



**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)

December 13, 2021

Mr. and Mrs. Hiram Quinones  
308 Myrtle Avenue  
New Milford, New Jersey 07646

Re: Permit Application 308 Myrtle Avenue Block 1214 lot 14.

Dear Mr. and Mrs. Quinones,

This letter is to inform you that your application to construct a new home at the above address has been denied. The construction violates Borough codes 30-21.4 (c) (1) maximum building coverage, 30-21.4 (c) (2) maximum total impervious coverage, and any other that the Board may deem necessary.

Your lot size is 7,500 square feet (sq ft) and you are permitted 1,500 sq ft of building coverage and your request is 2,112 sq ft or 28.16% where 20% is allowed. This is 612 sq ft over the allowed. You are permitted 3,000 sq ft of total impervious coverage and your request is 3575 sq ft or 47.6% where 40 percent is allowed. This is 575 sq ft over the allowed.

If approved by the Board, you will be required to post escrow fees and plans and specifications for seepage pit and soil movement permit review as well as permit fees.

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, 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

Owner Mr. & Mrs. Quinones Proposed Project New 1 family house Corner Property YES [ ] NO [  ]

Project address 308 Myrtle Ave. Phone Number 201-638-9588

E-mail address Hiram.a.quinones@gmail.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**

<b>Front Yard Setback (30-21.5)</b> (Include separate front yard worksheet for all porches, porticos)	Variance Needed
Requirement <u>25.0'</u> Existing <u>25.0'</u> Proposed <u>25.1</u>	Yes [ ] No [ <input checked="" type="checkbox"/> ]
<b>Rear Yard Setback (30-21.5b)</b>	
Requirement <u>25.0'</u> Existing <u>35.0'</u> Proposed <u>29.9'</u>	Yes [ ] No [ <input checked="" type="checkbox"/> ]
<b>Right Side Yard Setback (30-21.5c)</b>	
Requirement <u>10.0'</u> Existing <u>17.7'</u> Proposed <u>10.0'</u>	Yes [ ] No [ <input checked="" type="checkbox"/> ]
<b>Left Side Yard Setback (30-21.5c)</b>	
Requirement <u>10.0'</u> Existing <u>16.4'</u> Proposed <u>10.0'</u>	Yes [ ] No [ <input checked="" type="checkbox"/> ]
<b>Corner Setback (30-21.5c1 &amp; c2)</b>	
Requirement <u>30'</u> Existing <u>n/a</u> Proposed <u>n/a</u>	Yes [ ] No [ <input checked="" type="checkbox"/> ]
<b>Height (30-21.6)</b>	
Requirement <u>30'</u> Existing <u>18.0'</u> Proposed <u>29.0'</u>	Yes [ ] No [ <input checked="" type="checkbox"/> ]
<b>Stories (30-21.6) &amp; definition of story</b>	
Requirement <u>2 1/2 stories</u> Existing <u>1 1/2</u> Proposed <u>2</u>	Yes [ ] No [ <input checked="" type="checkbox"/> ]

**Maximum Building Coverage Requirements determined by lot size (30-21.4)**  
Your lot size 7500 SQ. FT. x 0.20 = 1500 SQ. FT. ←Your requirement (A)

**Maximum Total Impervious Coverage Requirements (30-21.4)**  
Your lot size 7500 SQ. FT. x 0.40 = 3000 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	1168	1912	
2	DETACHED GARAGE			
3	ROOFED PORCHES, PATIOS AND BREEZEWAYS		200	
4	STORAGE SHEDS			
5	OTHER ACCESSORY BULDINGS			
6	DRIVEWAYS AND PARKING AREAS	739	650	
7	OPEN PORCHES, TERRACES, PATIOS AND DECKS		58	
8	STEPS AND WALKWAYS	852	703	
9	SWIMMING POOLS			
10	OTHER IMPERVIOUS SURFACES		52	A/C pads & window wells
11	<b>TOTAL BUILDING COVERAGE</b> (ADD ITEMS 1 THROUGH 5)	1168 S.F. 0.1557333 %	2112 S.F. 0.2816 %	DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT AREA TO DETERMINE % OF COVERAGE
12	<b>TOTAL IMPERVIOUS COVERAGE</b> (ADD ITEMS 1 THROUGH 10)	2759 S.F. 0.3678666 %	3575 S.F. 0.4766666 %	

Variance Needed

**BUILDING COVERAGE:** Required 1500 (A), Proposed: 2112 (11) Yes  No

**TOTAL IMPERVIOUS LOT COVERAGE** Required 3000 (B), Proposed: 3575 (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 201-952-1500  
*ARCHITECT FOR OWNER.*

<b>For Office Use Only:</b>	
Approved <input type="checkbox"/>	Denied <input checked="" type="checkbox"/> Variances Needed: <u>30-21.4 (c) (1) (2)</u>
<u><i>[Signature]</i></u> DATE <u>12-13-2021</u>	
Vince Cahill – Zoning Officer 201-967-8172	