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March 4, 2021

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

116 Lexington Avenue  
Block 310, Lot 26  
Joint Land Use Board Engineering Review  
Colliers Engineering & Design Project No. DUL-016

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(s), and as for consideration before the Borough of Dumont's Joint Land Use Board.

- a) Applicant Attorney's Transmittal Letter, dated February 17, 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 Variance Application, dated February 8, 2021;
- d) Architectural Plans, consisting of two (2) sheets, titled "Block 310, Lot 26, Alteration for Existing Single Family Dwelling to be Two Family House, 116 Lexington Ave, Dumont, NJ, 07628", prepared, signed and sealed by Joseph D. Javier, AIA, of Vision Design for Life, on February 7, 2021. The plan date is January 26, 2021.

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

**A. General Information**

1. Property Owner & Applicant:

Ahmed Jaheen  
116 Lexington Avenue  
Dumont, New Jersey 07628

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 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 east of Rucere Avenue on the northerly mid-Block of Lexington Avenue. The Lot appears to exist as a rectangular shape with 50-feet in width along the road frontage with a depth of 100-feet along the sidelines (5,000 square-feet).
5. The Lot appears to be currently occupied by a three (3) story dwelling, asphalt driveway, and a largely vacant rear yard with two hedge rows along the westerly side yard and the northerly rear yard.
6. The Applicant suggests that historically the existing home structure was formerly a two-family home and currently exists as a single-family home. The Applicant is proposing to convert the existing single-family dwelling back to its two-family home status by way of internal architectural construction measures.

**B. Variance Requests**

7. The following six (6) 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:

Minimum Lot Area (minimum square feet) required for a two-family dwelling is 15,000 SF; The submitted application indicates the existing lot area to be 5,000 SF. The Applicant shall be prepared to give testimony regarding this matter.

Maximum Lot Coverage (maximum percent) required is 30%; The submitted plans do not indicate the existing or proposed Lot Coverage for the dwelling to review. The Applicant shall be prepared to give such calculation and testimony regarding this matter for the Board to re.

Minimum Lot Width (minimum feet) required is 120 ft; The submitted plans do not indicate the existing or proposed Lot Width to review. The Applicant shall confirm the lot width and be prepared to give testimony regarding this matter.

Minimum Lot Frontage (minimum feet) required is 150 SF; The submitted plans do not indicate the lot frontage to review. The Applicant shall confirm the lot frontage and be prepared to give testimony regarding this matter.

Minimum side yard (minimum feet) setback required is 15 ft, with an aggregate side yard to be no less than 40 ft; The submitted plans do not indicate the side yard setback for the existing dwelling in which to review, although there appears to be an existing non-conformity. The Applicant shall be prepared to provide this information and give testimony regarding the matter for the Board to consider.

Maximum Height (maximum feet) allowed is 28 ft; The submitted plans indicate the existing height of the dwelling to be 31 ft. The Applicant shall be prepared to give testimony regarding this matter.

Bulk Requirements (FAR maximum percentage) per §455.7.D, the allowable FAR for a 5,000 SF Lot is 50%. The submitted plans indicate that the total floor SF of the structure to be 1,908 SF. This equates to an FAR of 38.1%, which appears to conform.

8. The Notice of Appeal indicates that the applicant has requested for a special exception or variance from the terms of the Zoning Ordinance. The Applicant is proposing to convert the existing dwelling from a single family back into its original dual family use. Section 455-7 (2) (B.) permits preexisting two-family dwellings in the RA Zone as a conditional use.

**C. Design Waiver Requests**

9. The Applicant has not requested any design waivers.

**D. Additional Information**

10. 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.
11. 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.
12. The Applicant, if the requested variances are granted, shall not begin construction until all required and associative permits are obtained from the Building Department. If there are any proposed site or grading modifications, the Applicant shall submit such plans to the Building Department for review.
13. 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))  
Douglas M. Bern, Esq., Board Attorney ([dbern@bernroot.com](mailto:dbern@bernroot.com))  
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