

Form A

**BOROUGH OF WALDWICK
APPLICATION FORM**

MAJOR/MINOR SUBDIVISION

Completed by Planning Board:

Application No. Sub 25-2

Date Received by Planning Board 10-13-25

Hearing Date: 11-5-25

COMPLETED BY APPLICANT:

Name of Applicant: Emanuel Tarazi &
Natalia Arciszewski

Address of Applicant: 32 Hopper Avenue, Waldwick NJ Telephone: 201-560-2151

Applicant's Attorney's Name: Bruce E. Whitaker, Esq Telephone: 201-934-0110

Address of Premises 32 Hopper Avenue, Waldwick NJ

Name of Owner of Premises: Same as Applicant

Block 136 Lot 9 Zone R-1

1. **APPLICANT** applies to the Waldwick Planning/Zoning Board for:

(Describe proposal) minor subdivision approval

2. **Variances required:**

Code Requires:	Proposed:
See Zoning Chart on Plans	

3. The reasons which justify the granting of the variances:

See Addendum Attached

4. Have the premises which are the subject of this application been the subject of Waldwick Zoning or Planning Board action? yes no.
(If yes, please attach a copy of the Planning or Zoning Board resolution to this application.)

5. Authorization by Owner: 1 Applicant

Emmanuel Tanni is hereby authorized to file this application with the Waldwick Planning Board.

Owner: Emmanuel Tanni Date: 10-9-25

6. 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: _____ Date: _____

7. The final plat, after final approval by the Planning Board shall be filed by the subdivider with the Clerk of the County of Bergen within ninety days from the date of such approval. If any final plat is not filed within this period, the approval shall expire.

Form F

BOROUGH OF WALDWICK
Bergen County, New Jersey

Fire Department's Report

(This portion to be completed by Applicant):

Applicant's Name: Emanuel Tarazi &
Natalia Arciszewski

Address: 32 Hopper Avenue, Waldwick NJ Telephone 201-560-2151

Site Location Address: 32 Hopper Avenue, Waldwick NJ

Block: 136 Lot 9 Zone R-1

Comments by Fire Department:

Dated:

Fire Department

Form G

BOROUGH OF WALDWICK
Bergen County, New Jersey

Zoning Officer's Report

(This portion to be completed by Applicant):

Applicant's Name: Emanuel Tarazi &
Natalia Arciszewski

Address: 32 Hopper Avenue, Waldwick NJ Telephone 201-560-2151

Site Location Address: 32 Hopper Avenue, Waldwick NJ

Block: 136 Lot 9 Zone R-1

Comments by Zoning Officer:

Dated:

Zoning Officer

Form H

**Borough of Waldwick
Bergen County, New Jersey**

Traffic Report

(This portion to be completed by Applicant):

Applicant's Name: Emanuel Tarazi &
Natalia Arciszewski

Applicant's Address: 32 Hopper Avenue, Waldwick NJ Telephone: 201-560-2151

Site Location:

Address: 32 Hopper Avenue, Waldwick NJ

Block 136 Lot 9 Zone R-1

Comments by Police Department:

Dated: _____

Traffic Division
Waldwick Police Department

Form I

**Borough of Waldwick
Bergen County, New Jersey
PUBLIC WORKS AND WATER REPORT**

(This portion to be filled out by Applicant):

Applicant's Name: Emanuel Tarazi &
Natalia Arciszewski

Applicant's Address: 32 Hopper Avenue, Waldwick NJ **Telephone:** 201-560-2151

Site Location: Address: 32 Hopper Avenue, Waldwick NJ

Block 136 **Lot** 9 **Zone:** R-1

Water Requirements in gallons per day for proposal: _____

How was this number derived _____

Types of waste water generated: 1 New Residential Unit

Will fire sprinkler system be installed in any structure covered by this Application?

Please note that a separate service must be put in for each unit. The Water Department will approve the service connections for each unit. All business properties must have service connection for sewer and water for each unit applied for. *Please note that additional fees as required by the Water Department will be imposed for service connections.*
The Northwest Sewer Authority is to be noticed by the Applicant of your Application.

Comments by Public Works Department:

Dated: _____

Department of Public Works

Comments by Water Department:

Dated: _____

Water Department

**Borough of Waldwick
Bergen County, New Jersey**

**Recycling Coordinator's Report
Environmental Survey/Stream Encroachment/Wetlands**

(To Be filled out by Applicant) Emanuel Tarazi &
Natalia Arciszewski
Applicant's Name: _____
32 Hopper Avenue, Waldwick NJ 201-560-2151
Applicant's Address: _____ **Telephone** _____
Site Location: Address 32 Hopper Avenue, Waldwick NJ

Block 136 **Lot** 9 **Zone** R-1

Proposal: 1 New Residential Unit

1. Will there be any hazardous or chemical substances used or stored on this site _____ If yes, please specify: _____

2. Indicate amounts, use, and storage method for each:

Substance	Amount	Use	Storage Method	Location

3. Proposed spill containment narrative: _____

4. Solid Waste Remover's Name: _____

Address: _____
NJID# _____

Recycling Remover's Name: _____

Address: _____
NJID# _____

(Prior to final certificate of Occupancy, this must be on file with the Borough Recycling Coordinator)

5. List all other materials used, with locations (gases, solids and liquids)

6. List proposed environmental pollution containment equipment:

Air: (exhaust, stacks): _____

Water: (Sewer, land dump): _____

Noise: _____

7. Is any area of the site within a designated wetlands area? _____

8. Is there a designated wetlands area within 150 ft. of the site? _____

9. Has the N.J.D.E.P. approved the wetlands designation? _____ If so, attach a copy of the approval.

10. Materials to be recycled and how they will be recycled:

Materials to be Recycled:	Description of how materials will be recycled:

11. Has an application been made for a stream encroachment permit? _____ If so, attach a copy of the application or, if the permit has been approved, attach a copy of the permit.

12. List any and all applications made for environmental permits: _____

Comments by Recycling Coordinator:

Dated: _____

(signature) Recycling Coordinator

Form K

BOROUGH OF WALDWICK
Bergen County, New Jersey

Health Department's Report

(This portion to be completed by Applicant):

Applicant's Name: Emanuel Tarazi &
Natalia Arciszewski

Address: 32 Hopper Avenue, Waldwick NJ Telephone 201-560-2151

Site Location Address: 32 Hopper Avenue; Waldwick NJ

Block: 136 Lot 9 Zone R-1

Comments by Health Department:

Dated:

Health Department

Addendum to Application

Emanuel Tarazi & Natalia Arciszewski (hereinafter referred to as the "Applicant") are the owners of 32 Hopper Avenue, Waldwick, NJ which is shown on the Tax Map of the Borough of Waldwick as Block 136 Lot 9 (hereinafter referred to as the "Property"). The Property is in the R-1 Zone. There currently exists on the northeasterly side of the Property a one story single family dwelling unit with a detached garage.

The Property is an isolated property on the corner of Hopper Avenue and Prospect Street. The Waldwick Board of Education owns the property that surrounds it which is part of its school/athletic facility consisting of 23.186 acres. Across from this Property is the Village School, some very small residential lots and a 3 acre parcel that contains the Waldwick swimming pool facility.

The Applicant is proposing to subdivide the Property into two lots, one which would contain the existing single family dwelling unit with detached garage and a second vacant lot that would be used for the construction of a single family home. The homestead lot is proposed to be Lot 9 and the new lot is proposed to be Lot 9.01.

On the basis of this proposed subdivision, Lot 9 would have 10,782 s.f. where 15,000 s.f. is required, a lot width of 93.84 feet where 100 feet is required and improved lot coverage of 44.7% where 40% is the maximum permitted.

The lot currently has an existing nonconforming condition pertaining to lot depth being 110.96 feet where 150 feet is required, a front yard setback of 28.60 feet where 50 feet is required, side yard setback of 21.94 feet where 35 feet is required for a corner lot and a rear yard setback of 38.76 feet where 50 feet is required. By virtue of the Applicant's proposal, these non-conforming conditions remain and are not being exacerbated. In fact, lot depth is actually being increased to 117.39 feet where 110.96 feet exists where 150 feet is required.

Proposed Lot 9.01 has basically the same characteristics as the homestead lot. It would have an area of 10,302 s.f., lot depth of 98.41 feet, front yard setback of 31.12 feet and a rear yard of 26.26 feet.

From a planning perspective, it is recognized that although these lots would be deficient in area and certain setbacks, the lots are adjacent to the 23.16 acre tract of land containing a great deal of vacant space. These two dwelling units would not be infringing

upon any other properties containing dwelling units. Furthermore, the lots fit the overall neighborhood scheme where there are many other lots that are very similar in size and setbacks.

Also, by virtue of the location of the lawfully existing dwelling unit and detached garage, a large portion of this property is not truly utilized by the existing home and garage and can easily accommodate a very modest single family dwelling unit.

In addition, by virtue of the Applicant's proposal, the future sidewalks can be installed to connect to the existing sidewalks creating better, safe pedestrian passage way Hopper Avenue which is a heavily travelled road.

It is submitted that, in this instance, variance relief can be granted under NJSA 40:55D-70(C)(2). There is a benefit in utilizing the land in creating a single family dwelling unit that will not overburden the lot nor overburden the neighborhood scheme. To the contrary, the new lot as proposed as well as the homestead lot that is proposed based on this subdivision, fits within the overall neighborhood scheme.

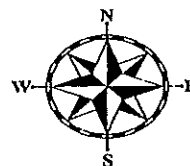
It is submitted that there will be no adverse impact to the Zone Plan or Zoning Ordinances of the Borough of Waldwick in this instance based upon the Applicant's proposal.

The Applicant respectfully requests that Minor Subdivision approval and Variance approval be granted.



GB Engineering, LLC

Engineering ▪ Surveying



144 Jewell Street ▪ Garfield, NJ 07026

Tel: 973-340-0948 ▪ Fax: 973-340-0015

DRAINAGE CALCULATIONS

FOR

32 HOPPER AVENUE
PROP. LOT 9.01 BLOCK 136
BOROUGH OF WALDWICK
BERGEN COUNTY
NEW JERSEY
Our File: 2025/0777

Prepared for:

EMANUEL TARAZI

SEPTEMBER 30, 2025

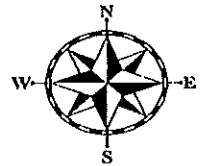
THOMAS G. STEARNS III
N.J. PROFESSIONAL ENGINEER & SURVEYOR
N.J. LICENCE NO. GB40959

▪ Location Surveys ▪ Topography ▪ Site Plans ▪ Subdivisions ▪



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Engineering • Surveying



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Present Existing Site:

Area in Question consists of proposed Lot 9.01

Area = 10302 sf = 0.237 Acres

tc = 2 minutes based on nomograph-use 6 min.

2 year storm, $i = 1.40$ "/hr; Use Rational Method
25 year storm, $i = 2.4$ "/hr; Use Rational Method

EXISTING COEFFICIENT FROM PRESET SITE:

	Area(SF)	%	Ce	Partial Ce
Shed	79	0.77	0.95	0.007
Landscape	<u>10223</u>	<u>99.2</u>	0.3	<u>0.298</u>
	10302	100%		0.298

2 YEAR 1 HOUR STORM

RUNOFF FROM EXISTING SITE:

$$Q = \frac{CiA}{e2} = \frac{0.298 \times 4.5 \times 0.2365}{e2} = 0.317 \text{ cfs}$$

$$V = \frac{0.317 \times 0.5 \times 60 \times 60}{e2} = \underline{570}$$

25 YEAR 1 HOUR STORM

RUNOFF FROM EXISTING SITE:

$$Q = \frac{CiA}{e25} = \frac{0.298 \times 7.3 \times 0.2365}{e25} = 0.514 \text{ cfs}$$

$$V = \frac{0.514 \times 0.5 \times 60 \times 60}{e25} = \underline{925}$$

• Location Surveys • Topography • Site Plans • Subdivisions •



GB Engineering, LLC

Engineering • Surveying



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Proposed Developed Site:

Area in Question consists of Proposed Lot 9.01

Area = 10302 sf = 0.237 Acres

tc = 2 minutes based on nomograph-use 6 min.

2 year storm, $i = 1.40$ "/hr; Use Rational Method
25 year storm, $i = 2.4$ "/hr; Use Rational Method

RUNOFF COEFFICIENT FROM PROPOSED SITE:

	Area(SF)	%	Ce	Partial Ce
Dwelling	1639	15.9	0.95	0.151
Driveway	1692	16.4	0.95	0.156
Shed	79	0.8	0.95	0.007
Patio Area	362	3.5	0.95	0.033
Wall	71	0.7	0.95	0.007
Walk, plat., A/C etc.;	280	2.7	0.95	0.026
Landscape	<u>6179</u>	<u>60.0</u>	0.3	<u>0.180</u>
	10302	100%		0.560

RUNOFF FROM PROPOSED SITE:

$$Q = \frac{0.560}{p^2} \times 4.5 \times 0.24 = 0.596 \text{ cfs}$$

$$V = \frac{0.596}{p^2} \times 0.5 \times 60 \times 60 = \underline{1073} \text{ cf}$$

25 YEAR 1 HOUR STORM

RUNOFF FROM EXISTING SITE:

$$Q = \frac{0.560}{p^{25}} \times 7.3 \times 0.24 = 0.967 \text{ cfs}$$

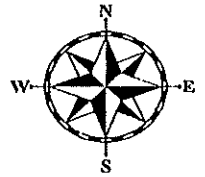
$$V = \frac{0.967}{p^{25}} \times 0.5 \times 60 \times 60 = \underline{1741} \text{ cf}$$

p100



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Storage Required for Proposed Increase in Runoff Volume: (as per Residential Site Improvement)

2 yr storm 1073 cf - 570 = 503 cf

25 yr storm 1741 cf - 925 = **816** cf

Storage Required for Roof Runoff:

25 yr storm used 60 min. storm duration I = 2.5"/hr

Dwelling & Driveway 3331 x $\frac{2.5}{12}$ x 0.99 x $\frac{60}{60}$ = **687** cf.

Use 687 cf as design volume

DRY WELL STORAGE CALCULATIONS FOR ROOF RUNOFF

Pre-cast 6 ft inner diameter concrete dry well → 6 ft deep
(6.5 ft outer diameter)

Provide stone with filter fabric around well. → 3.0 ft thick

40% stone void ratio used.

* No base stone area considered as storage due to sedimentation.

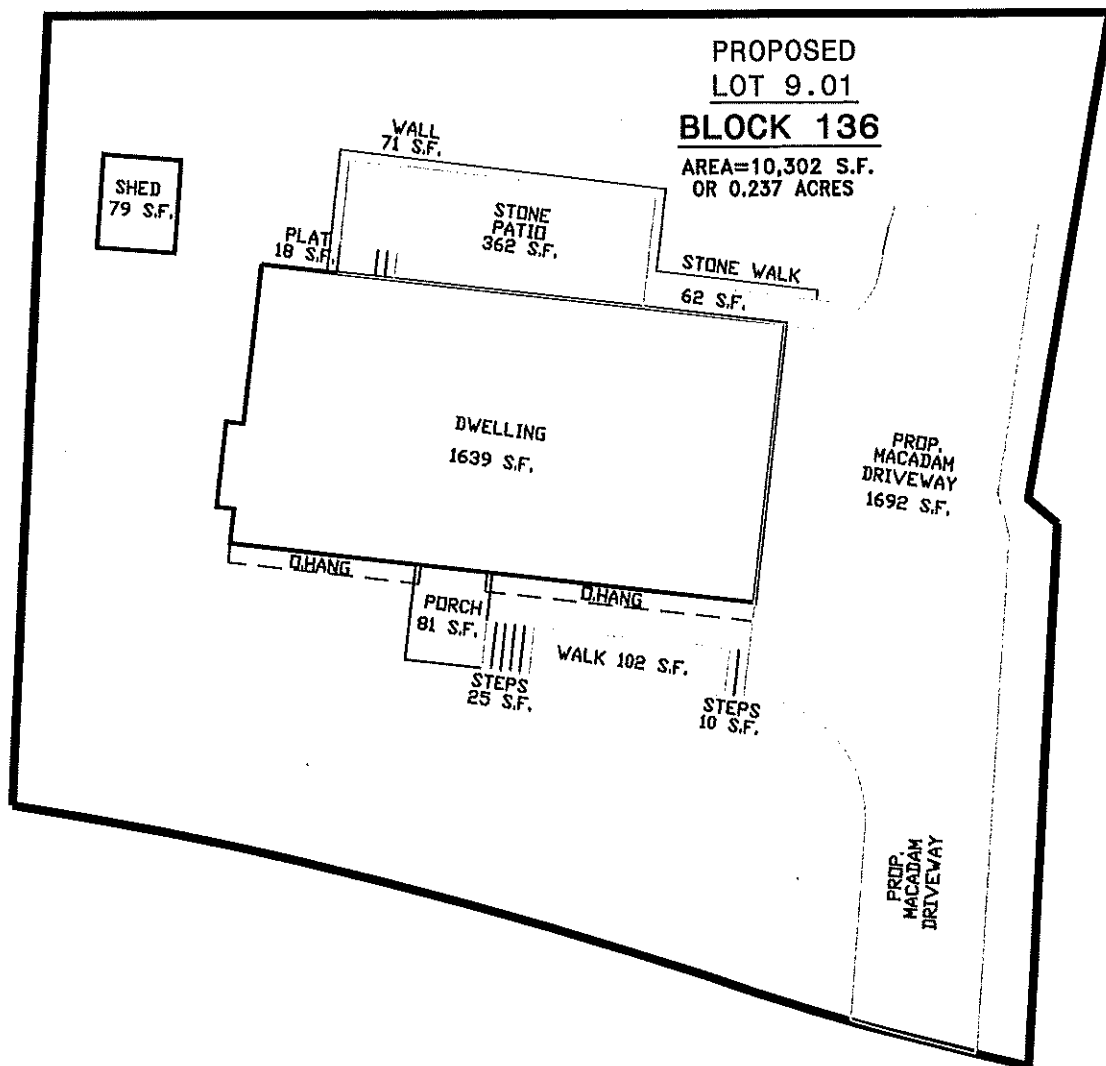
Well Volume: 6 ft deep 3.0 ft thick stone

V = (3.14 x 6 x 6 x 6 / 4) +

(3.14 x (156 - 42) x 0.4 x 6 / 4 = **385 CF**

Total Provided Storage 2 pits 769 CF > 687 CF Required

• Location Surveys • Topography • Site Plans • Subdivisions •



PROPOSED

SHED
79 S.F.

PROPOSED
LOT 9.01
BLOCK 136
AREA=10,302 S.F.
OR 0.237 ACRES

EXISITNG