

Submitting dual application - 10 copies required
 8-01 Fair Lawn Avenue; Fair Lawn, NJ 07410 (201) 794-5300
 MAPS WILL NOT BE ACCEPTED UNLESS PROPERLY FOLDED (18 copies required)

NAME, ADDRESS & PHONE # OF APPLICANT: 10-06 SADDLE RIVER ROAD REALTY

10-06 SADDLE RIVER ROAD, FAIR LAWN, NJ

NAME, ADDRESS & PHONE # OF ATTORNEY: JEFFREY KANTOWITZ ESQ.
60 ABE RAPPAPORT, ATTORNEY AT LAW, 195 ROUTE 46 WEST, SUITE 6 TOTOWA, NJ 07012
973-785-1799 (h); (201) 446-3148 (cell)

ADDRESS OF PROPERTY 10-06 SADDLE RIVER ROAD LOT 3 BLOCK 1507

PURPOSE OF APPLICATION: PROPOSED TWO STORY AND SECOND STORY ADDITIONS

PROPOSED BUILDING	Required	Provided	Comply (yes)	Does Not Comply	Variance Req. E = Existing V = Var. Req.
Lot Area	10,000 SF	10,329	✓		
Lot Width	100'	57.00'		✓	E
Lot Depth	100'	176.77'	✓		
Bldg. Coverage (Max.)	35%	24.93%	✓		
Height of Bldg. (Max.)	35' 2 STORIES	TBD - See ARCH. PLANS 2 STORIES	✓		
Impervious Coverage (Max)	90%	86.02%	✓		
Front Yd.	20'	34.24'	✓		
Inter. Side Yd.	10 20	7.50' 18.67		✓ ✓	V V
Street Side Yd.	N/A				
Rear Yd.	25'	74.53'	✓		
Side Yd. Buffer	10'	7.50'			
Rear Yd. Buffer	10'	4'			V
Off-Street Parking (Show Calculations)	28 2,712 SF @ 1/100 SF = 27.12	14 12 REGULAR 2 HANDICAP		✓	V

Owner or Occupant must sign here:

Date: 3/5/21

Jody Bardasim
 Name: Jody Bardasim

NOTE: ADD'L SHEETS MAY BE USED FOR ACCESSORY STRUCTURES
10-06 SADDLE RIVER ROAD REALTY


FAIR LAWN PLANNING BOARD
CERTIFICATE OF OWNERSHIP OF APPLICANT
AS REQUIRED BY NEW JERSEY LAW

(P.L. 1977, CHAPTER 336)

Listed Below are names and addresses of all owners of 10% or more of the stock/interest*
in the undersigned applicant corporation/partnership:

<u>Name</u>	<u>Address</u>
JODY BARDASH	10-06 SADDLE RIVER ROAD FAIR LAWN NJ
	100% OWNER

*Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or
in another corporation/partnership so reported, this requirement shall be followed until the
names and addresses of the noncorporate stockholders/individual partners exceeding the 10%
ownership criterion have been listed.


Signature of Officer/Partner _____ Date 1/21/21

10-06 SADDLE RIVER ROAD REALTY
Name of Applicant Corporation/Partnership _____

**BOROUGH OF FAIR LAWN
PLANNING BOARD**

HEARING NOTICE TO BE SERVED ON OWNERS OF ALL PROPERTY AFFECTED

PLEASE TAKE NOTICE that an application has been made by 10-06 Saddle River Road Realty ("Applicant"), for property located at 10-06 Saddle River Road, and identified as Block 1507, Lot 3 on the tax maps of the Borough of Fair Lawn ("Property"). The Applicant seeks preliminary and final major site plan approval for the Property in order to add a two-story addition and a second floor addition onto the existing building on the Property in order to better accommodate and provide greater spacing in the dental practice of Dr. Jody Z. Bardash. As part of the development application for the premises, the Applicant seeks variances from the Fair Lawn Zoning Ordinance requirements in chapter 125-1 et seq. of the Fair Lawn Municipal Code, including "Land Development 125 Attachment 8 (Schedule of Area, Yard and Building Requirements)" that pertain to: interior side yard setbacks (where 10 and 20 feet, respectively, are required and 7.5 and 18.67 feet are provided; lot width (an existing non-conforming condition of 57 feet where 100 feet is required); side yard and rear yard buffers (where 10 and 10 feet, respectively, are required and 7.5 and 4 feet are provided); off street parking spaces (where 28 spaces are required and 14 are provided), and for any other variances, exceptions, waivers, permits, or approvals that may be required by the Planning Board for approval of this application.

This notice is sent to you as an owner of property in the immediate vicinity. A **virtual public hearing**, instead of an in-person hearing in the Council Chambers at 8-01 Fair Lawn Avenue, Fair Lawn, New Jersey, has been ordered for Monday, April 12, 2021 at 7:30PM. When the case is called, you may either, yourself, or by agent or attorney, appear and present any comments which you may have regarding this application.

Anyone wishing to participate in, or observe, the April 12 hearing on this application should contact Ms. Hochkeppel or check the Borough of Fair Lawn website (www.fairlawn.org) for information concerning how to participate in, and log on to, the Planning Board's virtual public hearing on April 12, 2021.

This notice is sent by order of the Planning Board of the Borough of Fair Lawn.

A copy of the application and accompanying plans are on file at the Planning Board office, Room 209 in the Fair Lawn Municipal Building, 8-01 Fair Lawn Avenue, Fair Lawn, New Jersey.

In light of the ongoing COVID-19 pandemic, there are no in person visits permitted to the Municipal Building at this time. Anyone wishing to inspect the application and accompanying plans should contact the Board Secretary, Ms. Cathryn Hochkeppel, at 201-794-5300, during regular business hours 8:30am to 4:30pm to make arrangements to inspect or review the application and accompanying plans.

By: 10-06 Saddle River Road Realty,
Applicant
c/o Jeffrey Kantowitz, Esq.
Abe Rappaport, Attorney at Law
Attorneys for Applicant
10-06 Saddle River Road Realty
195 Route 46 West, Suite 6
Totowa, NJ 07512
(973) 785-1799

LAND DEVELOPMENT

125 Attachment 5

Borough of Fair Lawn

§ 125-70E. Major Site Plan - Preliminary & Final Checklist.

No.	Item	Applicant	Not Applicable	Waiver Requested	Borough
	<p>Note: Final approval submission is a resubmission of documents from the preliminary stage, with any revisions required as a condition of approval by the municipality or other agency. If there were no changes required, submission must still be made to meet the requirements of the Map Filing Law (N.J.S.A. 46:23-9.9 et seq.).</p>				
1.	Name, address of owner and applicant	✓			
2.	Name, signature, license number, seal and address of engineer, land surveyor, architect, planner and/or landscape architect, as applicable responsible for preparation of plat	✓			
3.	Title Block denoting type of application, tax map sheet county, name of municipality, block and lot and street location	✓			
4.	A key map at not more than 1"=1,000' showing location of tract with reference to surrounding properties, streets, zone lines and municipal boundaries within 500 feet	✓			
5.	A schedule of required and provided zone(s) requirements including lot area, width, depth, yard setbacks, building coverage, floor area ratio, open space and parking.	✓			
6.	North arrow and scale of: 1" = 50' for tracts up to 40 acres; 1" = 100' for tracts greater than 40 acres.	✓			
7.	Proof taxes are current.	✓			
8.	Signature blocks for Chair, Secretary, Municipal Clerk and Municipal Engineer.	✓			
9.	Source and date of current property survey.	✓			
10.	Authorized affidavit of ownership.	✓			
11.	One of four standardized sheets: 30" x 42" 24" x 36" 15" x 21" 8.5" x 13"	✓			
12.	Acreage of tract to the nearest tenth of an acre.	✓			
13.	Revision box showing date of original and all revisions	✓			
14.	Size and locations of any existing or proposed structures with all setbacks dimensioned.	✓			
15.	Location and dimension of any existing or proposed streets.	✓			
16.	All proposed lot lines and area of lots in square feet.	✓			
17.	Building envelopes with front/rear, side yard setback lines dimensioned for newly proposed and existing lots.	✓			
18.	Copy and/or delineation of any existing or proposed deed restrictions or covenants.	✓			
19.	Location and acreage of any existing or proposed easement or land reserved for or dedicated to public or utility use.	✓			

FAIR LAWN CODE

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20.	List of required regulatory approvals or permits	✓			
21.	List of variances required or requested	✓			
22.	Requested or obtained design waivers or exceptions	✓			
23.	Payment of application fees.	✓			
24.	Names, block, lot numbers and addresses of property owners and lot lines of parcels within 200 feet identified on the most recent tax map sheet.	✓			
25.	All existing watercourses, floodplains, floodway and flood-fringe areas, wetlands, marshes, ponds and land subject to flooding on the site and within 200 feet of the site.	✓			
26.	Existing streets, rights-of-way and/or easements on and within 200 feet of tract.	✓			
27.	Architectural significance of any existing buildings to remain or to be removed.	✓			
28.	Compliance with all Master Plan proposals affecting the development.	✓			
29.	Additional road right-of-way as specified in the Borough Master Plan or Official Map.	✓			
30.	Topographical features showing existing and proposed grades and elevations, including: spot grades at building and property corners, tops and bottom of slopes, low areas, drainage swells, etc.	✓			
31.	Boundary, limits, nature and general extent of wooded areas, specimen trees and other significant physical features.		✓		
32.	Existing system of drainage of subject site	✓			
33.	Drainage calculations.				
34.	Existing and proposed contour intervals based on NGVD datum. Contours to extend at least 200' beyond subject property as follows: Up to 3% grade = 1' Sites having any 3%+ grade = 2'			✓ ✓ ✓	
35.	General soil types.			✓ ✓	
36.	Soil erosion and sediment control plan, if soil disturbance exceeds 5,000 square feet.			✓ ✓	
37.	New block and lot numbers confirmed with local assessor				
38.	Site triangles				
39.	Proposed utility infrastructure plans, including disposal of sanitary sewerage, water and stormwater management. (Borough Engineer may require supporting calculations).		✓ ✓ ✓		

LAND DEVELOPMENT

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40.	Parking plan showing spaces, size, type, aisle width, curb cuts, drives, driveways and all ingress and egress areas and dimensions. All parking space stalls shall be numbered.	✓			
41.	Preliminary architectural plan and elevations.			✓	
42.	Road and paving cross-sections and profiles		✓		
43.	Lighting plan and details, including height of fixtures, light type and Isolux traces.	✓			
44.	Location and design /details of containers for solid waste, including recyclables.			✓	
45.	Landscaping plan details, including plant names (common and botanical) shall be shown.	✓			
46.	Site identification signs, traffic control signs and directional signs including pavement markings.	✓			
47.	Traffic Impact Statement		✓	✓	
48.	Environmental Assessment Report (in accordance with section § 125-65D at the discretion of the Planning Board or Borough Engineer).		✓	✓	
49.	Development stages or staging plans		✓	✓	
50.	Any recorded documents that may affect the application shall be submitted.		✓	✓	
51.	Other than a development application relating to a single-family home or a minor subdivision creating single-family residential lots, set forth a contribution disclosure statement in accordance with § 125-70H hereof. [Added 10-24-2006 by Ord. No. 2064-2006]	✓			

LAND DEVELOPMENT

125 Attachment 6

Borough of Fair Lawn

§ 125-70F. Environmental Impact Preliminary Statement.

1. Is the site to be developed located adjacent to or near a natural area such as a park, stream, open field, brook, etc.?

YES _____ NO _____ OTHER _____

(If yes or other, please explain) _____

2. Is the site to be developed located in a wetlands area as delineated on the Wetlands Inventory Maps? (see maps in the office of the Borough Engineer)

YES _____ NO _____ OTHER _____

(If yes or other, please explain) _____

3. Is the site to be developed located in the 100-year floodplain as delineated on either the Federal Emergency Management Agency (FEMA) maps or the New Jersey Department of Environmental Protection Agency (NJDEP) flood maps? (see maps in the office of the Borough Engineer)

YES _____ NO _____ OTHER _____

(If yes or other, please explain) _____

4. Does the site development require the removal of any trees of 6 inches or greater in true diameter?

YES _____ NO _____ OTHER _____

(If yes or other, please explain) _____

5. Does the site development require any alteration, channelization or relocation of any stream, river or brook?

YES _____ NO _____ OTHER _____

(If yes or other, please explain) _____

FAIR LAWN CODE

6. Will the site development introduce any change in the quality and/or present stormwater runoff?

YES NO OTHER

(If yes or other, please explain) Additional impervious coverage, ≈ 340 SF
Will not change quality of runoff

7. Will the site development require the import or removal of soil from the area?

YES NO OTHER

(If yes or other, please explain) _____

8. Will the site development require directing surface drainage into a pond, stream or brook?

YES NO OTHER

(If yes or other, please explain) _____

9. Will the site development have any impact on the borough services presently provided such as police, fire, public works, schools, public sewer, water or drainage facilities?

YES NO OTHER

(If yes or other, please explain) _____

10. Will any excavation required for the development penetrate the high water table?

YES NO OTHER

(If yes or other, please explain) _____

11. Will the site development require special foundation provisions such as piles and/or spread footings to support the structure?

YES NO OTHER

(If yes or other, please explain) Spread footings under addition

LAND DEVELOPMENT

12. Will the operation of the site affect local vehicular or pedestrian traffic?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

13. Will the operation of the site result in any discharge into the air?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

14. Will the proposed operation of the site increase noise levels at the property lines?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

15. Will the site to be developed impact on any area designated in the Borough of Fair Lawn's Master Plan for future conservation?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

16. Is the site to be developed served by existing public utilities? If so, do the existing utilities have sufficient capacity to allow service connections?

YES NO _____ OTHER _____

(If yes or other, please explain) Sufficient capacity

17. Has the site to be developed ever been used for storage or disposal of, or presently contain, hazardous, radioactive, biological or toxic waste, including residential underground storage tanks?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

FAIR LAWN CODE

18. Has any filling on this property ever taken place under the Industrial Site Recover Act (ISRA) by the NJDEP?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

19. Has a notice of violation been served by the NJDEP or the USEPA for this property?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

20. Is the site to be developed proposed for the use, storage or manufacture of hazardous materials, toxic substances or dangerous chemicals, or produce any of them as a by-product?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

21. Will the site development increase the present intensity levels of light in the area?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

22. Will the site development require the drilling of new or capping of existing water wells?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

23. Will the site development require the removal or replacement of existing septic systems or other liquid waste facilities?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

LAND DEVELOPMENT

24. Will the site development affect the water table in the area?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

25. Will the site development produce odors?

YES _____ NO OTHER _____

(If yes or other, please explain) _____

26. Has a Phase I or Phase II or a professional report on the property concerning any of the previous questions ever been obtained?

YES _____ NO OTHER _____

(If yes or other, please explain) _____
