



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

July 30, 2021

Allison and Robert Moses
654 River Road
New Milford, New Jersey 07646

Re: Permit Application.

Dear Mr. and Mrs. Moses,

This letter is to inform you that your application to construct front steps and platform at the above address has been denied. The construction violates Borough codes 30-21.4 (c) (1) building coverage, and 30-21.5 (a) (1) front yard setback, and any other that the Board may deem necessary.

30-21.4 Area Requirements.

- c. *Maximum Building and Impervious Coverage Requirements.* Within the Residential A and Residential B Zones, maximum building coverage requirements shall be as follows:
1. Maximum building coverage: 20 percent.
 2. Maximum total impervious coverage: 40 percent

30-21.5 Yards.

a. *Front Yards.*

1. No new building shall be erected and no existing building shall be altered or reconstructed to project beyond the average setback line of the buildings situated within the same block and within two hundred (200') feet of either side lot line and measured in a direction parallel to the street on which the lot faces.

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

Owner Allison + Robert Moses Proposed Project rebuild front steps Corner Property YES [] NO [X]

Project address 654 River Rd. Phone Number 917-324-4259

E-mail address robert.moses@icloud.com

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 and \$500 escrow deposit for engineer review, inspection fees.
- Drainage retention systems may be required to comply with the zero run off ordinance, 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 _____	Existing <u>19.9'</u> Proposed <u>17.6'</u>	Yes [] No []
Rear Yard Setback (30-21.5b)	<u>~3' closer to sidewalk</u>	
Requirement _____	Existing _____ Proposed _____	Yes [] No []
Right Side Yard Setback (30-21.5c)		
Requirement _____	Existing _____ Proposed _____	Yes [] No []
Left Side Yard Setback (30-21.5c)		
Requirement _____	Existing _____ Proposed _____	Yes [] No []
Corner Setback (30-21.5c1 & c2)		
Requirement <u>30'</u>	Existing _____ Proposed _____	Yes [] No []
Height (30-21.6)		
Requirement <u>30'</u>	Existing _____ Proposed _____	Yes [] No []
Stories (30-21.6) & definition of story		
Requirement <u>2 1/2 stories</u>	Existing _____ Proposed _____	Yes [] No []

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

Your lot size 7611 SQ. FT. x 0.20 = 0 1522 SQ. FT. ←Your requirement (A)

Maximum Total Impervious Coverage Requirements (30-21.4)

Your lot size 7611 SQ. FT. x 0.40 = 0 3044 SQ. FT. ←Your requirement (B)

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

ITEM NO.	DESCRIPTION	EXISTING (SQ. FEET)	PROPOSED (SQ. FEET)	REMARKS
1	BUILDING FOOTPRINT	1050	1050	
2	DETACHED GARAGE	450	450	
3	ROOFED PORCHES, PATIOS AND BREEZEWAYS	9	9	
4	STORAGE SHEDS			
5	OTHER ACCESSORY BULDINGS			
6	DRIVEWAYS AND PARKING AREAS	2480	2480	
7	OPEN PORCHES, TERRACES, PATIOS AND DECKS	24	48	Adding 3'x8' platform to front steps
8	STEPS AND WALKWAYS			
9	SWIMMING POOLS			
10	OTHER IMPERVIOUS SURFACES			
11	TOTAL BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5)	0 1509 S.F. NaN 19.8 %	0 1509 S.F. NaN 19.8 %	DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT AREA TO DETERMINE % OF COVERAGE
12	TOTAL IMPERVIOUS COVERAGE (ADD ITEMS 1 THROUGH 10)	0 4013 S.F. NaN 52.7 %	0 4037 S.F. NaN 53.0 %	

BUILDING COVERAGE: Required 0 1522 (A), Proposed: 0 1509 (11) Variance Needed Yes [] No [X]

TOTAL IMPERVIOUS LOT COVERAGE Required 0 3044 (B), Proposed: 0 4037 (12) Yes [X] No []

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 _____ Proposed _____ Type of pool: _____

Rear Requirement 6' Existing _____ Proposed _____ INGROUND [] ABOVE GROUND [] 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 [Signature] Phone Number 917-324-4259

For Office Use Only:

Approved [] Denied [X] Variances Needed: 30-21.4(B)(9) 30-21.5(A)(1)

umafall DATE 8/2/2024

Vince Cahill - Zoning Officer 201-967-8172

**Zoning Board of Adjustment
Borough of New Milford**

Application # 21-14
Date 9/24 20 21

NOTICE OF APPEAL

Property Address 654 River Road Subject to Sale agreement (YES - **NO**)
 Block 908 Lot 6 Zone (**Residential**) - Business- Townhome - other prof use
 Size of Lot 7,611 sq ft Present use (**Residential**) - Business- Townhome- other prof use
 Owned / Leased - If property is within 200' of Borough line name adjacent municipality (ies) use
 Name of Owner Robert and Allison Moses Telephone (917) 324-4259

Owner's Address (if different from above) _____

Name of Applicant (if not homeowner) _____

Applicant address _____ Phone Number _____

Name of Attorney _____ Phone Number _____ Attending Meeting _____

Name of Architect _____ Phone Number _____ Attending Meeting _____

The applicant/homeowner hereby seeks relief from section (s) 31-21.4, 30-21.5
 of the New Milford Borough Ordinance. (statute numbers from denial letter)

The proposed application is contrary to the ordinance in the following way(s). Be specific attach a separate sheet if necessary. (What you are proposing and why it violates the zoning ordinance).

Proposing to replace front steps and add a landing platform outside the front door. Currently, there is no platform and it presents a tripping hazard. Proposing a 36" platform and two risers which will add 24 sq ft of impervious coverage and result in the first step being 2'-4" closer to the R.O.W. thereby reducing the front yard set back from 19.9' to 17.6'. (con't - see attached page)

	Lot Area	Front avg. setbk	Right Side	Left Side	Corner	Rear	Height	Building Coverage
Required	<u>7,500 sq.ft.</u>	<u>setbk</u>	<u>10'</u>	<u>10'</u>	<u>30'</u>	<u>38'</u>	<u>30'</u>	<u>1,522 sq ft</u>
Existing	<u>7,611</u>	<u>19.9'</u>	_____	_____	_____	_____	_____	<u>1,509 sq ft</u>
Proposed	<u>n/a</u>	<u>17.6'</u>	<u>n/c</u>	<u>n/c</u>	<u>n/c</u>	<u>n/c</u>	<u>n/c</u>	<u>1,509 sq ft</u>
Difference	<u>n/a</u>	<u>2.3'</u>	_____	_____	_____	_____	_____	(plus additional 24 sq ft impervious coverage)

Driveway Width Required _____ Existing _____ Proposed n/c Curb Cut [**Y** / **N**] Size _____
 Are trees being removed YES / **NO** How many _____ Shade Tree Commission date approved _____

Signature of Applicant _____ Date _____

Filed on behalf of Applicant by _____ Title _____

Zoning Board of Adjustment
Borough of New Milford

Application # 21-14
Date 9/24 2021

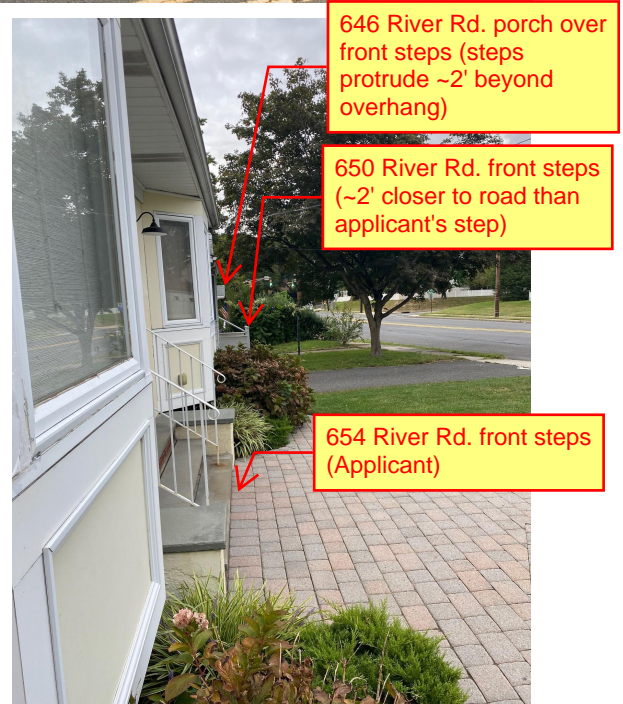
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Owned / Leased - If property is within 200' of Borough line name adjacent municipality (ies) use
Name of Owner Robert and Allison Moses Telephone (917) 324-4259

The current front steps to the main entrance of the house do not have a landing platform outside the front door; the top step is immediately outside the front door. This presents a tripping hazard when entering or exiting the house. The current configuration presents a safety issue and adding a platform and replacing the steps will correct this problem.



The proposed platform and steps are similar to our neighbors' houses. Adding this platform will only add 24 sq ft of lot coverage and the stairs will land on and meet the existing paver walkway, so no major changes in appearance will occur. The bottom step will be 2'-4" closer to the sidewalk and street. This is a minor change and the result will be that our bottom step will be a similar distance from the sidewalk and street compared to our right side neighbors. These photos show the front steps of my right side neighbors compared to our steps.



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 908
Lot 6
Address 654 River Road

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 Robert and Alison Moses
Address 654 River Road New Milford New Jersey 07646
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: August 2, 2021

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

BOROUGH OF NEW MILFORD
930 RIVER RD
NEW MILFORD NJ 07646

HOM, WAYNE & ANNIE
210 ZABRISKIE PL
NEW MILFORD NJ 07646

CEBE, SABO & MERYEM
206 ZABRISKIE PL
NEW MILFORD NJ 07646

ALLISON, JILL & JEAN & KRIBS, ...
225 MADISON AVE
NEW MILFORD, NJ 07646

RUBIO, HERMAN & MARGARITA
640 RIVER RD
NEW MILFORD NJ 07646

NJ ENVIRON PROTECTION % C...
ML CD 501-01 P.O. BOX 420
TRENTON, NJ 08625

TINKER, ANDREW C & GWEND...
648 HARVARD ST
NEW MILFORD NJ 07646

TEXIDOR, CHRISTOPHER LEE ...
634 HARVARD ST
NEW MILFORD, NJ 07646

ESTEVES, NELSON & MARIA L
631 HARVARD ST
NEW MILFORD, NJ 07646

ALLISON, JILL & JEAN & KRIBS, ...
225 MADISON AVE
NEW MILFORD, NJ 07646

PELLECHIA, FRANCES
655 RIVER RD
NEW MILFORD NJ 07646

HERRERA-ALBO,ALLAN J & MA...
638 HARVARD ST
NEW MILFORD, NJ 07646

AMERICA INVESTMENTS LLC
P O BOX 5160
BERGENFIELD, NJ 07621

SYDORUK, VALERII & LARISSA
647 HARVARD ST
NEW MILFORD NJ 07646

CHAVES JR, RONALDO C
646 HARVARD ST
NEW MILFORD, NJ 07646

NJ ENVIRON PROTECTION % C...
ML CD 501-01 P.O.BOX 420
TRENTON, NJ 08625

ORTIZ,CARLOS F & VILLALONA,...
652 HARVARD ST
NEW MILFORD, NJ 07646

GORYELOV, ROMAN & LARYSA
637 HARVARD STREET
NEW MILFORD, NJ 07646

WISEMAN, EVELYN TRSTE
646 RIVER RD
NEW MILFORD, NJ 07646

VARGHESE, GEORGE & SINO
207 MONMOUTH AVE
NEW MILFORD NJ 07646

PIPITO, NICHOLAS
184 RIVER EDGE AVE
NEW MILFORD, NJ 07646

BLAHUN, IVAN & ALEXANDRA
651 HARVARD ST
NEW MILFORD NJ 07646

BREX, ESTATE OF PETER T
630 HARVARD ST
NEW MILFORD NJ 07646

PINEDA, EDGAR & ANDREA
201 MONMOUTH AVE
NEW MILFORD, NJ 07646

SEHOR, JEFFREY & ROSEN, D...
654 RIVER RD
NEW MILFORD NJ 07646

DOU, JIXIANG & DOU,LINA
661 HARVARD ST
NEW MILFORD, NJ 07646

SALEH, MICHAEL I
660 RIVER RD
NEW MILFORD NJ 07646

RAMAPO LAND CORP %CARRO...
P O BOX 6969
SYRACUSE NY 13217

DESIDERIO,MICHAEL RAYMON...
644 RIVER RD
NEW MILFORD, NJ 07646

HLIBOKI, MARGARET J
656 RIVER RD
NEW MILFORD NJ 07646

NJS ENVIRON PROTECTION % ...
ML CD 501-01 P.O. BOX 420
TRENTON, NJ 08625

DURAN, ESTEBAN
667 HARVARD ST
NEW MILFORD, NJ 07646

8

907
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648 HARVARD ST

910
2
210 ZABRISKIE PL

908
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660 RIVER RD

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638 HARVARD ST

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656 RIVER RD

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207 MONMOUTH AVE

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646 RIVER RD

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650 RIVER RD

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644 RIVER RD

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631 HARVARD ST

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676 RIVER RD

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206 ZABRISKIE PL

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ROSE LANE

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637 HARVARD ST

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647 HARVARD ST

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654 HARVARD ST

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630 HARVARD ST

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634 HARVARD ST

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184 RIVER EDGE AVE

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654 RIVER RD

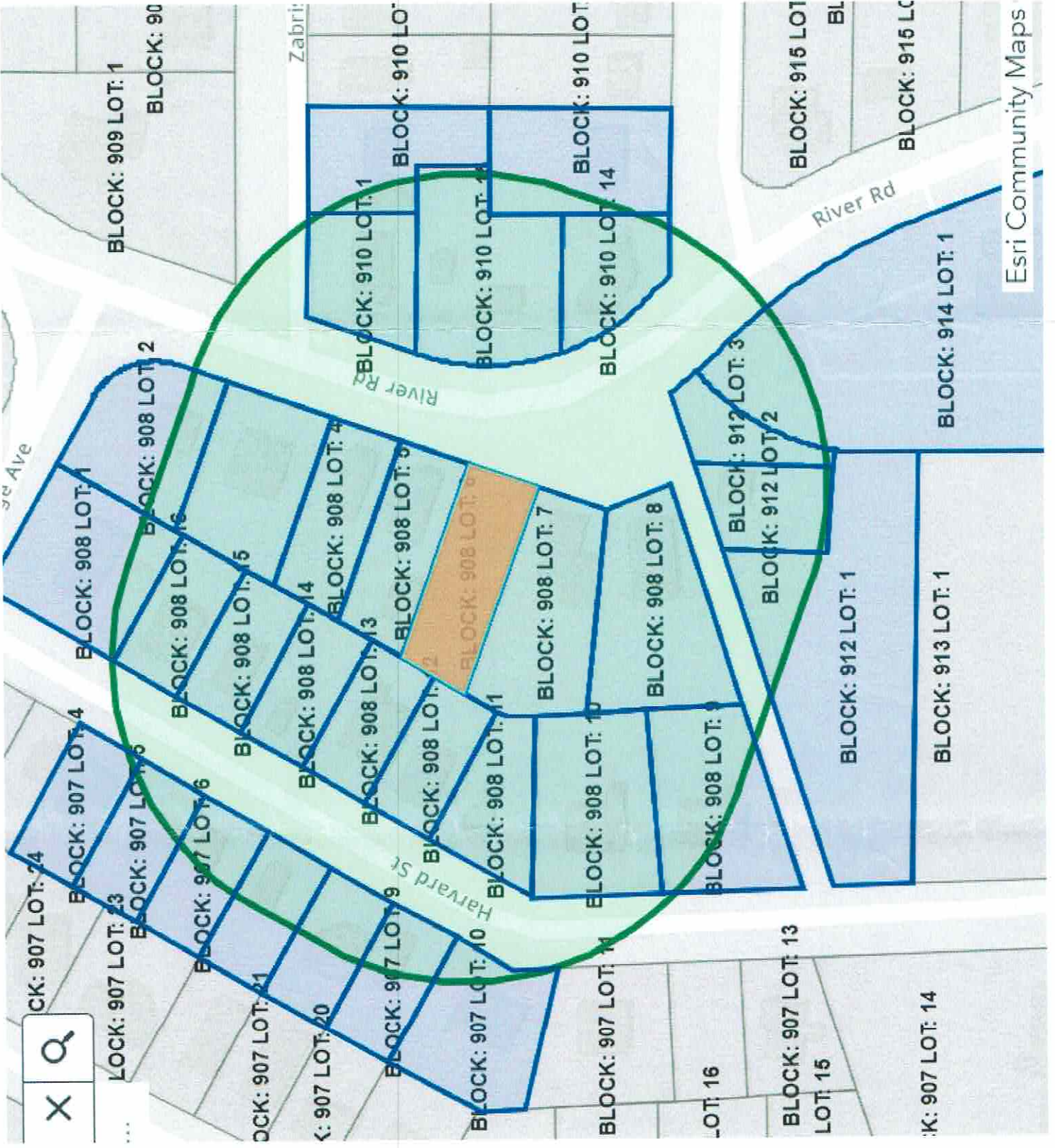
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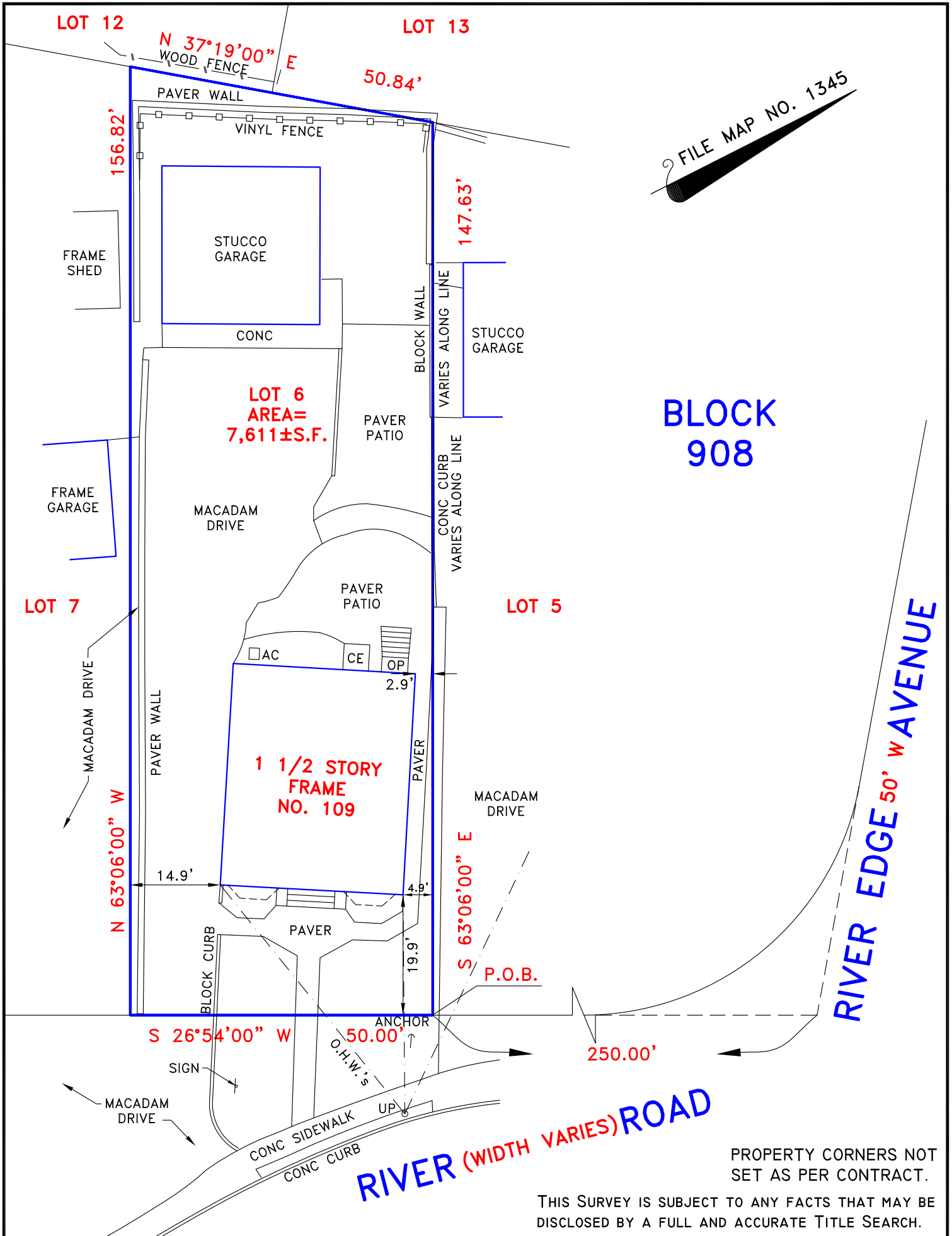
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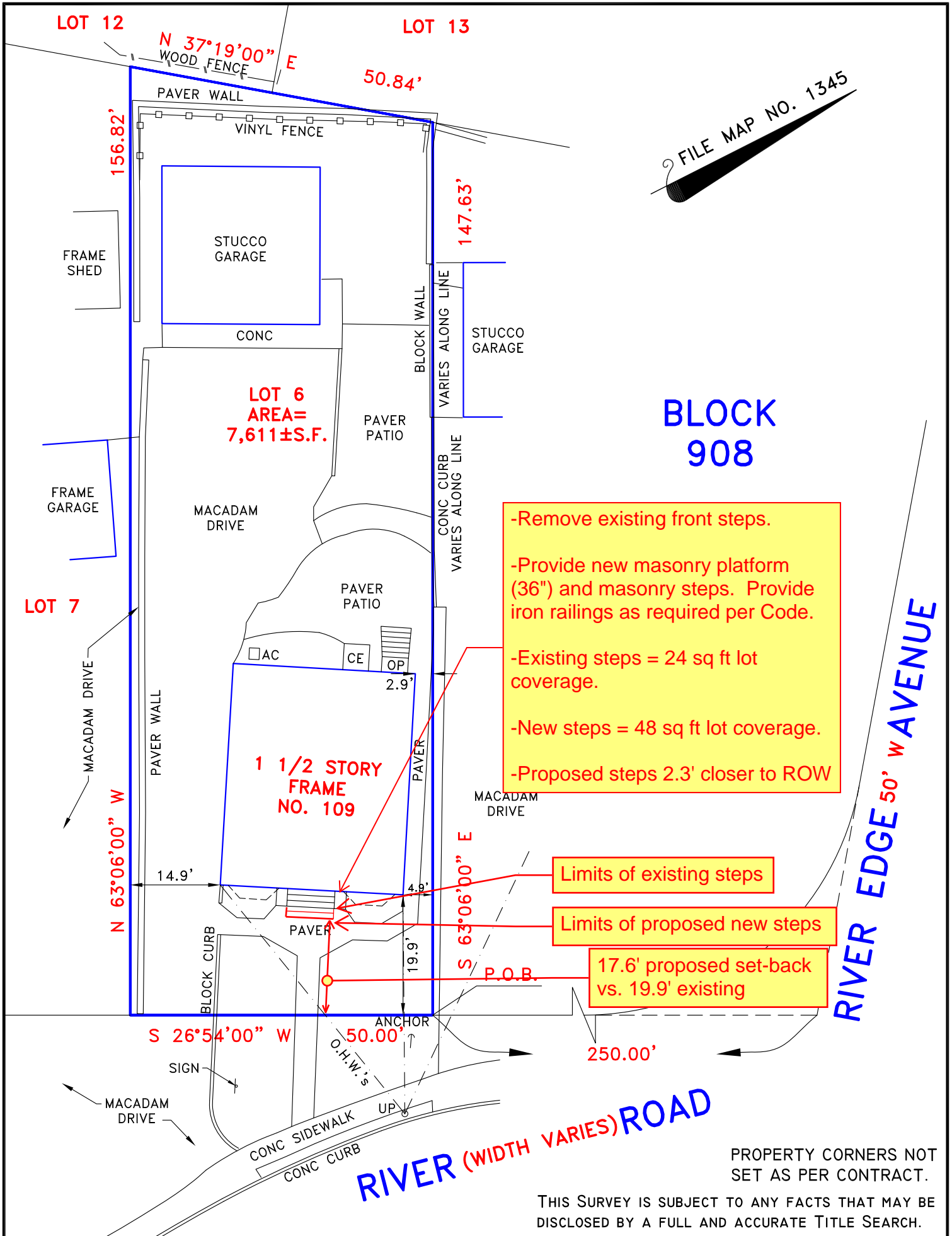


Next	Prior	Photos	PRC	Help	Close					
Block: 908	Lot: 6	Q:	B: M	Loc: 654 RIVER RD					2	
Mod4	Calc	History	Land	Bldg	Sketch	Fixtures	Detached	More...		
L:123600 I:181300 T:304900 (Change:0) SF:1764							NEW MILFORD			
Owner:	MOSES, ROBERT & ALISON					Class:	2			
Street:	654 RIVER RD					Bank:	00000			
Town:	NEW MILFORD, NJ			07646	Acct Num:	000000				
Deductions:	S 0	V 0	W 0	R 0	D 0	Owners: 0	Amount:	0		
Prior Block:	28	Lot: 8	Q:				Updated:	06/10/21		
	2021	2022	PRC	ExemptCd	Amt					
Land:	123600	123600	123600	1	0					
Impr:	181300	181300	181300	2	0					
Exempt:	0	0		3	0					
NetValue:	304900	304900	304900	4	0					
Land Dim:	50XIRR		Map:	Partial:	Taxes					
Bldg Desc:	1SCBG2		Clas4Cd:			(57): 10991.65				
Addl Lots:			Prc SF:	1764	M4 SF:	1764	Taxes			
	INTERIOR ALTS		Mtg Num:			(58): 11138.00				
Exempt Property List			SpTax	Tenant Rebate		Dwelling U:	01			
Owner:	00	Statute:	1	BaseYr:	15	Comm U:				
Use:	00	Init Date:	000000	2	Flag:	N	Tract:			
Desc:	000	Further:	000000	3	BYTax:	9924.50	CensusB:			
FName:			4	BYrAssmt:	304900	1:	2:			

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PROPERTY SURVEY		CERTIFIED TO: CARNEGIE TITLE, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; UNITED NORTHERN MORTGAGE BANKERS, LIMITED; ROBERT MOSES AND ALLISON MOSES, HUSBAND AND WIFE; AMI B. DESAI, ESQ.	
PROPERTY SITUATED IN: BOROUGH OF NEW MILFORD, BERGEN COUNTY, NEW JERSEY			
LOT NO.: 6 (TAX MAP); 1177 (FILE MAP)			
BLOCK NO.: 908 (TAX MAP); N/A (FILE MAP)			
MAP SOURCE: "RIVER EDGE PARK No. 2, RIVER EDGE, BERGEN Co., N.J., PROPERTY OF THE KLINE REALTY & IMPROVEMENT Co." FILED IN THE BERGEN COUNTY CLERK'S OFFICE JUNE 27, 1911 AS MAP No. 1345.		LAND SURVEYOR Christopher J. Lantelme P.E. & L.S. 39580	
SCALE: 1"=20'	DATE: 9/16/20	PARTY: DC	DRAWN BY: JK/BG



FILE MAP NO. 1345

BLOCK 908

- Remove existing front steps.
- Provide new masonry platform (36") and masonry steps. Provide iron railings as required per Code.
- Existing steps = 24 sq ft lot coverage.
- New steps = 48 sq ft lot coverage.
- Proposed steps 2.3' closer to ROW

Limits of existing steps

Limits of proposed new steps

17.6' proposed set-back vs. 19.9' existing

PROPERTY CORNERS NOT SET AS PER CONTRACT.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SURVEY

PROPERTY SITUATED IN: BOROUGH OF NEW MILFORD, BERGEN COUNTY, NEW JERSEY

LOT NO.: 6 (TAX MAP); 1177 (FILE MAP)

BLOCK NO.: 908 (TAX MAP); N/A (FILE MAP)

CERTIFIED TO: CARNEGIE TITLE, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; UNITED NORTHERN MORTGAGE BANKERS, LIMITED; ROBERT MOSES AND ALLISON MOSES, HUSBAND AND WIFE; AMI B. DESAI, ESQ.

MAP SOURCE: "RIVER EDGE PARK No. 2, RIVER EDGE, BERGEN Co., N.J., PROPERTY OF THE KLINE REALTY & IMPROVEMENT Co." FILED IN THE BERGEN COUNTY CLERK'S OFFICE JUNE 27, 1911 AS MAP No. 1345.

LAND SURVEYOR
Christopher J. Lantelme
P.E. & L.S. 39580

SCALE: 1"=20'

DATE: 9/16/20

PARTY: DC

DRAWN BY: JK/BG

Project: 654 River Rd.

Computed:

Date:

Subject: New Front Steps

Checked:

Date: 9/2021

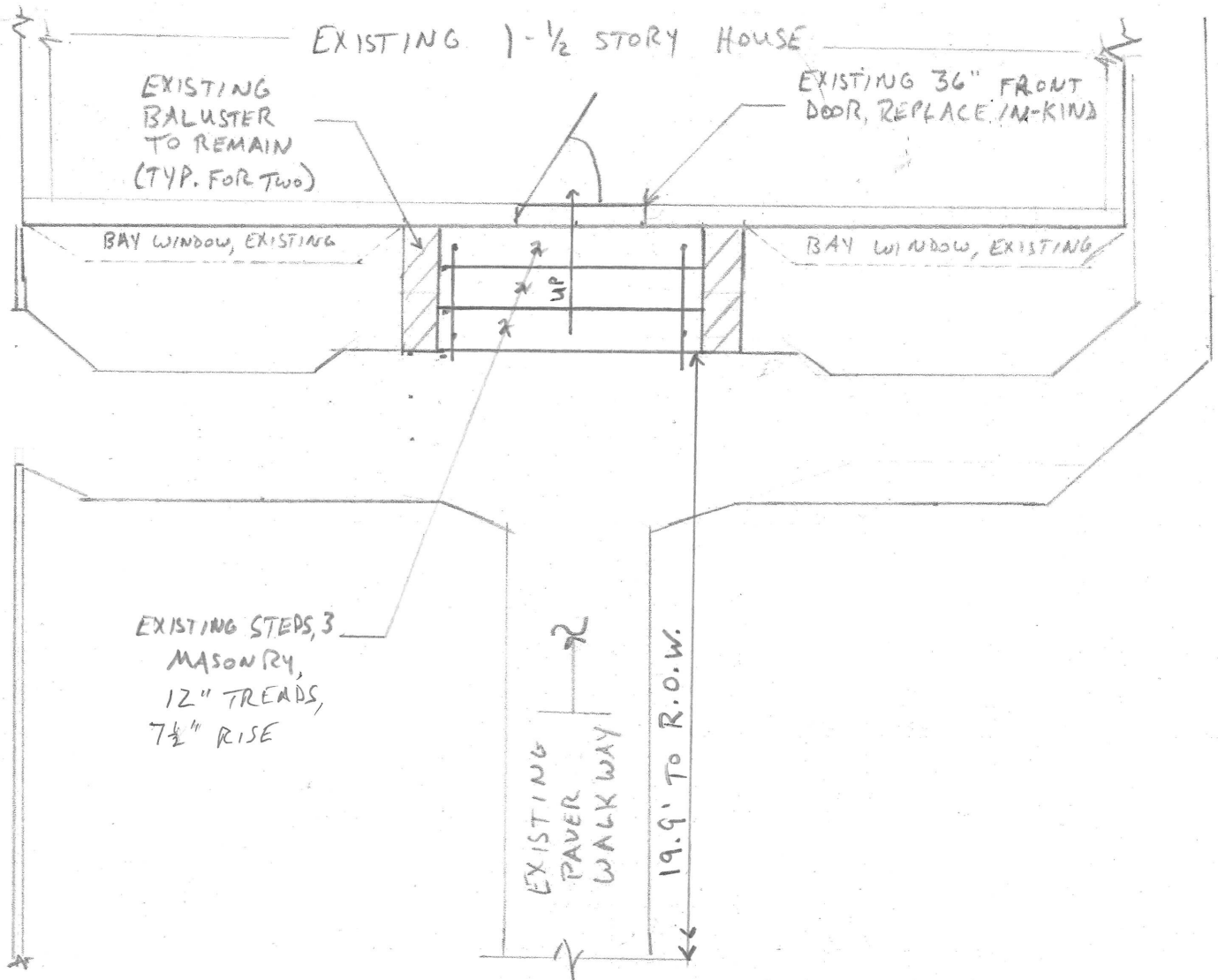
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EXISTING FRONT STEPS

SCALE: 1/4" = 1'-0"

Project: 654 River Rd.

Computed:

Date:

Subject: New Front Steps

Checked:

Date: 9/2021

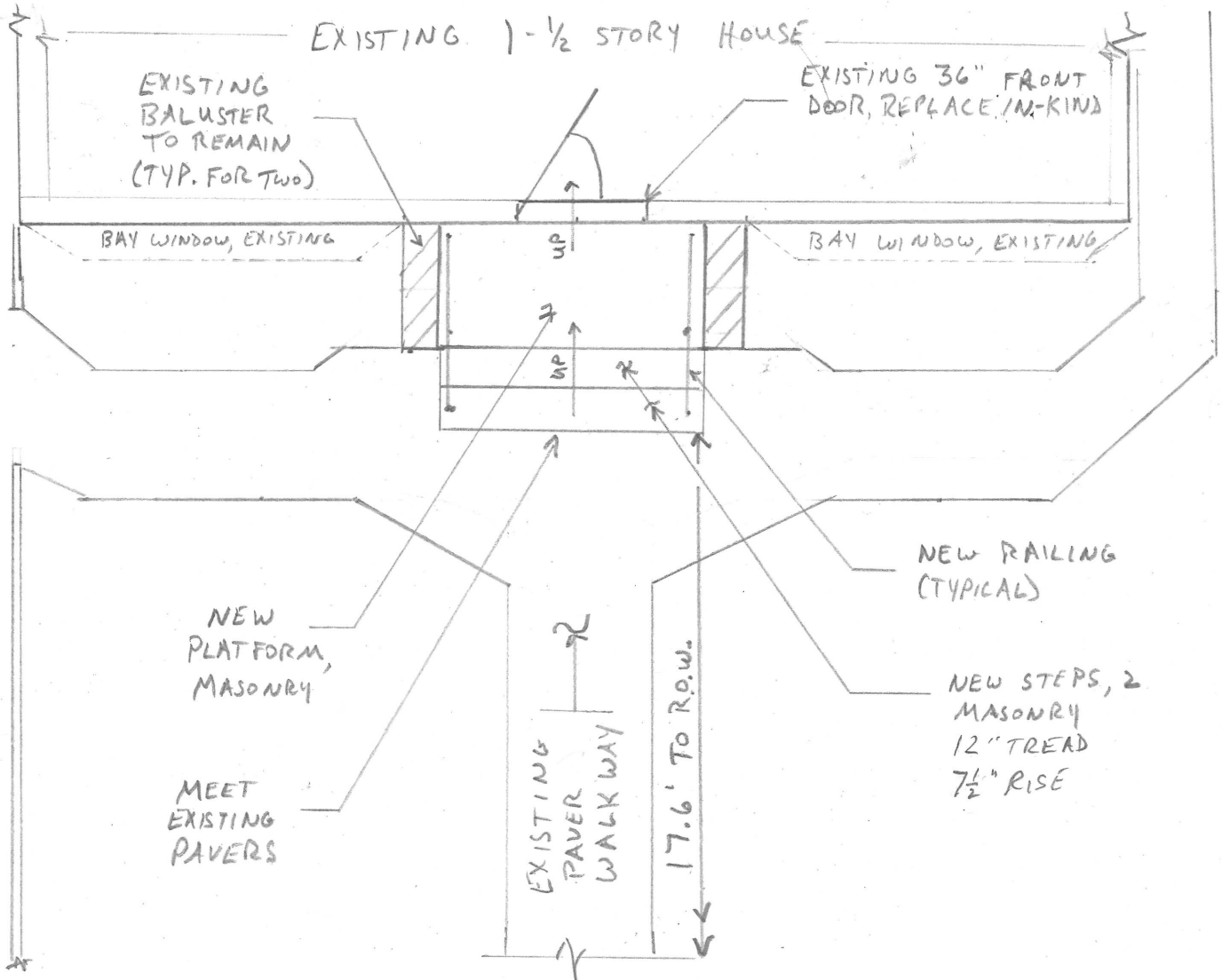
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PROPOSED PLATFORM AND STEPS

SCALE: 1/4" = 1'-0"



Project: 654 River Rd.

Computed:

Date:

Subject: New Front Steps

Checked:

Date: 7/20/2021

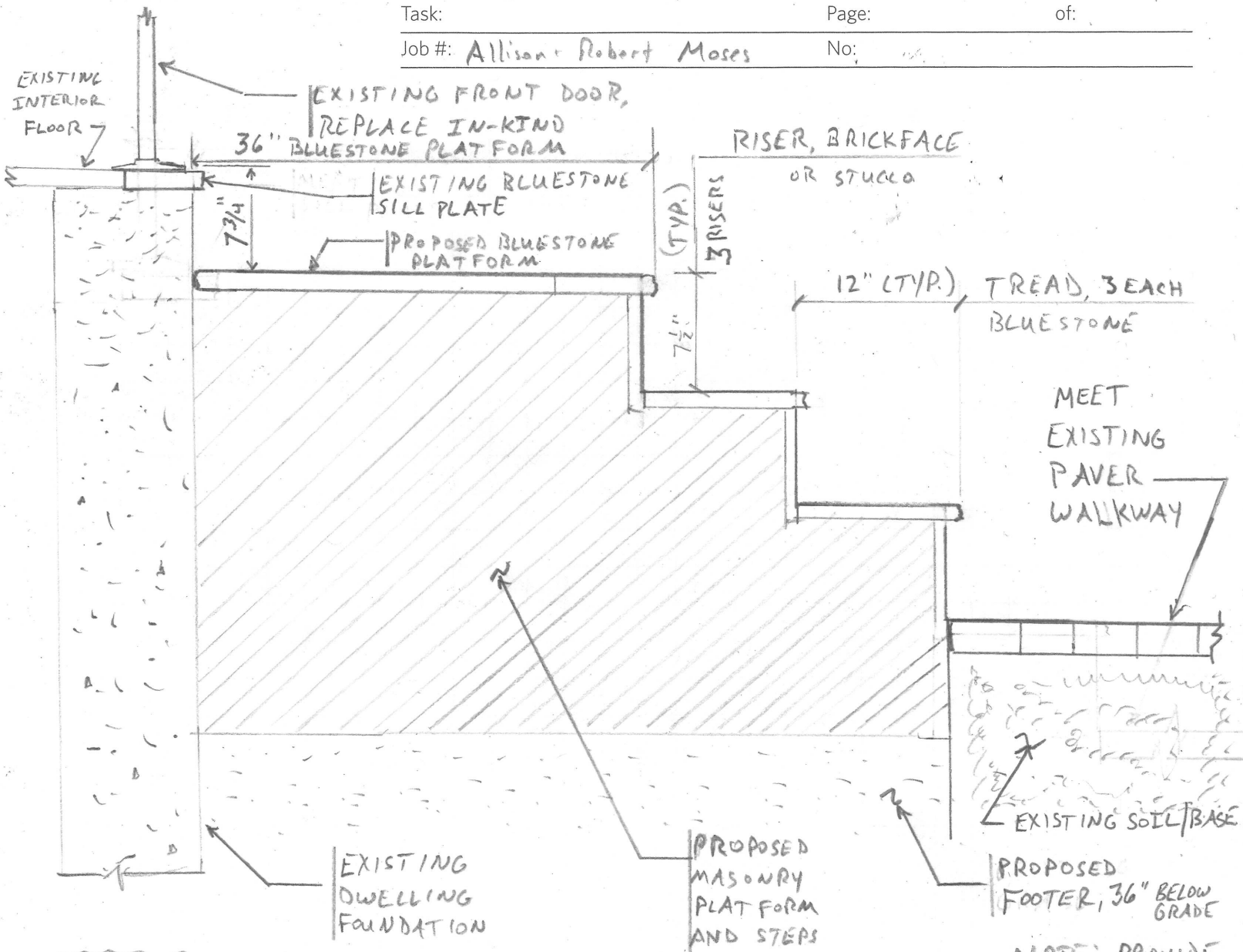
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Job #: Allison + Robert Moses

No:



PROPOSED MASONRY PLATFORM AND STEPS - ELEVATION
 SCALE: 1" = 1'-0"

NOTE: PROVIDE RAILINGS PER CODE, NOT SHOWN

EXISTING MASONRY STEPS TO BE REMOVED
 NTS

