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March 2, 2021

Grame Dutkowsky (gdutkowsky@gmail.com)  
Chairman of Dumont Joint Land Use Board

19 Lawrence Avenue  
Block 707, Lot 11  
Joint Land Use Board Engineering Review  
Colliers Engineering & Design Project No. DUL-015

Dear Board Members,

Pursuant to the Borough's request, our office has reviewed, from a zoning standpoint, the following plans and other below listed documents filed by the Applicant, in support of an application for Bulk Variance, and as for consideration before the Borough of Dumont's Joint Land Use Board.

- a) Applicant Attorney's Transmittal Letter, dated January 5, 2021;
- b) Denial of Application Letter for Application Number ZA-21-02, dated January 7, 2021, signed by Paul Renaud, Zoning Officer;
- c) Joint Land Use Board – Borough of Dumont, Notice of Appeal Bulk "C" Variance Application, dated February 2, 2021;
- d) One plan sheet entitled "New Single Family Dwelling, 19 Lawrence Avenue", with drawing name "Site Plan, Zoning, Floor Plans & Elevations" as prepared by AK Architecture and as signed and sealed by Anwar A. Alkhatib, Architect, as dated December 22, 2020.

After our review of these documents, we offer the following comments in this matter:

**A. General Information**

1. Property Owner & Applicant:

Fawzi Abdelgani  
229 Crooks Avenue  
Clifton, New Jersey 07011

The Owner/Applicant shall notify the Borough and this office of any changes to the above information.

2. The property in question is located in the RA 1-Family Dwelling District of the Borough of Dumont's Zoning Map.
3. The property is located in Zone X (area of minimal flood hazard) as shown on the Flood Insurance Rate Map (FIRM) for the Borough of Dumont, Bergen County, New Jersey, with effective date of August 28, 2019.

4. The property currently exists south of New Milford Avenue on the easterly mid-Block of Lawrence Avenue. The Lot exists as a rectangular lot at 60-feet in width along the road frontage with a depth of 80-feet along the sidelines (4,800 square-feet).
5. The Lot appears to be largely vacant with an existing shed located in the rear south-easterly corner of the lot and a hedge row along the property frontage. There is evidence of a driveway apron at the south-westerly corner of the Lot at the road frontage and an unimproved rutted drive aisle that leads to the garage. The Applicant is seeking to remove and/or demolish the shed as part of the proposed conditions.
6. The Applicant is proposing to construct a single-family home with attached garage, asphalt driveway, front-yard paver walkway and rear-yard paver patio.
7. By visual examination, the total existing lot coverage appears to be under 30% and the total existing impervious coverage appears to be under 45%. The submitted plan indicates both as "N/A".

**B. Variance Requests**

8. The following three (3) pre-existing non-conforming conditions from §455-35 Limiting Schedule exist in addition to the above requested variance and should be validated and understood as part of this application:

Lot Area (minimum square feet) required is 7,500 S.F. where 4,800 S.F. exists as a pre-existing non conformity.

Lot Depth (minimum feet) required is 100-feet where 80-feet exists as a pre-existing non conformity. *Note the "Zoning Ordinance Data" on the submitted plan incorrectly indicates a "Minimum Lot Width of 120" where it is assumed the plan should say "Minimum Lot Depth of 100".*

Lot Frontage (minimum feet) required is 75 ft where 60 ft exists as a pre-existing non conformity.

9. The Denial of Application Letter indicates that per §455-7.D, a Lot area under 5000 S.F. shall not exceed 50% and that the requested Floor Area Ratio (FAR) for this application is 57%. The submitted plan indicates FAR of 49.4%. The Applicant shall confirm the FAR calculation to be sure of whether a variance is required.

**C. Design Waiver Requests**

10. The Applicant has not requested any design waivers.

**D. Additional Information**

11. § 455-35 Limiting Schedule: Maximum Lot Coverage required is 30%; The submitted plan indicates the Lot Coverage to be 21.9%. It appears a variance will not be required, though the Applicant shall confirm the proposed Lot Coverage as we calculate it to be 27.2%.

12. The Applicant is here-by made aware that this review letter is for the purposes of guiding the Joint Land Use Board in helping determine if the Board is so inclined to grant the requested variances and is not to be considered an approval to begin construction.
13. If the Board is inclined to grant the requested variances, the Applicant is here-by made aware that a land survey shall be submitted to the Borough by a licensed land surveyor that includes existing boundary, existing Lot conditions and features including trees, and existing topographical grading. Existing utilities on the Right-of-Way or possible underground utilities on the Lot shall also be included on the survey.
14. If the Board is inclined to grant the requested variances, the Applicant is here-by made aware that site design plan(s) shall be provided by a licensed professional engineer which includes proposed house, driveway, and patio features, proposed topographical grading, stormwater design and associative drainage calculations, proposed landscaping, as well as all proposed utility connections such as sanitary, water, electric, gas, etc.
15. The Applicant, if the requested variances are granted, shall not begin construction until all required and associative permits are obtained from the Building Department as well as any additional outside agency such as the Bergen County Soil Conservation District, etc.
16. The Applicant should be aware of their responsibility to repair any damages to curb, sidewalk, drainage infrastructure and/or pavement in the municipal right-of-way which may occur during the construction of the proposed improvements.

Our office reserves the right to review and comment on any additional submittals. Should you have any questions, you may contact me at (973) 810-0049.

Sincerely,

Colliers Engineering & Design



Carl P. O'Brien, P.E., P.P., C.M.E., C.P.W.M.  
Principal

CPO/csz

cc: Rebecca Vazquez, Dumont Board Secretary ([rvazquez@dumontboro.org](mailto:rvazquez@dumontboro.org))  
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