



**Borough of
New Milford**
Department of Public Works

850 Robert K. Chester Way, New Milford, New Jersey 07646

Tel.: (201) 967-8172 Fax: (201) 967-1741

Mailing address:

930 River Road, New Milford, New Jersey 07646

VINCENT A. CAHILL, CPWM, CFM, CIS, CRP

Director of Public Works

Zoning Officer

Recycling/Clean Communities Coordinator

Property Maintenance Officer

vcahill@newmilfordboro.com

SYL BRESA, CPWM

Superintendent of Public Works

Property Maintenance Officer

sbresa@newmilfordboro.com

June 29, 2021

Tucker, Andrew and Katherine
161 Grand Street
New Milford, New Jersey 07646

Re: Permit Application block 1504 lot 17.

Dear Mr. and Mrs. Tucker, ...

This letter is to inform you that your application to construct an add a level at the above address has been denied. The construction violates Borough codes 30-21.5 (c) (1) (2) side yard setback, and any other that the Board may deem necessary.

The zoning worksheet shows a proposed building height of 29.5 feet where the plans show a height of 29.6 feet. This discrepancy needs to be clarified.

30-21.5 Yards.

c. Side Yards.

1. There shall be two (2) side yards. The least dimension of either side yard shall be not less than ten (10') feet; provided, however, that in the case of a corner lot, the exterior side yard shall be not less than thirty (30') feet in width and the interior side yard not less than ten (10') feet in width.
2. Each side yard of an interior lot having a frontage of sixty-five (65') feet or more shall be not less than ten (10') feet; where a lot has a frontage less than sixty-five (65') feet, each side yard shall be not less than seven and one-half (7 1/2') feet. However, in the case of a corner lot, the exterior side yard shall be not less than thirty (30') feet.

If you wish to schedule a meeting with the Zoning Board of Adjustment please contact Board Secretary, Maureen Oppelaar, at 201-967-5044 extension 5560.

Sincerely,

Vincent A Cahill, CPWM, CRP
Zoning Officer

BOROUGH OF NEW MILFORD ZONING WORK SHEET
930 River Road, New Milford, NJ 07646 - (201) 967-8172 fax (201) 967-1741

\$65.00 Fee _____

Owner Andrew Tucker Proposed Project 2nd Floor Addition Corner Property YES ☒ NO ☐

Job Location 161 Grand Street Phone Number 201-888-5717

INSTRUCTIONS Please fill in the zoning work sheet in the spaces where applicable based on your construction project. Include a copy of your survey with your project sizes, dimensions and setback figures drawn on it. You are certifying the below figures are true.

Setback Requirements

Sheds/Detached Garages 5' from rear & side yard (Sheds 9' high, Garages/ Gazebos 15' high)
Pools 6' from rear & side yard (everything associated with pool, such as walkways, heater, filter, etc.)
IN GROUND POOLS - Two typography site plans are required & \$500 escrow deposit for engineer review, inspection fees.
Drainage retention systems may be required to comply with the new zero run off law, to be determined after engineer review.
Front yard setback The average setback line of the buildings situated within the same block & within (200') feet of either side lot line or 30 feet if no building exists within (200') feet & measured in a direction parallel to the street on which the lot faces. For any proposed front yard project please include **front yard worksheet**.
Rear yard setback 25% of lot depth, 20' minimum if your lot is less than 100' deep.
Side yard setback 10' setback for lots 65' or more of the front width of your property
7.5' setback for lots 64' or less front width of your property
Corner setback 30' setback
Height 30' high, measured from the average of four corners from the grade to the highest point of the roof.
Story - Where the basement ceiling is at least 3 feet above the average finished grade along any side of the building the basement shall count as one story.

SETBACK WORKSHEET

Front Yard Setback (30-21.5) (Include separate front yard worksheet for all porches, porticos)			Variance Needed
Requirement <u>AVERAGE SETBACK LINE</u>	Existing <u>24.8'</u>	Proposed <u>NO CHANGE</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Rear Yard Setback (30-21.5b)			
Requirement <u>25'</u>	Existing <u>42.6'</u>	Proposed <u>NO CHANGE</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Right Side Yard Setback (30-21.5c)			
Requirement <u>10'</u>	Existing <u>9.3'</u>	Proposed <u>NO CHANGE</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Left Side Yard Setback (30-21.5c)			
Requirement <u>SEE CORNER SETBACK</u>	Existing <u>N/A</u>	Proposed <u>N/A</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Corner Setback (30-21.5c1 & c2)			
Requirement <u>AVERAGE SETBACK LINE</u>	Existing <u>24.3'</u>	Proposed <u>NO CHANGE</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Height (30-21.6)			
Requirement <u>30'</u>	Existing <u>23'</u>	Proposed <u>29.5'</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Stories (30-21.6) & definition of story			
Requirement <u>2 1/2 stories</u>	Existing <u>1 1/2 Stories</u>	Proposed <u>2 Stories</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Maximum Building Coverage Requirements determined by lot size (30-21.4)

Your lot size 9,310 SQ. FT. x 0.20 = 1,862 SQ. FT. ←Your requirement (A)

Maximum Total Impervious Coverage Requirements (30-21.4)

Your lot size 9,310 SQ. FT. x 0.40 = 3,724 SQ. FT. ←Your requirement (B)

Lot Coverage Worksheet (for all new houses, additions, decks, porches, etc.)

ITEM NO.	DESCRIPTION	EXISTING (SQUARE FEET)	PROPOSED (SQUARE FEET)	REMARKS
1	BUILDING FOOTPRINT	1,321	1,321 (NO CHANGE)	
2	DETACHED GARAGE	_____	_____	
3	ROOFED PORCHES, PATIOS AND BREEZEWAYS	0	43	EXISTING FRONT PORCH TO BE COVERED
4	STORAGE SHEDS	110	110 (NO CHANGE)	
5	OTHER ACCESSORY BUILDINGS	_____	_____	
6	DRIVEWAYS AND PARKING AREAS	535	535 (NO CHANGE)	
7	OPEN PORCHES, TERRACES, PATIOS AND DECKS	93	50	EXISTING FRONT PORCH TO BE COVERED
8	STEPS AND WALKWAYS	1,200	1,200 (NO CHANGE)	
9	SWIMMING POOLS	254	254 (NO CHANGE)	
10	OTHER IMPERVIOUS SURFACES	_____	_____	
11	TOTAL BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5)	1,431 S.F. 15.4 %	1,474 S.F. 15.8 %	DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT AREA TO DETERMINE % OF COVERAGE
12	TOTAL IMPERVIOUS COVERAGE (ADD ITEMS 1 THROUGH 10)	3,513 S.F. 37.7 %	3,513 S.F. 37.7 %	

Variance Needed

BUILDING COVERAGE: Required 1,862 (A), Proposed: 1,474 (11) Yes [] No [X]

TOTAL IMPERVIOUS LOT COVERAGE Required 3,724 (B), Proposed: 3,513 (12) Yes [] No [X]

Pools (23-3.2) (In ground, Above ground, Semi- in ground) and everything associated with the pool (filters, heaters, and walkway)

Side Requirement 6' Existing 18.4' Proposed 18.4' (NO CHANGE) Type of pool:

Rear Requirement 6' Existing 15.6' Proposed 15.6' (NO CHANGE) INGROUND [] ABOVE GROUND [X] SEMI []

The determination of the need or lack of need for a variance is not binding on the Borough of New Milford. That determination may only be made by the appropriate land use board or through the judicial process, the applicant, by making this request for a zoning determination expressly waives any argument of municipal estoppel.

Survey and as built plans may be required for this project.

Homeowner/ Architect/ Contractor Signature MARLON CRUZ, RA Phone Number 908-514-5892

For Office Use Only:

Approved [] Denied [] Variances Needed: 30-21.5(c)(1)(2)
mm a full DATE 10/29/2024

Vince Cahill - Zoning Officer 201-967-8172

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Homeowner/ Architect/ Contractor Signature MARLON CRUZ, RA Phone Number 908-514-5892

For Office Use Only:

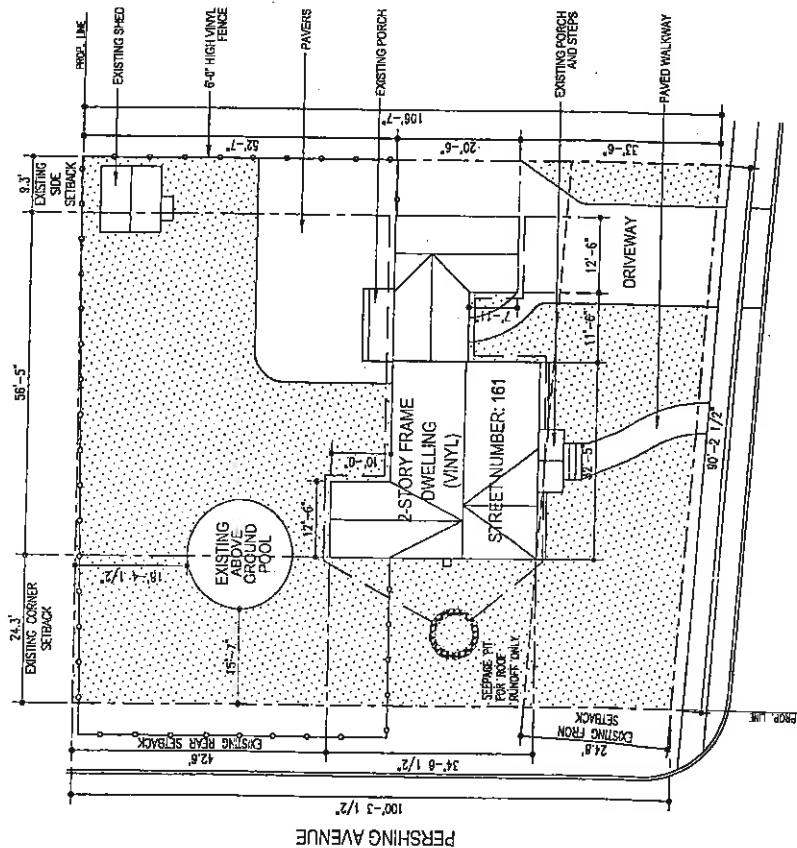
Approved [] Denied [] Variances Needed: _____

DATE _____

Vince Cahill – Zoning Officer 201-967-8172

**RESIDENTIAL ADDITION AT:
161 GRAND STREET
NEW MILFORD, NJ**

A-101.00	DRAWING LIST AND ZONING	A-301.00	GRAND ST. ELEVATION
A-102.00	SYMBOLS AND DEMO PLAN	A-302.00	PERSHING AVE. ELEVATION
A-103.00	GENERAL NOTES	A-303.00	REAR ELEVATION
A-201.00	1ST FLOOR PLAN (EXISTING)	A-304.00	SIDE ELEVATION
A-202.00	2ND FLOOR PLAN	A-401.00	BUILDING SECTION
A-203.00	ROOF PLAN	A-402.00	TYPICAL DETAILS
		A-403.00	RISER DIAGRAMS



SEE A-102 FOR
DEMOLITION
PLOT PLAN

GRAND STREET

PROPOSED PLOT PLAN

PROJECT NAME:
TUCKER
RESIDENCE

PROJECT TYPE:
RESIDENTIAL ADDITION

PROJECT ADDRESS:
161 GRAND STREET
NEW MILFORD, NJ

OWNER:
ANDREW TUCKER

ARCHITECT:


 文部科学省
 科学技術・文化政策課
 〒100-8954 東京都千代田区千代田
 電話 03-5985-3111

ARCHITECT, LLC
1140 CALDWELL AVENUE
UNION, NJ 07083
(908) 514-5892
NJ: 20016
NY: 037397

SEAL AND SIGNATURE:-



**ISSUANCE:
PERMIT DRAWINGS**

DATE:
05/08/2021

SHORT TITLE:

DRAWING LIST AND ZONING

STREET NUMBER:

A-101.00

MEC

ARCHITECT, LLC

To:

Vincent A. Cahill, CPWM, CFM, CSI, CRP, CCCC
Director of Public Works, Zoning Officer,
Recycling and Clean Communities Coordinator,
Property Maintenance Officer
Borough of New Milford
850 Robert Chester Way
Phone: 201-967-8172
Fax: 201-967-1741
vcahill@newmilfordboro.com

Project:

Residential Addition at 161 Grand Street, New Milford, NJ 07646

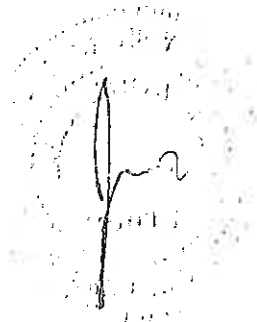
Dear Mr. Vince Cahill,

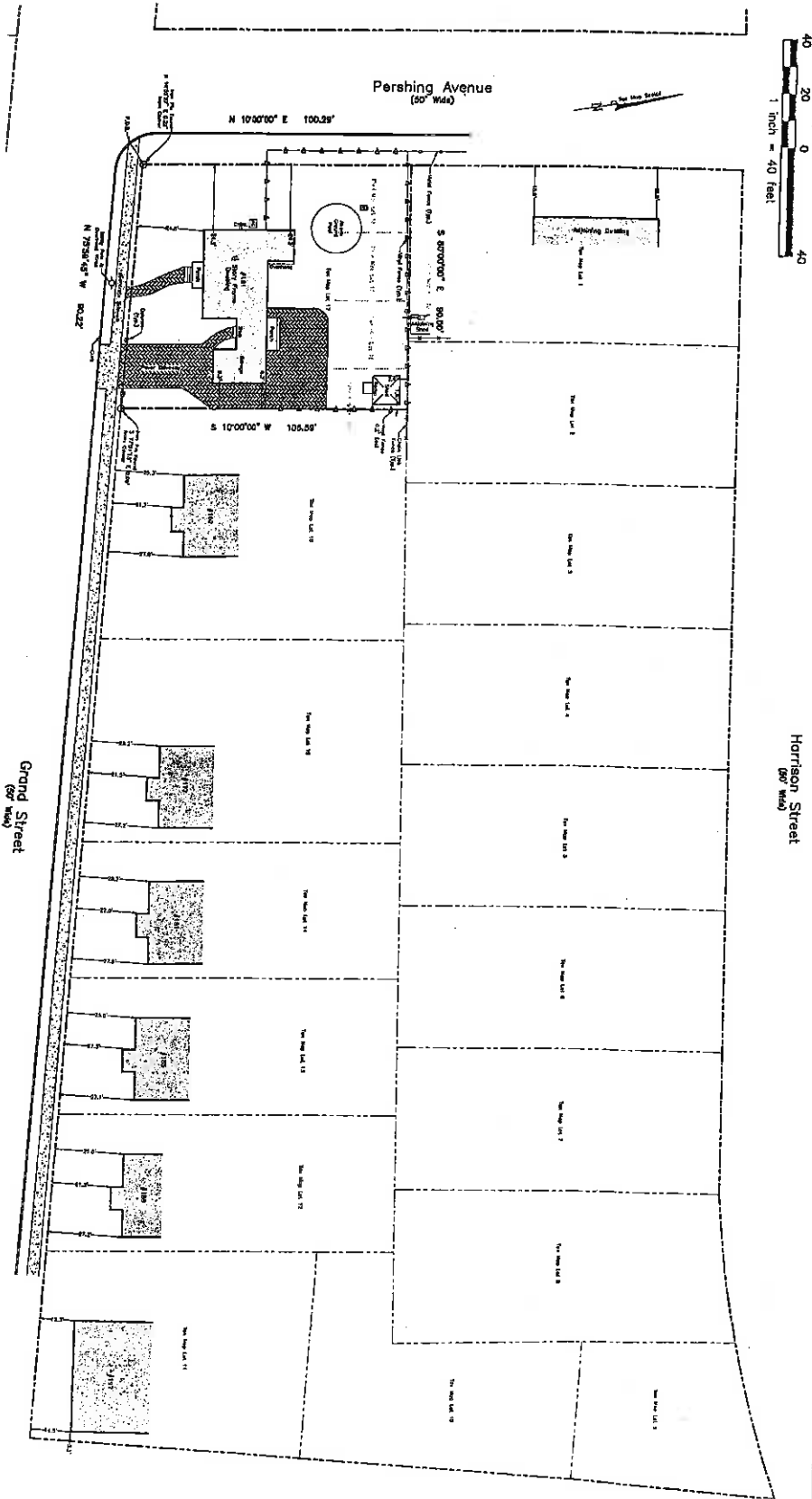
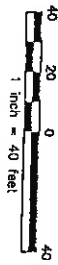
I am writing this letter in response to your comments from an email dated 04/07/2021 regarding 161 Grand Street Permit Application.

1. Zoning fee in the form of a check made payable to the Borough of New Milford for \$65.00.
 - Check for \$65.00 will be provided.
2. The left side setback is not given and must be added to the Zoning worksheet.
 - The form has been clarified to refer to Corner Setback as the left side of the house is located at the corner of the block. See attached form.
3. The project will require a seepage pit, see attached ordinance.
 - Seepage pit location provided as required by New Milford town ordinance.
4. The second floor will need to be set back to allow for the non-conforming front yard setback or a variance will be required.
 - The building addition will only be on top of the existing building footprint and does not project beyond the average setback line of the buildings situated within the same block. See attached survey.
5. A soil movement permit may be required as well.
 - Minor soil movement is proposed just to install required seepage pit. No grade alteration is required.

Sincerely,

Marlon E. Cruz Jr., NCARB
Architect





This Survey is certified to:
 Andrew A. Tucker and Katherine S. Tucker
 Corneille Tilo, LLC (902-150166)
 Ridelity National Title Insurance Company
 Law Office of Susan Gutierrez Monro, LLC
 Wells Fargo Bank, N.A.
 Its successors and/or assigns

- Notes:**
1. This survey is for title purpose only.
 2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
 3. Property boundaries and restrictions of record and findings of a current title report.
 4. Property corners have not been set pursuant to N.J.A.C. 17:27-5.2.

- References:**
1. "N" AND DESIGNATED as the western 15 feet of Lot 15 and all of Lots 16, 17, and 18 Block 1504, Borough of New Milford, Bergen County, N.J., filed in the Bergen County Clerk's Office on June 10, 2013.
 2. KNOWN AND DESIGNATED as Block 1504 as shown on the current Tax Assessment Map.
 3. Deed Book 9477 Page 52



66 Hunting Drive, Dumont, NJ 07628
 Phone: (201) 403-5801
 Fax: (201) 244-6163
 www.schmidtsurveying.weebly.com

Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

Andrew A. Schmidt

NJ Professional
 Land Surveyor
 No. 24GS04330100

Survey of Property
 Tax Lot 17 - Block 1504
 161 Grand Street
 Borough of New Milford
 Bergen County, New Jersey

Drawn:	Checked:	Date:	Scale:
JT	AS	4-17-21	1" = 40'

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF NEW MILFORD**

Application No. _____
Date: _____

NOTICE OF APPEAL

Property Address: 161 Grand Street Subject to sales agreement? NO
Block 1504 Lot 17 Zone (Residential-Business-Townhome-other) Residential

Size of Lot: 9,310 sq. ft. Present Use Residential
Owned/Leased – If property is within 200' of Borough line name adjacent municipalities _____

Name of Owner Andrew Tucker and Katherine Tucker Telephone (201) 888-5717

Owners Address (if different from above) SAME

Name of Applicant (if not homeowner) OWNER

Applicant's Address SAME Phone _____

Name of Attorney Ronald P. Mondello, Esq. Phone (201) 703-9400 Attend Meeting? Yes

Name of Architect MEC Architect, LLC. Phone (908) 514-5892 Attend Meeting? Yes

The applicant/homeowner hereby seeks relief from Section (s) §30.21.5C
Statute numbers from denial letter _____

The proposed application is contrary to the ordinance in the following way(s). Be specific and attach a separate sheet if necessary.

The applicant is not changing or decreasing the side yard (corner lot) dimensions but expanding the existing second story.

	Lot Area	Front Av. Setback	Right side	Left side	Corner	Rear Height	Building Coverage
Required	7,500 sq.ft.	10'			30'	25' 30'	20% (1,862')
Existing	<u>9,310'</u>	<u>24.8</u>	<u>-----</u>	<u>24.3</u>	<u>24.3</u>	<u>42.6' 29'6"</u>	<u>15.4% (1,474)</u>
Proposed	no change	<u>----</u>	<u>-----</u>	<u>-----</u>	<u>-----</u>	<u>-----</u>	<u>-----</u>

Difference

Driveway Width Required n/a Existing n/a Proposed n/a Curb Cut [Y/N] Size n/a

Signature of Applicant /s/ Andrew Tucker and Katherine Tucker Date 08/09/2021

Filed on behalf of Applicant by Ronald P. Mondello, Esq. Title: Attorney

BOROUGH OF NEW MILFORD

930 River Road
New Milford, NJ 07646

(201) 967-8172

Vince Cahill
Zoning Officer

I HEREBY CERTIFY THAT THE ATTACHED LIST IS AN ACCURATE AND COMPLETE LIST OF PROPERTY OWNERS AND ADDRESSES; THEY MUST BE GIVEN NOTICE PURSUANT TO THE REQUIREMENTS OF N.J.S.A. 40:55D-7.1, SAID LIST HAS BEEN PREPARED FROM THE MOST RECENT TAX ROLLS.

Certified List of property owners within 200' of:

Block 1504
Lot 17
Address 161 Grand Street

Your 200' list also borders the following adjacent municipality and a list must be obtained from them. Yes [] No [XX]
Adjoining Municipality:

Requested by:

Name Ronald Mondello, P.C
Address 0-100 27th Street Fair Lawn New Jersey 07410
Phone/ Fax / E-Mail

IF YOUR PROPERTY IS LOCATED ON A COUNTY ROAD, OR IF REQUIRED, THE FOLLOWING LIST MUST BE NOTIFIED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED IN ADDITION TO YOUR ATTACHED LIST.

Bergen County Planning Board
One Bergen County Plaza 4th Floor
Hackensack, N.J. 07601-7076

PSE&G Company
252-254 State Street
Hackensack, N.J. 07601

United Water Resources
200 Old Hook Road
Harrington Park, N.J. 07640

Cablevision
40 Potash Road
Oakland, N.J. 07436


Verizon
540 Broad Street
Newark, N.J. 07003

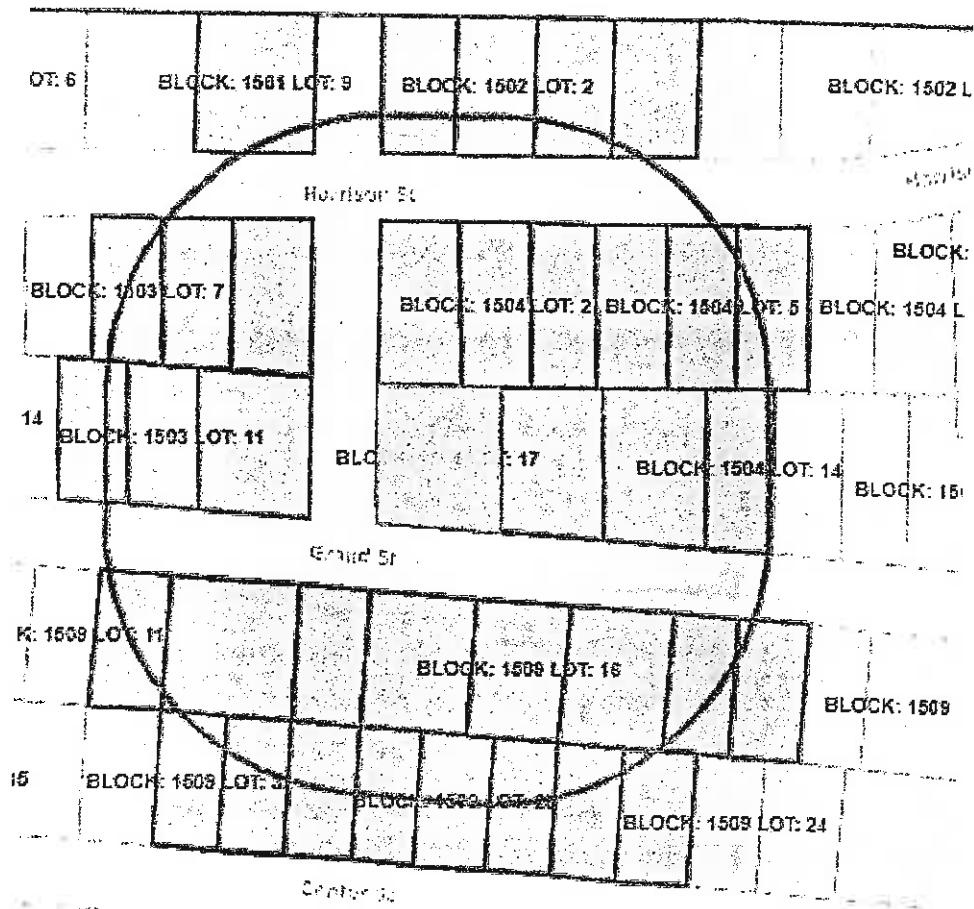
Bergen County Utilities Authority
Eric Andersen, P.E., P.P, C.M.E
Foot of Mehrhof Road
PO Box Nine
Little Ferry, NJ 07643

Department of Environmental Protection, [If required]
PO Box 439
Trenton, NJ 08625-0439

Hackensack River Keeper, [If required]
231 Main Street
Hackensack, NJ 07601

Dated: July 1, 2021

Certified By: 
Vincent A Cahill
Director of Public Works
Zoning Officer



SMITH, ROBERT
167 HARRISON ST
NEW MILFORD NJ 07646

DE LOS REYES, OSCAR & GAR...
174 GRAND ST
NEW MILFORD, NJ 07646

OOMMEN, SANJAY & VARGHES...
70 PERSHING AVE
NEW MILFORD, NJ 07646

OCHOA-URIBE, MONICA & PAZ, ...
184 GRAND ST
NEW MILFORD, NJ 07646

CAPATI, ALFONSO & JULIETA
25 HARRISON ST
NEW MILFORD NJ 07646

YOUNGS, KEVIN
161 GRAND ST
NEW MILFORD NJ 07646

MEROLA, FLORENCE F
143 GRAND ST
NEW MILFORD NJ 07646

NEIBART, MICHAEL M & JENNIF...
150 GRAND ST
NEW MILFORD NJ 07646

ARMBRUSTER, JOSEPH & PHY...
181 GRAND ST
NEW MILFORD NJ 07646

PETROCELLI, CARMELA
169 GRAND ST
NEW MILFORD, NJ 07646

BURNS, MICHAEL & JANINA
158 GRAND ST
NEW MILFORD NJ 07646

SERMABEKIAN, KATHLEEN & M...
160 HARRISON ST
NEW MILFORD NJ 07646

DICKMAN, CHRISTOPHER & BA...
177 CENTER ST
NEW MILFORD NJ 07646

KANE, VINCENT J & SHARON L
180 HARRISON ST
NEW MILFORD NJ 07646

GARCIA, JEFFREY & GINA D'ELI...
172 HARRISON ST
NEW MILFORD NJ 07646

LANDO, FREDERICK
175 CENTER ST
NEW MILFORD NJ 07646

FLANAGAN, BRIAN A & KATHLE...
168 HARRISON ST
NEW MILFORD NJ 07646

LEHMANN, JAMES L & FRANCE...
153 CENTER ST
NEW MILFORD NJ 07646

WRIXON-MACER, JEAN & WRIX...
164 GRAND ST
NEW MILFORD NJ 07646

MCGOUGH, DAVID G & KELLY A
171 CENTER ST
NEW MILFORD NJ 07646

NORLANDER, ETHAN W & KARL...
176 HARRISON ST
NEW MILFORD, NJ 07646

VARGAS, JOSE L & SANDRA M
153 GRAND ST
NEW MILFORD NJ 07646

SORRENTI, DEREK A & ROSSI, ...
180 GRAND ST
NEW MILFORD, NJ 07646

DESIMONE, JENNIFER
147 GRAND ST
NEW MILFORD NJ 07646

LLULL, LOUISE
24 HARRISON ST
NEW MILFORD NJ 07646

SHIPMAN, EDDIE
163 CENTER ST
NEW MILFORD, NJ 07646

HARTMAN, MICHAEL & CHRISTI...
159 HARRISON ST
NEW MILFORD NJ 07646

SMITH, CAROLE A
142 GRAND ST
NEW MILFORD NJ 07646

CARUSO, ANGELO & COLLEEN
177 GRAND ST
NEW MILFORD NJ 07646

HILPERTS, KENNETH
155 CENTER ST
NEW MILFORD NJ 07646

SWEENEY, TARA A
170 GRAND ST
NEW MILFORD, NJ 07646

DEPALMA, MARK A
151 CENTER ST
NEW MILFORD, NJ 07646

LAU, PATRICIA
171 HARRISON ST
NEW MILFORD NJ 07646

CASTILLO,FRANCES &DOMINQ...
167 CENTER ST
NEW MILFORD NJ 07646

MARCONI, DAVID & MUTI, AMA...
163 HARRISON ST
NEW MILFORD, NJ 07646

POMIANEK, MARGARET
164 HARRISON ST
NEW MILFORD, NJ 07646

VERA, JORGE & GARCIA, ERIK...
22 HARRISON ST
NEW MILFORD NJ 07646

1509
32
151 CENTER ST

1509
29
163 CENTER ST

1509
12
142 GRAND ST

1502
2
163 HARRISON ST

1509
14
158 GRAND ST

1504
5
176 HARRISON ST

1503
7
22 HARRISON ST

1503
9
70 PERSHING AVE

1502
1
159 HARRISON ST

1509
26
175 CENTER ST

1509
19
184 GRAND ST

1501
9
25 HARRISON ST

1509
27
171 CENTER ST

1502
3
167 HARRISON ST

1503
11
147 GRAND ST

1509
25
177 CENTER ST

1509
28
167 CENTER ST

1504
14
181 GRAND ST

1509
30
155 CENTER ST

1509
15
164 GRAND ST

1509
18
180 GRAND ST

1509
17
174 GRAND ST

1503
8
24 HARRISON ST

1509
16
170 GRAND ST

1503
10
153 GRAND ST

1503
12
143 GRAND ST

1504
6
180 HARRISON ST

1504
4
172 HARRISON ST

1504
16
169 GRAND ST

1504
15
177 GRAND ST

1502
4
171 HARRISON ST

1509
31
153 CENTER ST

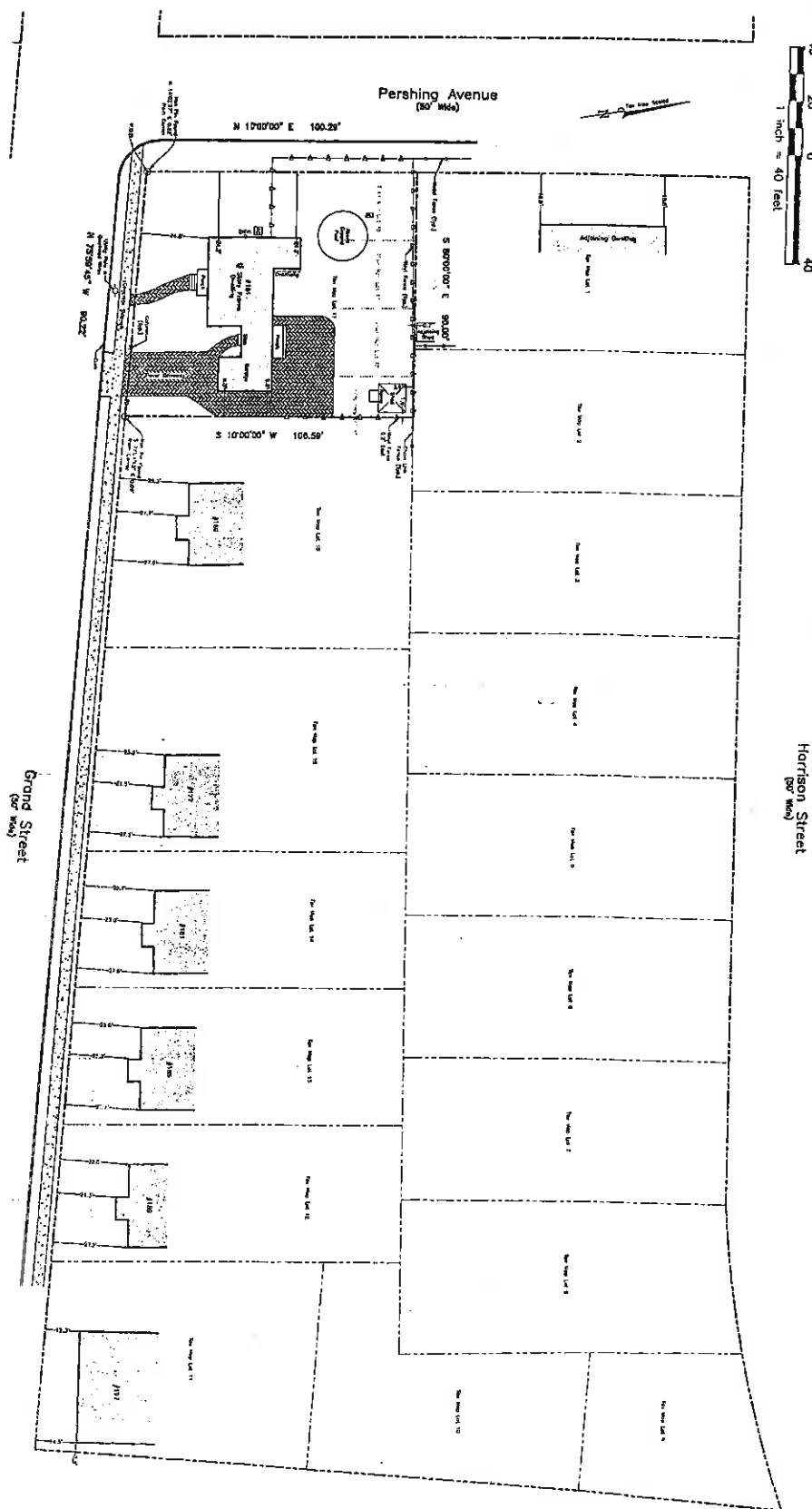
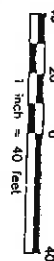
1504
17
161 GRAND ST

1509
13
150 GRAND ST

1504
1
160 HARRISON ST

1504
2
164 HARRISON ST

1504
3
168 HARRISON ST



This Survey is certified by:
 Andrew A. Tucker and Katherine S. Tucker
 Cornerstone Title, LLC (602-150189)
 Federal National Title Insurance Company
 10000 Sunset Boulevard
 Suite 200
 West Century, CA 90045
 Its successors and/or assigns

- Notes:**
1. This survey is for title purpose only.
 2. Only surface improvements shown on this map. The surveyor takes no responsibility for buried pipes, cables, and other utilities.
 3. Property subject to easements and restrictions of record and findings of a current title report.
 4. Property corners have not been set pursuant to N.J.A.C. 17:27-5.2.

- References:**
1. KNOWN AND DESIGNATED as the western 15 feet of Lot 15 and all of Lots 16, 17, and 18 Block 1504 as shown on a certain map entitled, "Map of Property of Delford Gardens, Inc., Borough of New Milford, Bergen County, N.J." filed in the Bergen County Clerk's Office on June 10, 1927 as Map No. 2251.
 2. KNOWN AND DESIGNATED as Lot 17 Block 1504 as shown on the current Tax Assessment Map, Borough of New Milford, Bergen County, New Jersey.
 3. Deed Book 9477 Page 52

Schmidt
Surveying

66 Hunting Drive, Dumont, NJ 07628
 Phone: (201) 403-5801
 Fax: (201) 244-6163
 www.schmidtssurveying.weebly.com

Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

Andrew A. Schmidt

NJ Professional
 Land Surveyor
 No. 24GS04330100

Survey of Property
Tax Lot 17 - Block 1504
161 Grand Street
Borough of New Milford
Bergen County, New Jersey

Drawn: JT	Checked: AS	Date: 4-17-21	Scale: 1" = 40'
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NOTICE OF HEARING TO PROPERTY OWNERS

TO WHOM IT MAY CONCERN:

In compliance with Section 30.3.4K2 of the Land Use Ordinance of the Borough of New Milford, New Jersey, notice is hereby given to you that we, ANDREW TUCKER and KATHERINE TUCKER propose to expand our existing home by adding to an existing second story which will require “c” variances for side yard setback (corner), and any other relief the need of which becomes apparent at the time of the hearing, for property located at 161 Grand Street, Block 1504, Lot 17.

Anyone affected by this application may have an opportunity to be heard at a meeting to be held on October 12, 2021 at 7:30 p.m., in the Municipal Building, 930 River Road, New Milford, NJ. The October 12, 2021 meeting of the Borough of New Milford Zoning Board of Adjustment may be a “remote meeting, and shall be open to the public by way of electronic video interface or telephonic appearance. Access to the meeting can be accomplished through means of a link on the Borough’s Website at www.newmilfordboro.com. Please contact the Zoning Board of Adjustment Secretary at (201) 967 5044 no later than five (5) days prior to the meeting to determine whether the meeting shall be conducted in-person or by way of electronic video interface.

To participate in the meeting by telephone, please call the Zoning Board of Adjustment Secretary at (201) 967-5044, who will provide you with a conference call telephone number and access code.

All documents relating to this application are available for public inspection weekdays between the hours of 8am and 3pm in the Zoning Board Office in the Municipal Building.

Ronald P. Mondello, Esq.
Attorney for Applicant,
Andrew and Katherine Tucker
0-100 27th Street
Fair Lawn, NJ 07410
(201) 703-9400

NOTICE OF PUBLIC HEARING
BOROUGH OF NEW MILFORD
ZONING BOARD

To all Interested Parties:

A Public Hearing will be held by the Board of Adjustment of the Borough of New Milford in the County of Bergen, State of New Jersey on Tuesday, October 12, 2021, at 7:30 p.m. in the Borough Hall, 930 River Road on the Application No.

The application submitted by:

Andrew Tucker and Katherine Tucker, owners
161 Grand Street
New Milford, County of Bergen, State of New Jersey

The property involved is a residence which is located in Residential A-Zone. The applicant initially seeks an interpretation from the Zoning Board of Adjustment pursuant to NJSA 40:55D-70b. Specifically, when an applicant is not changing/decreasing the existing setback dimensions, pursuant to Ordinance Section 30-21.5C side yards, no variance is required.

Alternatively, the proposed expansion of the owners' single-family residence is contrary to Ordinance Section 30-21.5C and the owners seek variances with regards to side yard pursuant to the zoning officer, exterior and interior side yard dimensions.

At the time of the hearing, the applicant reserves the right to amend the application to apply for any other variances, waivers, interpretations and/or relief the need of which becomes apparent.

The property is known on the Borough of New Milford's tax map as Block 1504, Lot 17.

Anyone affected by this application may have an opportunity to be heard at a meeting to be held on October 12, 2021 at 7:30 p.m. in the Municipal Building, 930 River Road, New Milford, NJ. The October 12, 2021 meeting of the Borough of New Milford Zoning Board of Adjustment may be a "remote" meeting, and shall be open to the public by way of electronic video interface or telephonic appearance. Access to the meeting can be accomplished through means of a link on the Borough's Website, at www.newmilfordboro.com. Please contact the Zoning Board of Adjustment Secretary at (201) 967-5044 no later than five (5) days prior to the meeting to determine whether the meeting shall be conducted in-person or by way of electronic video interface. To participate in the meeting by telephone, please call the Zoning Board of Adjustment Secretary at (201) 967-5044, who will provide you with a conference call telephone number and access code.

All documents relating to this application are on file in the Zoning Board office and are available for public inspection weekdays between the hours of 8 am and 3 pm at the New Milford Borough Hall, 930 River Road, New Milford, New Jersey.

Ronald P. Mondello, Esq.
Attorney for Applicants,
Andrew Tucker and Katherine Tucker
0-100 27th Street
Fair Lawn, NJ 07410
(201) 703-9400

**AFFIDAVIT OF OWNERSHIP
ZONING BOARD OF ADJUSTMENT
BOROUGH OF NEW MILFORD**

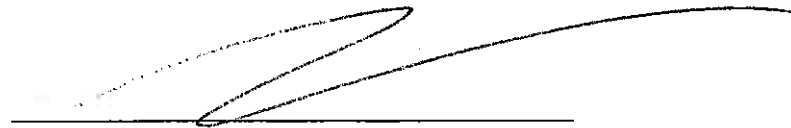
ANDREW AND KATHERINE TUCKER, being duly sworn, deposes and says that they are the owners of the land known as Block 1504, Lot 17 commonly known as 161 Grand Street, New Milford, NJ, and any building or structure located on same, and does approve and agree to the terms and conditions of the plans submitted and approved by the State of New Jersey, County of Bergen, and Borough of New Milford.

/s/ Andrew Tucker
Andrew Tucker

/s/ Katherine Tucker
Katherine Tucker

Sworn and subscribed to before me on

10th day of August, 2021



Ronald P. Mondello, Esq
Attorney at Law
State of New Jersey