

ZONING BOARD OF ADJUSTMENT  
BOROUGH OF WALDWICK  
APPLICATION FORM  
Hardship Variance

Completed by Zoning Board:

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

COMPLETED BY APPLICANT: Address of Premises 111 Hudson Avenue  
Block 61 Lot 1 Zone R-2  
Size of Premises 8,000 sq. ft.

1. APPLICANT applies to the Waldwick Zoning Board for relief from the terms of Article IV Section 97-119.2.G of the Waldwick Zoning Ordinance to permit:  
97-123.7.A. (1a)

(Describe proposal) Build an add-a-level, portico, cover existing deck  
eliminate 2 car garage, new driveway and patio

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 16.7'  
Rear yard setback: code requires 35', to covered deck 24.8'  
Enclose existing garage

4. Name of Applicant: Amaury & Jaidy Villar Address: 111 Hudson Avenue  
Telephone: (347) 751-4674

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

6. Name of Owner of Premises: Amavry & Jaidy Villar Address: 111 Hudson Avenue.
7. Presently on the premises is a 2 story framed dwelling, wood deck, paved 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)

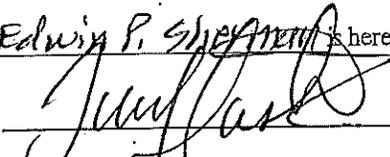
\_\_\_\_\_

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. Sheena 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:

Amoury & Taidy Villar, (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:) 111 Hudson Ave, Waldwick, New Jersey, Lot 1, Block 6 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 Leeper Land Group, LLC dated May 10, 2019; 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:  
inground pool and concrete surround has been removed  
roof overhang has been removed

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.

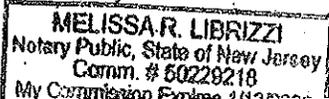
5. I acknowledge my understanding that if any of the representations set forth in this affidavit are inaccurate, then my application for variance relief may be dismissed by the Waldwick Board of Adjustment.

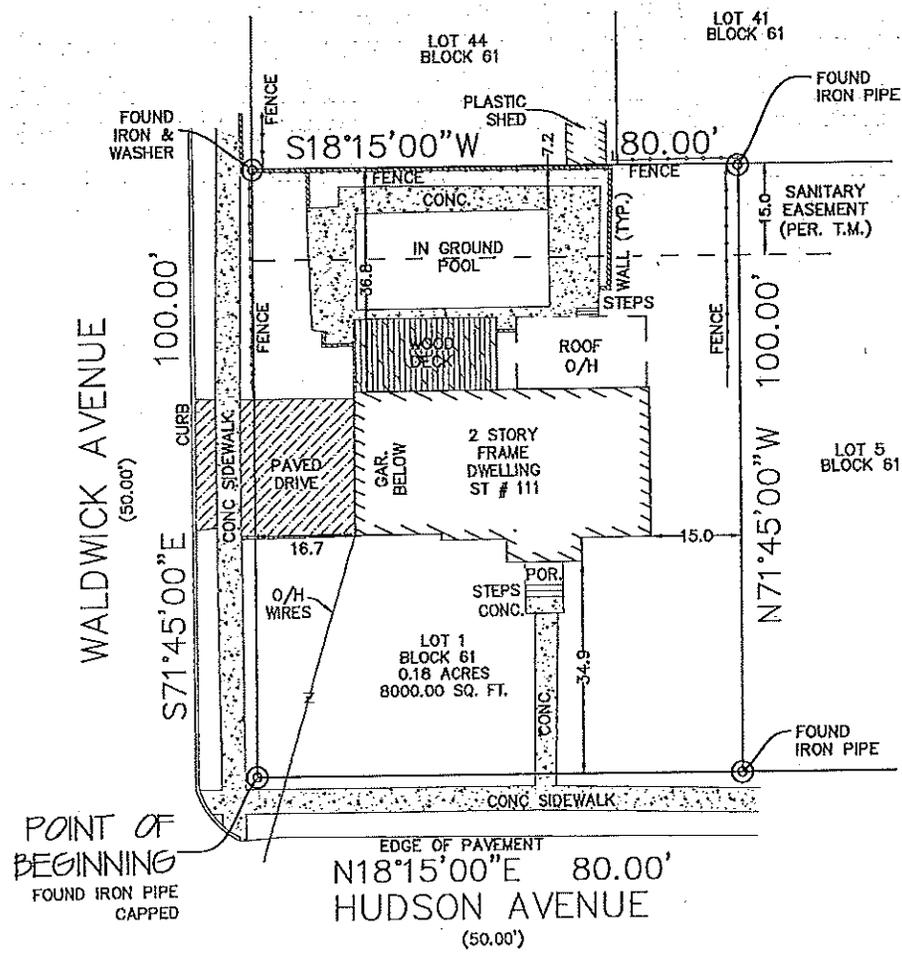
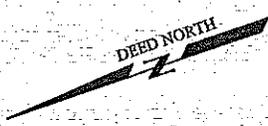
6. As used herein, the male term shall be deemed to include the female term and the singular term shall be deemed to include the plural term.

Sworn and subscribed to before me this 2nd day of December, 20 20

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

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





**CERTIFICATION:**  
DIVINAS PLACE, LLC

**DEED REFERENCE:**  
BOOK 3154  
PAGE 0882

- NOTE:**
1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
  2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
  3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
  4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
  5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
  6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
  7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
  8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
- NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE TITLE INSURER PURSUANT TO THE**

**Leeper Land Group, LLC**

Professional Land Surveyors  
767 Brunswick Pike  
Lambertville N.J. 08530

**LLG**

p. 609 571 3955  
f. 609 571 9490  
www.leepergroup.com

Scale:	Date:	Drawn By:	Job Number:
1" = 20'	05-10-2019	G.S.	19-1322

**PLAN OF SURVEY**  
TAX LOT 1 BLOCK 61  
111 HUDSON AVENUE  
BOROUGH OF WALDWICK  
COUNTY OF BERGEN  
STATE OF NEW JERSEY

CERTIFICATE OF AUTHORIZATION 24GA28232100	
Revision	Date By
	05-10-2019



**BOROUGH OF WALDWICK  
ZONING  
DENIAL FORM**

Applicant : Amaury & Jaidy Villar

**Zone: R-2**

Application Date: 12-12-25

**Block: 61**

Address: 111 Hudson Avenue

**Lot : 1**

Application has been made to: Build an Add-a-Level, Portico, Cover existing deck, Eliminate 2 car garage, New driveway and patio.

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	97-119.2.C.	Lot Size:	
Side Yard :		Height :	
Rear Yard : X	97-119.2.C.	Use :	
Lot Coverage :		Misc. : X	97-123.7.A.(1a)
Code requires : 17.5' (secondary front)		Proposed : 16.7' (existing)	
Code requires : 35'		Proposed : 24.8' (to covered deck)	
Code requires : 1 enclosed garage space		Proposed : None	

**LOT COVERAGE CALCULATIONS :**

R-1 40% max.	1. Total square feet of property: 8000 Sq. Ft.
R-2 40% max.	2. Total square feet of existing buildings: 1931 Sq. Ft.
R-3 40% max.	3. Total square feet of addition: 1267 Sq. Ft. ( of new Coverage)
	4. % of improved lot coverage: 39.98 %

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: AMAURY & JAIDY VILLAR  
 111 HUDSON AVENUE  
 WALDWICK, NEW JERSEY 07463  
 (347) 751-4674

SITE LOCATION: 111 HUDSON AVENUE  
 BLOCK 61 - LOT 1  
 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.	8,000.00 S.F.	UNCHANGED
WIDTH	75.00 FT.	80.00 FT.	UNCHANGED
DEPTH	100.00 FT.	100.00 FT.	UNCHANGED
<b>BUILDING SETBACKS (MIN.)</b>			
FRONT YARD (HUDSON AVENUE)	25.00 FT.	34.90 FT.	30.90 FT.
FRONT YARD (WALDWICK AVENUE)	17.50 FT.	16.70 FT.	16.70 FT.
REAR YARD	35.00 FT.	24.80 FT.	24.80 FT.
SIDE YARD (RIGHT SIDE)	10.00 FT.	15.00 FT.	15.00 FT.
TOTAL BOTH SIDE YARDS	25.00 FT.	31.70 FT.	31.70 FT.
<b>BUILDING HEIGHT (MAX.)</b>			
STORIES	2-1/2	2	2
FEET	35.00 FT.	27.00 FT.	33.00 FT.
<b>LOT COVERAGE (MAX.)</b>			
IMPROVED LOT	40.00 %	24.14 %	39.98 %

SITE PLAN INFORMATION WAS OBTAINED  
 FROM A PLAN OF SURVEY PREPARED BY:  
 LEEPER LAND GROUP, LLC.  
 PROFESSIONAL LAND SURVEYORS  
 767 BRUNSWICK PIKE  
 LAMBERTVILLE, NJ 08530

DATED: MAY 10, 2019



