

ZONING BOARD OF ADJUSTMENT
BOROUGH OF WALDWICK
APPLICATION FORM
Hardship Variance

Completed by Zoning Board:

Application No. 26.13
Date Received by Zoning Board 12.29.25
Hearing Date: 1.21.26

COMPLETED BY APPLICANT: Address of Premises 13 Sherman Avenue
Block 156 Lot 7 Zone R-1
Size of Premises 12,993 sq

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) Add-a-level

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 and proposed 35.12'
Rear yard setback: Code requires 50', existing and proposed 34.83'

4. Name of Applicant: Adam & Ann Marie Piant Address: 13 Sherman Avenue
Telephone: (201) 965-6271

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

6. Name of Owner of Premises: Adam & Ann Marie Plaut Address: 13 Sherman Avenue
7. Presently on the premises is a 1/2 story framed dwelling, wood deck, asphalt driveway and concrete 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: Adam Plaut 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: Edwin P. Sherman Date: 12/23/25

WALDWICK BOARD OF ADJUSTMENT
NO CHANGE AFFIDAVIT RELATING TO LOCATION SURVEY

STATE OF NEW JERSEY)
COUNTY OF BERGEN) ss:

Adam & Ann Marie Plant, (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:) 13 Sherman Ave, Waldwick, New Jersey, Lot 7, Block 156 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 Butler Surveying & Mapping, Inc dated September 17, 2010; 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.

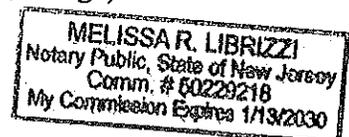
6. As used herein, the male term shall be deemed to include the female term and the singular term shall be deemed to include the plural term.

Sworn and subscribed to before me this
22nd day of December, 2010

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

Adam P. Plant
Applicant

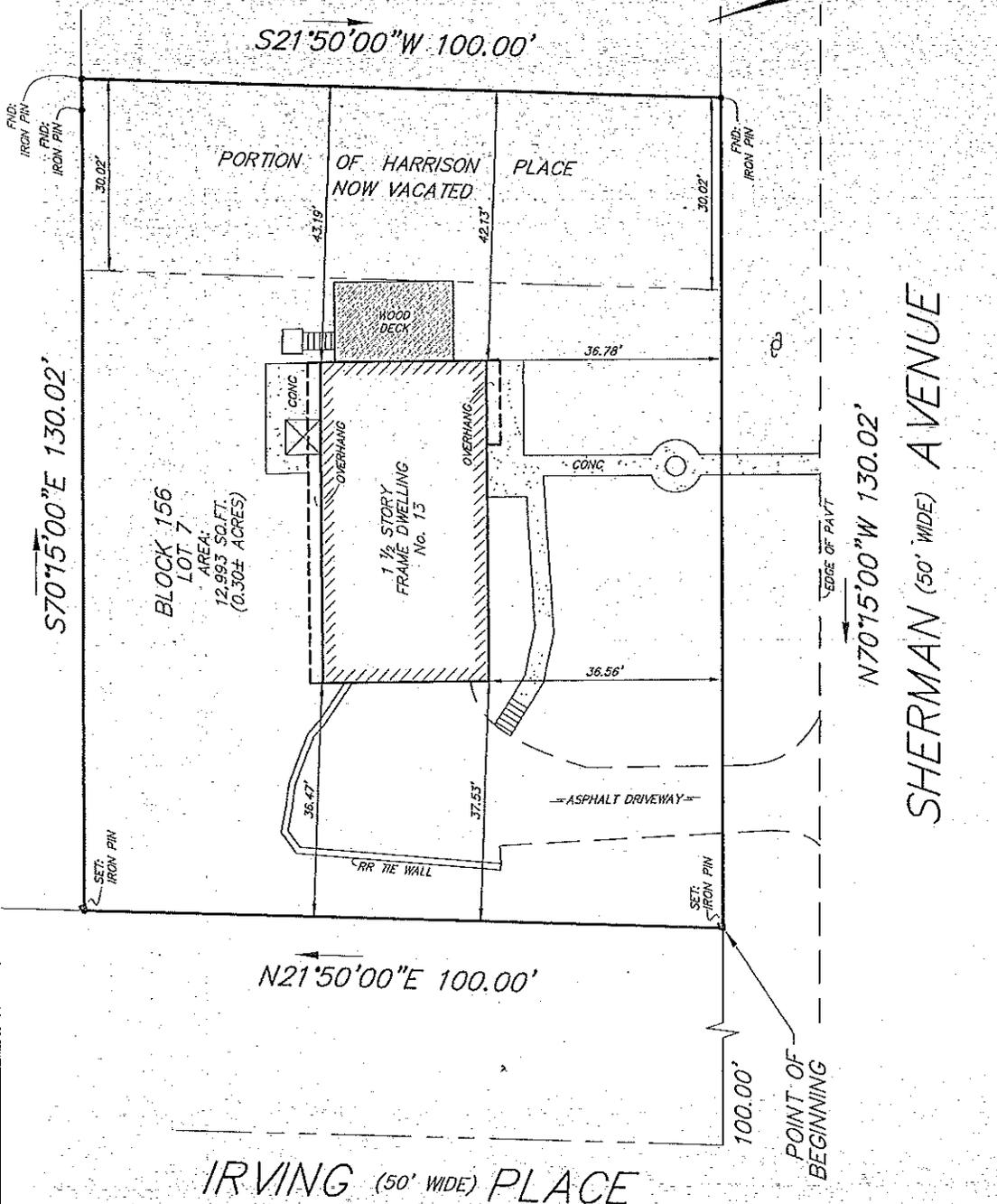
Ann Marie Plant
Owner (if co-owners, both must sign)



MAP OF PROPERTY PREPARED FOR
ADAM M. PLAUT
& ANN MARIE PLAUT
 13 SHERMAN AVENUE
 TAX LOT 7 BLOCK 156
 BOROUGH OF WALDWICK
 BERGEN COUNTY, NEW JERSEY

CERTIFICATION:
 I HEREBY CERTIFY TO THE FOLLOWING PARTIES LISTED BELOW THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED 09-12-2010 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND EXCEPT SUCH EASEMENTS NOT DISCLOSED IN THE TITLE REPORT, OR FOUND BELOW THE GROUND.

THIS MAP IS CERTIFIED TO:
 - ADAM M. PLAUT & ANN MARIE PLAUT
 - MARCEL R. PLAUT, ESQ.
 - ACCURA TITLE, INC.
 - FIRST AMERICAN TITLE INSURANCE COMPANY
 - PINNACLE MORTGAGE INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR



- NOTES:**
- 1.) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5.
 - 2.) A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).
 - 3.) NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- REFERENCES:**
- 1.) KNOWN AS LOTS 37 & 38 AS SHOWN ON A CERTAIN FILED MAP ENTITLED "PROPERTY OF WM. A. SHARP, WALDWICK, NJ", FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON SEPTEMBER 1, 1892 AS MAP NO. 603.
 - 2.) DEED BOOK: 8314 PAGE: 084
 DEED BOOK: 9194 PAGE: 003
 - 3.) ACCURA TITLE, INC.
 (COMMITMENT No. A-7395)
 - 4.) OFFICIAL TAX MAP OF BOROUGH OF WALDWICK

<p>BUTLER SURVEYING & MAPPING, INC. PROFESSIONAL ENGINEERING AND SURVEYING SERVICES 240 VREELAND AVENUE • MIDLAND PARK • NJ • 07432 PH: (201) 399-0740 • FAX: (201) 857-3695 • E: INFO@BUTLERSM.COM DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER • 246A28157600</p> <p><i>John J. Butler</i> JOHN J. BUTLER, PLS N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 43267</p>	Designer: JJB
	Draftsman: WMB
	Checked By: JJB
	Proj: BSM10-1087
	Scale: 1" = 20'
	Date: 09/17/2010
Sheet 1 of 1	



**BOROUGH OF WALDWICK
ZONING
DENIAL FORM**

Applicant : Adam & Ann Marie Plaut

Zone: R-1

Application Date: 12-12-25

Block: 156

Address: 13 Sherman Avenue

Lot : 7

Application has been made to: Build an Add-A-Level

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

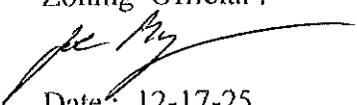
	<u>Code Section</u>		<u>Code Section</u>
Front Yard : X	97-119.1.C.	Lot Size:	
Side Yard :		Height :	
Rear Yard : X	97-119.1.C.	Use :	
Lot Coverage :		Misc. :	
Code requires : 50'		Proposed : 35.12' (existing)	
Code requires : 50'		Proposed : 34.83' (existing)	
Code requires :		Proposed :	

LOT COVERAGE CALCULATIONS :

- | | |
|--------------|--|
| R-1 40% max. | 1. Total square feet of property: 12993 Sq. Ft. |
| R-2 40% max. | 2. Total square feet of existing buildings: 3622 Sq. Ft. |
| R-3 40% max. | 3. Total square feet of addition: 0 – new coverage. |
| | 4. % of improved lot coverage: 27.88 % |

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: ADAM AND ANN MARIE PLAUT
 13 SHERMAN AVENUE
 WALDWICK, NEW JERSEY 07463
 (201) 965-6271

SITE LOCATION: 13 SHERMAN AVENUE
 BLOCK 156 - LOT 7
 BOROUGH OF WALDWICK
 BERGEN COUNTY, NEW JERSEY

ZONE DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)			
AREA	15,000.00 S.F.	12,993.00 S.F.	UNCHANGED
WIDTH	100.00 FT.	130.02 FT.	UNCHANGED
DEPTH	150.00 FT.	100.00 FT.	UNCHANGED
YARD AREAS (MIN.)			
FRONT YARD	50.00 FT.	35.12 FT.	35.12 FT.
REAR YARD	50.00 FT.	34.83 FT.	34.83 FT.
SIDE YARD (LEFT SIDE)	10.00 FT.	36.47 FT.	36.47 FT.
SIDE YARD (RIGHT SIDE)	10.00 FT.	42.13 FT.	42.13 FT.
TOTAL BOTH SIDE YARDS	35.00 FT.	78.60 FT.	78.60 FT.
BUILDING HEIGHT (MAX.)			
STORIES	2-1/2	1-1/2	2
FEET	35.00 FT.	20.00 FT.	30.00 FT.
COVERAGE (MAX.)			
IMPROVED LOT	40.00 %	27.88 %	27.88 %

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

BUTLER SURVEYING & MAPPING, INC.
 PROFESSIONAL ENGINEERING AND SURVEYING SERVICES
 240 VREELAND AVENUE – MIDLAND PARK – NJ - 07432

DATED: SEPTEMBER 17, 2010



