

ZONING BOARD OF ADJUSTMENT
BOROUGH OF WALDWICK
APPLICATION FORM
Hardship Variance

Completed by Zoning Board:

Application No. 25-0Date Received by Zoning Board 9-10-25Hearing Date: 9-24-25

COMPLETED BY APPLICANT: Address of Premises 104 Manhattan Avenue
Block 39 Lot 32 Zone R-2
Size of Premises 6250 SF

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

(Describe proposal) new covered front porch
add-a-level above existing garage

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 and rear yard
Rear yard setback: 35 ft. required, 32.30 ft. existing, 43.30 ft. proposed
side yard setback: 10 ft. required, 8.80 ft. existing, 8.80 ft. proposed
total both sides: 25 ft. required, 21.20 ft. existing, 21.20 ft. proposed

4. Name of Applicant: Tom & Kylie Wendell Address: 104 Manhattan Avenue
Telephone: (201) 312-2938

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

Address: _____

- Tom & Kylie
6. Name of Owner of Premises: Wendell Address: 104 Manhattan Avenue
7. Presently on the premises is a 2-story framed dwelling with attached garage, driveway and walkways
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: _____

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

10/08

WALDWICK BOARD OF ADJUSTMENT
NO CHANGE AFFIDAVIT RELATING TO LOCATION SURVEY

STATE OF NEW JERSEY)
COUNTY OF BERGEN) ss:

Thomas & Kylie Wendell, (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:) 104 Manhattan Avenue Waldwick, New Jersey, Lot 32, Block 39 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 Rigg Associates, P.A. dated May 30, 2017; 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.

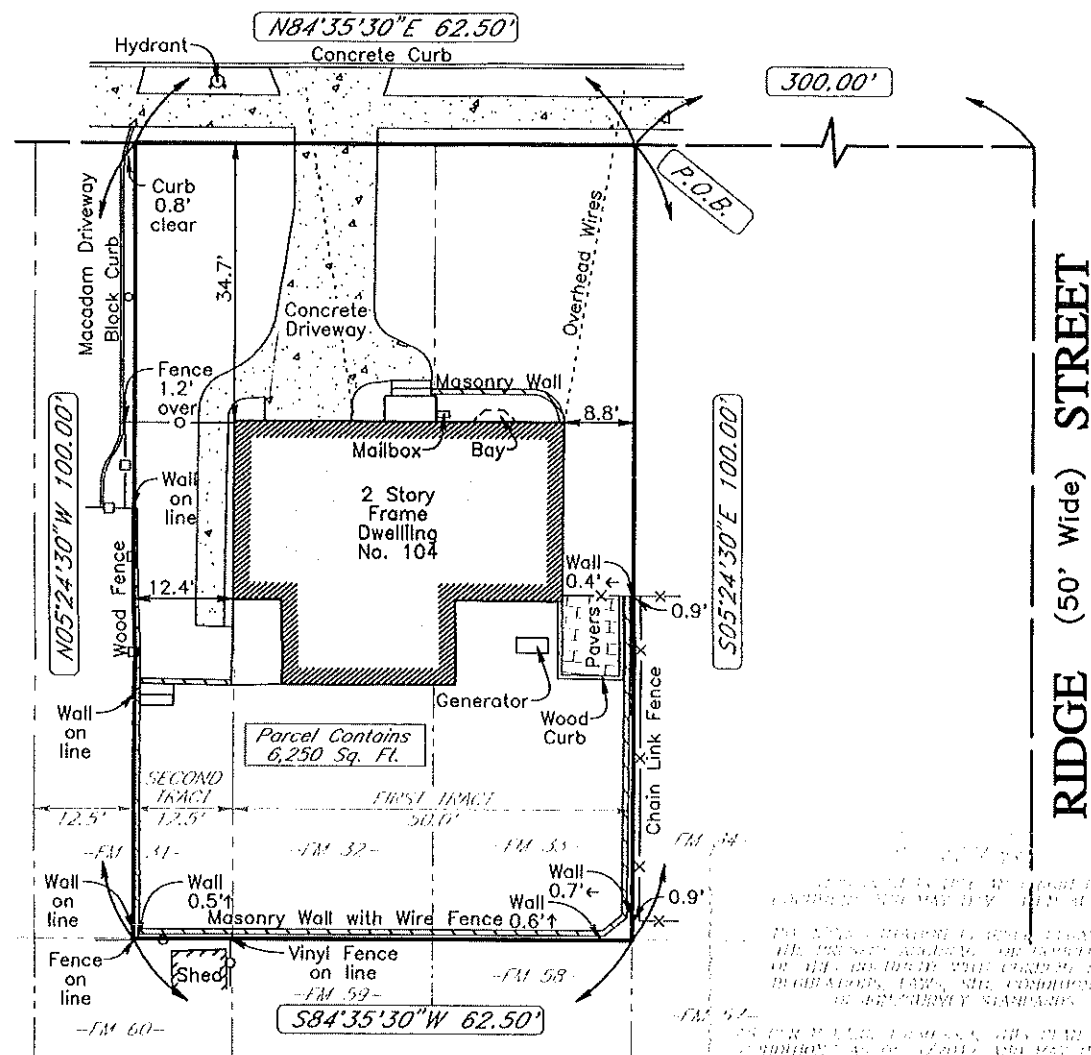
Sworn and subscribed to before me this
4th day of September 2025

Colleen A. Ennis
Notary Public of the State of New Jersey

Edwin P. Shuman
Applicant
[Signature]
Owner (if co-owners, both must sign)



Colleen A. Ennis
State of New Jersey
Notary Public
Commission No. 50219042
My Commission Expires 02-22-2029

North per
Rel. Descr.

May 30, 2017

Map entitled "Map of Ridgewald Highlands, Borough of Waldwick, Bergen Co., N.J., Owned by Blockdel Realty Co. Inc." filed in the Bergen County Clerk's Office on October 19, 1927 as Map No. 2343.

Field Work Completed on 5/24/17.

RIGG ASSOCIATES, P.A.
1000 Maple Avenue, Glen Rock, N.J. 07452
Tel. (201) 445-0053 * Fax (201) 445-6526
www.RiggAssociates.com

CERTIFIED TO: Thomas F. Wendel;
Boiling Springs Savings Bank, ISAOA, ATIMA
Old Republic National Title Insurance Company;
Belmont Title and Settlement Services, LLC;
Darryl W. Siss, Esq.

Stephen D. Rigg
Professional Land Surveyor
N.J. Reg. No. GS43263

Copies of this map not bearing the approval seal



**BOROUGH OF WALDWICK
ZONING
DENIAL FORM**

Applicant : Thomas & Kylie Wendell

Zone: R-2

Application Date: 8-1-25

Block: 39

Address: 104 Manhattan Avenue

Lot : 32

Application has been made to: Build front covered porch. Add-a-level over garage.

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 : 8.8" / 21.2"	
Code requires :		Proposed :	
Code requires :		Proposed :	

LOT COVERAGE CALCULATIONS :

R-1 40% max.	1. Total square feet of property: 6250 Sq. Ft.	}
R-2 40% max.	2. Total square feet of existing buildings: 1808 Sq. Ft.	
R-3 40% max.	3. Total square feet of addition: 123 Sq. Ft.	
	4. % of improved lot coverage: 30.90 %	

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 39 LOT 32 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 WENDELL First THOMAS & KYLIE
Address 104 MANHATTAN AVE. City WALDWICK State NJ Zip 07463
Day Phone (201) 312-2938 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>1136</u>	Sq. Ft.	
Deck = <u>PORCH</u>	<u>31</u>	Sq. Ft.	<u>144</u>
Shed =		Sq. Ft.	
Detached Garage =		Sq. Ft.	
Concrete Patio =	<u>144</u>	Sq. Ft.	
Swimming Pool (including concrete surround) = <u>GENERATOR</u>	<u>8</u>	Sq. Ft.	
Driveway / Sidewalks =	<u>347/142</u>	Sq. Ft.	
Improved Lot Coverage =	<u>1808</u>	Sq. Ft.	<u>1931</u>

Lot Width 62.50 x Lot Depth 100 = 6250 Lot Size Sq. Ft.
Lot Size Sq. Ft. 6250 x 40 % allowed = 2500 Max Sq. Ft. allowed.
Total Lot Coverage Sq. Ft. 1808 - Lot Sq. Ft. 28.13 = _____ % of Existing Coverage

PROPOSED PROJECT IS New covered front porch
Add a level above existing garage
Project Length _____ x Project Width _____ = _____ Sq. Ft. Coverage.

Coverage Before Project 1808 Sq. Ft. ÷ Project Coverage 123 = 1931 Sq. Ft.
Coverage Sq. Ft. 1931 - Lot Sq. Ft. 6250 = 30.90 % 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: THOMAS AND KYLIE WENDELL
104 MANHATTAN AVENUE
WALDWICK, NEW JERSEY 07463
(201) 312-2938

SITE LOCATION: 104 MANHATTAN AVENUE
BLOCK 39 - LOT 32
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.	6,250.00 S.F.	UNCHANGED
WIDTH	75.00 FT.	62.50 FT.	UNCHANGED
DEPTH	100.00 FT.	100.00 FT.	UNCHANGED
BUILDING SETBACKS (MIN.)			
FRONT YARD	25.00 FT.	34.70 FT.	28.70 FT.
REAR YARD	35.00 FT.	32.30 FT.	32.30 FT.
SIDE YARD (LEFT SIDE)	10.00 FT.	8.80 FT.	8.80 FT.
SIDE YARD (RIGHT SIDE)	10.00 FT.	12.40 FT.	12.40 FT.
TOTAL BOTH SIDE YARDS	25.00 FT.	21.20 FT.	21.20 FT.
BUILDING HEIGHT (MAX.)			
STORIES	2-1/2	2	2
FEET	35.00 FT.	27.00 FT.	27.00 FT.
LOT COVERAGE (MAX.)			
IMPROVED LOT	40.00 %	28.93 %	30.90 %

SITE PLAN INFORMATION WAS OBTAINED
FROM A SURVEY OF PROPERTY PREPARED BY:
RIGG ASSOCIATES, P.A.
1000 MAPLE AVENUE
GLEN ROCK, NJ 07452

DATED: MAY 30, 2017

