

ZONING BOARD OF ADJUSTMENT
BOROUGH OF WALDWICK
APPLICATION FORM
Hardship Variance

Completed by Zoning Board:

Application No. 25.5Date Received by Zoning Board 9.12.08Hearing Date: 9.24.08

COMPLETED BY APPLICANT: Address of Premises 107 East Prospect Street
Block 41 Lot 46 Zone _____
Size of Premises 10,000 S.F.

1. APPLICANT applies to the Waldwick Zoning Board for relief from the terms of Article 14 Section 97-119.1.c.c. of the Waldwick Zoning Ordinance to permit:

(Describe proposal) Build a 1-story right side addition

2. The type of relief requested by Applicant is:
(Check which type of variance you are applying for. This information can be received from the Zoning Official:)
- ☒ Hardship Variance
☐ Appeal Decision of Zoning Officer

3. The reasons which justify the granting of the relief requested are as follows:
(Explain exceptional and unique situations of the property which exist and how the zoning regulations affect you plan. Explain why the Board should grant the variance)

Existing non-conforming side yard setback
side yard setback: 10 ft. required, 5.9 feet existing

4. Name of Applicant: Siman Malekson Address: 107 East Prospect Street
Telephone: (917) 209-0932

5. Name of Applicant's Attorney, if any:

Address: _____

6. Name of Owner of Premises: Simon Malekson Address: 107 East Prospect Street
7. Presently on the premises is a 2-story framed dwelling with attached garage asphalt driveway, concrete patio & walks, shed, deck
8. Accompanying this Application are 15 copies of a survey or plot plan of the premises which indicate all existing and proposed front yard, rear yard, and side yard dimensions, distances from structures, the square foot area of the premises and the location of all existing and proposed structures and site plan if required.
9. Include with this Application plans showing view of completed addition from each direction and photographs of existing conditions to assist the Board in their review.
10. The date of the last deed of record is: _____, which deed was recorded in Deed Book at page _____.
11. Did the aforementioned deed convey title to other premises in addition to the premises which are the subject of the application? _____ yes _____ no
12. Does the current owner or the applicant now own or have any interest in any other Property which adjoins the premises which are the subject of this application? _____ yes X no.
(If yes, describe the contiguous property by reference to the current tax map of the Borough of Waldwick)
13. Have the premises which are the subject of this application been the subject of Waldwick Zoning or Planning Board action? _____ yes X no.
(If yes, please attach a copy of the Planning or Zoning Board resolution to this application.)
14. Has there been any previous appeal to the Waldwick Board of Adjustment involving the premises which are the subject of this application? _____ yes X no.
(If yes, state the nature of the appeal, and attach a copy of the resolution.)
15. Authorization by Owner (if co-owners, both must sign)

Edwin P. Sherman is hereby authorized to file this application with the Waldwick Zoning Board.

Owner: Simon Malekson Date: 9/3/25

16. Certification by Applicant:

The undersigned applicant does hereby certify that all of the statements contained in this application are true, and that all taxes on the property which is the subject of this application have been paid.

Applicant: Edwin P. Sherman Date: 9/2/25

WALDWICK BOARD OF ADJUSTMENT
NO CHANGE AFFIDAVIT RELATING TO LOCATION SURVEY

STATE OF NEW JERSEY)
 COUNTY OF BERGEN) ss:

Simon Malekson, (name of owner) of full age, being duly sworn according to law, upon his oath deposes and says:

1. I am now the owner of premises commonly known as (address:) 107 East Prospect Street Waldwick, New Jersey, Lot 46, Block 41 as shown on the current tax map of the Borough of Waldwick; said premises are now the subject of a variance application filed by me with the Waldwick Board of Adjustment.

2. I have carefully examined a survey of the said premises prepared by SURTECH dated November 11, 2024; a copy of said survey is attached.

3. I have also made a careful examination of the said premises and I represent that:
 (a) There has been no change in the property lines of the said premises nor in the location and dimensions of the buildings, fences, driveways, patios and other improvements shown on the said location survey; and
 (b) No additional buildings, additions, fences, driveways, patios or other improvements have been added and constructed on the premises since the date of said survey, except for:

4. This affidavit is executed and delivered by me in order to induce the Waldwick Board of Adjustment to accept the survey attached instead of a new or re-dated survey of the premises, it being acknowledged by me that members of the Waldwick Board of Adjustment will rely on the truth of the representations set forth herein in considering my variance application.

5. I acknowledge my understanding that if any of the representations set forth in this affidavit are inaccurate, then my application for variance relief may be dismissed by the Waldwick Board of Adjustment.

6. As used herein, the male term shall be deemed to include the female term and the singular term shall be deemed to include the plural term.

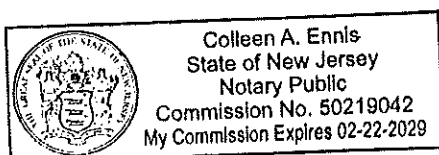
Sworn and subscribed to before me this
4th day of September, 2025

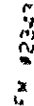
Colleen A. Ennis

Notary Public of the State of New Jersey

Simon Malekson
 Applicant

Simon Malekson
 Owner (if co-owners, both must sign)





DRN	PCK
CHKD	KCK

PELTON C. KIRCH



**BOROUGH OF WALDWICK
ZONING
DENIAL FORM**

Applicant : Siman Malekson

Zone: R-2

Application Date: 8-1-25

Block: 41

Address: 107 East Prospect Street

Lot : 46

Application has been made to: Build a 1 story right side addition.

The proposed construction or use fails to meet the minimum following Zoning requirements of the BOROUGH OF WALDWICK:

	<u>Code Section</u>		<u>Code Section</u>
Front Yard :		Lot Size:	
Side Yard : X	97-119.2.C.	Height :	
Rear Yard :		Use :	
Lot Coverage :		Misc. :	
Code requires : 10' / 25'		Proposed : 5.9' / 43.2' (both existing)	
Code requires :		Proposed :	
Code requires :		Proposed :	

LOT COVERAGE CALCULATIONS :

R-1 40% max.	1. Total square feet of property: 10000 Sq. Ft.
R-2 40% max.	2. Total square feet of existing buildings: 2560 Sq. Ft.
R-3 40% max.	3. Total square feet of addition: 584 sq. Ft.
	4. % of improved lot coverage: 30.12 %

Note: Copies of this denial must be attached to all Zoning Board applications. You have 20 days from the date of this denial, to file for a Variance or appeal this decision.

Zoning Official :

Date : 8-14-25

Zoning survey

BLOCK 41 LOT 46 ZONE R-2 DATE 8-1-25

A SURVEY SHOWING ALL EXISTING CURRENT STRUCTURES IS REQUIRED.
The exact location, size and the height of all proposed structures shall be drawn to scale, including the dimensions between the structures and the property lines.

Owner Last Name MALEKSON, ~~SHAH~~ First SIMMAN
Address 107 E. PROSPECT ST. City WALDWICK State NJ Zip 07463
Day Phone (917) 209-0932 Eve. _____ Cell _____
Name of Applicant (if other than owner) EDWIN P. SHERMAN - ARCHITECT
Email Address shermanarchitect@aol.com (201) 612-0896

Existing Square footage of the House =	<u>1011</u> Sq. Ft.
Deck =	<u>120</u> Sq. Ft.
Shed =	<u>97</u> Sq. Ft.
Detached Garage =	<u>229</u> Sq. Ft.
Concrete Patio =	<u>229</u> Sq. Ft.
Swimming Pool (including concrete surround) =	_____ Sq. Ft.
Driveway / Sidewalks =	<u>677/294/132</u> Sq. Ft. <i>Remove extra work</i>
Improved Lot Coverage =	<u>2560</u> Sq. Ft.

Lot Width 100 x Lot Depth 100 = 10,000 Lot Size Sq. Ft.
Lot Size Sq. Ft. 10,000 x 40 % allowed = 4,000 Max. Sq. Ft. allowed.
Total Lot Coverage Sq. Ft. 2560 - Lot Sq. Ft. 10,000 = 25.6 % of Existing Coverage

PROPOSED PROJECT IS one story addition to right side of existing dwelling

Project Length 24 x Project Width 24.3 = 584 Sq. Ft. Coverage.

Coverage Before Project 2560 Sq. Ft. ÷ Project Coverage 584 = 3144⁻¹³² Sq. Ft. 3012
Coverage Sq. Ft. 3012 - Lot Sq. Ft. 10,000 = 30.12 % Coverage After Project

Max. Allowed in Zone: R-1 = 40% R-2 = 40% R-3 = 40%

I certify that I am the owner or the owner's agent, and the above statements are true and factual.

Signed Edwin P. Sherman Date 8-1-25

OWNER/APPLICANT: SIMAN MALEKSON & MAHSA SHAKER
107 EAST PROSPECT STREET
WALDWICK, NEW JERSEY 07463
(917) 209-0932

SITE LOCATION: 107 EAST PROSPECT STREET
BLOCK 41 - LOT 46
BOROUGH OF WALDWICK
BERGEN COUNTY, NEW JERSEY

ZONE DISTRICT: R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT DIMENSIONS (MIN.)			
AREA	7,500.00 S.F.	10,000.00 S.F.	UNCHANGED
WIDTH	75.00 FT.	100.00 FT.	UNCHANGED
DEPTH	100.00 FT.	100.00 FT.	UNCHANGED
BUILDING SETBACKS (MIN.)			
FRONT YARD (EAST PROSPECT STREET)	25.00 FT.	29.70 FT.	38.00 FT.
FRONT YARD (RIDGE STREET)	17.50 FT.	59.70 FT.	35.70 FT.
REAR YARD	35.00 FT.	37.30 FT.	37.30 FT.
SIDE YARD (LEFT SIDE)	10.00 FT.	5.90 FT.	5.90 FT.
TOTAL BOTH SIDE YARDS	25.00 FT.	65.60 FT.	41.60 FT.
BUILDING HEIGHT (MAX.)			
STORIES	2-1/2	2	1
FEET	35.00 FT.	20.00 FT.	14.00 FT.
LOT COVERAGE (MAX.)			
IMPROVED LOT	40.00 %	25.60 %	30.12 %

SITE PLAN INFORMATION WAS OBTAINED
FROM A LOCATION SURVEY PREPARED BY:
SURTECH, SURVEYING TECHNOLOGIES, INC.
43 SPRING STREET
RAMSEY, NJ 07446

DATED: NOVEMBER 11, 2024

