

APPLICATION CHECKLIST: FORM A

ALL APPLICATIONS

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____

(name)

(signature)

To be Completed by the Applicant:

Name of Development: _____

Kyle Khorozian

Tax Block(s) & Lot(s): _____

Block: 1005, Lot 25.01

Property Address: _____

199 New York Avenue, Dumont NJ

Name of Applicant: _____

Kyle Khorozian c/o Matthew G. Capizzi, Esq.

Mailing Address: _____

11 Hillside Avenue, 2nd Floor
Tenafly, NJ 07670

Phone: _____

201-266-8300

Fax: _____

201-266-8301

Email: _____

matthew@capizzilaw.com

Name of Attorney: _____

Matthew G. Capizzi, Esq.

Mailing Address: _____

11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670

Phone: _____

201-266-8300

Checklist Prepared By: _____

(name)

(signature)

(date)

Items Required

1. Required Application Form.

Provided

☒

Waiver

Requested

☐

Application Checklist
Form A
All Applications

Borough of Dumont
Bergen County, New Jersey

Items Required	Provided	Waiver Requested
2. Required Fees and Escrow Agreement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Certification of Taxes Paid from Borough Tax Collector	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Affidavit of Ownership. If the applicant is not the owner of the site, the applicant's interest in the site must be described (e.g., tenant, contract/purchaser, lien holder, etc.), and written permission of the property owner(s) allowing the applicant to file the application must be submitted. <i>Check here [] if not applicable.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Corporation or Partnership Owners. If applicant is a corporation or partnership applying for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multi-family dwelling of twenty-five (25) or more units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class or at least ten percent (10%) of the interest in the partnership, as required by N.J.S.A.40:55D-48.1 and 48.2. <i>Check here [x] if not applicable.</i>	<input type="checkbox"/>	<input type="checkbox"/>
6. Inspection Permission. A statement from the property owner granting permission for the reviewing body and any of its experts to enter the subject premises for purposes of inspection in relation to the development application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Waiver Requests. Statements requesting a waiver from any information item called for in Forms A through H, together with a statement of reasons why same should be granted. These must be provided if any item in the "waiver requested" column is checked off. <i>Check here [] if not applicable (i.e., if no waivers are being requested).</i>	<input type="checkbox"/>	<input type="checkbox"/>
8. County Application. If approval from the Bergen County Planning Board is required for any reason and an Application for approval has been made, a copy of the Application submitted to the Bergen County Planning Board must be attached. <i>Check here [x] if not applicable.</i>	<input type="checkbox"/>	<input type="checkbox"/>
9. Wetlands Documentation. One of the following must be provided. <i>Check here [x] if not applicable.</i>	<input type="checkbox"/>	<input type="checkbox"/>
a. A letter of interpretation from the New Jersey Department of Environmental Protection (NJDEP);	<input type="checkbox"/>	
b. A letter of exemption from the NJDEP;	<input type="checkbox"/>	
c. A copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands; or		
d. Documentation from a qualified professional demonstrating that no wetlands exist on the site and that no wetlands exist on adjacent properties that would affect or limit development on the site.	<input type="checkbox"/>	
10. Additional Forms. A complete checklist must be provided for at least one of the following types of development proposals:	<input type="checkbox"/>	<input type="checkbox"/>
a. Form B: Minor Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
b. Form C: Minor Subdivision	<input type="checkbox"/>	<input type="checkbox"/>
c. Form D: Preliminary Major Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
d. Form E: Preliminary Major Subdivision	<input type="checkbox"/>	<input type="checkbox"/>
e. Form F: Final Major Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
f. Form G: Final Major Subdivision	<input type="checkbox"/>	<input type="checkbox"/>
g. Form H: "c" Variance(s) or "d" Variances(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Copy of Tax Map Sheet. Showing the site and its existing block and lot numbers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application Checklist
Form A
All Applications

Borough of Dumont
Bergen County, New Jersey

<u>Items Required</u>	<u>Provided</u>	<u>Waiver Requested</u>
12. Key Map. The map shall show the location of the subject site in relation to the surrounding area(s), within at least 200 feet of the site's boundaries. The map shall include the following components:	[]	[x]
a. Title block, containing the names of the applicant(s), owner(s), and preparer(s), block and lot numbers, street address, date prepared, and date of last amendment.	[]	[]
b. Space for Borough signatures.	[]	[]
c. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.	[]	[]
d. North arrow.	[]	[]
e. The existing property lines of the subject site and of adjacent properties within 200 feet of the site, with dimensions of same.	[]	[]
f. The location and width of any street right-of-ways, abutting the property or within 200 feet of the site.	[]	[]
g. Name, license number, signature, and seal of the qualified professional who prepared the map.	[]	[]
13. Zoning Map. Zoning district(s) in which the site is located, and the district(s) of adjacent properties within 200 feet of the site. This map will also include all information required for the Key Map (see Item #12 above).	[]	[x]
14. Existing Features Map. Showing the following aspects of the site and its surroundings. This map will also include all information required for the Key Map (see Item #12 above).	[x]	[]
a. Location of existing easements or right-of-way (including streets, railroads, and utilities) within 200 feet of the site. Street names shall be shown on the map.	[]	[x]
b. Location of natural features within 200 feet of the site, including existing grade and contour information, woodlands, streams and other watercourses, ponds and other water bodies, wetlands, flood hazard areas, and rock outcrops.	[]	[x]
c. Location of existing buildings or all other structures on the site and on adjacent properties within 200 feet of the site, and their setbacks from existing property lines. Structures to be shown include, but are not limited to, walls, fences, culverts, bridges, roadways, utility towers, free-standing signs, etc.	[]	[x]
d. Location of existing parking, loading, driveways; sidewalks, landscaping, and free-standing signs on the site and on adjacent properties within 200 feet of the site.	[]	[x]
e. Location of any sites, structures, or districts on the site or within 200 feet of the site that are listed on the national or State Registers of Historic Places.	[]	[x]
f. Location of underground infrastructure on the site, including storage tanks, wells, septic systems, and connections to public water or sewer lines, and dimensions of same.	[]	[x]
15. Photographs. Submission of photographs of existing conditions on and around the site, including but not limited to structures, street frontage, open space, signs, lighting, landscaping, parking lots, etc.	[x]	[]
16. Protective Covenants or Deed Restrictions. A copy of any such covenants or restrictions affecting the site shall be provided. If none exist, an affidavit from the property owner(s) certifying that no such covenants or restrictions exist shall be submitted.	[]	[x]
17. List of Property Owners. A copy of the certified list of property owners within 200 feet of the subject site prepared by the Planning Administrator. Said certified list shall be no more than 90 days old.	[x]	[]

Application Checklist
Form A
All Applications

Borough of Dumont
Bergen County, New Jersey

<u>Items Required</u>	<u>Provided</u>	<u>Waiver Requested</u>
18. Other Required Applications and Approvals. A copy of any and all required applications submitted to other governmental or quasi-governmental entities, a statement as to the status of such applications, and a copy of any and all approvals obtained from any such entity. Check here [x] if not applicable.	[]	[]

APPLICATION CHECKLIST: FORM H

“c” Variance or “d” Variance

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____ (name)

_____ (signature)

To be Completed by the Applicant:

Name of Development: Kyle Khorozian

Block: 1005, Lot 25.01

Tax Block(s) & Lot(s): _____

Property Address: 199 New York Avenue, Dumont NJ

Name of Applicant: Kyle Khoroizian c/o Matthew G. Capizzi, Esq.

Mailing Address: 11 Hillside Avenue, 2nd Floor
Tenaflly, NJ 07670

Tenaflly, NJ 07670

Phone: 201-266-8300

201-266-8300

Fax: 201-266-8301

201-266-8301

Email: matthew@capizzilaw.com

matthew@capizzilaw.com

Name of Attorney: Matthew G. Capizzi, Esq.

Matthew G. Capizzi, Esq.

Mailing Address: 11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670

11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670

Phone: 201-266-8300

201-266-8300

Checklist Prepared By: _____ (name)

_____ (signature)

_____, (date)

PLEASE NOTE: If the variance application is part of a site plan or subdivision application, the information submitted in the site plan or subdivision application may also be used to fulfill the requirements of this checklist.

Application Checklist
Form H
"c" Variance or "d" Variance

Borough of Dumont
Bergen County, New Jersey

Items Required	Provided	Waiver Requested
1. Development Description. A general description of the proposed development, including:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. The proposed use(s) of each building.	<input type="checkbox"/>	<input type="checkbox"/>
b. The number of housing units, the amount of non-residential floor area, and expansion potential incorporated in any building design.	<input type="checkbox"/>	<input type="checkbox"/>
c. A table of proposed setbacks, lot areas, lot widths, building coverages, lot coverages, building areas, floor area ratios, residential density, number of regular and handicapped parking spaces, and gross area of landscaping, compared to the related zoning requirements.	<input type="checkbox"/>	<input type="checkbox"/>
d. The hours of operation of any businesses, the number and frequency of shipments and deliveries, and the nature of materials and chemicals used on the site.		
2. Impact Evaluation. A detailed assessment of the effects of the development on the site itself, adjacent properties, the neighborhood, and the Borough as a whole. The number of residents and/or employees who will occupy or use the site will be estimated. The analysis shall examine the effects upon the natural environment, land use patterns, traffic and circulation, visual quality, utility service, and drainage. It will also examine any potential safety hazards, any noise, glare, vibration, heat, odor, or air and water pollution associated with the use(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Proposed Development Map. Showing the following aspects of the proposed development project. This map will also include all information required for the Key Map (see Form A).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Location of proposed buildings and structures, including dimensions of same, and showing setbacks from front, side, and rear property lines.	<input type="checkbox"/>	<input type="checkbox"/>
b. Location and layout of proposed parking, loading, driveways and other vehicular circulation areas, sidewalks, bicycles paths or lanes, and dimensions of the same.	<input type="checkbox"/>	<input type="checkbox"/>
c. Location of any proposed easements or right-of-ways, if any, and the dimensions of same, to a minimum distance of 200 feet beyond the tract boundaries.	<input type="checkbox"/>	<input type="checkbox"/>
d. Location of proposed signs, fences, walls, and similar improvements. If no signs are proposed, a statement indicating same shall be submitted.	<input type="checkbox"/>	<input type="checkbox"/>
e. Location of landscaping areas, and dimensions of same.	<input type="checkbox"/>	<input type="checkbox"/>
f. Location of disposal containers, recycling containers, and monitoring wells, if such wells are required.	<input type="checkbox"/>	<input type="checkbox"/>
4. Floor Plans and Elevations. If new buildings, expansion of existing buildings, or interior renovations are proposed, floor plans for existing and proposed buildings shall be submitted. Floor plans shall show the use and layout of internal space, and elevations shall show front, side, and rear building facades, both at a scale not exceeding eight (8) feet per inch. Floor plans and elevations shall be prepared by a New Jersey licensed architect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Design and Signage Plan. The height, size, materials, and type of construction for all signs, fences, walls, outdoor lighting, disposal containers, recycling containers, and monitoring wells shall be illustrated in scale drawings.	<input type="checkbox"/>	<input type="checkbox"/>

N/A

CERTIFICATION OF OWNERSHIP
&
PERMISSION TO ENTER PROPERTY

I, Kyle Khorozian, being of full age, hereby certify that I am the owner in fee of that certain lot, piece or parcel of land situated in the Borough of Dumont, County of Bergen, State of New Jersey and known and designated as Lot 25.01 in Block 1005 (the "Property") and that the statements contained in said application are true.

PERMISSION TO ENTER PROPERTY

The Members of the Dumont Joint Land Use Board and the Board's professionals are granted permission to enter the Property for purposes of inspection in relation to this application.

Date: 10.8.2021


Kyle Khorozian



Dumont Borough
BUILDING DEPARTMENT
50 WASHINGTON AVENUE
DUMONT, NJ 07628
(201) 387-5034 FAX(201) 387-5063
PRENAUD@DUMONTBORO.ORG

Application Date:	9/29/2021
Application Number:	ZA-21-282
Permit Number:	ZP-21-259
Project Number:	

Fee:	\$50
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Denial of Application

Date: 9/29/2021

To: Mr. John Khoroizian
40 Chestnut Avenue
Closter, NJ 07624

RE: 199 NEW YORK AVENUE
BLOCK: 1005 LOT: 25.01 QUAL: ZONE:

Dear Mr. Khoroizian,


Your request is hereby denied based upon the following requirements:

Based on Borough Ordinance 455-53 Limiting Schedule the property does not meet the required side yard setbacks.

The original plan that was approved on August 8, 2019 did not have a side basement entrance which is now impacting the setback.

The following comments were made during the denial process:

Sincerely,,



ROBERT SHERROW, ZONING OFFICER

Borough of Dumont

Office of the Tax Assessor

James Anzevino

50 Washington Avenue

Dumont, NJ 07628

Phone 201-387-5030 - Fax 201-384-5248

October 8, 2021

Capizzi Law Offices
11 Hillside Ave., Second Floor
Tenafly, NJ 07670

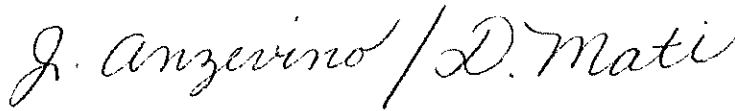
Attention: Ms. Jaime Capizzi

Re: Block 1005, Lot 25.01 – 201 New York Avenue, Dumont, NJ

Dear Ms. Capizzi:

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,

A handwritten signature in cursive script, appearing to read "J. Anzevino / D. Mati".

James Anzevino
Tax Assessor

OWNER & ADDRESS REPORT

DUMONT

10/08/21 Page 1 of 2

200 FOOT LIST BLOCK-1005 LOT-25.01
201 NEW YORK AVENUE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1005	2		2	ROGERS, JASON & ERIN, & DAWN 143 DELAWARE AVENUE DUMONT, NJ 07628	143 DELAWARE AVE	
1005	3		2	GOMEZ, JOSE & CONSUELO 149 DELAWARE AVE DUMONT, NJ 07628	149 DELAWARE	
1005	4		2	GILL, MUBARAK & GULZAR 155 DELAWARE AVE DUMONT, N.J. 07628	155 DELAWARE AVE	
1005	5		2	ARAUJO, JOVANNY A 159 DELAWARE AVENUE DUMONT, NJ 07628	159 DELAWARE	
1005	6		2	DLOUGHY, DONNA 163 DELAWARE AVE DUMONT, NJ 07628	163 DELAWARE AVE	
1005	7		2	BENHUR REALTY LLC 6817 POLK ST #206 GUTTENBERG, NJ 07093	167 DELAWARE AVE	
1005	8		2	CALISE, WILLIAM & MICHELE 173 DELAWARE AVE DUMONT NJ 07628	173 DELAWARE AVE	
1005	9		2	GUILFOYLE, MICHAEL & DOREEN 66 PERSHING STREET DUMONT NJ 07628	66 PERSHING STREET	
1005	10		2	MORIARTY (ETAL), EDWARD T & PATRICIA 60 PERSHING ST DUMONT, NJ 07628	60 PERSHING ST	
1005	11		2	GRAY, GEORGE & BARBARA 56 PERSHING ST DUMONT NJ 07628	56 PERSHING ST	
1005	12		2	CITARELLA (ETAL), DAVID D 50 PERSHING ST DUMONT, NJ 07628	50 PERSHING ST	
1005	13		2	MANDAWE (ETAL), GEORGINA O 46 PERSHING ST DUMONT, NJ 07628	46 PERSHING ST	
1005	14		2	GALLIGAN, DENNIS & MARGARET 40 PERSHING ST DUMONT, NJ 07628	40 PERSHING ST	
1005	15		2	KAZANECKI, PAUL & LINDA 36 PERSHING ST DUMONT NJ 07628	36 PERSHING ST	
1005	16		2	ANTHONY, SHEILA 30 PERSHING STREET DUMONT, NJ 07628	30 PERSHING ST	
1005	17		2	COBERG, GEORGE & GERALDINE 26 PERSHING STREET DUMONT, N.J. 07628	26 PERSHING STREET	
1005	20		2	SIRINGAN, NILO F 151 HOWARD ST DUMONT, NJ 07628	151 HOWARD ST	
1005	21		2	EAKIN, JESSE & LAUREN 139 HOWARD STREET DUMONT, NJ 07628	139 HOWARD ST	
1005	22		2	MANCUSO, ROSEANN 182 NEW YORK AVE DUMONT, NJ 07628	182 NEW YORK AVE	

OWNER & ADDRESS REPORT

DUMONT

10/08/21 Page 2 of 2

200 FOOT LIST BLOCK-1005 LOT-25.01
201 NEW YORK AVENUE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1005	23		2	D'SILVA, KENNY P. & MYRA M. 190 NEW YORK AVE DUMONT NJ 07628	190 NEW YORK AVE	
1005	24		2	MESSIAH, DAVID & ALEYAMMA 198 NEW YORK AVE DUMONT NJ 07628	198 NEW YORK AVE	
1005	25.01		2	KHOROZIAN, KYLE 198 LAFAYETTE PLACE ENGLEWOOD, NJ 07631	201 NEW YORK AVENUE	
1005	25.02		2	VERSACE, MICHAEL 11 DUMONT AVENUE DUMONT, NJ 07628	197 NEW YORK AVENUE	
1005	26		2	KLEEBLATT, ROBERT J. & GARY 55 EAST 87TH ST.#9J NEW YORK, NY 10128	193 NEW YORK AVE	
1005	27		2	MURATAJ, VIOLANA & LICO, ZAMIR 135 HOWARD ST DUMONT, NJ 07628	135 HOWARD ST	
1005	28		2	SMITH, PETER D. & LAURA 115 HOWARD STREET DUMONT, N.J. 07628	115 HOWARD ST	
1005	29		2	MAGNOTTA, MICHELLE 162 BLAUVELT AVE DUMONT, NJ 07628	162 BLAUVELT	
1005	30		2	FAMULARE, CARL A. & ANTOINETTE J. 170 BLAUVELT AVE DUMONT NJ 07628	170 BLAUVELT AVE	
1005	31		2	SAYMA, TIMOTHY & FERMENO, RITA 177 BLAUVELT AVE DUMONT, NJ 07628	177 BLAUVELT AVE	
1005	32		2	LAFFEY, M. 50%; SWEENEY LIV. TRST. 50% 161 BLAUVELT AVE DUMONT, NJ 07628	161 BLAUVELT AVE	
1005	42		1	15 WAKELEE DRIVE CORP. 127 SO. WASHINGTON AVE. BERGENFIELD, NJ 07621	HOWARD STREET	
1006	23		2	MCGRATH, LOUIS VINCENT 57 PERSHING ST DUMONT, NJ 07628	57 PERSHING ST	
1007	1		2	MORALES, RICARDO & BLANCA C. 39 PERSHING ST DUMONT NJ 07628	39 PERSHING ST	
1007	19		2	SANTANA, IRVIN & RASMELY 35 PERSHING STREET DUMONT, NJ 07628	35 PERSHING STREET	

Borough of Dumont

Office of the Tax Collector

50 Washington 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

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
One 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

CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor

Tenafly, NJ 07670

MATTHEW G. CAPIZZI, ESQ.
N.J., N.Y., & D.C. Bars

201 266 8300 (o)

201 266 8301 (f)

Capizzilaw.com

New York Office:

1 Blue Hill Plaza

Lobby Level, Suite 1509

Pearl River, NY 10965

Reply to New Jersey Office

BOROUGH OF DUMONT PROOF OF PAYMENT OF TAXES

Khorozian

201 New York Avenue

Block 1005, Lot 25.01

✓ No taxes are due and owed on this property as of (Date) 10/8/2021

 Taxes are due on this property as follows _____

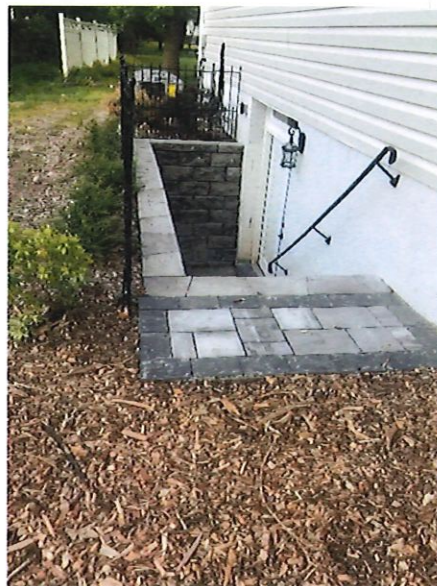
Frank Berardo / D. Mativ

Borough of Dumont - Tax Collector

Photo Exhibit
Kyle Khoroizian
Block: 1005, Lot: 25.01



View of Front Elevation



View of Side Stairwell

