

ZONING BOARD OF ADJUSTMENT  
BOROUGH OF WALDWICK  
APPLICATION FORM  
Hardship Variance

Completed by Zoning Board:

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

COMPLETED BY APPLICANT: Address of Premises 141 Longview Drive  
Block 163.07 Lot 7 Zone R-1  
Size of Premises 10,797.70 S.F.

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

(Describe proposal) Build an add-a-level  
new covered front porch

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)

Front yard setback: Code Requires 50', existing & proposed 20.13'  
Rear yard setback: Code Requires 50', existing 28.5'

4. Name of Applicant: ~~Jonathan~~ Christine Ryan Address: 141 Longview Drive  
Telephone: (914) 980-0410

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

6. Name of Owner of Premises: ~~Richard & Christina~~ <sup>Ryan &</sup> Pelush Address: 141 Longview Drive
7. Presently on the premises is a 2 story frame dwelling, shed, deck asphalt driveway, paver patio and walk
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: 12/23/25

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:  Date: 12/23/25

WALDWICK BOARD OF ADJUSTMENT  
NO CHANGE AFFIDAVIT RELATING TO LOCATION SURVEY

STATE OF NEW JERSEY  
COUNTY OF BERGEN) ss:

Ryan & Christina Feluski, (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:) 141 Longview Dr., Waldwick, New Jersey, Lot 7, Block 163.05 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 Ameritech Engineering, Inc., dated February 5, 2014; 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.

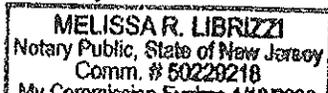
5. I acknowledge my understanding that if any of the representations set forth in this affidavit are inaccurate, then my application for variance relief may be dismissed by the Waldwick Board of Adjustment.

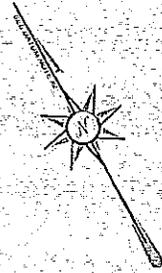
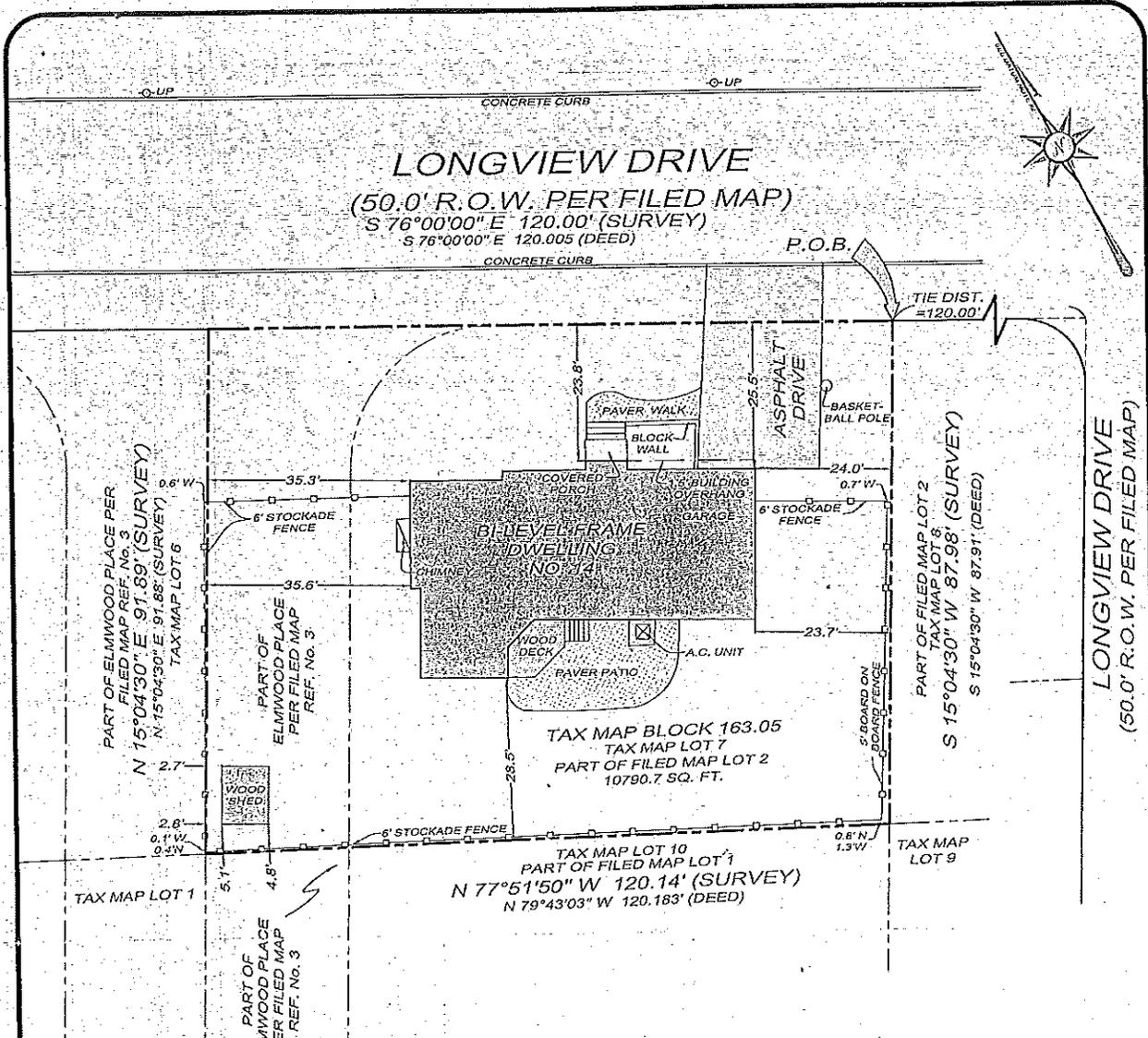
6. As used herein, the male term shall be deemed to include the female term and the singular term shall be deemed to include the plural term.

Sworn and subscribed to before me this  
2nd day of December, 2013

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

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





**NOTES**

- DATUM:**  
 1.) THE HORIZONTAL DATUM UTILIZED IS ASSUMED.
- 2.) THE MERIDIAN IS BASED ON THE REFERENCED FILED MAP
- GENERAL:**  
 1.) THE PROPERTY IS KNOWN AS LOT #7 IN BLOCK #163.05 AS SHOWN ON THE OFFICIAL - TAX MAPS, SHEET NUMBER #14.
- 2.) NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UTILITIES OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OF THE LANDS OR NOT VISIBLE ON THE SURFACE OF THE LANDS SHOWN HEREON.
- 3.) A 60 YEAR TITLE REPORT HAS BEEN RECEIVED FROM CLEAR TO CLOSE TITLE SERVICES, LLC (CT-1753)
- 4.) THIS PLAN SHOWS CONDITIONS AS OF 1/29/14 AND MAY NOT SHOW CURRENT CONDITIONS.
- 5.) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE, OR LOCATE THE LOCATION OF WETLANDS, IF ANY, ON SUBJECT PROPERTY.
- 6.) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE, OR LOCATE ANY FLOOD ZONES, PLANES, OR BASE FLOOD ELEVATIONS AS DELINEATED BY FEMA OR ANY OTHER AGENCY.
- 7.) NO ATTEMPT WAS MADE TO LOCATE OR DEPICT ANY TOPOGRAPHICAL FEATURES INCLUDING SWALES, DITCHES, ROCK OUTCROPPINGS AND OR STONE WALLS.
- 8.) THIS SURVEY HAS BEEN PREPARED WITH THE ONLY REFERENCED DOCUMENTS.
- 9.) SUBJECT TO ANY AND ALL EASEMENTS OF AND NOT OF RECORD.

**CERTIFICATION AND CORNER MARKER WAIVER**

THIS CERTIFICATION IS MADE ONLY TO THE HEREON NAMED PARTIES. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE(S) INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THE CERTIFICATION ON THIS PLAN IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED FOR THE INFORMATION AND SERVICES SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR A LAND SURVEY. RYAN PEHUSH AND CHRISTINA PEHUSH, HUSBAND AND WIFE LUXURY MORTGAGE CORP., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR CLEAR TO CLOSE TITLE AGENCY FIRST AMERICAN TITLE INSURANCE COMPANY DARY H. GIANHANTONIO, ESQ.

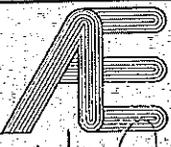
A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-35.3) AND N.J.A.C. 13:40-5.1(d).

**REFERENCES**

- DEED(S), MAP(S) AND PLATS(S):**  
 1) DEED BOOK 8819 PAGE 50 RECORDED 10/2/03  
 2) DEED BOOK 7995 PAGE 799 RECORDED 8/15/97  
 3) SUBDIVISION MAP CRESCENT PARK HOMES

**REFERENCE MAP**

BING KNOWN AS A PORTION OF ELMWOOD PLACE AND A PORTION OF LOT 2 IN BLOCK 163-D AS SHOWN ON A CERTAIN MAP TITLED "SUBDIVISION MAP CRESCENT PARK HOMES SITUATED AT BOROUGH OF WALDWICK BERGEN COUNTY, N.J." PREPARED BY ROBERT SPINLER C.E. AND DATED OCTOBER 1954. FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 1955 AS FM # 4885.



**AMERTECH ENGINEERING, INC.**  
 ENGINEERS, SURVEYORS AND PLANNERS  
 257 BODEWOOD AVENUE, NORTH BERKENSIDE, N.J. 07002  
 (732) 313-3333 • (732) 313-2315 • FAX (732) 313-3333  
 E-MAIL: [info@amertech.com](mailto:info@amertech.com) [www.amertech.com](http://www.amertech.com)  
 CERTIFICATE OF REGISTRATION NO. 2154283254400

*Matthew Ziolkowski*  
**MATTHEW ZIOLKOWSKI**

**PLAN OF SURVEY**

TAX MAP LOT #7, BLOCK 163.05  
 BOROUGH OF WALDWICK  
 BERGEN COUNTY, NEW JERSEY  
 TAX MAP SHEET No. 14

DRAWN BY: MCC      CHECKED BY: MZ      SCALE: 1" = 20'



**BOROUGH OF WALDWICK  
ZONING  
DENIAL FORM**

Applicant : Ryan & Christina Pehush

**Zone: R-1**

Application Date: 12-12-25

**Block: 163.05**

Address: 141 Longview Drive

**Lot : 7**

Application has been made to: Build an Add-A-Level and New Covered Front Porch

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

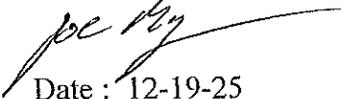
	<u>Code Section</u>		<u>Code Section</u>
Front Yard : X	97-119.1.C.	Lot Size:	
Side Yard :		Height :	
Rear Yard : X	97-119.1.C.	Use :	
Lot Coverage :		Misc. :	
Code requires : 50'		Proposed : 20.13' (23.8' existing)	
Code requires : 50'		Proposed : 28.5' (existing)	
Code requires :		Proposed :	

**LOT COVERAGE CALCULATIONS :**

- |              |  |
|--------------|--|
| R-1 40% max. | 1. Total square feet of property: 10797.7 Sq. Ft.              |
| R-2 40% max. | 2. Total square feet of existing buildings: 2934 Sq. Ft.       |
| R-3 40% max. | 3. Total square feet of addition: 104 Sq. Ft. of new Coverage. |
|              | 4. % of improved lot coverage: 28.15 %                         |

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 : 12-19-25

OWNER/APPLICANT: RYAN AND CHRISTINA PEHUSH  
 141 LONGVIEW DRIVE  
 WALDWICK, NEW JERSEY 07463  
 (914) 980-0410

SITE LOCATION: 141 LONGVIEW DRIVE  
 BLOCK 163.05 - LOT 7  
 BOROUGH OF WALDWICK  
 BERGEN COUNTY, NEW JERSEY

ZONE DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
<b>LOT SIZE (MIN.)</b>			
AREA	15,000.00 S.F.	10,797.70 S.F.	UNCHANGED
WIDTH	100.00 FT.	120.00 FT.	UNCHANGED
DEPTH	150.00 FT.	87.98 FT.	UNCHANGED
<b>YARD AREAS (MIN.)</b>			
FRONT YARD	50.00 FT.	23.80 FT.	20.13 FT.
REAR YARD	50.00 FT.	28.50 FT.	28.50 FT.
SIDE YARD (LEFT SIDE)	10.00 FT.	23.70 FT.	23.70 FT.
SIDE YARD (RIGHT SIDE)	10.00 FT.	35.30 FT.	35.30 FT.
TOTAL BOTH SIDE YARDS	35.00 FT.	59.00 FT.	59.00 FT.
<b>BUILDING HEIGHT (MAX.)</b>			
STORIES	2-1/2	2	2
FEET	35.00 FT.	22.00 FT.	26.50 FT.
<b>COVERAGE (MAX.)</b>			
IMPROVED LOT	40.00 %	27.17 %	28.15 %

SITE PLAN INFORMATION WAS OBTAINED FROM A MAP OF PROPERTY PREPARED BY:

AMERTECH ENGINEERING, INC.  
 ENGINEERS, SURVEYORS AND PLANNERS  
 757 RIDGEWOOD AVENUE  
 NORTH BRUNSWICK, NJ 08902

DATED: FEBRUARY 5, 2014

