

INDEX OF DRAWINGS

ZONING	EXISTING AND PROPOSED SITE PLANS, ZONING MAP, AND ZONING CALCULATION
Z-001	PROPOSED FLOOR PLANS
Z-002	PROPOSED DETAILS
Z-003	PROPOSED EXTERIOR ELEVATIONS
Z-004	

SCOPE OF WORK

1. NEW REAR DECK FROM 1ST FLOOR TO REAR YARD.

BUILDING & SITE DATA

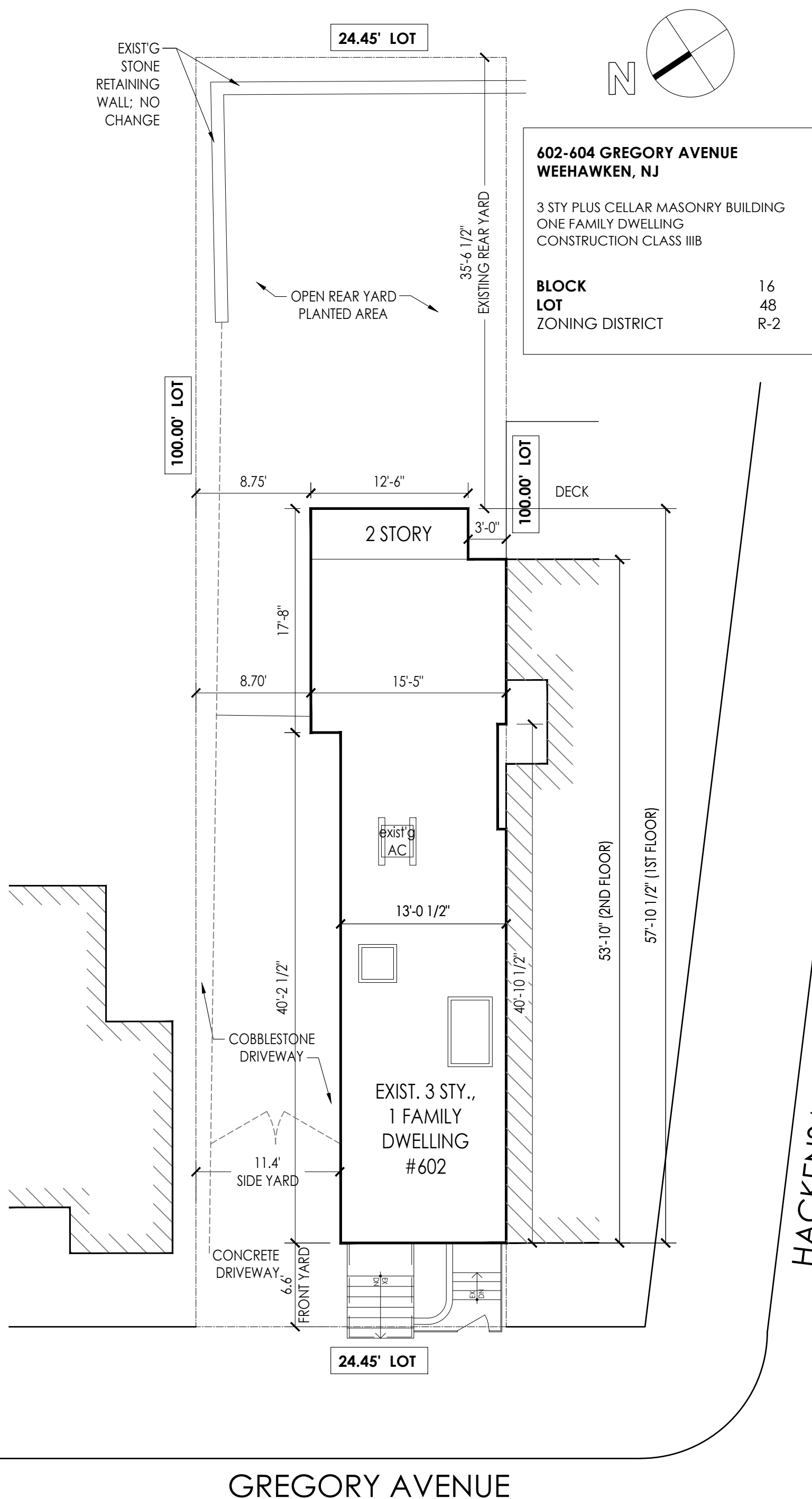
ADDRESS: 602-604 GREGORY AVENUE
 WEEHAWKEN, NJ
 BLOCK: 16
 LOT: 48
 ZONE: R-3

602 GREGORY AVENUE, WEEHAWKEN, NJ; BLOCK: 16 LOT: 48

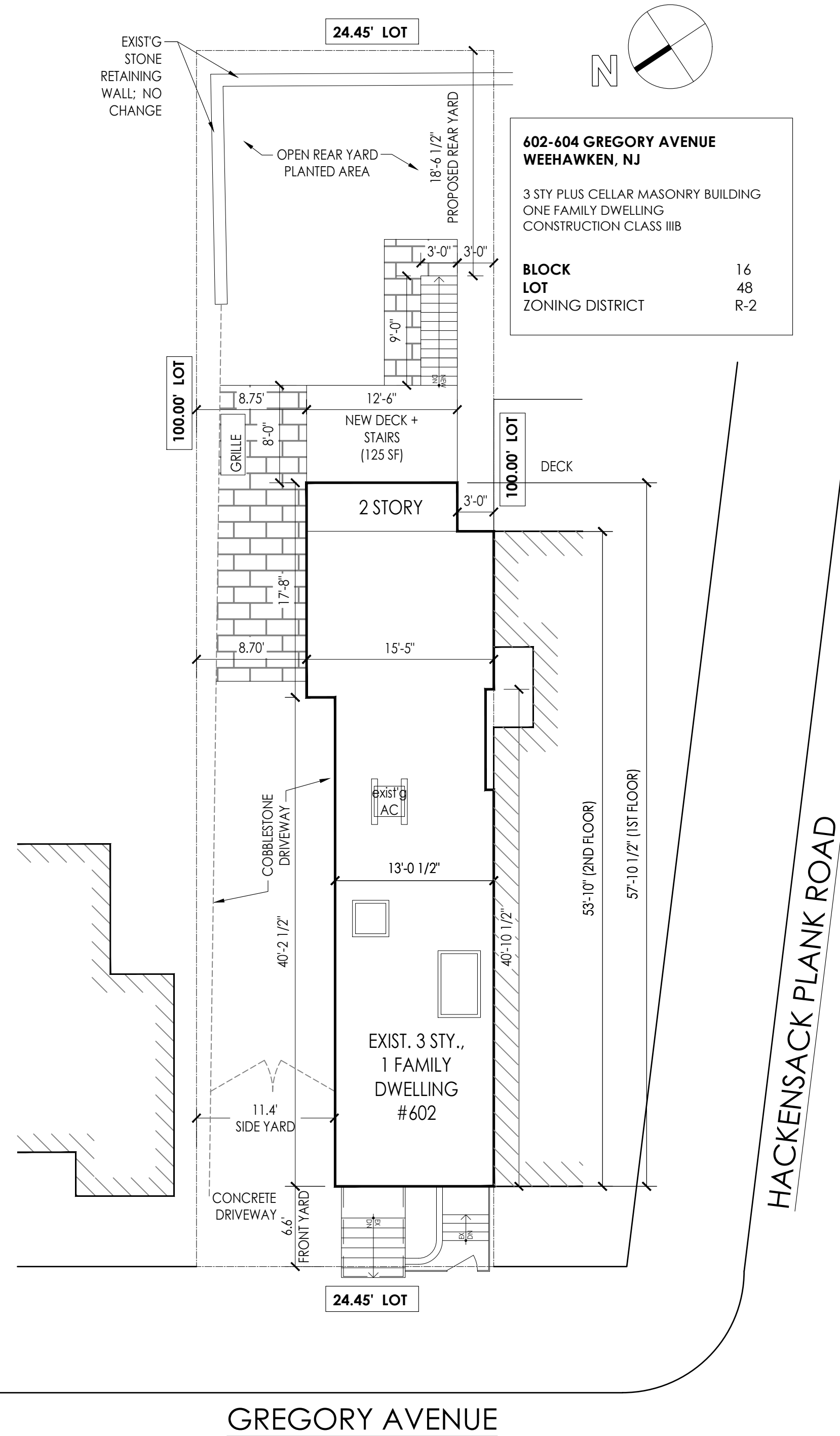
ZONING CALCULATIONS

ZONING	SECTION	REQUIRED / PERMITTED	EXIST'G	PROPOSED	VARIANCE REQUIRED ?
Permitted uses	23-6.1 - Schedule A	Two (2) Family; Not more than (1) D.U. per lot.	2 Family Residential	2 Family Residential	No
Max. Density	23-6.1 - Schedule A	35 D.U. / Acre; 1,250 SF per D.U.	1.96	1.96	ENC
Min. Lot Size	23-6.1 - Schedule A	2,500 S.F.	2,445 S.F.	2,445 S.F.	ENC
Min. Lot Width	23-6.1 - Schedule A	25 Feet	24.45 FEET	24.45 FEET	ENC
Min. Front Yard	23-6.1 - Schedule A	Average of existing; min. 10'	6.6'	6.6'	ENC
Min. Rear Yard	23-6.1 - Schedule A	20 FEET	35'-6"	18'-6"	YES
Min. Side Yard	23-6.1 - Schedule A	7' one side; 3' other side if any (see footnote 2)	0'-0"; 8.70"	0'-0"; 8.70"	ENC
Max. Coverage	23-6.1 - Schedule A	35%	31.86% - Building 3.27% - Front Stairs 22.58% - Paving 57.71% - Total	31.86% - Building 3.27% - Front Stairs 5.15% - New Deck + Stairs 22.58% - Paving 68.02% - Total	ENC
Max. Height	23-6.1 - Schedule A	35 Feet / 3 Stories	28'-0 1/2" / 3 Stories	28'-0 1/2" / 3 Stories	No

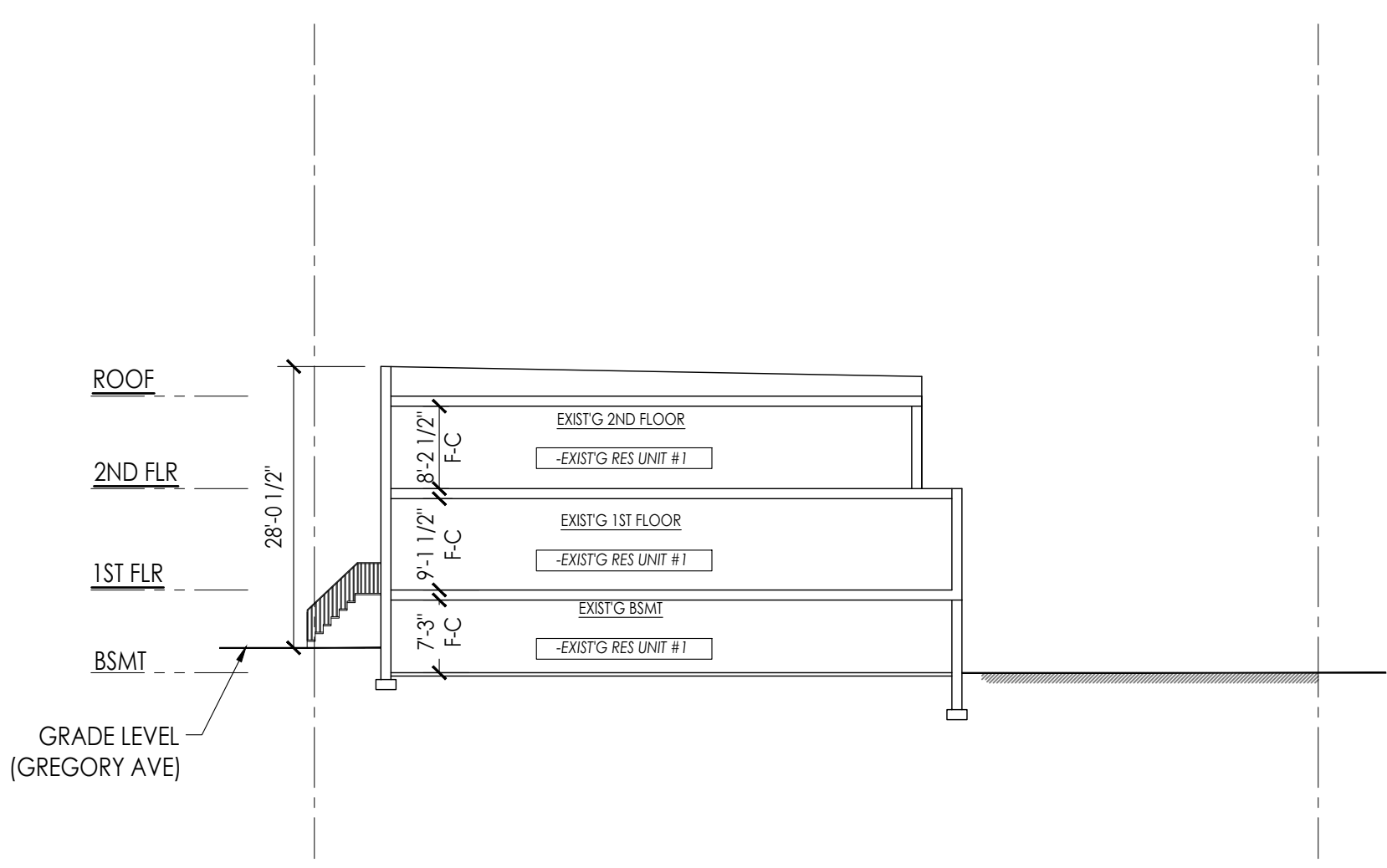
ENC = EXISTING NON CONFORMING CONDITION



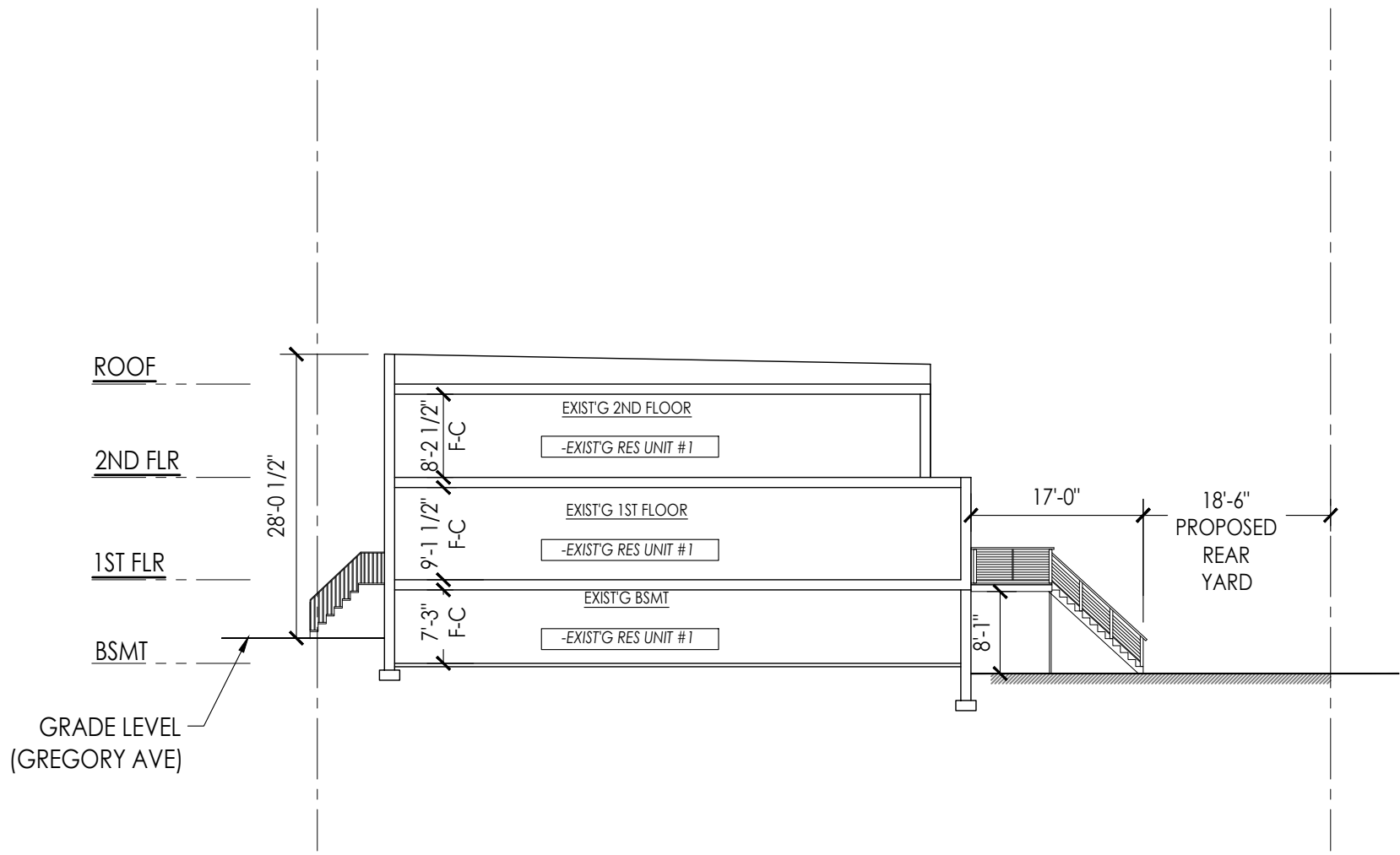
1 EXISTING SITE PLAN
 1/8" = 1'-0"



2 PROPOSED SITE PLAN
 1/8" = 1'-0"



3 EXISTING BUILDING SECTION
 1/16" = 1'-0"



4 PROPOSED BUILDING SECTION
 1/16" = 1'-0"

JENSEN C. VASIL
 ARCHITECT P.C.

205 12TH STREET
 HOBOKEN, NJ 07030
 NJ LICENSE # 16864

(T)201.850.1055
 jensen@jcvarch.com
 www.jcvarch.com

Revision No.	Date	Revision
1	4.05.2021	FOR WEEHAWKEN ZONING BOARD SUBMISSION

OWNER:
 Ms. Sherry Cassin
 602 Gregory Avenue
 WEEHAWKEN, NJ 07086

PROJECT / LOCATION:
 NEW REAR DECK + STAIRS
 602 Gregory Avenue
 WEEHAWKEN, NJ 07086

DRAWING TITLE
 SITE PLAN AND NOTES


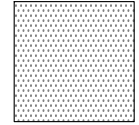
SEAL & SIGNATURE

INITIAL DATE
 PROJECT No

0.04.2020
 602Gregory.2021

DRAWING #
 Z-001

CONSTRUCTION KEY

-  EXISTING CONSTRUCTION TO REMAIN; NO CHANGE
-  AREA OF NO WORK

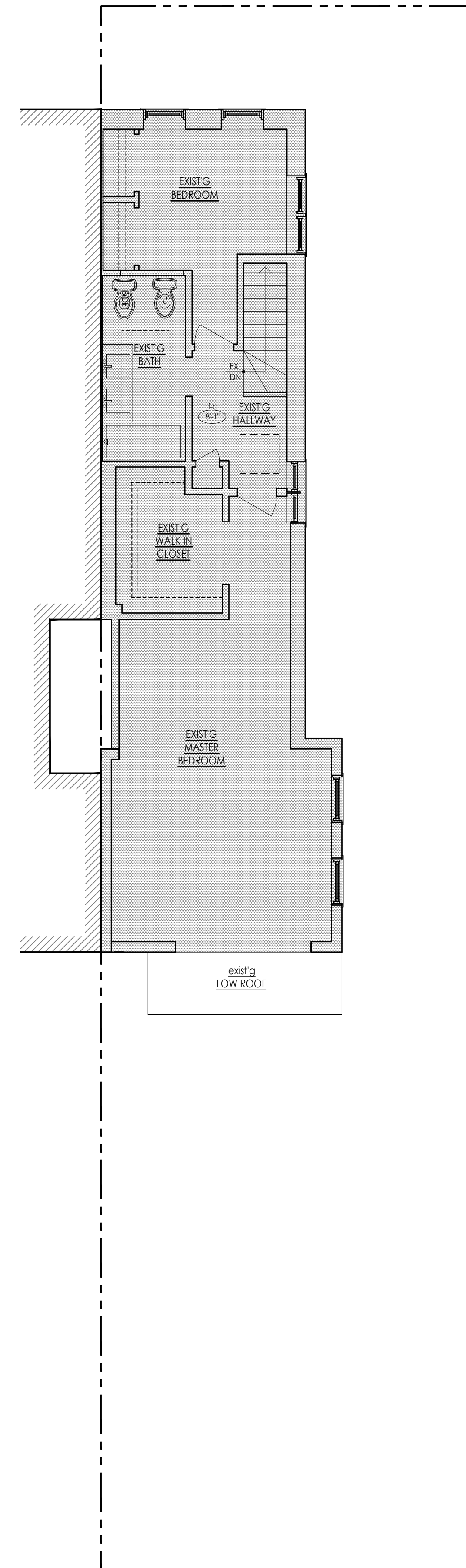
JENSEN C. VASIL ARCHITECT P.C.

205 12TH STREET
HOBOKEN, NJ 07030
NJ LICENSE # 16864

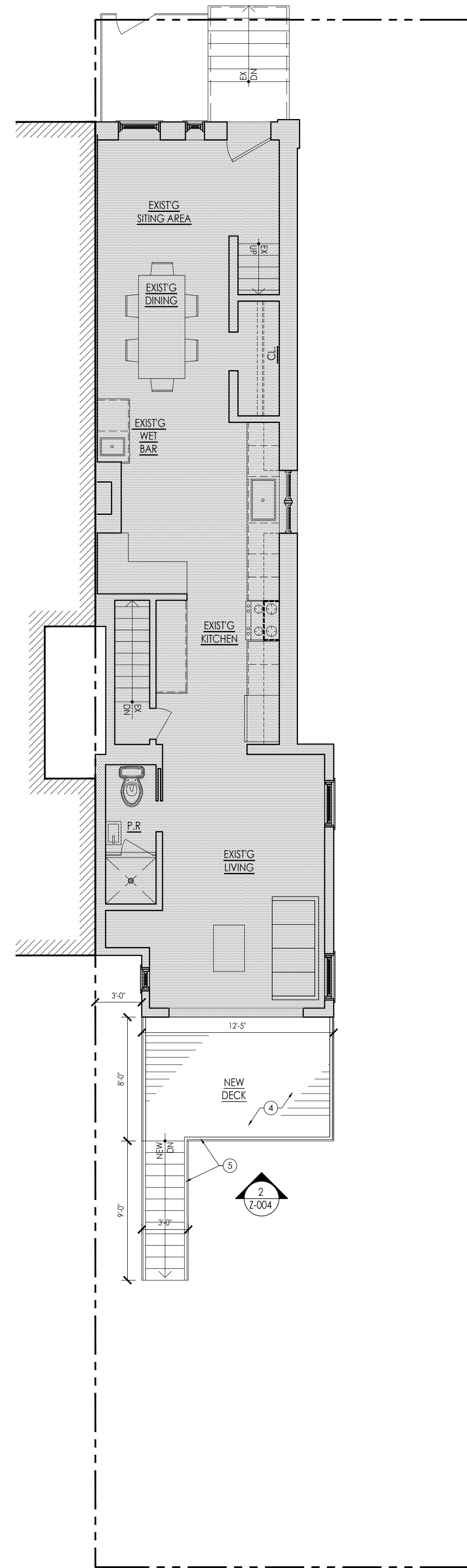
(1)201.850.1055
jensen@jcvarch.com
www.jcvarch.com

CONSTRUCTION SHEET NOTES

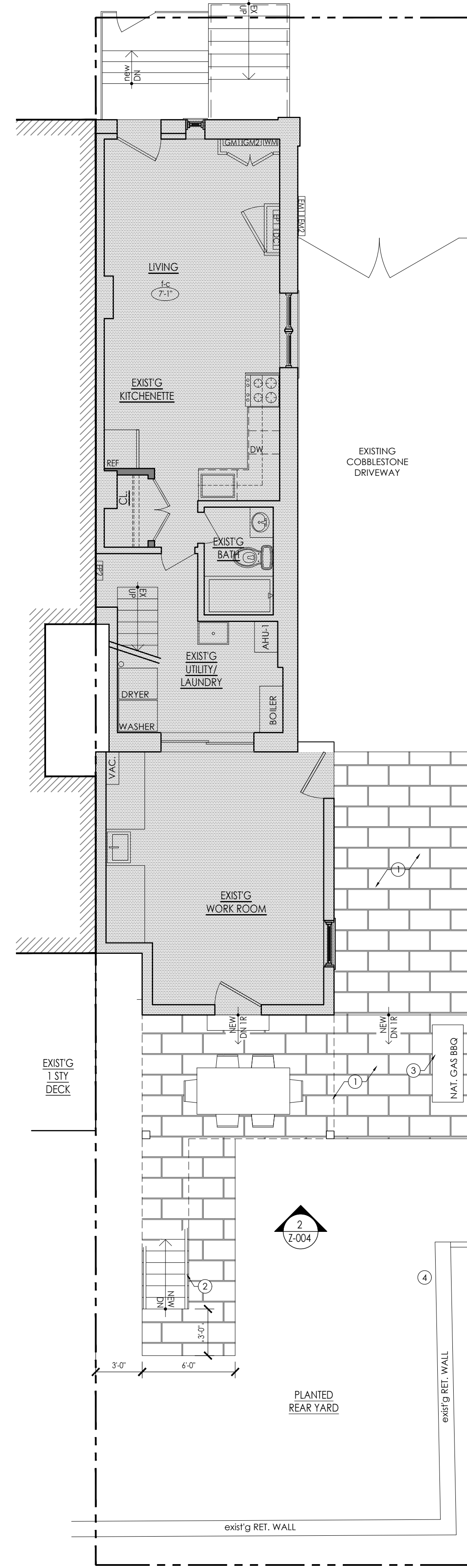
- ① NEW IMPERVIOUS PAVERS; SEE TYP. DETAIL.
- ② NEW WOOD STAIRS TO DECK ABOVE.
- ③ NEW NATURAL GAS GRILLE. PLUMBER TO PROVIDE 1" DIA. GAS LINE WITH SHUTOFF VALVE.
- ④ NEW WOOD DECK.
- ⑤ NEW DECK RAILINGS. 42" HIGH @ DECK.



3 SECOND FLOOR CONSTRUCTION PLAN
3/16" = 1'-0"



2 FIRST FLOOR CONSTRUCTION PLAN
3/16" = 1'-0"



1 BASEMENT CONSTRUCTION PLAN
3/16" = 1'-0"

Revision Table:		
No:	Date:	Revision:
1	4.05.2021	FOR WEEHAWKEN ZONING BOARD SUBMISSION

OWNER:
Ms. Sherry Cassin
602 Gregory Avenue
WEEHAWKEN, NJ 07086

PROJECT / LOCATION:
NEW REAR DECK + STAIRS
602 Gregory Avenue
WEEHAWKEN, NJ 07086

DRAWING TITLE
BASEMENT, 1ST FLOOR, 2ND FLOOR
CONSTRUCTION PLANS

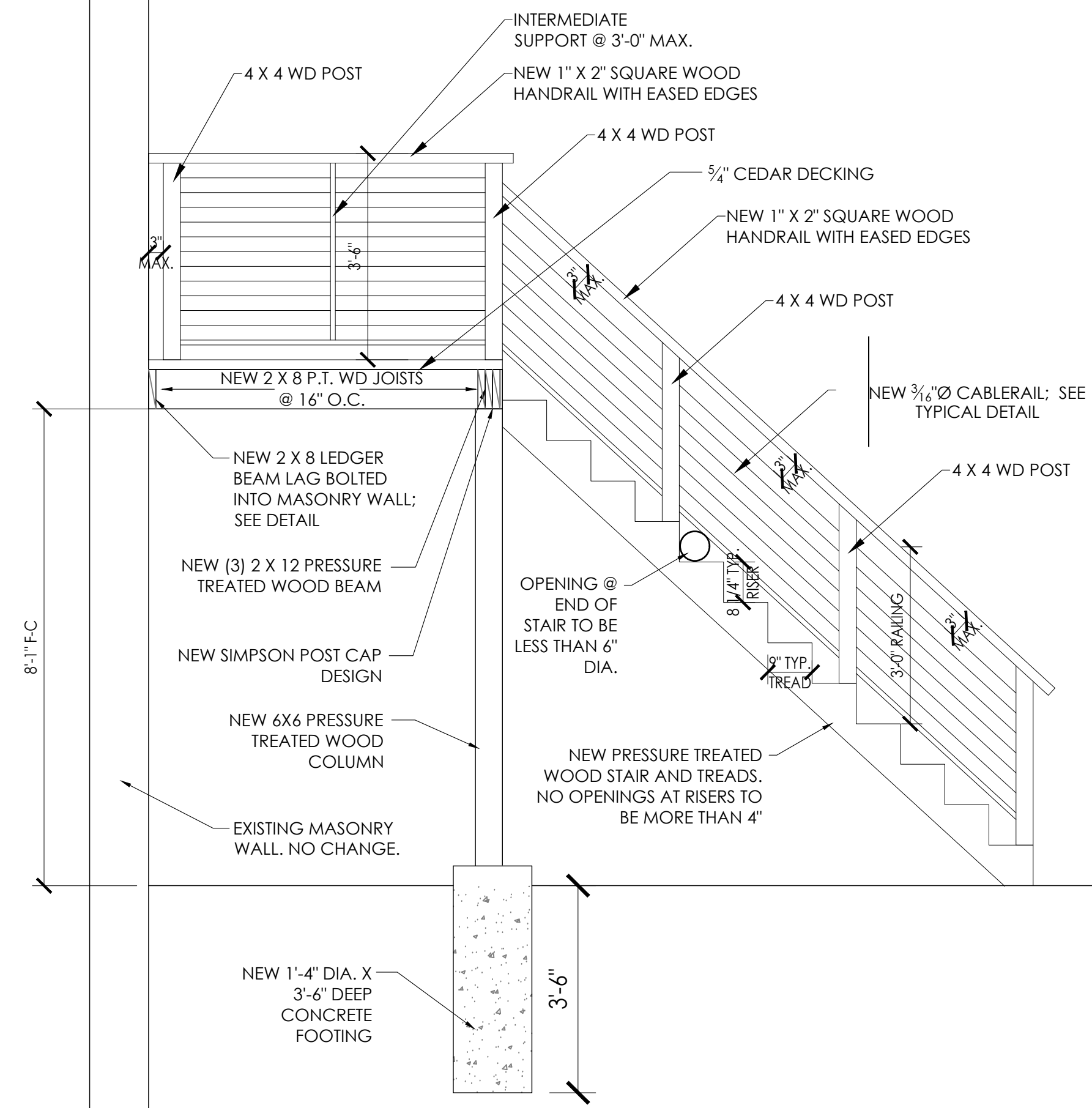
SEAL & SIGNATURE
INITIAL DATE: 0.04.2020
PROJECT No: 402Gregory.2021

DRAWING #
Z-002

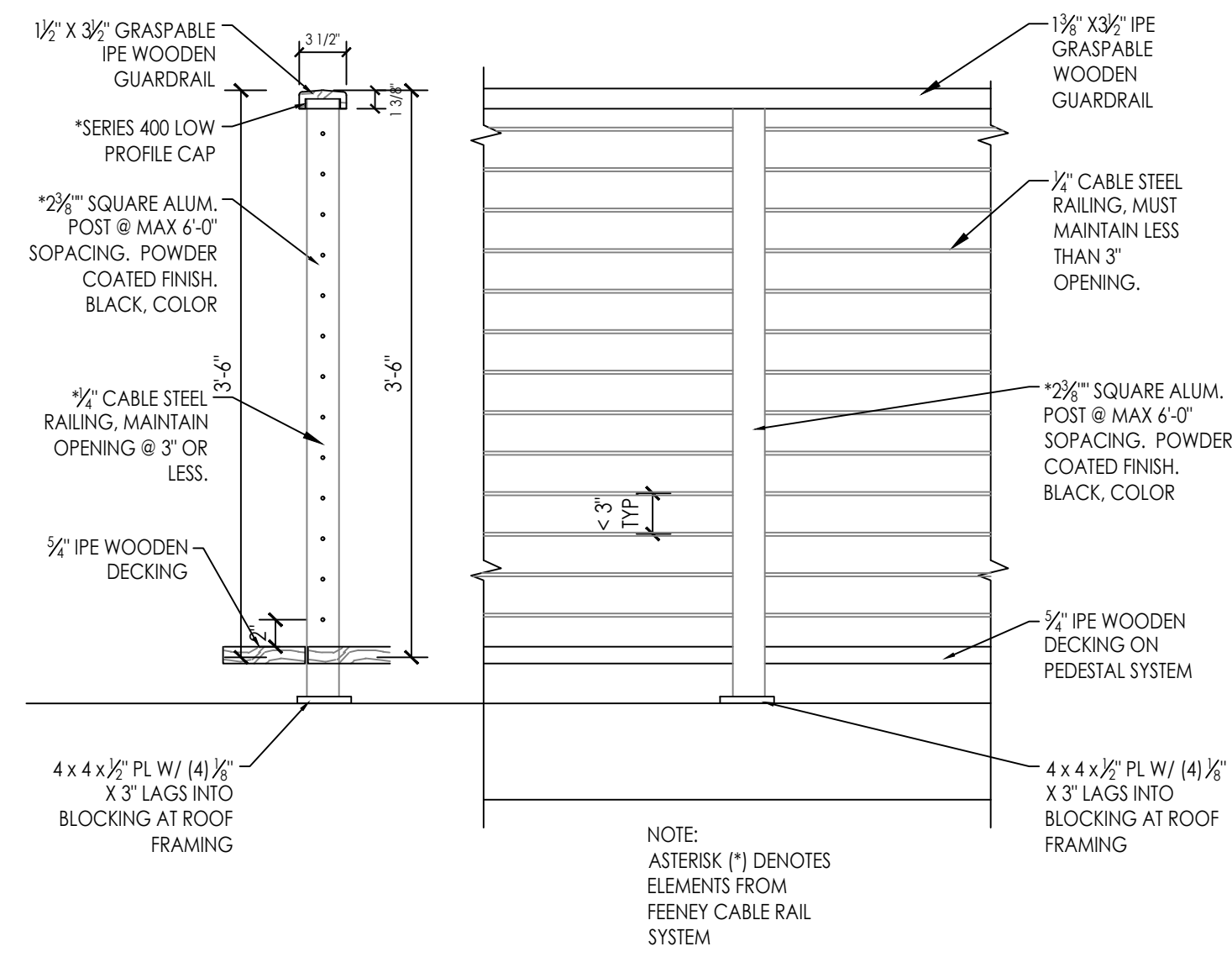
JENSEN C. VASIL
ARCHITECT P.C.

205 12TH STREET
HOBOKEN, NJ 07030
NJ LICENSE # 16864

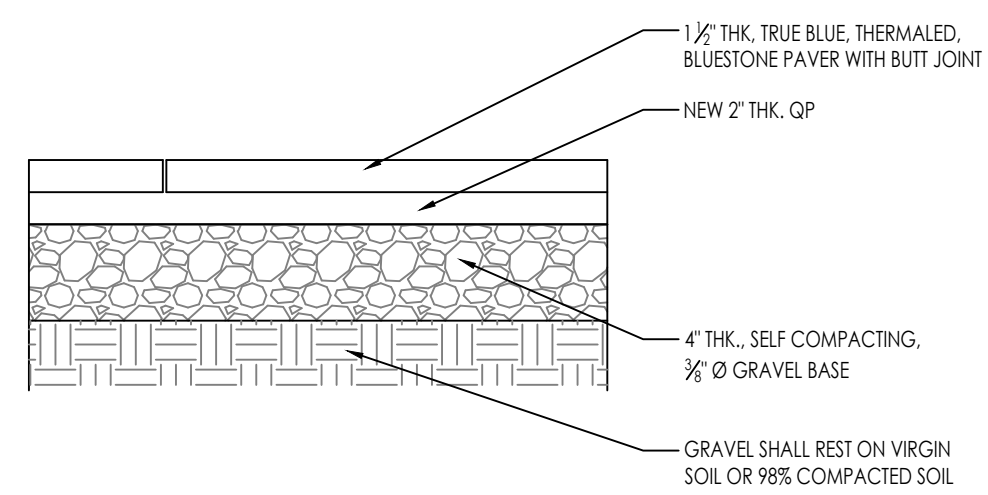
(T)201.850.1055
jensen@jcvarch.com
www.jcvarch.com



1 STAIR SECTION
1/2" = 1'-0"



4 CABLE RAIL DETAIL
1" = 1'-0"



3 TYP. PAVING DETAIL
1" = 1'-0"

Revision Table:		
No.	Date:	Revision:
1	4.05.2021	FOR WEEHAWKEN ZONING BOARD SUBMISSION

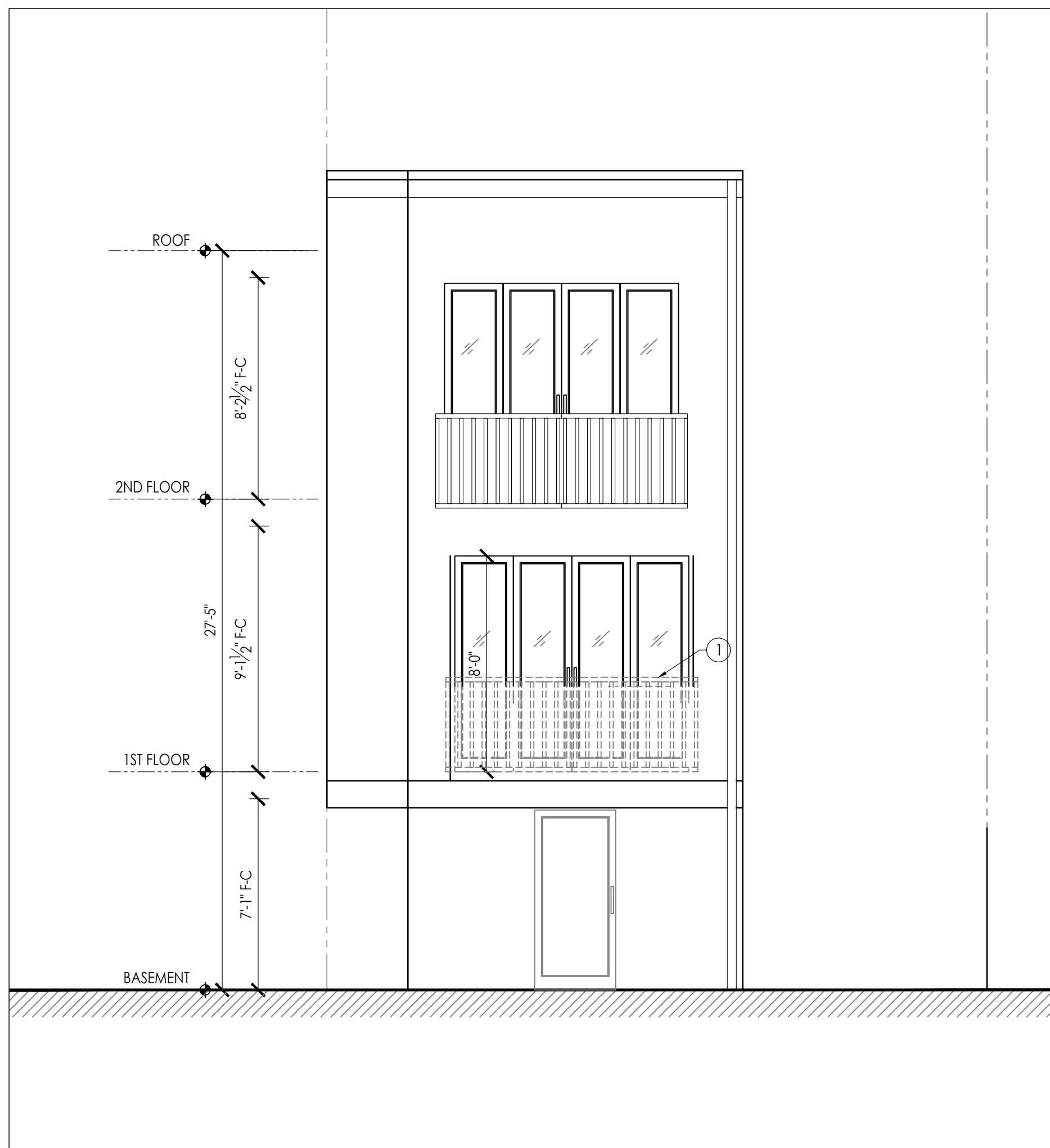
OWNER:
Ms. Sherry Cassin
602 Gregory Avenue
WEEHAWKEN, NJ 07086

PROJECT / LOCATION:
NEW REAR DECK + STAIRS
602 Gregory Avenue
WEEHAWKEN, NJ 07086

DRAWING TITLE
TYPICAL DETAILS

SEAL & SIGNATURE	INITIAL DATE	0.04.2020
	PROJECT NO	602Gregory.2021

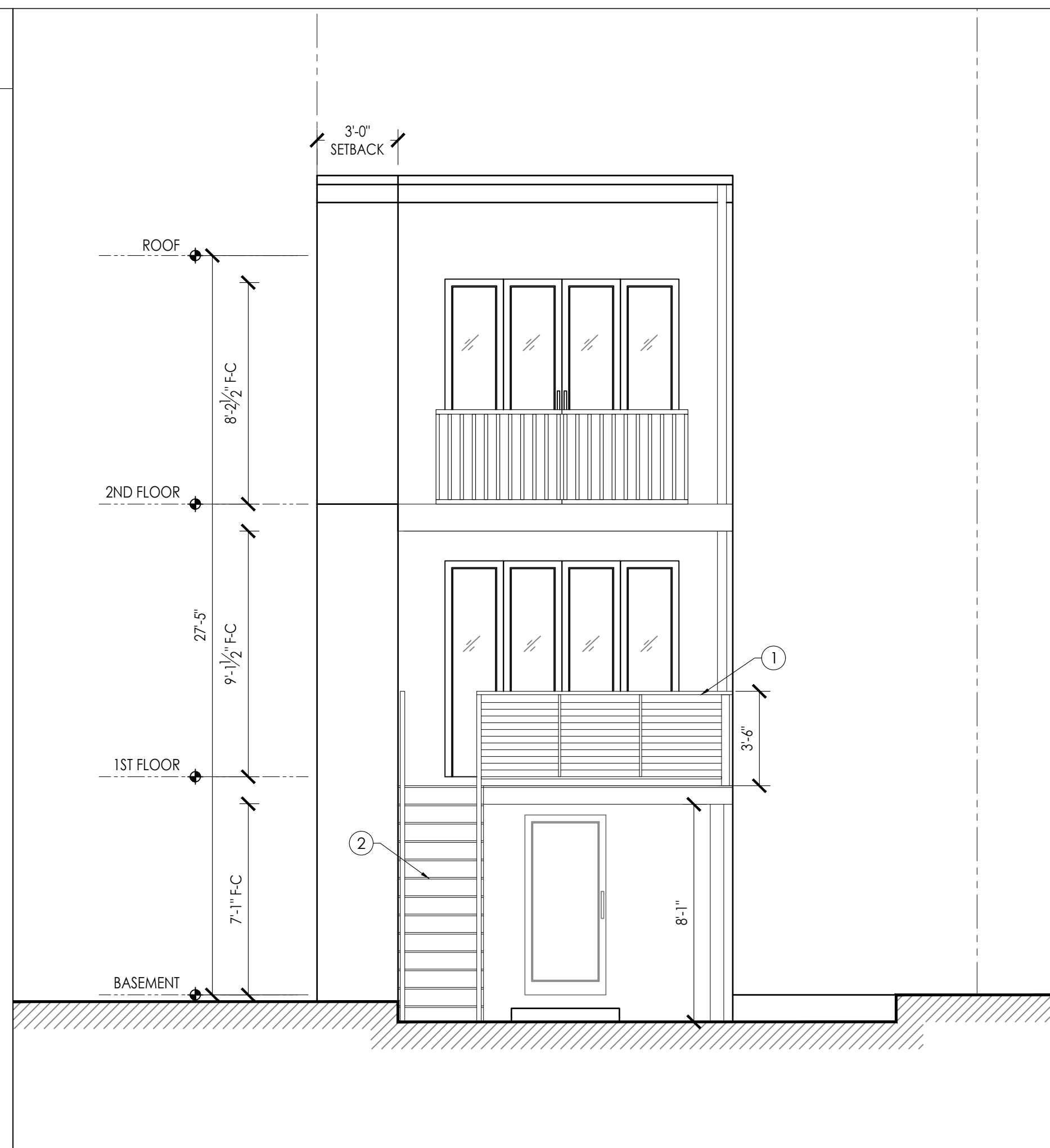
DRAWING #
Z-003



1 EXISTING REAR EXTERIOR ELEVATION
1/4" = 1'-0"

DEMO ELEV. KEY

- 1 EXISTING FALL PROTECTION GUARDS TO BE REMOVED.



2 PROPOSED REAR EXTERIOR ELEVATION
1/4" = 1'-0"

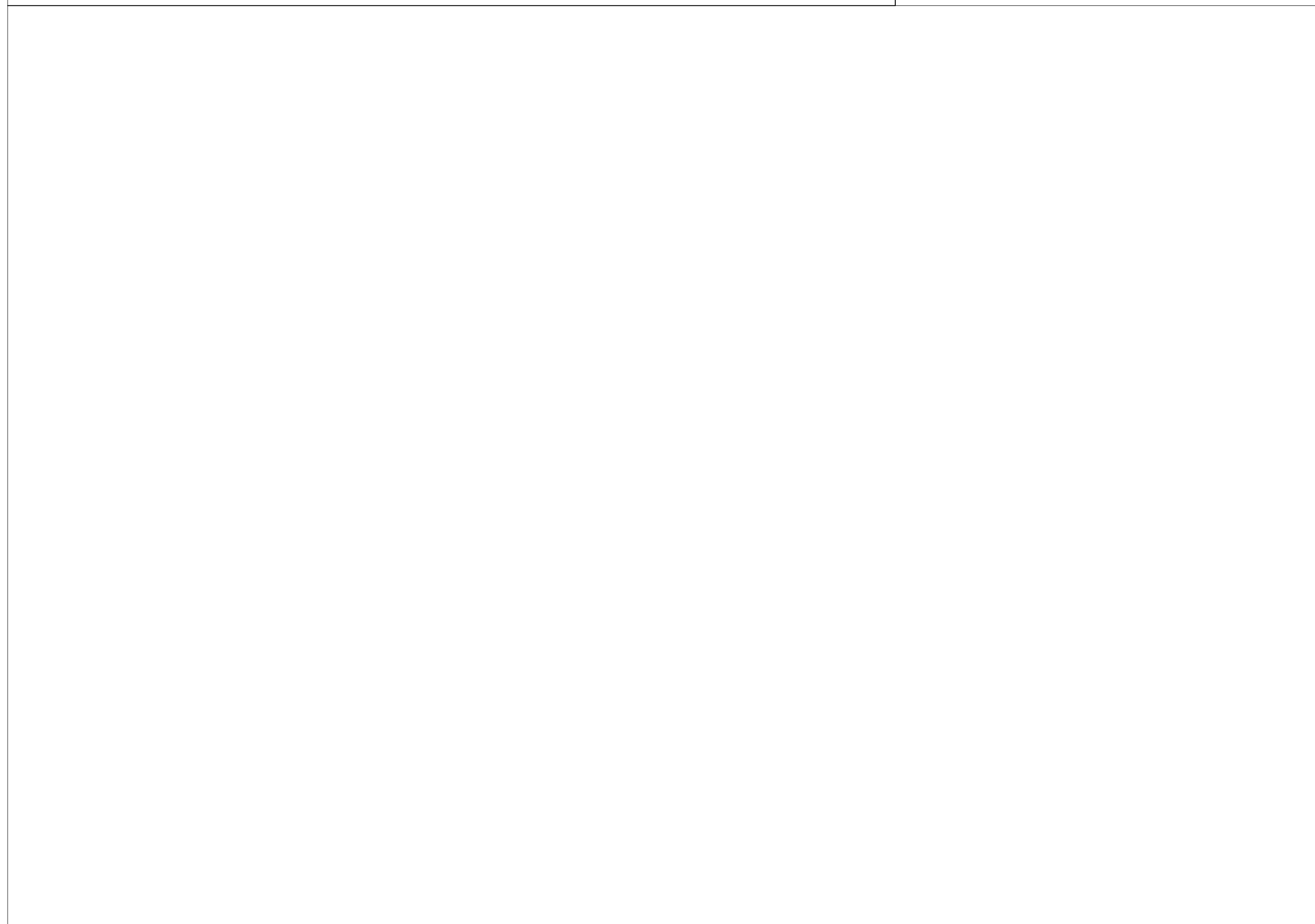
ELEV. CONSTR. KEY

- 1 NEW 42" HIGH METAL GUARD RAIL. SEE DETAIL ON SHEET Z-003.
- 2 NEW STAIRS TO REAR YARD. SEE DETAIL ON SHEET Z-003.

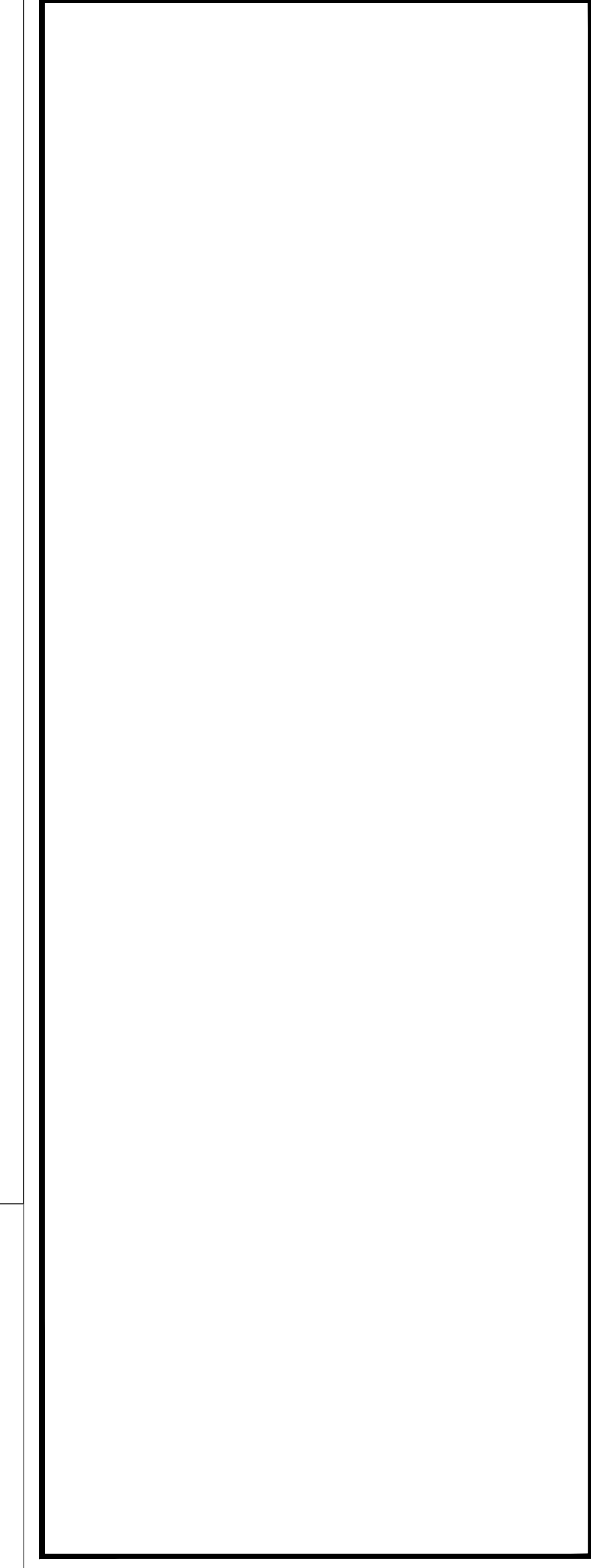
**JENSEN C. VASIL
ARCHITECT P.C.**

205 12TH STREET
HOBOKEN, NJ 07030
NJ LICENSE # 16864

(1)201.850.1055
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3 PROPOSED SIDE EXTERIOR ELEVATION
1/4" = 1'-0"



Revision Table:		
No.	Date:	Revision:
1	4.05.2021	FOR WEEHAWKEN ZONING BOARD SUBMISSION

OWNER:
Ms. Sherry Cassin
602 Gregory Avenue
WEEHAWKEN, NJ 07086

PROJECT / LOCATION:
NEW REAR DECK + STAIRS
602 Gregory Avenue
WEEHAWKEN, NJ 07086

DRAWING TITLE
EXISTING AND PROPOSED REAR EXTERIOR ELEVATIONS

SEAL & SIGNATURE	INITIAL DATE	0.04.2020
	PROJECT No.	402Gregory.2021
DRAWING #		Z-004

TOWNSHIP OF WEEHAWKEN
PLANNING BOARD/BOARD OF ADJUSTMENT

INSTRUCTIONS

A. The Application

When Planning Board or Board of Adjustment approval of a subdivision, site plan or variance is required under the Township's land development ordinances, an application must be filed with the Board Clerk. Your application must be complete before the Board will review it. In order to present a complete application, be careful to follow all the steps listed below and include all of the information that is required for your type of application. Please note that if the application is in the name of a corporation, you must have an attorney represent you.

1. Complete Form #1 and submit fifteen (15) copies.
2. Submit ~~three~~ (15) copies of the site plan and/or subdivision drawing.

THE DRAWING MUST BE PREPARED BY A LICENSED N.J. ARCHITECT, ENGINEER, PLANNER, OR LAND SURVEYOR. If the drawing was not prepared by a land surveyor, you must also submit three (3) copies of the survey (signed and sealed by a licensed N.J. land surveyor) which was used as the basis for the drawing.

The drawing must be clearly reproduced in blue or black on white and drawn at a scale no smaller than 1" = 20'. The drawing must be submitted in one of the following standard sizes:

8 1/2" x 13"
15" x 21"
24" x 36"
30' x 42"

Minor Site Plan drawings must show the following information:

- a. Title of development; block and lot number; name and address of record owner; name, address, license number and seal of the person preparing

the plan; if the record owner is a corporation, names and addresses of the president and secretary of the corporation.

- b. Date of the plan; date and notation of each plan revision.
- c. Graphic scale and written scale in feet to the inch.
- d. North arrow.
- e. Location of existing property lines, with distances in feet and decimals of a foot, and bearings given to the nearest ten (10) seconds.
- f. Location of existing structures to remain, including walls and fences, with distances to the property lines, based on the certified survey by a N.J. licensed surveyor.
- g. Size and location of driveways and curb cuts.
- h. Location of off-street parking spaces, showing size and location of spaces, aisles, and barriers.
- i. Existing and proposed use of the land and buildings and, for non-residential buildings, the floor space and number of employees.
- j. Existing and proposed landscaping.
- k. An indication of existing and proposed slope of the property in the area of the proposed driveway and parking area.

Minor Subdivision Plans must show the following information:

- a. Title of development; block and lot number; name and address of record owner; name, address, license number and seal of the person preparing the plat; if the record owner is a corporation, names and addresses of the president and secretary of the corporation.
- b. Date of the plan; date and notation of each plan revision.

- c. Graphic scale and written scale in feet to the inch.
- d. North arrow.
- e. Location of existing property lines, with distances in feet and decimals of a foot, and bearings given to the nearest ten (10) seconds.
- f. Location of existing structures which will remain, including walls and fences, with distances to the property lines indicated, based on the certified survey by a N.J. licensed surveyor.
- g. The property to be subdivided and all property within 200 feet of the property to be subdivided, at a scale no smaller than 1" = 100'.
- h. All existing structures, wooded areas, rock outcrops, streams and existing and proposed streets and drainage structures on the property to be subdivided or within 200 feet of the property to be subdivided.
- i. If any existing lot lines are to be eliminated, indicate with dashed lines and label them.
- j. All proposed lot lines and existing lot lines which are to remain, shown by solid lines.
- k. Sufficient elevations or contours to show the general slope of the land and the high and low points, both existing and proposed.
- l. If there are any protective covenants or deed restrictions applying to the property, submit copies of the documents along with the application and subdivision plat.

[NOTE: If your application is for a standard Site Plan (any site plan other than a "Minor Site Plan") or a Major Subdivision, see Chapter 22 of the Weehawken Code (Land Development Review Ordinance) for additional procedures and plan requirements.]

3. Application Fee, as follows:

Minor Subdivisions --	\$75 .00
1, 2, or 3-family homes	\$75 .00 plus \$2.00
All other minor subdivisions	for each 1,000 feet of lot area
Minor Site Plans	\$75 .00
Variances (this fee is in addition to the basic subdivision or site plan fee):	
1, 2, or 3-family residence	\$75 .00
All other uses	\$100.00

[NOTE: To determine the application fee for other types of applications, see section 22-11 of the Weehawken Code].

4. A certification from the Township Tax Collector that no property taxes or assessments for local improvements are due or delinquent on the property which is the subject of the application.

B. Escrow Deposit for Review Expenses.

Each applicant must deposit with the Township Clerk an amount to be determined by the Planning Board or Board of Adjustment which will be held in escrow to pay the Board's professional services expenses in connection with review of the application. Any portion of the escrow deposit which is remaining after the matter is completed will be returned to the applicant.

C. Public Hearing Requirements.

Generally, the Board will hold a hearing on each application. If an application satisfies the definition of Minor Site Plan or Minor Subdivision and meets all of the standards contained in the Township's Land Development Review Ordinance, the Board may waive the formal public hearing. If the application does not meet all of the requirements of the Land Development Review Ordinance for minor site plans or minor subdivisions, or if the application requires variances from the requirements of the Zoning Ordinance, a public hearing must be held.

Once the application is complete, the Board Clerk will advise you as to which Board will review your application and notify you of the date set for your public hearing. If your application is made in the name of a corporation, New Jersey law requires that you be represented by an attorney.

1. Publication of Notice.

At least ten (10) days before the date of the public hearing, notice of the hearing must be published in either The Hudson Dispatch or The Jersey Journal.

A sample notice for publication is attached to these instructions (Form #2). Simply type the notice, filling in the appropriate information for your application where indicated,

2. Notice by Certified Mail or Personal Service..

At least ten (10) days before the date of the public hearing, you must give notice of the public hearing to the owners of all property within 200 feet of the property that is the subject of the application.

- a. You may obtain a certified list of the property owners to be notified by submitting a written request and \$10.00 to the Tax Assessor.
- b. A sample notice form is attached to these instructions (Form #3). Simply type the notice, filling in the appropriate information where indicated.
- c. Mail a copy of the notice by certified mail to each of the surrounding property owners at his address as shown on the certified list provided by the Tax Assessor.
- d. If your application concerns property within 200 feet of the municipal boundary line, you must also provide notices to the Clerk of that municipality, to any property owners in that other municipality whose land is within 200 feet of your property, and to the Hudson County Planning Board.

- e. If your application concerns property adjacent to an existing or proposed Hudson County road, or adjacent to land owned by Hudson County, you must provide notice of the hearing to the Hudson County Planning Board.
- f. If your application concerns property adjacent to a state highway, you must provide notice of the hearing to the Commission of the New Jersey Department of Transportation.

3. Proof of Notice.

At least one week before the hearing date, submit proof of notice to the Board Clerk. The proof of notice must include the following:

- a. Affidavit of Notice. You may use Form #4 attached to these instructions.
- b. The white certified mail receipt slips. (Green return receipt cards are not required).
- c. A copy of the published notice clipped from the newspaper or an affidavit of publication obtained from the newspaper's legal advertising department.

 New Jersey law requires that you provide notice of a required public hearing and proof that notice was properly given. If you do not provide the proper notice or if you do not submit adequate proof that notice has been given properly, the Board cannot begin your public hearing.

TOWNSHIP OF WEEHAWKEN
NEW JERSEY

MUNICIPAL BUILDING
400 PARK AVENUE
WEEHAWKEN, NEW JERSEY 07087

LIST OF PUBLIC UTILITIES TO BE NOTIFIED
UNDER THE MUNICIPAL LAND USE, N.J.S.A. 40:55D-12(h)

(PHONE, GAS & ELECTRIC, WATER CO., SEWER AUTH., & CABLE CO.)

TOWNSHIP OF WEEHAWKEN

Bell Atlantic
540 Broad Street
Newark, N.J. 07101
ATTN: Corporate Secretary

Public Service Electric and Gas
80 Park Plaza
Newark, N.J. 07101
ATTN: Corporate Secretary

United Water Co.
200 Old Hook Rd.
Harrington Park, N.J. 07630
ATTN: Corporate Secretary

North Hudson Sewerage Authority
1600 Adams Street
Hoboken, N.J. 07030
ATTN: Corporate Secretary

Riverview Cablevision
4007 Park Ave.
Union City, N.J. 07087

FORM #1
APPLICATION
TOWNSHIP OF WEEHAWKEN
PLANNING BOARD/BOARD OF ADJUSTMENT

1. Applicant's Name: Constance S. Cassin
Address: 602-604 Gregory Avenue, Weehawken, NJ 07086

Phone Number: 917-622-0353

If Applicant is a corporation or partnership, attach a list of the names and addresses of all shareholders or partners who hold an interest of ten percent (10%) or greater.

2. Applicant's Attorney: James J. Burke, Esq.
Address: 86 Hudson Street, Hoboken, NJ 07030

Phone Number: 201-610-0800

3. Location of Subject Property:
Block 16, Lot 48
Street
Address 602-604 Gregory Avenue, Weehawken, NJ 07086

4. Record Owner of Subject Property:

Name: Constance S. Cassin

Address: 602-604 Gregory Avenue, Weehawken, NJ 07086

Phone Number: 917-622-0353

5. Description of Subject Property:

Lot Dimensions and Area See Rider

Existing Structures, if any: See Rider

Existing Use: See Rider

Zoning District: See Rider

6. Type of Application (check all applicable items):

Minor Site Plan

Minor Subdivision

Major Site Plan

Major Subdivision

Variance

Conditional Use

Planned Development

Curb Cut

7. Name of Licensed N.J. architect and/or engineer who prepared the plans: See Rider

Address: _____

Phone Number: _____

8. Description of Proposal (i.e., type and dimensions of proposed construction; number of proposed dwelling units; amount of proposed non-residential floor area and type of use; number of on-site parking spaces; number, dimensions, and area of proposed new lots; number of employees, if any; proposed hours of operation, if applicable; variance relief requested).

See Rider

9. Have there been any previous applications, requests or appeals to this or any other Township Boards or the Construction Official involving the same property? See Rider

If yes, state the nature, date, and disposition of the previous matter.

10. Describe any existing or proposed deed restrictions affecting this property. If deed restrictions are proposed, attach a copy of the proposed document. See Rider

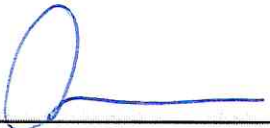
I, Constance S. Cassin, being duly sworn according to law, hereby certify that the information presented in this application is true and accurate.

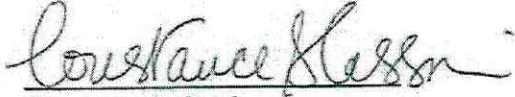
Aworn and subscribed to before
me this 7th day of April, 2021

(Attorney or Notary of the
State of New Jersey).

I **Constance S. Cassin**, being dully sworn according to law, hereby certify that the information presented in this application is true and accurate.

Sworn and subscribed to before me
On this 7th day of April, 2021



James Thurman
Notary Public
for
New York


Constance S. Cassin

I, **Constance S. Cassin** being duly sworn according to law, hereby certify that I am the record owner of the property which is the subject of the foregoing application

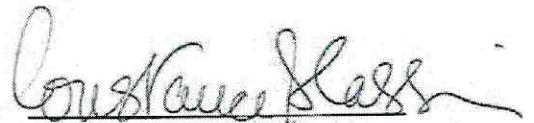
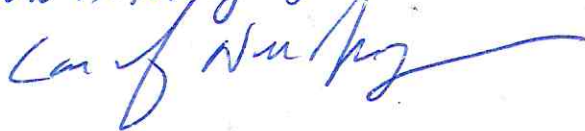
and that I consent to the-filing of this application,

Sworn and subscribed to before me
On this 7th day of April, 2021



James J. Byrne

Notary Public

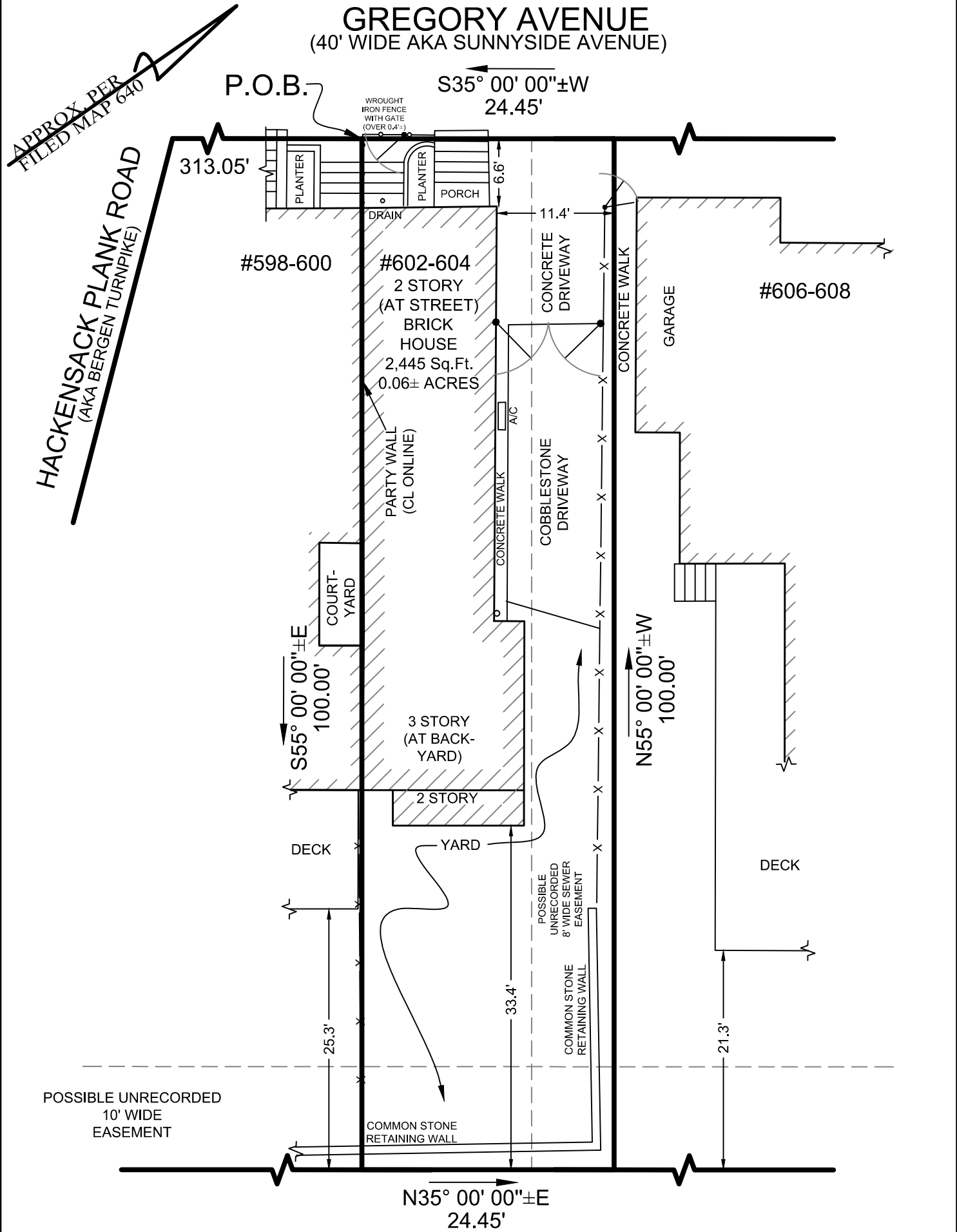


Constance S. Cassin

Rider to Application of Constance S. Cassin

- #5: Lot Width: 24.45'
Lot Depth: 100.00'
Lot Area: 2,445 SF
Existing Use: 1 Family
Zoning District: R-3
- #7: Jensen C. Vasil Architect PC. 205 12th St. Hoboken, NJ 07030
- #8: Applicant proposes a rear yard deck.
- #9: Applicant is not aware of any prior applications.
- #10: Applicant is not aware of any deed restrictions.

GREGORY AVENUE
(40' WIDE AKA SUNNYSIDE AVENUE)



EXISTING CONDITIONS SURVEY

NOTES:

1. SEE SHEET 2 OF 2 FOR SURVEY DESCRIPTION AND ADDITIONAL NOTES WHICH ARE BINDING ON THIS SHEET. SHEET 1 AND SHEET 2 COMBINED ARE TO BE CONSIDERED THE SURVEY.
2. THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR APPLICATION FOR DECK OF HEREIN DELINEATED PROPERTY BY NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO: USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, CONSTRUCTION, ERECTION OF FENCES, RESOLUTION OF BOUNDARY DISPUTES OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
3. THE SURVEY DESCRIPTION ABOVE IS SUBJECT TO TITLE REVIEW.
4. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d)
5. APPROXIMATE NORTH PER MAP ENTITLED "MAP OF WEEHAWKEN HEIGHTS, HUDSON COUNTY, NEW JERSEY" DATED APRIL 1866 FILED IN HUDSON COUNTY AS MAP NUMBER 640 ON MAY 24, 1866.
6. REVISED 5/20/14, 3/1/17, 9/2/21

PREPARED FOR: CONSTANCE SHERRY CASSIN

MAP OF PROPERTY: 602-604 GREGORY AVENUE, TOWNSHIP OF WEEHAWKEN, COUNTY OF HUDSON, N.J.	DRAWN: DF	REV BY: DF
TAX BLOCK: 16	TAX LOT: 48	SCALE: 1"=12'
		SUR DATE: 9/2/21
		FILE No. H2353-15W



DAVIS AND DAVIS ENGINEERS, LLC
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 N.J. C.A. NO. 24GA28115100
 45 DEMAREST AVE. OAKLAND, N.J. 07436
 EMAIL: Survey@DDEngs.com
 PHONE: (201) 656-0755

PRELIMINARY

DARREN G. FERWERDA, PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE No. 24GS0433700
 DATE SIGNED: 9/7/21