



Dumont Borough  
BUILDING  
80 WEST MADISON  
DUMONT, NJ 07628  
(201) 387-5034 FAX(201) 387-5063  
PRENAUD@DUMONTBORO.ORG

Application Date: 8/27/2020  
Application Number: ZA-20-61  
Permit Number: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
  
Fee: \$50

## Denial of Application

Date: 9/16/2020

To: LACHENAUER, JEFFREY ETAL  
106 VIRGINIA AVE  
DUMONT, NJ 07628

CC: Rebecca Vazquez, Board Secretary

RE: 106 VIRGINIA AVE  
BLOCK: 919 LOT: 13 QUAL: ZONE: RA

DEAR LACHENAUER, JEFFREY ETAL,  
OneStory Addition

Your request is hereby denied based upon the following requirements:

The following comments were made during the denial process:

Front yard setback (minimum feet) 25' proposed 14.8'

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Renaud", written over a horizontal line.

PAUL RENAUD, ZONING OFFICER

Dumont Joint Land Use Board,

On February 20<sup>th</sup>, 2020 my Husband & I were awoken in the middle of the night to the sound of our fire alarm. We quickly realized that a fire had broken out in the basement of our home. Within minutes of calling 911 we were surrounded by Dumont's first responders who selflessly came to our aid. We will be forever grateful to the Dumont Fire Department & Police Department.

The days following our fire seem like a blur, we had never experienced fear & loss like we did that night. 106 Virginia Ave was our first home together. A home that we purchased 3 years ago after spending many years saving up for it. My Husband & I both grew up in Dumont and felt blessed that we would one day raise our family here as well.

We understand that since February 2020 everyone's life has changed. We have all experienced fear, anxiety and unfortunately some of us have experienced loss. We write this letter today in hope that we can start to move forward with the process of rebuilding our home as we know it will provide us with a sense of peace & normalcy during these difficult times.

Along with repairing the damage caused by the fire, we are requesting a variance which would allow us to add a one-story addition. Given the changing world around us, the proposed addition would allow us to create a home office for our family to work out of. The variance we are requesting respects the architectural history of our home as well as our neighbor's properties.

In closing, we miss our home. We miss our street, our neighbors, and our community. We want nothing more than to start rebuilding our home so that we can be back there one day soon.

Sincerely,  
Sarah & Jeff Lachenauer

# HOW.

50.

1184 190  
10' ROAD WIDENING EASEMENT

REV. 4/17/72 REV. 12/7/76

80

11-23-94 REV. BL. 921 LOT 9 (9.018.9.02).  
8-3-93 REVISE LOT 18 BLK. 906-BOSWELL  
7-28-87 BOSWELL ENGR. CO.  
1-20-87 REVISE LOT # AND DIMENSIONS  
AS PER TAX ASSESSOR  
4-1-86 ADD SCHWANNEWEDE REVISIONS  
REVISED OCT. 1, 1982  
WM. H. SCHWANNEWEDE ASSOC.  
TEANECK, N.J.

REV. BOSWELL ENGR. CO. 11/3/75

WILLIAM H. SCHWANWEDE  
BOROUGH ENGINEER

**TAX MAP**  
**BOROUGH OF DUMONT**  
**BERGEN COUNTY, N. J.**

SCALE: 1"=100'

OCT 1963

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DEFEW



41	75	22	6	6652	4241	32
51.78	24	114.85	EXEMPTED	18	5	11
59	26	8	110.91	7	49	60
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DAVIES

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DAVIES

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## 50

DAVES

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**Abstract**

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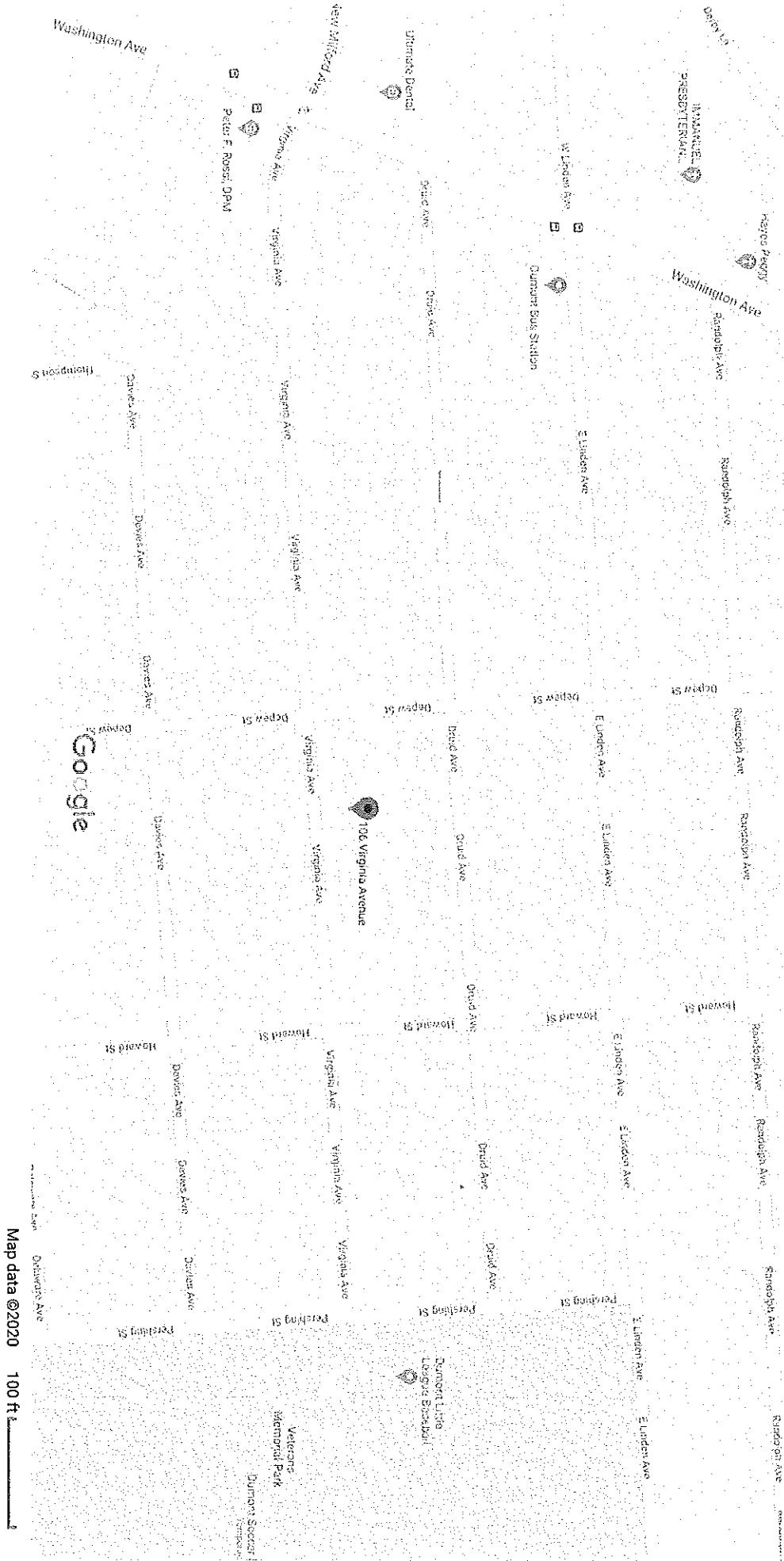
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Google Maps

106 Virginia Ave

Jeff and Sara Lachenauer



Map data ©2020

100 ft

From: Debbie Graf [debbie@tritechmodular.com](mailto:debbie@tritechmodular.com)  
Subject: Fwd: PREPAY:4421194 Revised- 106 Virginia Ave. Dumont  
Date: Oct 13, 2020 at 5:33:44 PM  
To: Jeff Lachenauer [j.russell2983@gmail.com](mailto:j.russell2983@gmail.com)

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Debbie Graf  
Office Manager/ Design

Tri Tech Construction Group, LLC  
109 Oneida Ave.  
Dumont, NJ 07628

Office: [201-478-8603](tel:201-478-8603)  
Cell: [973-703-0255](tel:973-703-0255)

Begin forwarded message:

**From:** Gannett Legals Public Notices <[GanLegPubNotices@gannett.com](mailto:GanLegPubNotices@gannett.com)>  
**Date:** October 13, 2020 at 4:56:05 PM EDT  
**To:** Debbie Graf <[debbie@tritechmodular.com](mailto:debbie@tritechmodular.com)>  
**Subject:** RE: PREPAY:4421194 Revised- 106 Virginia Ave. Dumont

Greetings,

Attached is an order confirmation for you to review, be sure to review carefully prior to making payment. **Prepayment is required.** *This is your opportunity to ensure your ad will publish correctly.*

**For payment please call [888-516-9220](tel:888-516-9220) before: 11:00AM 10/15**

The total cost includes an affidavit, which will be mailed to you after the ad publishes.  
Reference your ad number found in the subject line of this email.

Thank you,  
Maev Ward  
Public Notice Representative

Office: [844-254-5256](tel:844-254-5256)

**Due to the current Covid 19 pandemic we are minimizing the amount of check payments we are accepting. Please call 888-516-9220 to provide payment via debit or credit card.**

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**From:** Debbie Graf <[debbie@tritechmodular.com](mailto:debbie@tritechmodular.com)>  
**Sent:** Tuesday, October 13, 2020 4:39 PM  
**To:** LEGAL, BER <[BERLEGAL@gannett.com](mailto:BERLEGAL@gannett.com)>  
**Cc:** [info@tritechmodular.com](mailto:info@tritechmodular.com)  
**Subject:** PREPAY:4421194 Revised- 106 Virginia Ave. Dumont

Please see revised ad.

Thank You

Debrah L . Graf  
Office Manager/ Consultant/ etc...

Tri Tech Construction Group, LLc  
109 Oneida Ave. Dumont NJ 07628  
Office: 201-478-8603  
Fax: 973-513-9263  
Cell: 973-703-0255  
Email: [debbie@ttcgnj.com](mailto:debbie@ttcgnj.com)  
Website: [www.ttcgnj.com](http://www.ttcgnj.com)

New Home Builder #: 44509  
HIC #: 13VH05620300



**LOCALiQ**



## North Jersey Media Group

### Classified Ad Receipt (For Info Only - NOT A BILL)

**Customer:** TRI TECH CONSTRUCTION GROUP, LLC

**Ad No.:** 0004421194

**Address:** 109 ONEIDA AVE  
DUMONT NJ 07628  
USA

**Pymt Method:** Credit Card

**Net Amt:** \$62.55

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 10/17/20

**Text of Ad:**

Borough of Dumont  
Notice of Public Hearing

PLEASE BE ADVISED that Mr. and Mrs. Lachenauer, the owners of the property located at 106 Virginia Avenue, within the Borough of Dumont, known on the Tax Assessment Map as Block No. 919, Lot No. 13, have made an application to the Dumont Joint Land Use Board for a variance and minor site plan approval for front yard variance. The required set back is 25'. Our existing non-conforming covered front porch is 14'8". We are asking for approval to extend the covered front porch 8'2" to the end of the new addition area on the right side of the home. The home suffered a fire February 20, 2020 and has stood vacant since. We are looking forward to starting this project.

The applicants shall seek and request any additional approvals, variances, waivers, exceptions or any other relief which may be deemed necessary upon review of the application by the Joint Land Use Board.

A public hearing to consider and take action on this application will be held virtually with Cisco Webex by the Dumont Joint Land Use Board on October 27, 2020 at 7:30pm.

All documents related to this application will be available for public review at least 10 days prior to the aforesaid meeting during regular business hours in the office of the Joint Land Use Board, located at the Borough Hall, 80 West Madison Avenue, Dumont, NJ 07628.

Very Truly Yours  
Mr. and Mrs. Lachenauer  
106 Virginia Avenue  
Dumont NJ, 07628  
The Record: October 17, 2020  
Fee: \$27.55 (58) ad#4421194





ASB-Caroline ASB-... 10:56 AM

To: Debbie Graf &gt;

**4421194 Receipt**

If you have any questions and/or correspondence, please email the Bergen Record email box at [BERLegals@gannett.com](mailto:BERLegals@gannett.com). Thank You

**Payment Receipt**

Wednesday, October 14, 2020

Transaction Type: Payment	Customer Type: TRIMMER
Invoice Number: 0000000000	Customer Category:
Payment Method: Credit Card	Customer Name:
Ref ID: 1	Customer Group:
Credit Card Number: 0000000000000000	Customer Email:
Credit Card Expiration: 12/20/2021	Account Number:
Payment Amount: \$2.00	Phone Number: 201-761-0000
Reference Number: 00000	Company/Individual: Company
Charge to Company: BER Record	Customer Name: BERGEN RECORD PUBLISHING GROUP LLC
Charge to Company: Company	Customer Address: 100 MARKET STREET
Credit to Business Number: 000000	
Service Date:	
Service Name:	
	Check Number: 0000000000000000
	Routing Number: 0000000000000000



JOINT LAND USE BOARD - BOROUGH OF DUMONT

PLEASE TAKE NOTICE, the undersigned applicant, Jeff and Sarah Lackenauer (the "Applicant"), has filed an application in compliance with the development ordinances of the Borough for relief with regard to property designated as Block 919, Lot 13 on the Tax Map, which property is also known as 106 Virginia Ave, Dumont, New Jersey. In connection with this application, the applicant will seek the following relief and approvals from the Board: Extend existing non conforming covered porch. Required set back is 25'. Currently the porch is 14.8'. We are planning to extend the porch to the end of the addition which is 10.2' to the left side of house.

Anyone affected by this application may have an opportunity to be heard at a public meeting of the Board to be held on October 27<sup>th</sup> at 7:30 pm in the Dumont Senior Center, 39 Dumont Avenue, Dumont, New Jersey. When this matter is called you may appear in person, or by agent or attorney, and present any objections or comments you may have with regard to the within application.

All documents related to this application may be inspected by the public at the office of the Board Secretary and/or the Building Department located at 80 West Madison Ave, Dumont, New Jersey during regular business hours.

Jeff Lackenauer  
Name of Applicant

September 29, 2020  
10:27 AM

DUMONT BOROUGH  
Tax Account Detail Inquiry

Page No: 1

BLQ: 919. 13.  
Owner Name: LACHENAUER, JEFFREY ETAL

Tax Year: 2020 to 2020  
Property Location: 106 VIRGINIA AVE

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,688.46	2,688.46	2,740.95	2,775.71	10,893.58
Payments:	2,688.46	2,688.46	2,740.95	0.00	8,117.87
Balance:	0.00	0.00	0.00	2,775.71	2,775.71

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Description								
		Original Billed						10,893.58		10,893.58
01/24/20	1	Payment LERETA	001	437894	CK	13026	147 LERETA	2,688.46	0.00	8,205.12
05/08/20	2	Payment LERETA	001	MULTIPAY	CK	13319	141 LERETA	2,688.46	0.00	5,516.66
07/30/20	3	Payment CORELOGIC	001	MULTIPAY	CK	13524	1475 CORELOG	2,740.95	0.00	2,775.71

Total Principal Balance for Tax Years in Range: 2,775.71

*TAXES ARE CURRENT THROUGH 3Q 2020  
(AUGUST 1, 2020).*

I verify that this information accurately reflects  
municipal tax records

*Frank Berardi*  
Tax Collector  
Dumont Borough  
Bergen County



*Debra Mati*  
*9/29/2020*

**Borough of Dumont**  
Office of the Tax Assessor  
James Anzevino  
80 West Madison Avenue  
Dumont, NJ 07628  
Phone 201-387-5030 - Fax 201-384-5248

September 28, 2020

Mr. Jeff Lachenauer  
106 Virginia Avenue  
Dumont, NJ 07628

Re: Block 919, Lot 13 – 106 Virginia Avenue, Dumont, NJ

Dear Mr. Lachenauer:

Attached is a list of the properties located within 200 feet of the above subject properties. Also attached is a list of Utilities that must be notified. If you have any further questions, please do not hesitate to contact me at 201-906-2469.

Sincerely,



James Anzevino  
Tax Assessor

## OWNER &amp; ADDRESS REPORT

DUMONT

09/28/20 Page 1 of 2

200 FOOT LIST BLOCK-919 LOT-13  
106 VIRGINIA AVE., DUMONT, NJ 07628

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
907	12		2	PUGLISI, GORDON 92 DRUID AVE DUMONT, NJ 07628	81 DRUID AVE	
907	13		2	MONAHAN, GERALD & CAROL 252 DEPEW ST DUMONT NJ 07628	252 DEPEW ST	
907	14		2	ROLON, ALEX & XIOMARA MERCER- 86 VIRGINIA AVENUE DUMONT, NJ 07628	86 VIRGINIA	
910	13		2	LAHI, MEHDI & TEUTA 230 DEPEW ST DUMONT, NJ 07628	230 DEPEW STREET	
918	12		2	TORRES, DAVID A & MILLIE N 5831 79TH STREET RIDGEWOOD, NY 11385	122 DRUID AVE	
918	13		2	SOMMER JR, JON MICHAEL ETAL 114 DRUID AVE DUMONT, NJ 07628	114 DRUID AVE	
918	14		2	KOHLMANN, VANESSA 108 DRUID AVENUE DUMONT, NJ 07628	108 DRUID AVE	
918	15		2	ARVER, GREGORIO & ROXANA 98 DRUID AVE DUMONT, NJ 07628	98 DRUID AVE	
918	16		15F	ARC OF BERGEN & PASSAIC CNTYS INC 223 MOORE ST HACKENSACK, NJ 07601	261 DEPEW ST	
919	1		2	NA, DAVID & LEE, JENNIFER 101 DRUID AVENUE DUMONT, NJ 07628	101 DRUID AVE	
919	2		2	CASTRO, MICHAEL&MARTINEZ, JULIEBELLE 109 DRUID AVENUE DUMONT, NJ 07628	109 DRUID AVENUE	
919	3		2	ANTEQUERA, KAREN & TORRES, ALEXANDER 117 DRUID AVENUE DUMONT, NJ 07628	117 DRUID AVE	
919	4		2	RODRIGUEZ, MICHELLE 125 DRUID AVE DUMONT, NJ 07628	125 DRUID AVE	
919	5		2	ABAD, ANTONIO N. & MA. THERESA L. ABAD 220 HOWARD ST DUMONT NJ 07628	220 HOWARD ST	
919	9		2	MANALILI, KING FRANCIS HARRIS ETAL 134 VIRGINIA AVENUE DUMONT, NJ 07628	134 VIRGINIA AVE	
919	10		2	KELLIHER, DIANE K 130 VIRGINIA AVE DUMONT, NJ 07628	130 VIRGINIA AVE	
919	11		2	STROH (TRSTES/ETAL), LORI 126 VIRGINIA AVE DUMONT, NJ 07628	126 VIRGINIA AVE	
919	12		2	ZHENG, SHAN CHENG 114 VIRGINIA AVE DUMONT, NJ 07628	114 VIRGINIA AVE	
919	13		2	LACHENAUER, JEFFREY ETAL 106 VIRGINIA AVE DUMONT, NJ 07628	106 VIRGINIA AVE	

# OWNER & ADDRESS REPORT

DUMONT

200 FOOT LIST BLOCK-919 LOT-13  
106 VIRGINIA AVE., DUMONT, NJ 07628

09/28/20 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
919	14		2	MODICA, CHARLES 100 VIRGINIA AVENUE DUMONT, NJ 07628	100 VIRGINIA AVENUE	
919	15		15F	ADVANCE HOUSING INC 100 FIRST ST STE 203 HACKENSACK, NJ 07601	94 VIRGINIA AVE	
919	16		2	CONNELLY, THOMAS G. & JOAN F. 251 DEPEW STREET DUMONT, N.J. 07628	251 DEPEW ST	
920	1		2	PLOTKIN, MARGARET & ELIZABETH 227 DEPEW ST DUMONT, NJ 07628	227 DEPEW ST	
920	2		2	VOSSLER-YORK, JAN 111 VIRGINIA AVE DUMONT, NJ 07628	111 VIRGINIA AVE	
920	3		2	KELLIHER, RUSSELL & DOROTHY 115 VIRGINIA AVENUE DUMONT, NJ 07628	115 VIRGINIA AVE	
920	4		2	CUNANAN, RAFAEL S (ETAL) 117 VIRGINIA AVENUE DUMONT, NJ 07628	117 VIRGINIA AVE	
920	5		2	POWERS, BRIAN & JUDITH 125 VIRGINIA AVENUE DUMONT, NJ 07628	125 VIRGINIA AVE	
920	6		2	BILL, ETHAN & STEVE & PEGGY 131 VIRGINIA AVE DUMONT, NJ 07628	131 VIRGINIA AVE	
920	7		2	HAJDAREVIC, ALEN 135 VIRGINIA AVENUE DUMONT, NJ 07628	135 VIRGINIA AVE	
920	13		2	WILLIAMS JR, CLARENCE & ANN MARIE 90 DAVIES AVE DUMONT, NJ 07628	90 DAVIES AVE	
920	14		2	SWEET, NEWTON, JR. & DIANE 80 DAVIES AVE DUMONT NJ 07628	80 DAVIES AVE	
920	15		2	ARIGO, LORI 76 DAVIES AVE DUMONT, NJ 07628	76 DAVIES AVE	
920	16		2	BONANNO, CHRISTOPHER & LAURA A. 74 DAVIES AVE DUMONT NJ 07628	74 DAVIES AVE	
920	17		2	MACWILLIAM, ROBERT J. & CANDICE 70 DAVIES AVENUE DUMONT, NJ 07628	70 DAVIES AVE	
920	18		2	ARIAS, DAMARIS M & EFRAIN D 223 DEPEW STREET DUMONT, NJ 07628	223 DEPEW ST	

## **Borough of Dumont**

Office of the Tax Collector

80 West Madison Avenue

Dumont, NJ 07628

Phone 201-387-5025 - Fax 201-384-5248

### Utility Companies Servicing the Borough of Dumont:

Verizon  
540 Broad Street  
Newark, NJ 07102

SUEZ Water  
69 Devoe Place  
Hackensack, NJ 07601

PSE&G  
80 Park Plaza  
Newark, NJ 07102

Cablevision/Optimum  
5 Legion Drive  
Cresskill, NJ 07626

NJ Department of Transportation  
1035 Parkway Avenue  
CN600  
Trenton, NJ 08625

County of Bergen  
Planning and Economic Development  
1 Bergen County Plaza  
Room 415  
Hackensack, NJ 07601

Bergen County Utilities Authority  
298 Mehrhof Road  
Little Ferry, NJ 07643

Transcontinental Gas Pipe Line  
Corporate Secretary  
718 Paterson Plank Road  
Carlstadt, NJ 07072

US Cable  
28 W. Grand Avenue  
Suite 10  
Montvale, NJ 07645

The Official Newspaper of the Borough of Dumont: The Record





JOINT LAND USE BOARD - BOROUGH OF DUMONT  
80 WEST MADISON, DUMONT, NJ 07628  
(201) 387-5034

NOTICE OF APPEAL  
(BULK "C" VARIANCE APPLICATION FORM)

Date: 10/15/2020

Appeal is hereby made by the undersigned for a special exception or variance from the terms of the Zoning Ordinance of the Borough of Dumont

Appellant, Jeff and Sarah Lackenaur 106 Virginia Ave. jrussell2983@gmail.com  
Name Address Email  
Owner, Jeff and Sarah Lackenaur 106 Virginia Ave. jrussell2983@gmail.com  
Name Address Email  
Attorney, N/A  
Name Address Email

1. Application relates: (check applicable item or items)

- ☐ Lot Area: ☒ Setbacks: ☐ Existing Building ☐ Proposed Building  
☐ Other

2. Brief description of real estate affected: Property front and side yard:

Location (Street address, Block and Lot No.): 106 Virginia Ave / Block: 919 Lot: 13

Lot size: Frontage: 75', Depth: 100', total: 7500 SF

Present use: Residential R-5

Present Zoning classification: District RA 1

Present improvements upon land: existing single family home

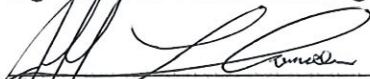
**NOTICE OF APPEAL  
(BULK "C" VARIANCE APPLICATION FORM)**

3. Action desired by appellant: variance approval for front yard  
Setback.
4. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.) \*Please See attached\*
5. Has previous appeal been filed in connection with these premises? ☐ Yes ☒ No

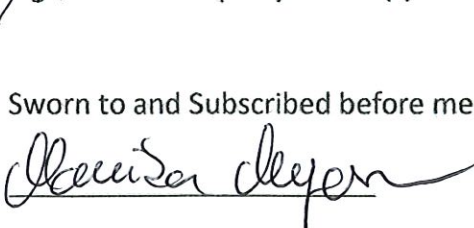
Note: Attach ten (18) copies of plan of real estate affected. Indicate location and size of lot, size of improvements now erected and proposed to be erected thereon, or other changes desired, also any other information required by the Joint Land Use Board. If more space is required, attach a separate sheet and make specific reference to the question being answered. In question 4, above, include the grounds for the appeal or reasons both with respect to law and for granting the appeal or the special exception or variance.

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Signature of Person Making Service



Signature of Property Owner(s)



Sworn to and Subscribed before me this 15<sup>th</sup> day of October, 2020  
2019.







JOINT LAND USE BOARD - BOROUGH OF DUMONT  
80 WEST MADISON, DUMONT, NJ 07628  
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Signature of Person Making Service

*[Signature]*

Signature of Property Owner(s)

*[Signature]*

Sworn to and Subscribed before me this 15<sup>th</sup> day of October, 2020  
2019.

*[Signature]*





AFFIDAVIT OF SERVICE

Application of

Jeff Hachenauer

Property address

106 Virginia Ave, Dumont NJ 07628

STATE OF NEW JERSEY )

COUNTY OF BERGEN ) SS:

\_\_\_\_\_, being duly sworn  
according to law, upon his/her oath deposes and says:

1. I served notice of the time and place appointed for the hearing of the above application upon all property owners within 200 feet of the subject property by mailing same to them at their address as shown on the current tax duplicate by certified mail, postage prepaid, at the United States Post Office, \_\_\_\_\_, NJ or by serving said notice upon them personally. A copy of said notice is attached hereto.

2. Said notice was served by certified mail as aforesaid upon the following property owners on the dates shown:

Date	Name and Address of Property Owner
(Attach list and indicate manner of service.)	

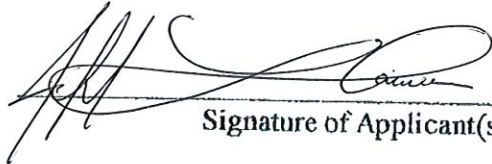
3. Said notice was served personally upon the following property owners on the dates shown:


Date	Name and Address of Property Owner
(Attach list and indicate manner of service.)	

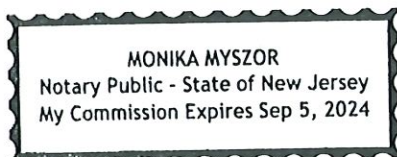
4. In addition service of said notice was made on \_\_\_\_\_ (insert date) by certified mail/personally (strike one), upon the Borough Clerk of \_\_\_\_\_ and upon the Secretary of the Bergen County Planning Board, 29 Linden Street, Hackensack, NJ 07601.

(Note: Complete this paragraph only where applicable.)

Sworn and subscribed to )  
before me this 15 day )  
of October, 2020

  
\_\_\_\_\_  
Signature of Applicant(s)

  
\_\_\_\_\_  
A Notary Public of the State of New Jersey



AFFIDAVIT OF SERVICE

Application of Jeff Hachenauer  
Property address 106 Virginia Ave, Dumont NJ 07628

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COUNTY OF BERGEN ) SS:

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(Note: Complete this paragraph only where applicable.)

Sworn and subscribed to )  
before me this 5 day )  
of October, 20 20

[Signature]  
Signature of Applicant(s)

[Signature]  
A Notary Public of the State of New Jersey

