

# CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor

Tenafly, NJ 07670

MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)

N.J., N.Y., & D.C. Bars 201 266 8301 (f)

Capizzilaw.com

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New York Office:

1 Blue Hill Plaza

Lobby Level, Suite 1509

Pearl River, NY 10965

Reply to New Jersey Office

November 22, 2022

## **Initial Submittal for Completeness Review**

### **Via Overnight Mail**

Maureen Oppelaar – Secretary

Borough of New Milford Zoning Board of Adjustment

930 River Road

New Milford, NJ 07646

Re: Mitchell – New Milford ZBA (the “Applicant”)  
396 Graphic Boulevard; Block 818, Lot 2 (the “Property”)

Dear Ms. Oppelaar:

This office represents the Applicant regarding their variance application before the New Milford Zoning Board of Adjustment seeking variance relief as to the construction of an addition atop the existing dwelling. To that end, enclosed please find the following for completeness review:

1. Notice of Appeal Zoning Board of Adjustment with Rider to the Application and Letter of Denial dated October 23, 2022 attached thereto (17 copies);
2. Borough of New Milford Zoning Work Sheet (17 copies);
3. Highlighted Tax Map (17 copies);
4. As-Built Survey prepared by Ampol Surveying, LLC dated October 29, 2021 (17 copies);
5. Architectural Plan prepared by William G. Severino Architect, LLC dated July 13, 2022 and last revised as of October 5, 2022 consisting of five (5) sheets (17 copies); and
6. Applicant’s W9 and Checks:
  - Check # 2161 in the amount of \$350.00 (Application Fee)
  - Check # 2162 in the amount of \$1,500.00 (Escrow Fee).

Maureen Oppelaar – Secretary

November 22, 2022

Page 2 of 2

Kindly advise when this matter has been deemed complete and assigned a hearing date before the New Milford Zoning Board of Adjustment.

Thank you.

Very truly yours,

*Gloria Duby*

Gloria Duby, Paralegal

MGC/gd  
Enclosures

Application # \_\_\_\_\_

**NOTICE OF APPEAL  
ZONING BOARD OF ADJUSTMENT  
BOROUGH OF NEW MILFORD, BERGEN COUNTY, NJ 07646**

Property Address 396 Graphic Boulevard, New Milford NJ 07646 Subject to Sale agreement (YES ☒ NO ☐)

Block 818 Lot 2 Zone (Residential) - Business- Townhome - other \_\_\_\_\_

Size of Lot 14,000 Sq. Ft. Present use (Residential) - Business- Townhome- other \_\_\_\_\_

☒ Owned ☐ Leased - If property is within 200' of Borough line name adjacent municipality(ies) N/A

Name of Owner Robert and Adelina Mitchell Telephone \_\_\_\_\_

Owner's Address (if different from above) \_\_\_\_\_

Name of Applicant (if not homeowner) Robert and Adelina Mitchell c/o Matthew G. Capizzi, Esq.

Applicant address 11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670 Phone Number 201-266-8300

Name of Attorney Matthew G. Capizzi, Esq. Phone Number 201-266-8300 Attending Meeting Yes

Name of Architect William G. Severino, A.I.A. Phone Number 201-615-7001 Attending Meeting Yes

The applicant/homeowner hereby seeks relief from section (s) 30-21.5(a)(1), 30-21.5(a)(4), and 30-21.5(c)(2) 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).

Minimum Front Yard Setback as to Graphic Boulevard (30' Minimum Required v. 29.2' Existing and Proposed); and Minimum Exterior Side Yard Setback as to Holly Street (30' Minimum Required v. 20.3' Existing and Proposed);

	Lot Area	Front	Right Side	Left Side	Corner	Rear	Height	Building Coverage
See attached Rider								
Required	<u>7,500 sq.ft.</u>	_____	_____	_____	_____	_____	_____	_____
Existing	_____	_____	_____	_____	_____	_____	_____	_____
Proposed	<u>n/a</u>	_____	_____	_____	_____	_____	_____	_____
Difference	<u>n/a</u>	_____	_____	_____	_____	_____	_____	_____

Driveway Width Required \_\_\_\_\_ Existing 24' Proposed 24' Curb Cut [ ☒ Y ☐ N ] Size \_\_\_\_\_

Are trees being removed YES ☒ NO ☐ How many \_\_\_\_\_ Shade Tree Commission date approved \_\_\_\_\_

Signature of Applicant Matthew G. Capizzi, Esq. Date 11/22/2022

Filed on behalf of Applicant by Matthew G. Capizzi, Esq. Title Applicant's Attorney

Robert and Adelina Mitchell  
396 Graphic Boulevard, New Milford NJ  
Block: 818, Lot: 2

Rider to the Borough of New Milford Notice of Appeal Zoning Board of  
Adjustment Application

	Lot Area	Front Yard Setback as to Graphic Boulevard	Exterior Side Yard Setback as to Holly Street	Right Side	Rear	Height	Building Coverage
Required	7,500 Sq. Ft.	30'	30'	10'	35'	30'	20%
Existing	14,000 Sq. Ft.	29.2'	20.3'	10.2'	67.5'	29'	16.37%
Proposed	No change	29.2' (V) <sup>1</sup>	20.3' (V) <sup>2</sup>	No change	No change	No change	No change

**(V) = Variance**

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<sup>1</sup> Additions follow existing non-conforming setback along Graphic Boulevard

<sup>2</sup> Additions follow existing non-conforming setback along Holly Street





**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](mailto:vcahill@newmilfordboro.com)

SYL BRESA, CPWM  
Superintendent of Public Works  
Property Maintenance Officer  
[sbresa@newmilfordboro.com](mailto:sbresa@newmilfordboro.com)

October 23, 2022

Mr. Robert Mitchell  
396 Graphic Boulevard  
New Milford, New Jersey 07646

Re: Permit Application 396 Graphic Boulevard, block 818 lot 2

Dear Mr. Mitchell,

This letter is to inform you that your application to construct an addition/renovation at the above address has been denied. The construction violates Borough codes 30-21.5 (a)(1) front yards, 30-21.5 (a)(4) corner lot, 30-21.5 (c)(2) side yard setback, and any other that the Board may deem necessary. As a corner lot there should be a 30-foot setback where yours is 20.3 feet. There should be a front yard setback of 30-feet where yours is 29.5 feet.

**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.

4. In case of a corner lot, the owner shall designate either of the two exterior yards as the front yard, the other to be governed by the side yard provision of this subsection.

**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 this project is approved by the board for a variance your seepage pit must be reviewed by an engineer to determine if it is large enough to handle the additional capacity.

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,

A handwritten signature in black ink, appearing to read "Vincent A. Cahill". The signature is fluid and cursive, with the first name "Vincent" being more prominent and the last name "Cahill" following in a similar style.

Vincent A Cahill, CPWM, CFM, CIS, 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 Robert Mitchell Proposed Project addition / Renovation Corner Property YES [☒] NO [☐]Job Location 396 Graphic Blvd Phone Number 201 443 5258**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 30' Existing 29.2' Proposed 29.2' Yes [☐] No [☒]**Rear Yard Setback (30-21.5b)**Requirement 35' Existing 67.94' Proposed 67.94' Yes [☐] No [☒]**Right Side Yard Setback (30-21.5c)**Requirement 10' Existing 10.0' Proposed 10.0' Yes [☐] No [☒]**Left Side Yard Setback (30-21.5c)**Requirement N/A Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Yes [☐] No [☒]**Corner Setback (30-21.5c1 & c2)**Requirement 30' Existing 20.3' Proposed 20.3' Yes [☐] No [☒]**Height (30-21.6)**Requirement 30' Existing 21.0' Proposed 29.0' Yes [☐] No [☒]**Stories (30-21.6) & definition of story**Requirement 2 1/2 stories Existing 2 Proposed 2 1/2 Yes [☐] No [☒]**Maximum Building Coverage Requirements determined by lot size (30-21.4)**Your lot size 14,000 SQ. FT. x 0.20 = 2,800 SQ. FT. ← Your requirement (A)**Maximum Total Impervious Coverage Requirements (30-21.4)**Your lot size 14,000 SQ. FT. x 0.40 = 5,600 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	2291.74	2291.74	
2	DETACHED GARAGE	—	—	
3	ROOFED PORCHES, PATIOS AND BREEZEWAYS	—	—	
4	STORAGE SHEDS	64	64	
5	OTHER ACCESSORY BUILDINGS	—	—	
6	DRIVEWAYS AND PARKING AREAS	850	850	
7	OPEN PORCHES, TERRACES, PATIOS AND DECKS	890	890	
8	STEPS AND WALKWAYS	310	310	
9	SWIMMING POOLS	—	—	
10	OTHER IMPERVIOUS SURFACES	—	—	
11	TOTAL BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5)	2291.74 F. 16.37 %	2291.74 F. 16.37 %	DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT AREA TO DETERMINE % OF COVERAGE
12	TOTAL IMPERVIOUS COVERAGE (ADD ITEMS 1 THROUGH 10)	4405.74 F. 31.46 %	4405.74 F. 31.46 %	

Variance Needed

**BUILDING COVERAGE:** Required 2800 (A), Proposed: 2291.74(11) Yes [ ] No ☒   
**TOTAL IMPERVIOUS LOT COVERAGE** Required 5600 (B), Proposed: 4405.74(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.

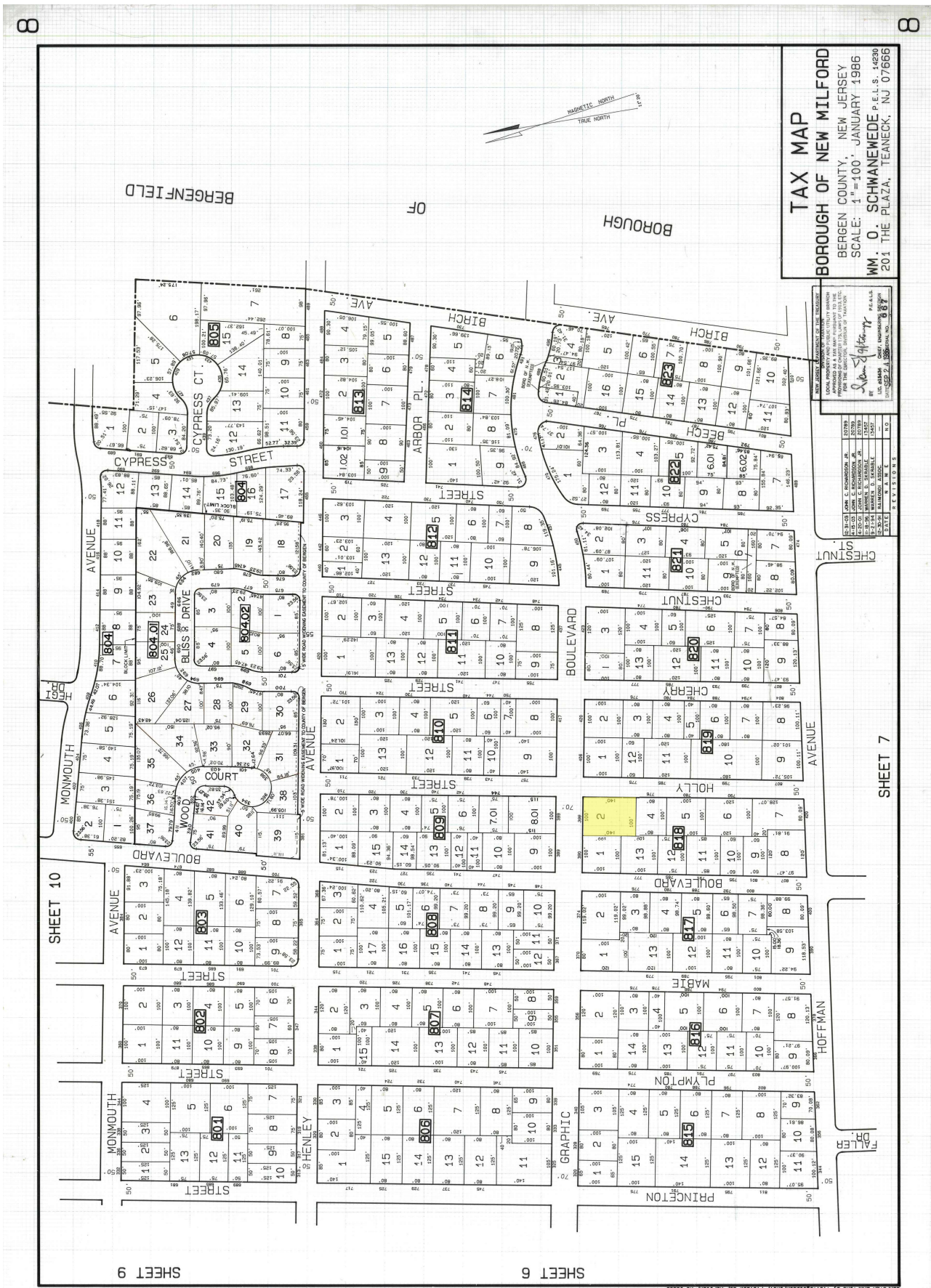
Survey and as built plans may be required for this project.

Homeowner/ Architect/ Contractor Signature [Signature] Phone Number 201 443 5258

For Office Use Only:

Approved [ ] Denied ☒ Variances Needed: 30-21.5(A)(1) 30-21.5(C)(2) 30-21.5(A)(4)   
DATE \_\_\_\_\_

Vince Cahill – Zoning Officer 201-967-8172

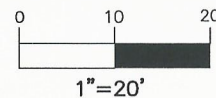




NORTH



V. BOOK 2978 PG 1



## GRAPHIC BOULEVARD

(70' R.O.W. AS PER TAX MAP)

CONC. CURB

CONC. SIDEWALK

POINT OF BEGINNING

S 76°30' E

100.00'

BLOCK DRIVEWAY

BLOCK

BLOCK WALL

BLOCK WALL

LOT 1

FEN 0.5'

140.00'

30.36'

DWELLING

PVC FENCE

9.9'

10.4'

GARAGE

BLOCK

1 STORY

2 STORY STUCCO DWELLING #396

1 STORY

SPA

AC

SEEPAGE PIT

SHED

FEN 0.5'

RUBBERIZED PATIO

BLOCK

WALL

WALL

WALL

BLOCK

BLOCK WALL

PVC FENCE

CONC. CURB

HOLLY STREET

(50' R.O.W. AS PER TAX MAP)

WALL CONC. SIDEWALK

LOT 13

N 13°30' E

FEN 1.4'

FEN 0.3'

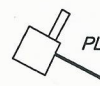
PVC FENCE

N 76°30' W

LOT 4

LOT 2

BLOCK 818



PLAY STRUCTURE

100.00'

S 13°30' W

FEN 0.4'

## MAP REFERENCE:

1. TAX MAP OF THE BOROUGH OF NEW MILFORD SHEET NUMBER 8.
2. MAP ENTITLED: "SECTION NO. 2 MAP OF BERGEN MANOR, BERGENFIELD DEVELOPMENT CORPORATION" FILED ON NOVEMBER 24, 1926 AS MAP #2180.

## DEED REFERENCE:

1. VIRTUAL BOOK 2978 PAGE 1 MADE ON MAY 31, 2018.

CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA28228600

## AS-BUILT SURVEY

396 GRAPHIC BOULEVARD LOT 2 BLOCK 818  
BOROUGH OF NEW MILFORD BERGEN COUNTY  
NEW JERSEY

## AMPOL SURVEYING, LLC

24 Woodland Court, Kinnelon, NJ 07405

Telephone: (973) 838-4649 Fax: (973) 909-9206 E-mail: ampsurv@optimum.net

## SURVEYOR'S CERTIFICATION:

TO: ROBERT MITCHELL & ADELINA GARABET-MITCHELL, I CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS A RESULT OF A FIELD SURVEY MADE ON 10-29-21 UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF ENGINEERS AND LAND SURVEYORS.

I DECLARE THAT THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. ALSO, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH CONTRACTUAL AGREEMENT. THE PROPERTY LINES SHOWN HEREON REPRESENT, UNLESS OTHERWISE NOTED, THE LINES DESCRIBED IN THE RECORD DOCUMENTS REFERENCED HEREON.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES.

## NOTES:

1. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/ OR THE CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE OR ASSUME ANY LIABILITY FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO SURVEY AFFIDAVIT, RESALE OF THE PROPERTY OR ASSIGNMENT OF THE SURVEY TO ANY PERSON NOT SO NAMED.
2. SUBJECT TO EASEMENTS AND RIGHT-OF-WAY OF RECORDS.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. IT IS SUBJECT TO FACTS THAT A TITLE SEARCH MAY DISCLOSE.
4. CONTAINING: 14,000 SQ. FT.; 0.32 ACRES MORE OR LESS.
5. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

DATE: 10-29-21  
PROJECT: NMIL5-21  
SCALE: 1"=20'

Jerzy Baraniewicz, P.L.S.  
Professional Land Surveyor

New Jersey License No. 43282  
New York License No. 050767



396 GRAPHIC BOULEVARD  
BOROUGH OF NEW MILFORD, NEW JERSEY  
RESIDENTIAL ADDITION

## A photograph of a light blue two-story house with a white garage, a paved driveway, and a green lawn. The house features a balcony, a circular window, and a brick walkway leading to the front door. A black car is parked in the driveway.



Use Group: R-5                      Construction Classification: V-B  
All work shall conform to the following codes:

International Residential Code - NJ ed. , 2018  
New Jersey Uniform Construction Code -  
Rehabilitation Sub-code - NJAC 5:23-6  
International Energy Conservation Code, 2018 (Residential)  
International Mechanical Code, 2018  
National Electric Code, 2017  
National Standard Plumbing Code, 2018  
International Fuel Gas Code, 2018

<u>BUILDING AREA</u>	Existing	Proposed	Total
Second Floor:	860.1 S.F.	1,123.6 S.F.	1,983.7 S.F.
First Floor:	1,607.0 S.F.	0 S.F.	1,607.0 S.F.
Garage:	725.4 S.F.	0 S.F.	725.4 S.F.
<b>Total:</b>	<b>3,192.5 S.F.</b>	<b>1,123.6 S.F.</b>	<b>4,316.1 S.F.</b>

<b>BUILDING VOLUME</b>		Existing	Proposed	Total
Second Floor:	sf x 8.83ft =	7,595 CuFt	9,921 CuFt	17,516 CuFt
First Floor:	sf x 9.00ft =	14,463 CuFt	0 CuFt	14,463 CuFt
Garage:	sf x 9.00ft =	6,529 CuFt	0 CuFt	6,529 CuFt
<b>Total:</b>		<b>28,587 CuFt</b>	<b>9,921 CuFt</b>	<b>38,508 CuFt</b>

LOT:	2	BLOCK:	818
ZONE:	A ZONE - RESIDENTIAL		
CONSTRUCTION CLASS:	V-B		
USE GROUP:	R-5		

TABLE OF AREA, YARD AND BUILDING REQUIREMENTS				
ONE FAMILY				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT REQUIREMENTS				
MAX. NO. OF FAMILIES	1	1	1	NO
LOT AREA (MIN.)	7,500 S.F.	14,000 SF	14,000 SF	NO
LOT WIDTH (MIN.)	75 FT	100 FT	100 FT	NO
LOT DEPTH (MIN.)	100 FT	140 FT	140 FT	NO
MINIMUM REQUIRED YARD DEPTHS - PRINCIPAL STRUCTURE				
FRONT YARD - GRAPHIC	30.0 FT	29.2 FT	29.2 FT	EXIST.
FRONT YARD - HOLLY	30.0 FT	20.3 FT	20.3 FT	YES
REAR YARD - 25% OF TOTAL	35.0 FT	67.5 FT	67.5 FT	NO
SIDE YARD, MIN.	10.0 FT	10.2 FT	10.2 FT	NO
BULK REQUIREMENTS				
MAX. BUILDING HEIGHT	30.0 FT	29.0 FT	29.0 FT	NO
STORIES / HEIGHT	2.5	2.5	2.5	NO
MAX. BUILDING COVERAGE	20% 2,800 S.F.	16.37% 2,291.74 SF	16.37% 2,291.74 SF	NO
MAX. IMPERVIOUS COVERAGE	40% 5,600 S.F.	31.02% 4,342 SF	31.02% 4,342 SF	NO
OFF STREET PARKING	2 SPACES	4 SPACES	4 SPACES	NO

## ARCHITECTURAL

T-1 TITLE SHEET, SITE DIAGRAM



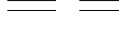



A-101 FIRST FLOOR PLAN

A-102 SECOND FLOOR PLAN












A-201 ELEVATIONS

A-202 ELEVATIONS

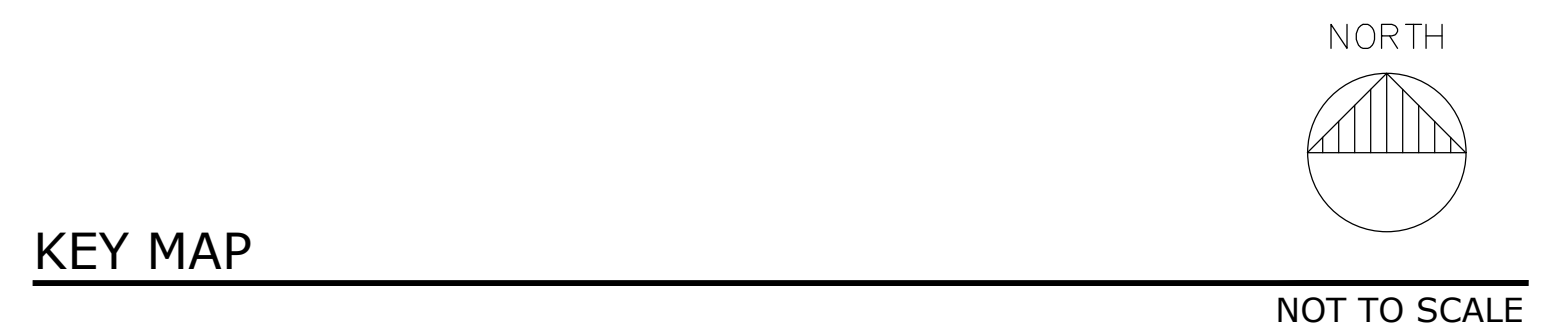
## WALL AND DOOR SYMBOLS

	EXISTING WALL TO REMAIN
	NEW WALL TO BE CONSTRUCTED SEE BUILDING SECTION FOR DETAILS
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO REMAIN.
	EXISTING DOOR TO BE REMOVED
	NEW DOOR TO BE INSTALLED

## GENERAL SYMBOLS

	DETAIL NUMBER
	DETAIL DESIGNATION
	SHEET NUMBER
	SECTION NUMBER
	SECTION DESIGNATION
	SHEET NUMBER
	ELEV. NUMBER
	ELEVATION DESIGNATION
	SHEET NUMBER
	COLUMN GRID DESIGNATION
	REVISION DESIGNATION

A map of Milford, New Jersey, with a black dot and a line pointing to the location of 396 Graphic Blvd, New Milford, NJ 07646. The map shows a grid of streets including Henley Ave, Graphic Blvd, Hoffman Ave, and others. Several landmarks are labeled, such as the First Baptist Church of New Milford, Welsh Farms, Berkley Street Elementary School, and the Adelphi Orchestra. The map also shows the locations of various schools and parks.



**HOLLY STREET**  
50' R.O.W. ASPERTAX MAP

**NEW SECOND STORY ADDITION OVER EXISTING (389 SF)**

**NEW GABLED ROOF OVER ENTIRE DWELLING**

**EXISTING SECOND STORY BALCONY OVER EXISTING (245 SF)**

**EXISTING FRONT WALK TO REMAIN (310 SF)**

**NEW SECOND STORY ADDITION OVER EXISTING GARAGE (735 SF)**

**NEW SECOND STORY BALCONY OVER EXISTING GARAGE (103 SF)**

**EXISTING ASPHALT DRIVEWAY TO REMAIN (850 SF)**

**EXISTING PAVER PATIO TO REMAIN (890 SF)**

**LOT 13**

**LOT 1**

**BLOCK 818 LOT 2**

**2 STORY DWELLING NO. 396**

**1 STORY**

**WALL BLOCK**

**SEEPAGE PIT**

**SPA**

**SHED**

**DWELLING**

**CONC. SIDEWALK**

**CONC. CURB**

**GRAPHIC BOULEVARD**  
70' R.O.W. AS PER TAX MAP

**THE INFORMATION IN THIS SITE DIAGRAM WAS TAKEN FROM A DRAWING ENTITLED 'AS-BUILT SURVEY, 396 GRAPHIC BOULEVARD, LOT 2, BLOCK 818, BOROUGH OF NEW MILFORD, BERGEN COUNTY, NEW JERSEY', DATED OCTOBER 29, 2021, BY JERZY BARANIEWICZ, P.L.S., NJLS LIC. 43282, AMPOL SURVEYING, LLC, KINNELON, NJ**

**SCALE: 1" = 20'**









WINSTON G. SEVERINO  
ARCHITECT, LLC  
REGISTERED ARCHITECT NJ 21A101374500  
104 SUMMIT CIRCLE  
LITTLE FERRY, NJ 07643  
201-615-7001 TEL  
201-329-9380 FAX  
BILL.WGS-ARCH@VERIZON.NET  
WWW.SEVERINOARCHITECT.COM

PROJECT  
ADDITION / ALTERATIONS TO  
THE MITCHELL RESIDENCE  
396 GRAPHIC BOULEVARD  
NEW MILFORD, NEW JERSEY 07646

ROBERT & ADELINA MITCHELL  
396 GRAPHIC BOULEVARD  
NEW MILFORD, NEW JERSEY 07646

## SECOND FLOOR PLAN

TE: JULY 13, 2022

AS SHOWN

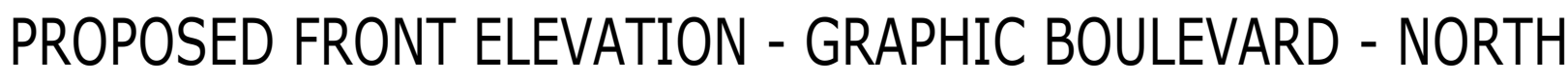
AWN BY: WGS	CHECKED BY: WGS
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PROJECT NO.: 2022-22

DRAWING NO.

# A-102

[illegible]



### PROPOSED SIDE ELEVATION - WEST

A-201

A-202