

SCHWANWEDE HALS & VINCE
ENGINEERING • LAND SURVEYING • PLANNING

March 20, 2023

Zoning Board of Adjustment
Borough of Tenafly
100 Riveredge Road
Tenafly, NJ 07670

Re: Variance Application – Michael Cangelosi
274 Woodland Street, Block 3002 – Lot 4.01
Tenafly, NJ

Dear Board Members:

I have made a site inspection and reviewed the following:

- a. Site Plan entitled “Soil Erosion & Sediment Control Plan, Soil Moving Plan, Block 3002 – Lot 4.01, #274 Woodland Street for Michael Cangelosi, Bough of Tenafly, Bergen County, New Jersey” prepared by Map Engineering, Inc., last revised December 12, 2022, containing 2 pages.
- b. Survey entitled “Survey of Property, Tax Lot 4.01 – Block 3002, 274 Woodland Street, Borough of Tenafly, Bergen County, New Jersey” prepared by Schmidt Survey, dated November 17, 2021.
- c. Architectural Plans of proposed conditions entitled “Cangelosi Residence, 274 Woodland Street, Tenafly, New Jersey”, prepared by Axis Architectural Group, dated April 12, 2022, last revised July 19, 2022, containing 5 pages.
- d. Architectural Plans of existing conditions entitled “Cangelosi Residence, 274 Woodland Street, Tenafly, New Jersey”, prepared by Axis Architectural Group, dated April 12, 2022, containing 4 pages.
- e. Variance Application

My review finds the application complete. My comments are as follows:

1. Owner/Applicant
Michael Cangelosi
274 Woodland Street
Tenafly, New Jersey 07670
2. The property is commonly known as 274 Woodland Street and is Lot 4.01 in Block 3002.
3. The property is located on the westerly side of Woodland Street approximately 460’ south of East Clinton Avenue. The lot is located in the R-40 Residence Zone District and is 50,831 SF

in size. The property contains a one-story dwelling, driveway, rear deck, patios, and a swimming pool.

4. The applicant is proposing an addition to the front of the house for the expansion of the living area on the first floor and the garage area at the basement level. The driveway is proposed to be expanded across the front of the property to create a circular driveway with additional parking. Seepage pits are proposed in the front yard to control the runoff from the new driveway and the addition.

- The proposed addition is to be added to the front of the home. The new addition is proposed with a front yard setback of 40.3' where 45' is required.
- The proposed addition will increase the building coverage by 648 SF from 9.3% to 10.5% where 12.5% is permitted.
- The impervious coverage on the property is to be increased by 2,699 SF from 24.2% to 29.5% where 25% maximum is permitted.
- The new addition will increase the Floor Area Ratio (FAR) from 6.2% to 7.4% where 18.75% maximum is permitted.
- The new driveway across the front of the lot will increase the front yard driveway coverage from 5.4% to 39.3% where a maximum of 30% is permitted.
- The existing home has side yard setbacks of 20.6' and 57.1' where 20' minimum required. The existing combined side yard setback is 46.2% of the lot width where 27% is required. The proposed building addition will not impact the existing side yard setbacks.

5. The bulk requirements of the R-10 Zone District are as follows:

	Required	Existing	Proposed
Minimum Lot Area	40,000 SF	50,831 SF	50,831 SF
Min. Lot Width @ Setback	90'	155.4'	155.4'
Min. Lot Width @ R.O.W.	150'	168'	168'
Minimum Front Yard	45'	50.5'	40.3' **
Minimum Rear Yard	30'	156.9'	156.9'
Minimum Side Yard	20'	20.6'/57.1'	20.6'/57.1'
Combined Side Yard	27% (45.4')	46.2% (77.7')	46.2% (77.7')
Maximum Building Cov.	12.5%	9.3 %	10.5 %
Maximum Impervious Cov.	25%	24.2%	29.5% **
FAR	18.75%	6.2%	7.4%
Driveway Coverage	30% of Front Yard	5.4%	39.3% **
Principal Building Height	2 ½ stories/30'	1 story/23.5'	1 story /28.8'

** Variance required
 (enc) existing non-conforming

6. The following variances have been identified.

- a. Front Yard Setback (Chapter 35-801.4.b Schedule B & 35-802.12)
 - 45' required
 - 40.3' proposed
- b. Maximum Impervious Coverage (Chapter 35-801.4.b Schedule B)
 - 25% maximum
 - 29.5% proposed
- c. Front Yard Driveway Coverage (Chapter 35-804.4.a.2)
 - 30% maximum
 - 39.3% proposed

7. Woodland Street (60' wide) has a street width greater than 50 feet. Chapter 35-802.12 requires the front yard setback to be increased by 1/2 the difference between 50 feet and said street-width. The required front yard setback on Woodland Street is increased from 40' to 45'.

8. The area of the proposed front yard is the area between the front street line and the front line of the proposed house which is 40.3' from the street. The front yard area was calculated to be 6,480 SF. The area of the front yard covered by the proposed driveway was estimated to be 2,550 SF. The proposed driveway coverage of the front yard was estimated to be 39.3%.

9. The proposed drainage system needs to be reconfigured. The plan does not accurately show all of the existing piping from Woodland Street that is located under the driveway.

The existing driveway is located at the low point of Woodland Street. During intense rain events the stormwater builds up in the roadway and overtops the driveway entrance and flows down the driveway to the drainage inlets at the end of the driveway. The existing trench drain at the entrance of the driveway is piped to the inlets at the end of the driveway in an 18" pipe.

Connecting the existing trench drain to the proposed seepage pits will cause the system to surcharge.

The proposed trench drain across the existing driveway should be reconsidered. Connecting the trench drain to the proposed seepage pits will cause the system to surcharge.

10. The plot plan shows 4 seepage pits to be installed to control the roof runoff. The plan labels only 3 seepage pits to be installed. The discrepancy needs to be corrected. Soil tests will need to be performed to substantiate the proposed design and must be witnessed by the Board Engineer.

“C” variance - The applicant is requesting “C” variances and is required to address the requirements of the Municipal Land Use Law (MLUL) N.J.S.A. 40:55D-70(c), commonly known as ‘c’ variance requirements. The statute provides two approaches by which a variance can be granted from the bulk requirements of a zoning ordinance.

The first approach is the c(1) or hardship reasons caused by:

- a) exceptional narrowness, shallowness or shape of a specific piece of property; or*
- b) or exceptional topographic conditions or physical features uniquely affecting a specific piece of property; or*
- c) extraordinary and exceptional situation uniquely affecting a specific piece of property.*

The second approach involves the so-called flexible “c” or c(2) variances where:

- a) the granting of the variance will advance the intents and purposes of the Municipal Land Use Law;*
- b) the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.*

In addition, the applicant must also address the Negative Criteria to bulk variances. The variances can be granted:

- a) without substantial detriment to the public good;*
- b) will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.*

Very truly yours,

SCHWANEWEDE HALS & VINCE
Professional Engineers and Land Surveyors



David A. Hals, P.E., L.S., P.P. & C.M.E.
Zoning Board Engineer