bolted to house to be 2x10 16' Long.
Flashing to be installed behind 2x10.
Floor joist to be 2x10 16" on center.
Decking to be 5/4 x 6 treated. Screwed down
with deck screws.
3 footings dug 36" down from grade. 12" concrete
tube installed. Filled with concrete.
Double 2 x 12 girder fastened together. 6x6 posts
Rail system to be all treated Lumber.
Secure 2 x 2 balusters to 2x4 top and
bottom at 35" high. Install 5/4 x 6*

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ _____).

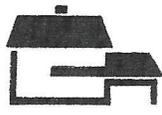
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above price, specifications

Proposal



NELSON HOME IMPROVEMENTS LLC.

Registration # 13VH04460900
93 Columbus Ave.
Harrington Park, NJ 07640
Cell 201-396-0793
201-784-0084 Fax 201-784-0084

PROPOSAL SUBMITTED TO <u>Joan + George Stathakis</u>		PHONE	DATE <u>July 11 2020</u>
STREET <u>55 Oyer</u>		JOB NAME	
CITY, STATE and ZIP CODE <u>Emerson NJ</u>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

directly on top making rail height 36".
Install one set of steps 48" wide
railing on both sides.
Stair riser not to exceed 8", stair tread
11" wide.

All debris cleaned up - upon completion.

Not responsible for permit fees.

Not responsible for any delays from
deck shortage. will only start when
all materials are on site or waiting
to be delivered.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Nine thousand Eight hundred ^{00/100} dollars (\$ 9800.-)

Payment to be made as follows:

\$1000. deposit. \$5000. when start.
\$3800. upon completion

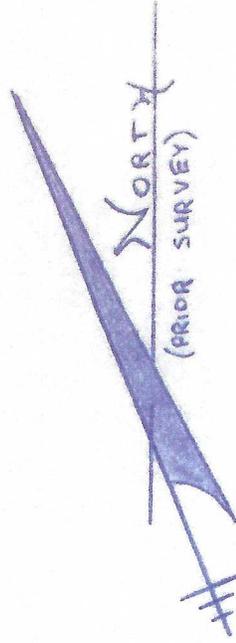
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature [Signature]

Note: This proposal may be withdrawn by us if not accepted within 20 days.

Acceptance of Proposal - The above prices, specifications

DEED DESCRIPTION: LOTS 349, 350 & 351 ON A MAP ENTITLED "MAP OF THE ACKERMAN PROPERTY AT ETNA, BERGEN COUNTY, N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OCTOBER 18, 1891 AS MAP NO. 542.



NOTE: EXACT LOCATION OF WALKS, DRIVES, PATIOS, ETC. MAY NOT BE ACCURATE DUE TO SNOW & ICE COVER.

QT 16804

LOCATION SURVEY FOR

LOT 6 - BLOCK 413

55 DYER AVENUE

BOROUGH OF EMERSON
BERGEN COUNTY, NEW JERSEY

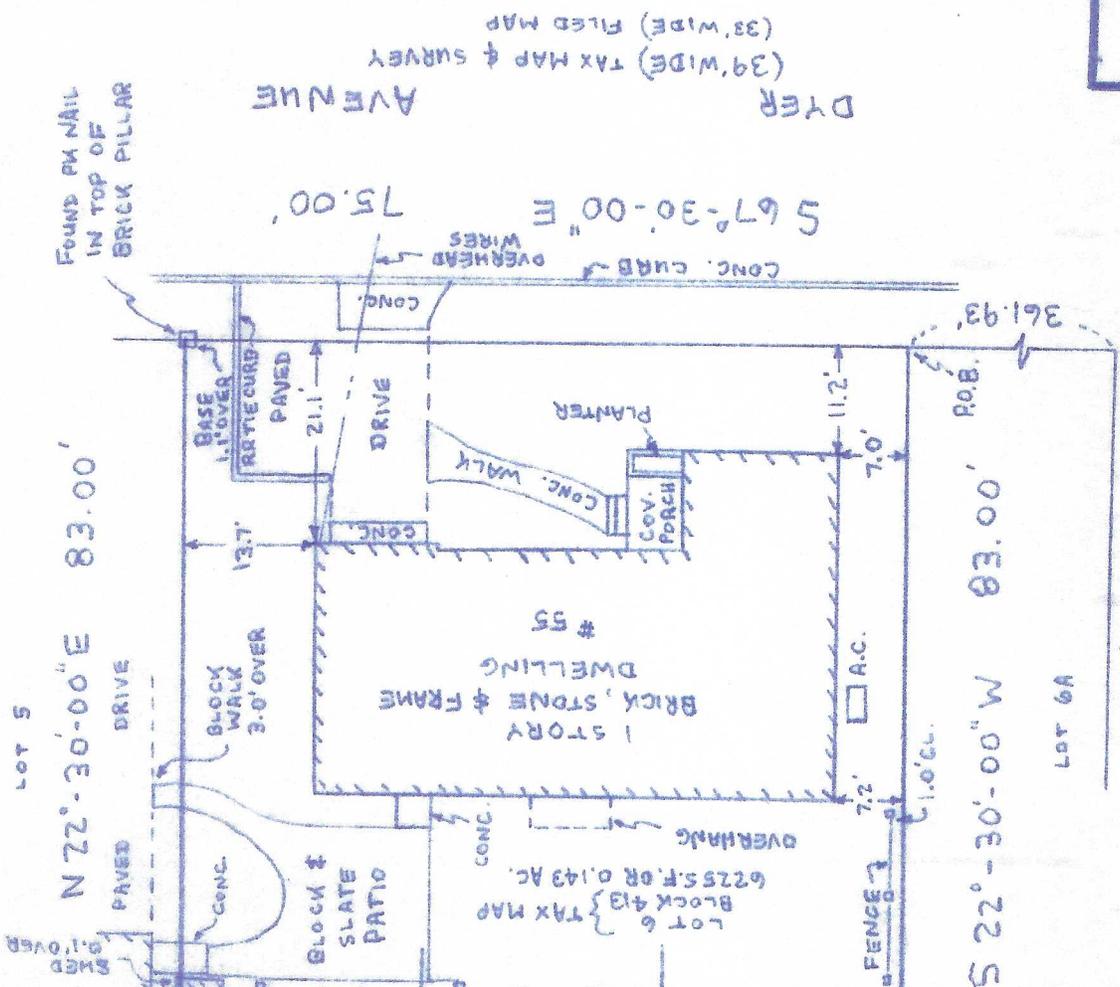
DATE: JANUARY 19, 1999

SCALE: 1" = 20'



Steph P. Eid

STEPHEN P. EID
PROFESSIONAL ENGINEER & LAND SURVEYOR
N.J.P.E. # 15, LICENSE # 30081
EID ASSOCIATES
410 RAMAPO VALLEY ROAD
OAKLAND, NJ 201-337-0080



HIGH (50' WIDE) STREET

AND JOAN STATHAKIS, HIS WIFE; COMMONWEALTH NEW JERSEY; QUEST TITLE AGENCY, INC.; SALVADOR H. CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS TO BE JANUARY 19, 1999.

BUYERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE AND LAND SURVEYORS REGULATION, N.J.A.C. 17:40-5.1(d).