

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

1. Applicant's Name: DIPTANSU DAS  
Address: 6 COOPER PLACE  
Weehawken, NJ  
Phone Number: (469) 442-8086

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: CHRISTINA A. VERGARA, ESQ.  
Address: 407 39th St., Suite 301  
Union City, NJ  
Phone Number: (516) 225-9726

3. Location of Subject Property:  
Block 58, Lot 21  
Street  
Address 6 COOPER PLACE

4. Record Owner of Subject Property:

Name: DIPTANSU DAS

Address: 6 COOPER PLACE

Weehawken, NJ

Phone Number: (469) 442-8086

5. Description of Subject Property:

Lot Dimensions and Area 2,450 SQ. FT.

Existing Structures, if any: (THREE-FAMILY RESIDENTIAL HOUSE) (31'-7" FT) (3-STORIES)

Existing Use: Three-Family Residential House

Zoning District: R-2 Residential

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: ORESTES VALELLA, AIA  
Address: 5809 Madison St., 2nd Floor  
WEST NEW YORK, NJ  
Phone Number: (201) 223 - 7890

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 attached "Addendum A."

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? NO

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

N/A

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

N/A

I, CHRISTINA A. VERGARA, being duly sworn according to law, hereby certify that the information presented in this application is true and accurate.

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, ~~199~~ 2019



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

CHRISTINA A. VERGARA, ESQ.

NJ ATTORNEY ID NO. 019572012

I, DIPTANSU DAS, 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.

*Diptansu Das*  
(Signature of record owner)

Dated:

Sworn and subscribed to before me this 4 day of October, 2019

*Christina A. Vergara*  
(Attorney or Notary of the State of New Jersey)

CHRISTINA A. VERGARA, ESQ. -4-  
ATTORNEY AT LAW  
NJ ATTORNEY ID #019572012

Applicant/owner is seeking approval of Proposed Curb Cut and Driveway (One (1) Parking Space) for use by applicant/owner's single-family vehicle, with Proposed Landscaping Improvements to front yard area as follows: New Brick-Pavement (Proposed Driveway Area); New Flower Box; New Headroom under Existing Bay Window w/ Exterior Light Fixture; and New Street Tree. This application will require a variance for the curb cut/driveway.

- PROPOSED Curb Cut: 9'-0" Ft.
- PROPOSED Driveway: 12'-2" Ft.
  - o Required Parking Spaces/Units: 6 (Six)
  - o PROPOSED Parking Spaces/Units: 1 (One)
- EXISTING Front Yard Area: 392.0 SF
  - o Required Landscaping: 50% (196.0 SF/392.0 SF)
  - o PROPOSED Landscaping: 10.3% (40.4 SF/392.0 SF)
- PROPOSED Landscaping Improvements:
  - o New Brick Pavement-Driveway: 12'-2"
  - o New Flower Box: 4'-1" (Right of Proposed Driveway)
  - o New Headroom w/ Exterior Light Fixture: 5'-4" (Under Existing Bay Window)
  - o New Street Tree: Min 3"Ø caliper

Property: 6 Cooper Place, Weehawken, NJ

Building Use: Three-Family Residential - R – 2

Zone: R – 3 - One, Two & Three Family Residence, Townhouses.

<b>Item</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:	2,500 SF	2,450 SF	No Change
Lot Width:	25 FT	25 FT	No Change
Front Yard:	Avg 20 FT Max/ 10 FT Min	15'-8" FT	No Change
Side Yard:	3 FT/7 FT if any	L=0'-6/ R=2'-5" FT	No Change
Rear Yard:	20 FT	20'-7" FT	No Change
Building	35 FT	31'-7" FT	No Change
Height:	(3 Stories)	(3 Stories)	
Building Coverage:	40%	55.3%	No Change
Parking:	6	0	Variance 1 Proposed
Curb Cut:		N/A	Variance 9'-0" Proposed

Owner/Applicant: Das, Diptansu  
Property: 6 COOPER PL. Weehawken, NJ 07086  
Attorney: Christina A. Vergara, Esq.

**Addendum A-Photos of Property** (Planning Board/Board of Adjustment Application)



**Photo 1:** (Close Up View: EXISTING Right Side Front Yard)  
**PROPOSED:** Location of Proposed New Flower Box Landscaping Improvement Right of Proposed Brick-Paved Driveway.



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**Addendum A-Photos of Property (Planning Board/Board of Adjustments Application)**



**Photo 2: (Full View from Sidewalk: EXISTING Front Yard-Right Side)**

**PROPOSED: Location of Proposed Driveway with Proposed New Flower Box Landscaping Improvement**

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**Addendum A-Photos of Property (Planning Board/Board of Adjustments Application)**



**Photo 3: (Full View From Sidewalk: EXISTING Front Yard/Front Door & Stairs of Property - From Sidewalk)  
PROPOSED: Location of Proposed Brick-Paved Driveway and New Headroom over Existing Bay Window &  
New Flower Box Ride Side of Proposed Driveway Landscaping Improvements.**

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Attorney: Christina A. Vergara, Esq.

**Addendum A-Photos of Property** (Planning Board/Board of Adjustments Application)



**Photo 4: (Panoramic Full View from Street: EZISTING Front Yard/Property)**  
**PROPOSED: Location of Proposed Brick-Paved Driveway and Landscaping Improvements (New Headroom over Existing Bay Window / New Flower Box Right Side of Proposed Driveway.**

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Attorney: Christina A. Vergara, Esq.

**Addendum A-Photos of Property (Planning Board/Board of Adjustments Application)**



**Photo 5: (Panoramic Full View: EXISTING Front Right Side Yard & Adjacent to School)**  
**PROPOSED: Location of Proposed Brick-Paved Driveway and New Flower Box Right Side Landscaping Improvement.**

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**Addendum A-Photos of Property (Planning Board/Board of Adjustments Application)**



**Photo 6:** (Google Maps Street View of Property: July 2018 Front of Property/  
Adjacent Properties/Street Parking Availability)

**PROPOSED:** Proposed Curb Cut Would Permit Street Parking in Front



# DENIAL OF PERMIT

Date Issued: 9/25/2019

Control #: 10325

Township of Weehawken  
400 Park Ave  
Weehawken NJ 07086  
201-319-6057

## IDENTIFICATION

Block 58 Lot 21 Agent DAS,DIPTANSU

Work Site Location 6 COOPER PL WEEHAWKEN

Owner in Fee DAS,DIPTANSU Address 6 COOPER PL  
WEEHAWKEN, NJ 07086

Address 6 COOPER PL Telephone \_\_\_\_\_  
WEEHAWKEN, NJ 07086 Lic.No. \_\_\_\_\_

Telephone \_\_\_\_\_

On 09 25 2019 we received an application for a construction permit for the project work located at the above address. This project work involves the following:

Install curb cut and driveway

This application is denied for the following reason (s):  
AS PER N.J.A.C. 5:23-2.15 PRIOR APPROVALS NEEDED.

If you wish to contest the validity of the above action, in accordance with N.J.A.C.5:23A-2.1, you may request a hearing before the Construction Board of Appeals of the 'County Of Hudson', within 15 days of receipt of this notice. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the control number, the specific sections of the Regulations in question, and the extent and nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and the nature of relief sought by you. You may also append any documents that you consider useful.

In accordance with N.J.A.C.5:23A-2.1(e), the application must be accompanied by a fee of \$100.00. The application and fee must be forwarded to the Construction Board of Appeals Office located at:

**Meadowview Campus, 595 County Avenue Secaucus NJ 07094**

By Order of: Frank Tattoli  
Frank Tattoli CONSTRUCTION OFFICIAL

Date: 9/25/2019



TOWNSHIP OF WEEHAWKEN  
NEW JERSEY

MUNICIPAL BUILDING  
400 PARK AVENUE  
WEEHAWKEN, NEW JERSEY 07086

AFFIDAVIT OF TAX STATUS

DATE: 10-10-19

PROPERTY LOCATION 6 Cooper Place  
BLOCK # 58  
LOT # 21  
QUAL # —

OWNER: DAS, DIPTANSU

TAX STATUS: CURRENT

FEE: \$10.00

ORDINANCE # 16-1995

*I verify that this information accurately reflects  
municipal tax records.*

*Nick Goldsack*

Tax Collector  
Weehawken Township  
Hudson County



These plans are an instrument of service and are the property of the Architect. They are to be used only for the project and site for which they are prepared and for no other project, not by another Architect for the continuation of the project, nor sold without the Architect's written authorization.

Owner's name:

Diplama Data

Owner's address:

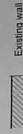
6 Cooper Place  
Weehawken, N.J.



**Project Description:**

- Proposed new driveway

**Graphic Symbols**



Existing wall

#6 Cooper Pl.  
Weehawken, N.J.

BUILDING USE	Exist Use	R-2 Residential (Three Family)	Prop. Use	R-2 Residential (Three Family)
PROJECT PROFILE	Zone R-2	One, Two & Three Family Residences	Zone R-2	One, Two & Three Family Residences
ITEM	REQUIRED	EXIST	PROPOSED	
LOT AREA	2,500 SQ. FT.	2,450 SQ. FT.	NO CHANGE	
LOT WIDTH	25 FT.	25 FT.	NO CHANGE	
FRONT YARD	AVERAGE 20 FT. MAX. 10 FT. MIN.	15'-6" FT.	NO CHANGE	
SIDE YARD	3 FT. if any 7 FT. if any	R-2-5" FT.	NO CHANGE	
REAR YARD	20 FT.	20'-7" FT.	NO CHANGE	
BUILDING HEIGHT	35 FT. (3 STORIES)	31'-7" FT. (3 STORIES)	NO CHANGE	
BUILDING COVERAGE	40%	55.3%	NO CHANGE	
PARKING	6	0	1	

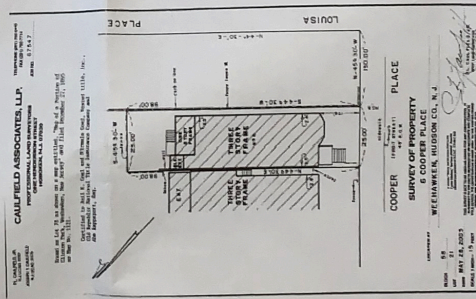
As Per N.J. Adm. Code

2 Br = 1x1.5 = 1.5 Unit  
3 Br = 2x2 = 4 Units  
Total = 5.5 Units = 5 Units



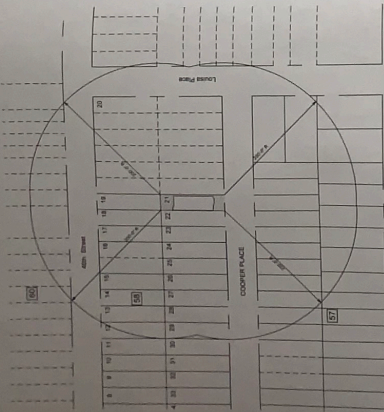
Aerial View  
scale: N.T.S.

LOT 21  
BLOCK 88

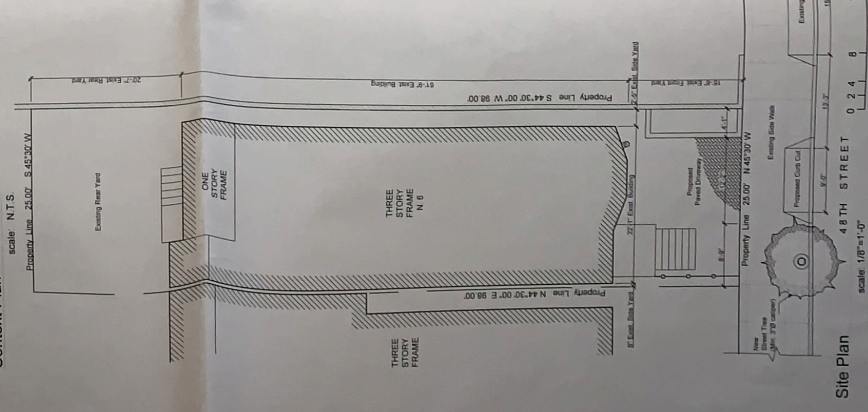


Existing Survey  
scale: N.T.S.

Site Plan Information is Taken from Survey  
Prepared by P.L. Caulfield, Jr.  
Professional Land Surveyor, Hoboken, N.J.  
Date: May 20, 2003.



Context Plan  
scale: N.T.S.



Site Plan  
scale: 1/8"=1'-0"

08-09-19 Issued for Zoning Approvals  
**ORESTES VALELLA, AIA P.C.**  
architects



5809 Madison Street 2nd Floor  
West New York, NJ 07093  
(201) 235-7890 fax (201) 925-8654  
E-mail: OVAarch@aol.com

**Proposed Driveway:**

6 - Cooper Place  
Weehawken, N.J.

Site Plan, Aerial View, Driveway Floor Plan, Survey &  
Zoning Table

Date: August 9, 2018

Scale: As indicated

Sheet No: V-1

Not valid unless Sealed  
N.J. Registration No.  
AI 10810