

ZONING BOARD OF ADJUSTMENT  
BOROUGH OF WALDWICK  
APPLICATION FORM  
Hardship Variance

Completed by Zoning Board:

Application No. 26.C  
Date Received by Zoning Board 12.29.25  
Hearing Date: 1.21.26

COMPLETED BY APPLICANT: Address of Premises 44 Grand Avenue  
Block 4 Lot 35 Zone R-2  
Size of Premises 7500 sq

1. APPLICANT applies to the Waldwick Zoning Board for relief from the terms of Article 1V Section 97-119.2.C of the Waldwick Zoning Ordinance to permit:

(Describe proposal) Build a rear 2-story addition & covered deck

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)

Secondary front yard setback: code requires 17.5', existing & proposed 16'  
Rear yard setback: Code requires 35', to covered deck 25.2'

4. Name of Applicant: Jonathan & Christine Devine Address: 44 Grand Avenue  
Telephone: (201) 561-3832

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

6. Name of Owner of Premises: Jonathan & Christine Davine Address: 44 Grand Avenue
7. Presently on the premises is a 2-story framed dwelling, shed, wood deck, macadam driveway and paver walks
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

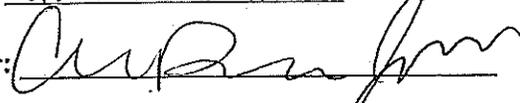
12. Does the current owner or the applicant now own or have any interest in any other Property which adjoins the premises which are the subject of this application? \_\_\_\_\_ yes  no.  
(If yes, describe the contiguous property by reference to the current tax map of the Borough of Waldwick)

13. Have the premises which are the subject of this application been the subject of Waldwick Zoning or Planning Board action? \_\_\_\_\_ yes  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  no.  
(If yes, state the nature of the appeal, and attach a copy of the resolution.)

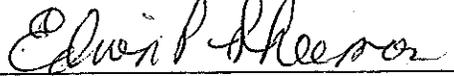
15. Authorization by Owner (if co-owners, both must sign)

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

Owner:  Date: \_\_\_\_\_

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:  Date: 12/23/25

WALDWICK BOARD OF ADJUSTMENT  
NO CHANGE AFFIDAVIT RELATING TO LOCATION SURVEY

STATE OF NEW JERSEY)  
COUNTY OF BERGEN) ss:

Jonathan & Christine Devine, (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:) 44 Grand Ave, Waldwick, New Jersey, Lot 35, Block 4 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 Lantelme, Kurens & Associates, PC dated November 4, 2015; 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:

concrete patio was removed  
concrete walks were removed, paver walks added

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.

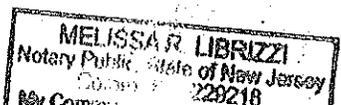
5. I acknowledge my understanding that if any of the representations set forth in this affidavit are inaccurate, then my application for variance relief may be dismissed by the Waldwick Board of Adjustment.

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 22<sup>nd</sup> day of November, 2015

Melissa R. Librizzi  
Notary Public of the State of New Jersey

Edoardo Devine  
Applicant  
Christine Devine  
Owner (if co-owners, both must sign)



# Lantelme, Kurens & Associates, PC

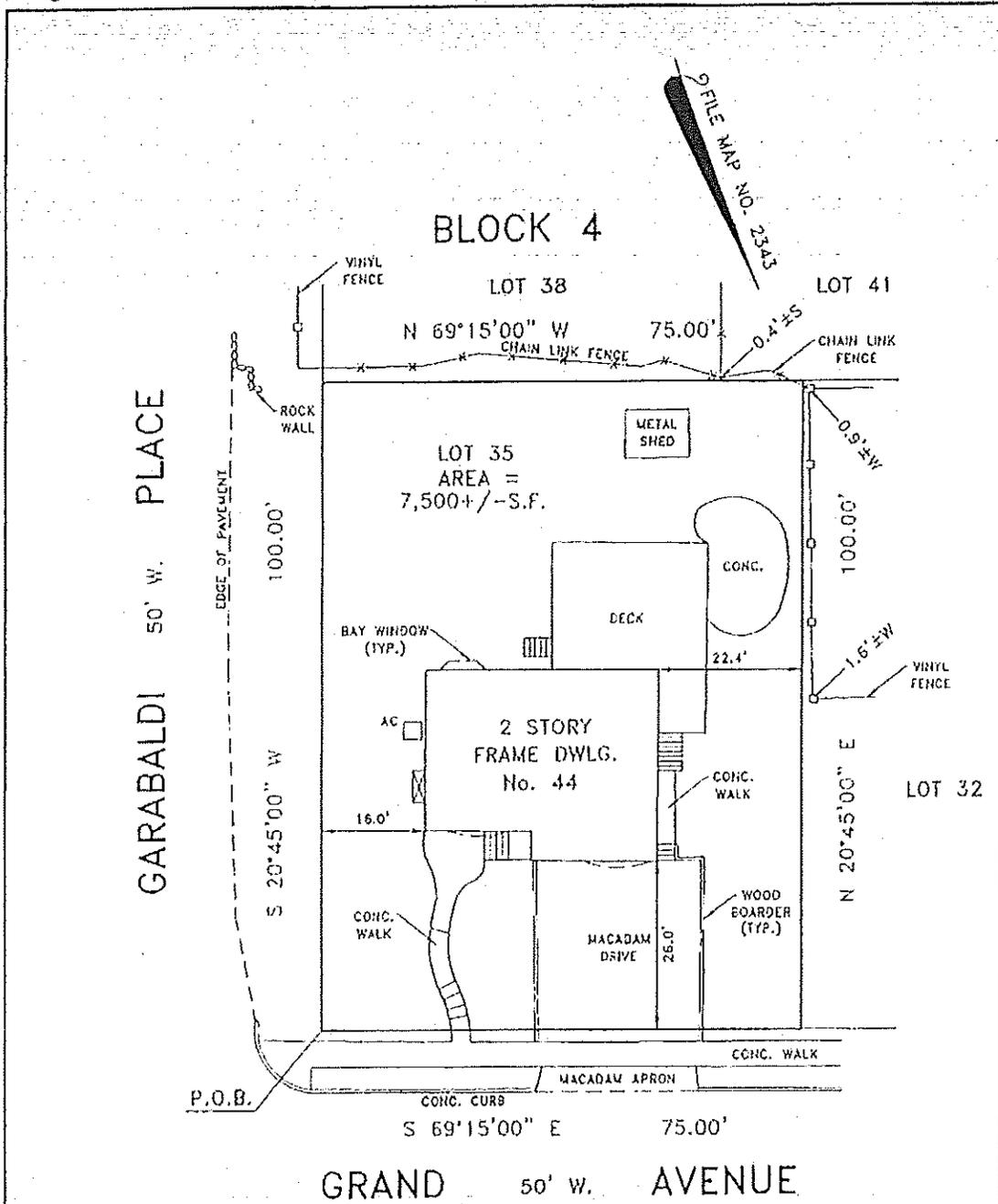
FILE NO. H150466

Engineers & Surveyors

101 West Street, Hillsdale, N.J. 07642

Ph. 201-666-2450

Fax 201-666-9745



43.67

PROPERTY CORNERS NOT SET AS PER CONTRACT.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

## PROPERTY SURVEY

PROPERTY SITUATED IN: BOROUGH OF WALDWICK, BERGEN COUNTY, NEW JERSEY

LOT NO.: 35, 36 & 37 (FILE MAP), 35 (TAX MAP)

BLOCK NO.: 4 (FILE & TAX MAP)

CERTIFIED TO: FIRST BERGEN TITLE AGENCY, LLC.; COLUMBIA BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; JONATHAN DEVINE AND CHRISTINA DEVINE, HUSBAND & WIFE; ALAN G. PHILIBOSIAN, ESQ.

MAP SOURCE: "MAP OF RIDGEWALD HIGHLANDS, BOROUGH OF WALDWICK, BERGEN CO. N.J., OWNED BY BLOCKDEL REALTY Co. INC., OCT. 5, 1927" FILED IN THE BERGEN COUNTY CLERK'S OFFICE OCTOBER 19, 1927 AS MAP NO. 2343.

LAND SURVEYOR  
Christopher J. Lantelme  
P.E. & L.S. 39580



**BOROUGH OF WALDWICK  
ZONING  
DENIAL FORM**

Applicant : Jonathan & Christine Devine

**Zone: R-2**

Application Date: 12-12-25

**Block: 4**

Address: 44 Grand Avenue

**Lot : 35**

Application has been made to: Build a rear 2 story addition & covered deck.

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

Front Yard : X	<u>Code Section</u> 97-119.2.C.	Lot Size:	<u>Code Section</u>
Side Yard :		Height :	
Rear Yard : X	97-119.2.C.	Use :	
Lot Coverage :		Misc. :	
Code requires : 17'5 (secondary front)		Proposed : 16' (existing)	
Code requires : 35'		Proposed : 25.2' ( to covered deck)	
Code requires :		Proposed :	

**LOT COVERAGE CALCULATIONS :**

- |              |  |
|--------------|--|
| R-1 40% max. | 1. Total square feet of property: 7500 Sq. Ft.                   |
| R-2 40% max. | 2. Total square feet of existing buildings: 2503 Sq. Ft.         |
| R-3 40% max. | 3. Total square feet of addition: 449 Sq. Ft. ( of new coverage) |
|              | 4. % of improved lot coverage: 35.97 %                           |

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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 : 12-17-25

OWNER/APPLICANT: JONATHAN & CHRISTINE DEVINE  
 44 GRAND AVENUE  
 WALDWICK, NEW JERSEY 07463  
 (201) 561-3832

SITE LOCATION: 44 GRAND AVENUE  
 BLOCK 4 - LOT 35  
 BOROUGH OF WALDWICK  
 BERGEN COUNTY, NEW JERSEY

ZONE DISTRICT: R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
<b>LOT DIMENSIONS (MIN.)</b>			
AREA	7,500.00 S.F.	7,500.00 S.F.	UNCHANGED
WIDTH	75.00 FT.	75.00 FT.	UNCHANGED
DEPTH	100.00 FT.	100.00 FT.	UNCHANGED
<b>BUILDING SETBACKS (MIN.)</b>			
FRONT YARD (GRAND AVENUE)	25.00 FT.	26.00 FT.	26.00 FT.
FRONT YARD (GARABALDI PLACE)	17.50 FT.	16.00 FT.	16.00 FT.
REAR YARD	35.00 FT.	44.70 FT.	35.70 FT.
SIDE YARD	10.00 FT.	22.40 FT.	22.40 FT.
TOTAL BOTH SIDE YARDS	25.00 FT.	38.40 FT.	38.40 FT.
<b>BUILDING HEIGHT (MAX.)</b>			
STORIES	2-1/2	2	2
FEET	35.00 FT.	28.50 FT.	28.50 FT.
<b>LOT COVERAGE (MAX.)</b>			
IMPROVED LOT	40.00 %	33.37 %	35.97 %

SITE PLAN INFORMATION WAS OBTAINED  
 FROM A PROPERTY SURVEY PREPARED BY:

LANTELME, KURENS & ASSOCIATES, PC  
 ENGINEERS & SURVEYORS  
 101 WEST STREET, HILLSDALE, NJ 07642

DATED: NOVEMBER 4, 2015



