

**BOROUGH OF DUMONT
COUNTY OF BERGEN
JOINT LAND USE BOARD**

**RESOLUTION GRANTING BULK VARIANCES WITH RESPECT TO THE
PROPERTY KNOWN AS
19 LAWRENCE AVENUE
BLOCK 707, LOT 11, BOROUGH OF DUMONT,
COUNTY OF BERGEN, STATE OF NEW JERSEY**

WHEREAS, an Application for bulk variances has been made to the Dumont Joint Land Use Board pursuant to N.J.S.A. 40:55D-70(c) by **FAWZI ABDELGANI**, (the "Applicant") in connection with proposed improvements upon the property commonly known as 19 Lawrence Avenue, more particularly described as Block 707, Lot 11 on the Tax Map of the Borough of Dumont, County of Bergen, State of New Jersey (the "Property"); and

WHEREAS, the Applicant has applied to this Board for variance relief pursuant to N.J.S.A. 40:55D-70(c) from the restrictions of the following section of the Zoning Ordinance of the Borough of Dumont:

Ordinance Section 455-35 - Limiting Schedule

Lot area (minimum square feet) - 7,500 square feet

Lot depth (minimum feet) – 100 feet

Lot frontage (minimum feet) – 75 feet

The subject Application seeks bulk variances for (1) minimum lot area (4,800 square feet existing), (2) minimum lot depth (80 feet existing) and (3) minimum lot frontage (60 feet existing); and

WHEREAS, the Application was duly considered by the Joint Land Use Board at a public hearing (via virtually and telephonically via Webex) on March 16, 2021; and

WHEREAS, the Applicant gave proper notice in accordance with law; and

WHEREAS, at said public hearings the Joint Land Use Board received the

WHEREAS, the public had an opportunity to be heard on the Application at said hearing; and

WHEREAS, the Joint Land Use Board heard the sworn testimony from the Applicant's architect, Anwar Alkhatib, Architect, AIA, NCARB, having an address at 151 Woodcliff Street, Rochelle Park, New Jersey 07662, who testified in support of the Application; and

WHEREAS, the Joint Land Use Board heard the sworn testimony from the Applicant, Fawzi Abdelgani having an address at 229 Crooks Avenue, Clifton, New Jersey 07011, who testified in support of the Application; and

WHEREAS, the Board received a report on the Project dated March 2, 2021, from Carl P. O'Brien, P.E., P.P., C.M.E., C.P.W.M. of Colliers Engineering and Design, Board Engineer; and

WHEREAS, following the hearing held on March 16, 2021, the Joint Land Use Board approved the Application, subject to certain conditions; and

WHEREAS, the Board now wishes to set forth its findings, conclusions, and conditions with respect to the Application;

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board that the following facts are hereby made and determined:

1. The proceedings in this matter were voice recorded via the Webex application. The facts in this Resolution are not intended to be all-inclusive but merely a summary and highlight of the complete record made before the Board.
2. The Applicant is the owner of the property commonly known as 19 Lawrence Avenue, Dumont, New Jersey, and more particularly described as Block 707, Lot 11 on the Tax Map of the Borough of Dumont. Said property is located within the "RA" 1 Family Dwelling District pursuant to the Zoning Ordinance of the Borough of Dumont.

confirmed.

8. Mr. Alkhatib testified that it is his opinion that approval of the requested bulk variances and construction of the proposed house will not be a detriment to the neighborhood.
9. Finally, Mr. Alkhatib testified that it is the Applicant's intention to comply completely with all applicable Federal, State, and local laws, codes, rules, regulations and orders with respect to the design and construction of the proposed house.
10. At the conclusion of Mr. Alkhatib's testimony, the hearing was opened to questions from the public. No members of public had questions for Mr. Alkhatib.
11. At that time, the testimony of Mr. Alkhatib was closed to the public and the Board felt all concerns were adequately addressed.
12. In support of the Application, through Applicant's attorney, Nicholas G. Sekas, Esq., the Applicant, Fawzi Abdelgani, was sworn in by the Board and presented testimony in furtherance of his application.
13. Mr. Abdelgani testified that properties located at 4 Lawrence Avenue and at 126 Lincoln Avenue have substantially similar bulk dimensions to the subject property. Further, the building constructed on 4 Lawrence Avenue is substantially similar to the proposed house in size and design. Finally, the house constructed on 126 Lincoln Avenue has a similar design with a bedroom over the attached garage and is constructed with two more bathrooms and one more bedroom than the proposed house.
14. At the conclusion of Mr. Abdelgani's testimony, the hearing was opened to questions from the public. No members of public had questions for Mr. Abdelgani.

GENERAL CONDITIONS

1. The Applicant shall comply with all of the stipulations made during the hearing on this Application.
2. The Application shall comply with the necessary requirements of the zoning ordinances of the Borough of Dumont and the Municipal Land Use Act of the State of New Jersey, N.J.S.A. 40:55D-2 et seq.
3. The Applicant shall prepare a detailed site plan, which shall be submitted to the Board for review. Applicant shall prepare and improve the subject premises to conform with all the details shown on the complete building plans and submissions, as presented to the Board and in accordance with the zoning ordinances, building codes and all other standards and ordinances unless expressly stated to the contrary within the approvals granted.
4. No building structure or land shall be occupied until such time as the Zoning Officer of the Borough of Dumont shall issue a final Certificate of Zoning Compliance to ensure compliance with the Board's decision.
5. Unless otherwise addressed herein or at the hearing held on March 16, 2021, the Applicant shall comply with the recommendations of the Board's professional and any other post-approval reports. The Applicant's professionals shall prepare and submit architectural plans to reflect these recommendations in the form of drawing detail and/or written construction note detail format, as necessary. In addition, the Applicant's professionals shall amend any engineering reports, engineering calculations that were presented as a part of the testimony before the Board as necessary and/or required by the Board Engineer and the Board Planner. All such amendments shall be submitted to the Board Engineer and Board Planner for review within thirty (30) days of the adoption of this Resolution. A Planting Plan shall be submitted to the Board Planner for her approval. Failure to provide

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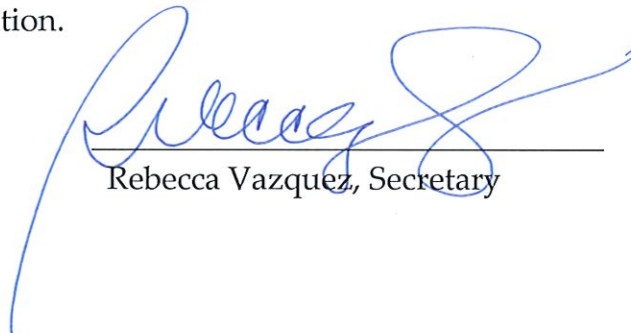
This Resolution was adopted on the 20th day of April, 2021 upon the motions of VENETA ARMELINO and seconded by GRAEME DUTKOWSKY and by a vote of 6 Ayes and 0 Nays.



Graeme Dutkowsky, Chairman

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the Applicant, Borough Clerk, Construction Code Official and Zoning Officer of the Borough of Dumont.

I do certify that this is a true and correct copy of the Resolution as adopted by the Joint Land Use Board of the Borough of Dumont, County of Bergen, and State of New Jersey in the within Application.



Rebecca Vazquez, Secretary