



**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, 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

April 12, 2021

Michael and Elizabeth Aliano
688 Asbury Street
New Milford, New Jersey 07646

Re: Permit Application.

Dear Mr. and Mrs. Aliano,

This letter is to inform you that your application to construct a two-story addition at the above address has been denied. The construction violates Borough codes 30-21.4 (c) (1) (2), building coverage, 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

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 Mike + Liza Aliano Proposed Project Additions Corner Property YES [] NO ☒

Job Location 688 Asbury Phone Number [REDACTED]

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 55' Existing 12.07' Proposed N/C Yes [] No []

Rear Yard Setback (30-21.5b)

Requirement 31.25' Existing 74.75' Proposed 65.93' Yes [] No ☒

Right Side Yard Setback (30-21.5c)

Requirement 10' Existing 16.13' Proposed 16.09' Yes [] No ☒

Left Side Yard Setback (30-21.5c)

Requirement 10' Existing 7.37' Proposed N/C Yes [] No []

Corner Setback (30-21.5c1 & c2)

Requirement 30' Existing _____ Proposed _____ Yes [] No []

Height (30-21.6)

Requirement 30' Existing 25.92' Proposed 23.08' Yes [] No ☒

Stories (30-21.6) & definition of story

Requirement 2 1/2 stories Existing 2 Proposed 2 Yes [] No ☒

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

Your lot size 6250 SQ. FT. x 0.20 = 1250 SQ. FT. ← Your requirement (A)

Maximum Total Impervious Coverage Requirements (30-21.4)

Your lot size 6250 SQ. FT. x 0.40 = 2500 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	872	1060	
2	DETACHED GARAGE	381	381	
3	ROOFED PORCHES, PATIOS AND BREEZEWAYS	-	-	
4	STORAGE SHEDS	-	-	
5	OTHER ACCESSORY BULDINGS	-	-	
6	DRIVEWAYS AND PARKING AREAS	1480	1480	
7	OPEN PORCHES, TERRACES, PATIOS AND DECKS	-	-	
8	STEPS AND WALKWAYS	79	79	
9	SWIMMING POOLS	-	-	
10	OTHER IMPERVIOUS SURFACES	-	-	
11	TOTAL BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5)	1253 S.F. 20.05 %	1441 S.F. 23.06 %	DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT AREA TO DETERMINE % OF COVERAGE
12	TOTAL IMPERVIOUS COVERAGE (ADD ITEMS 1 THROUGH 10)	2812 S.F. 44.99 %	3000 S.F. 48.00 %	

BUILDING COVERAGE:

Required 1250 sf (A), Proposed 1441 (11)

Variance Needed

Yes ☒ No ☐

TOTAL IMPERVIOUS LOT COVERAGE

Required 2500 sf (B), Proposed 3000 (12)

Yes ☒ 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 _____

Phone Number [REDACTED]

For Office Use Only:

Approved ☐ Denied ☒ Variances Needed: 30-21.4(c)(1)(2)

Vince Cahill DATE 4/12/2021

Vince Cahill - Zoning Officer 201-967-8172