

BOROUGH OF EMERSON
Municipal Land Use Board

Date: 6/29/20

Application of Lindsay Verrico of 50 Lexington Ave. to install a 6-foot high fence in the required side street setback for a corner property is denied because the maximum fence height permitted is 3 feet. A bulk variance is required from Borough Ordinance 290-40. Fences, B. and any other variance or relief that might be necessary.

Nelson Fullam, Zoning Official

TO THE MUNICIPAL LAND USE BOARD:

The undersigned does hereby make application for a permit to put up a 6 Ft. fence

on premises known and designated as 50 Lexington 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)

see above.

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

Name of Owner:	<u>Joseph and Lindsay Verrico</u>		
Address of Owner:	<u>50 Lexington Ave. Emerson</u>		
Location of Premises:			
Block & Lot Numbers:	<u>block 1010 Lot 4</u>		
Name of Lessee, if any:			
Use of Proposed Building & Premises:			
Size of Lot:	Front:	Rear:	Depth:
Size of Proposed Building:			
Type of Construction:	<u>Fence</u>		
Number of Stories:			

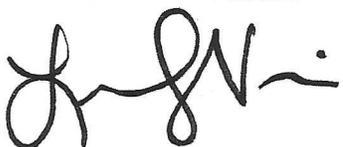
Has there been any previous application involving these premises? NO

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

THE FOLLOWING REASONS ARE URGED WHY THIS APPLICATION SHOULD BE GRANTED

security and privacy

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 # 551-486-6861



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: 7/6/20
Application Number: _____

Date Received: _____
Completeness Date: _____

1. PROPERTY INFORMATION

Address: 50 Lexington Ave. Zone: _____
Tax Map Number: _____ Block: 1010 Lot(s): 4

2. APPLICANT'S INFORMATION

Name: Joseph + Lindsay Vernico
Address: 50 Lexington Ave
City/State/Zip: Emerson NJ 07030
Phone Number: 551-486-6861 Fax Number: 201-722-1021
E-Mail: mrs.vernico@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: _____

NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. A WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
3. NO ATTEMPT SHOULD BE MADE TO PHYSICALLY ESTABLISH THE LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING OFFSETS OR SCALED DISTANCES HEREON.
4. SURVEY REFERENCE:
LOT 4 BLOCK 1010 ON MAP ENTITLED "SUBDIVISION MAP, SOLDIER HILL PARK" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON JULY 2, 1954 AS MAP NUMBER 4705 AND DEED BOOK 8253 PAGE 456.
5. CERTIFIED AS MY PROFESSIONAL OPINION TO:
JOSEPH VERRICO AND LINDSAY VERRICO, H/W.
GRANDVIEW TITLE AGENCY OF BERGEN COUNTY
WESTCOR LAND TITLE INSURANCE COMPANY
RESIDENTIAL HOME MORTGAGE CORPORATION, ITS
SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY
APPEAR
6. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS
7. ONLY COPIES BEARING THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TRUE AND VALID COPIES. THE UNAUTHORIZED COPYING AND DISTRIBUTION OF SURVEYS AND MAPS IS A VIOLATION OF FEDERAL COPYRIGHT LAW.



PROPERTY OF JOSEPH VERRICO & LINDSAY VERRICO, H/W.				
BOROUGH OF EMERSON		BERGEN COUNTY		NEW JERSEY
				DATE: 17 SEPT. 2019
DANIEL M. DUNN				
N.J. PROFESSIONAL LAND SURVEYOR 33098		DUNN SURVEYING & MAPPING P.A. 40 EAST PROSPECT STREET WALDWICK, NEW JERSEY		
N.Y. PROFESSIONAL LAND SURVEYOR 049918				
N.J. PROFESSIONAL PLANNER 3986				
DRAWN BY:	CHECKED BY:	SCALE:	REVISED:	DRAWING NO.
D.M.D.		1" = 30'		14834

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.

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:

install 60 ft fence

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.

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: Lindsay Verrico

Signature of Applicant or Agent: 

Date: 7/16/20

July 7, 2020
08:58 AM

BOROUGH OF EMERSON
Tax Account Detail Inquiry

Page No: 1

BLQ: 1010. 4.
Owner Name: VERRICO, JOSEPH & LINDSAY

Tax Year: 2020 to 2020
Property Location: 50 LEXINGTON AVE

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,078.29	3,078.29	3,218.95	0.00	9,375.53
Payments:	3,078.29	3,078.29	0.00	0.00	6,156.58
Balance:	0.00	0.00	3,218.95	0.00	3,218.95

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Original Billed						9,375.53		9,375.53
01/16/20	1	Payment	001	Multi	CK	8547	150 LJR	3,078.29	0.00	6,297.24
		Wells Fargo								
04/29/20	2	Payment	001	Multi	CK	8785	9 LJR	3,078.29	0.00	3,218.95
		Wells Fargo								

Total Principal Balance for Tax Years in Range: 3,218.95

*I verify that this information accurately reflects
municipal tax records.*

Tax Collector
Borough of Emerson
Bergen County



Land Use Application Packet
Borough of Emerson Land Use Board

TREE MANAGEMENT FORM

As per Borough Ordinance 1053, Chapter 256-11 A, "no tree shall be cut or otherwise removed from lands in the Borough of Emerson unless a tree management plan has been approved by the Planning Board and a permit, based thereon, issued by the Code Enforcement Officer."

Date: _____

Lot: _____

Block: _____

Address of Tree Location: _____

Owner Name: _____

Owner Address: _____

Email: _____

Phone Number: _____ Fax Number: _____

Signature of Owner (consenting to application): _____

If the person requesting tree removal is not the owner of the tree, please fill out the below information:

Requestor's Name: _____

Requestor's Address: _____

Email: _____

Phone Number: _____ Fax Number: _____

Signature of Applicant _____

DESCRIPTION OF PROJECT: Describe briefly premises of the tree location including, the number of trees, the tree type, the trees location on the property, and the number of trees to be removed.

FOR BOROUGH OFFICIAL USE ONLY:

Tree Management Plan Attached? Yes () No ()

Tree Management Plan Approved? Yes () No ()

Reviewed By: _____ **Signature:** _____

FORM B

Land Use Application Packet
Borough of Emerson Land Use Board

SAMPLE NOTICE OF HEARING

To: Property owners within two-hundred feet of subject property to be heard before Emerson Land Use Board

PLEASE TAKE NOTICE that the undersigned has filed an appeal or application for development with the Land Use Board of the Borough of Emerson for the relief hereinafter described, so as to permit the following:

Install a 6' fence along the side street (corner property)
[Include description of the use and/or construction contemplated here]

50 Lexington Ave.

The subject property is commonly described as [address] and designated as Lot 4 and Block 1010 on the Borough Tax Map, and this notice is sent to you as an owner of property located within two-hundred (200) feet of the subject property.

TAKE FURTHER NOTICE that the undersigned seeks the following relief:

[Include description of the required relief sought, such as site plan review, variances and/or waivers needed, as related to you by the Zoning Officer here.]

To the extent the application gives rise to other variances or design waivers that are presently unknown, applicant shall be seeking approval for them as well.

A Public Hearing has been set down for _____, 20__ at ____ P.M. at Emerson Borough Hall, Second Floor Council Chambers, 146 Linwood Avenue, Emerson, New Jersey.

All persons or property owners interested in this application will be heard at the aforesaid time and place. You may appear in person or by attorney and present any objections which you may have to the granting of the subject application or appeal.

All documents relating to this application may be inspected between the hours of 8:30 A.M. to 4:30 P.M. in the office of the Board Secretary, Emerson Borough Hall, Second Floor Council Chambers, 146 Linwood Avenue, Emerson, New Jersey.

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

Respectfully,
[Applicant]

Land Use Application Packet
Borough of Emerson Land Use Board

SAMPLE PUBLIC NOTICE – NEWSPAPER PUBLICATION

PLEASE TAKE NOTICE that the undersigned has filed an application or appeal for development with the Land Use Board of the Borough of Emerson as hereinafter described, so as to permit the following:

Install a 6' fence along the side street (corner property)
[Include description of the use and/or construction contemplated here]

The subject property is commonly described as [address] and designated as Lot 4 and Block 1010 on the Borough Tax Map, and this notice is sent to you as an owner of property located within two-hundred (200) feet of the subject property.

TAKE FURTHER NOTICE that the undersigned seeks the following relief:

[Include description of the required relief sought, such as site plan review, variances and/or waivers needed, as related to you by the Zoning Officer here.]

To the extent the application gives rise to other variances or design waivers that are presently unknown, applicant shall be seeking approval for them as well.

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[Applicant]

FORM D

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TAX ASSESSOR'S OFFICE - BOROUGH OF EMERSON

200 FOOT SEARCH - CERTIFIED LIST OF PROPERTY OWNERS - DEPOSIT

DATE: 7/8/20

OWNER
NAME: Joseph + Lindsay Verrico

BLOCK# 1010 LOT # 4

ADDRESS: 50 Lexington Ave

AMOUNT DUE: - \$10.00 PER LOT

CHECK # 384 OR CASH

RECEIVED BY: _____

DATE: _____