

08.20.2020

To: Paul Renaud, Building Inspector
Borough of Dumont
80 West Madison Ave.
Dumont, NJ 07628

Fr: George C. Harvilla
110 Thompson St.
Dumont, NJ 07628

Re: Permit # ZP-20-118, Denied (copy attached)

Subject: Notification of application to Dumont Joint Land Use Board re: appeal to denied Permit for New Driveway)

Dear Mr. Renaud:

As per JLUB requirements, this letter is to serve as notification that I am filing an application with the Joint Land Use Board for a Bulk C Variance, attendant to the denial of my request for a Permit (Denied Permit # ZP-20-118).

I will also be sending you an email re: same.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Harvilla', with a long horizontal flourish extending to the right.

George C. Harvilla

From: gcharvilla@aol.com,

To: prenaud@dumontboro.org,

Cc: rvazquez@dumontboro.org,

Subject: Notification of Application to JLUB re: Denied Permit # ZP-20-118 (copy attached)

Date: Mon, Aug 31, 2020 7:11 am

Attachments: Letter of Notification to Renaud re JLUB.pdf (68K), 110 Thompson - Denial of Driveway.pdf (382K),

Dear Mr. Renaud:

This email is to serve as additional notification*, as per JLUB requirements, that I am filing an application with the Joint Land Use Board for a Bulk C Variance, attendant to the denial of my request for a Permit for a new driveway (Denied Permit # ZP-20-118, see copy attached).

*Also, as per JLUB requirements, I have sent you a letter (see copy attached) notifying you re: same.

Sincerely,



George C. Harvilla
110 Thompson St.
Dumont, NJ 07628
973-393-4618

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

3. Action desired by appellant: We are seeking approval to add an additional driveway (18' x 20') on the Blauvelt Avenue side of the property, to accommodate additional vehicle(s) owned by the property owners (George C. Harvilla, Nicole A. Walker). _____

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. (1) As the Borough of Dumont does not permit street parking between October 15th and April 15th, it is essential that we add additional parking space on our property to accommodate a third vehicle (our son's car). (2) Our property has an existing driveway (10' W x 36' L), located on the Thompson Street side of the property, which only accommodates 2 vehicles and CANNOT be widened, due to the presence of a large town tree located within close proximity (14 ft.) of the driveway's edge, and for which the root system for that tree runs directly up to the edge of our current driveway and would be compromised by the widening of the current driveway (*SEE EXHIBIT A, attached*). (4) In an effort to not jeopardize the health of the aforementioned town tree, I conferred with Ray Slaman, President of the Dumont Shade Tree Commission, who confirmed my assessment that widening the current (Thompson Street side) driveway would potentially jeopardize the health of the town tree in question and has communicated same to Dumont Building Department. (*SEE EXHIBIT B: copy of email from Dumont Shade Tree President Slaman*). (5) **As (a) we cannot widen our current driveway (on the Thompson Street side of our property) and (b) are located on a corner lot, we have identified a suitable location for an additional driveway on the Blauvelt Avenue side of our property, in an area which does NOT impact any town trees (see submitted drawings / plans which accompany this application).**

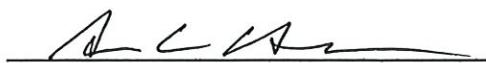
5. Has previous appeal been filed in connection with these premises? Yes No

Note: Attach ten (10) 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.

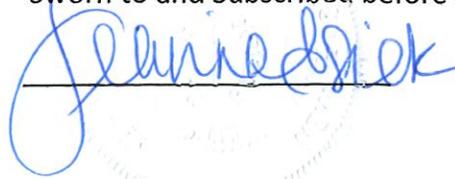


Signature of Person Making Service



Signature of Property Owner(s)

Sworn to and Subscribed before me this 1st day of September, 2020.



Jeanine E Siek
Notary Public
New Jersey
My Commission Expires 2-9-2023
No. 50076751

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

Exhibit A (Pg. 1 of 2: Photos of Boro Tree and existing driveway on Thompson St. side of property)

RE: QUESTION 4

Edge of existing driveway



TREE ROOTS THAT WOULD BE COMPROMISED BY WIDENING CURRENT DRIVEWAY

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

Exhibit A (Pg. 2 of 2: Photos of Boro Tree and existing driveway on Thompson St. side of property)

RE: QUESTION 4



TREE ROOTS THAT WOULD BE COMPROMISED BY WIDENING CURRENT DRIVEWAY

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

Exhibit B (Copy of Email from Ray Slaman, President of Dumont Shade Tree Commission, re: inadvisability of widening existing driveway on Thompson St. side of property)

RE: QUESTION 4

From: Ray Slaman <dstc07628@gmail.com>
To: George Harvilla <gcharvilla@aol.com>
Sent: Mon, Aug 31, 2020 6:08 pm
Subject: Fwd: Boro tree 110 Thompson Street / variance request

George,
I spoke with the Dumont Building Dept and submitted the DSTC evaluation of the boro tree. I understand that this will be given consideration at the next Joint Land Use Board meeting. Please let me know if you have any questions.

Ray

----- Forwarded message -----

From: **Ray Slaman** <dstc07628@gmail.com>
Date: Mon, Aug 31, 2020 at 6:06 PM
Subject: Boro tree 110 Thompson Street / variance request
To: Paul Renaud <prenaud@dumontboro.org>, Rebecca Vazquez <rvazquez@dumontboro.org>, William Paige <wpaige@dumontboro.org>
Cc: Cathy Romeo <cromeo@dumontboro.org>, Conor Gorman <cgorman@dumontboro.org>, Chris Tully <ctully@dumontboro.org>
Paul Renaud
Building Dept
Boro of Dumont

Paul,

I have been asked to inspect a Boro tree adjacent to 110 Thompson Street. The homeowner, George Harvilla, is in the process of requesting to add a driveway on the Blauvelt side of his house. The ordinary process of expanding the existing driveway is likely to interfere with the Boro tree. I would like to add my evaluation of the Boro tree for consideration of the homeowner's request for a variance with the Joint Land Use Board.

The Boro tree is located just north of the 110 Thompson Street property. It is a mature maple tree approximately 7'0" circumference, 60' height. It has a healthy canopy with little deadwood. There is no evidence of insects or disease. The root system is strong and healthy and extends to the current driveway. This mature tree is one of only 2 shade trees on the west side of Thompson within three blocks. Several other mature trees have been lost to storms over the past few years.

It is the opinion of the Dumont Shade Tree Commission that construction of a new driveway will likely disrupt the root system, weaken, and potentially compromise the health and vitality of this tree. This tree is a vital and valuable asset to the Boro and this neighborhood and therefore we recommend that construction should be limited within 15' of the base of the tree.

Please reach out to me for further clarification or to discuss this issue or any other tree issues in the Boro.

Most Sincerely
Ray Slaman President
Dumont Shade Tree Commission
201-220-1994

DSTC07628@gmail.com

Borough of Dumont

80 W. Madison Avenue

Dumont, NJ 07628

Tax Assessor

August 17, 2020

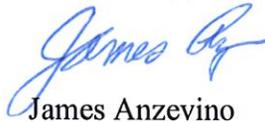
Mr. George Harvilla
110 Thompson Street
Dumont, NJ 07628

Re: Block- 912 Lot- 6
Address: 110 Thompson Street
Dumont, NJ 07628

Dear Mr. Harvilla,

Attached is a list of the properties located within 200 feet of the above subject property. Also attached is a list of utilities that also have to 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 & ADDRESS REPORT

DUMONT

08/17/20 Page 1 of 3

200' LIST BLOCK-912 LOT-6
110 THOMPSON ST., DUMONT, NJ

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
911	5		2	PEREZ (ETALO, RAYMOND J 62 NEW YORK AVE DUMONT, NJ 07628	62 NEW YORK AVE	
911	6		2	BOWMAN, CHARLOTTE 58 NEW YORK AVE. DUMONT, NJ 07628	58 NEW YORK AVE	
911	7		2	WADEL, FRANCES 56 NEW YORK AVE DUMONT NJ 07628	56 NEW YORK AVE	
911	8		2	54 NYA LLC 1 UNIVERSITY PLAZA #117 HACKENSACK, NJ 07601	54 NEW YORK AVE	
912	1		2	MEDUNJANIN, SABRINA 43 NEW YORK AVENUE DUMONT, NJ 07628	43 NEW YORK AVE	
912	2		2	STANHOPE, CAROLYN L 49 NEW YORK AVE DUMONT, NJ 07628	49 NEW YORK AVE	
912	3		2	HACKBARTH, GREGORY ETAL 55 NEW YORK AVE DUMONT, NJ 07628	55 NEW YORK AVE	
912	4		2	TACHE, VICTOR & COLOVAL, JOANA 61 NEW YORK AVE DUMONT, NJ 07628	61 NEW YORK AVE	
912	5		2	MEDINA, GABRIEL & VILLAMIL, CLAUDIA 120 THOMPSON STREET DUMONT, NJ 07628	120 THOMPSON	
912	6		2	WALKER (ETAL), NICOLE ANN 110 THOMPSON ST DUMONT, NJ 07628	110 THOMPSON	
912	7		2	NEWMAN, WM & ROSE MARY 24 BLAUVELT DUMONT NJ 07628	24 BLAUVELT	
912	8		2	VELEZ, PETER & LUCILLE 20 BLAUVELT DUMONT NJ 07628	20 BLAUVELT	
912	9		2	ARSENEAU, DONALD A. & DAWN D. 10 BLAUVELT AVE DUMONT, NJ 07628	10 BLAUVELT AVE	
913	3		2	RAYBECK, MICHAEL G & ELLEN J 11 BLAUVELT AVE DUMONT, NJ 07628	11 BLAUVELT	
913	4		2	FASANO, SUSAN PLUNKETT 21 BLAUVELT AVE DUMONT, NJ 07628	21 BLAUVELT	
913	5		2	ABELLA, CHRISTOPHER L & MARIA JOY 23 LONG VALLEY ROAD LODI, NJ 07644	25 BLAUVELT AVE	
913	6		2	MORALES, NELSON & CYNTHIA 102 THOMPSON ST DUMONT, NJ 07628	102 THOMPSON STREET	
913	7		2	WATERS, CHARLES & EMILY 94 THOMPSON STREET DUMONT, NJ 07628	94 THOMPSON STREET	
913	8		4A	M&R AUTOMOTIVE REPAIR LLC 482 GARDNER PLACE HACKENSACK, NJ 07601	86 E MADISON	

OWNER & ADDRESS REPORT

DUMONT

08/17/20 Page 2 of 3

200' LIST BLOCK-912 LOT-6
110 THOMPSON ST., DUMONT, NJ

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
913	9		2	SVR PROPERTIES LLC 410 ANSTATT WAY HAWORTH, NJ 07641	80 E MADISON	
913	10		2	ALLMERS (ETAL/TRSTES), HERBERT H 1068G LONG BEACH BLVD NORTH BEACH, NJ 08008	72 E MADISON	
913	11		4A	ALLMERS (ETAL/TRSTES), HERBERT H 1068G LONG BEACH BLVD NORTH BEACH, NJ 08008	EAST MADISON AVE	
915	19		2	GRAHAM (ETAL), JOHN & PATRICIA 82 NEW YORK AVE DUMONT, NJ 07628	82 NEW YORK AVE	
915	20		2	KURIAKOSE, BIJU & BINU THOMAS 125 THOMPSON ST DUMONT, NJ 07628	125 THOMPSON STREET	
915	21		2	LONDONO, JERRY & SARAI 129 THOMPSON STREET DUMONT, NJ 07628	129 THOMPSON STREET	
916	1		2	MONTAGNINO, PAUL 75 NEW YORK AVE DUMONT, NJ 07628	75 NEW YORK AVE	
916	2		2	TALMO, WAYNE & HOLLY 79 NEW YORK AVE DUMONT, NJ 07628	79 NEW YORK AVE	
916	3		2	NELSON, JOHN A. & MARGARET 85 NEW YORK AVE DUMONT, N.J. 07628	85 NEW YORK AVE	
916	4		2	NG, GERRY S 95 NEW YORK AVENUE DUMONT, NJ 07628	95 NEW YORK AVE	
916	16		2	DRUMMOND, F. GERARD & MARIA A. 60 BLAUVELT AVENUE DUMONT, N.J. 07628	60 BLAUVELT	
916	17		2	SESAY, HASSAN KELLEH ETAL 50 BLAUVELT AVENUE DUMONT, NJ 07628	50 BLAUVELT	
916	19		2	KREOLL, JOSEPH 111 THOMPSON STREET DUMONT, NJ 07628	111 THOMPSON	
916	20		2	GARCIA, ANTONY & JENNIFER 113 THOMPSON ST DUMONT, NJ 07628	113 THOMPSON	
917	1		2	MULROY, JAMES & EILEEN 47 BLAUVELT DUMONT NJ 07628	47 BLAUVELT	
917	2		2	COLANTINO (ETAL), NICHOLAS J 51 BLAUVELT AVE DUMONT, NJ 07628	51 BLAUVELT	
917	3		2	POMERANTZ, RUSSELL & MELISSA 57 BLAUVELT AVE DUMONT, NJ 07628	57 BLAUVELT AVE	
917	18		2	PUGLIESE, ALICE 98 E MADISON AVE DUMONT, NJ 07628	100 E MADISON	
917	19		2	MENECHINO, VINCENT 27 SMITH ST. WALDWICK, NJ 07463	90 E MADISON	

OWNER & ADDRESS REPORT

DUMONT

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200' LIST BLOCK-912 LOT-6
110 THOMPSON ST., DUMONT, NJ

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
917	20		2	LENIHAN, JANIS 97 THOMPSON STREET DUMONT, NJ 07628	97 THOMPSON STREET	

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

BLQ: 912. 6. Tax Year: 2020 to 2020
Owner Name: WALKER (ETAL), NICOLE ANN Property Location: 110 THOMPSON

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,820.55	2,820.54	2,940.47	0.00	8,581.56
Payments:	2,820.55	2,820.54	2,940.47	0.00	8,581.56
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
								8,581.56		8,581.56
01/27/20	1	Payment	001	MULTIPAY	CK	13038	356 WELLSFAR	2,820.55	0.00	5,761.01
		Description								
			Original Billed							
			WELLS FARGO							
04/09/20	2	Payment	001	MULTIPAY	CK	13228	214 WELLSFAR	2,820.54	0.00	2,940.47
			WELLS FARGO							
07/21/20	3	Payment	001	MULTIPAY	CK	13501	190 WELLSFAR	2,940.47	0.00	0.00
			WELLS FARGO							

Total Principal Balance for Tax Years in Range: 0.00

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

I verify that this information accurately reflects
municipal tax records

Frank Secundo
Tax Collector
Dumont Borough
Bergen County



Debra Mati
8/19/2020