

DATE 7/14/2020

BOARD OF ADJUSTMENT

PLANNING BOARD

**PROOF OF PAYMENT OF TAXES**

*Jane Pleveen*  
Tax Collector

FEE Variance \_\_\_\_\_

Site Plan \_\_\_\_\_

Conditional use \_\_\_\_\_

Subdivision \_\_\_\_\_

**CITY OF CLIFTON  
APPLICATION FOR DEVELOPMENT AND/OR APPEAL  
TO BE COMPLETED BY THE APPLICANT**

Site Location 14 Sperling Road Block 38.02 Lot 6

1. Name of Applicant: Fred Orcun

Address: 14 Sperling Road, Clifton, NJ 07013 Telephone: 315-278-4874

Relation to Owner if not same as Owner: \_\_\_\_\_

2. Name of Owner (if other than Applicant): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

3. The applicant is  Corporation  A Partnership  Individual

Other (please specify): \_\_\_\_\_

If the applicant is a corporation or partnership, please attach a list of names and addresses of persons having a 10% interest or more in the corporation or partnership.

**CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW**

4. Name of Architect or Engineer \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

5. Name of Attorney: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board

Yes  No  Disposition

7. Deed restrictions that apply or are contemplated:  YES  NO

(If yes, attach copy)

**DESCRIPTION OF PREMISES**

8. Corner  Interior  Zone District RA3 Lot Size \_\_\_\_\_

9. Lot Dimensions: Front \_\_\_\_\_ Rear \_\_\_\_\_ R. Side \_\_\_\_\_ L. Side \_\_\_\_\_

**BUILDING/OR STRUCTURE SETBACKS**

10. Existing: Front \_\_\_\_\_ Rear \_\_\_\_\_ R. Side \_\_\_\_\_ L. Side \_\_\_\_\_

11. Proposed: Front \_\_\_\_\_ Rear \_\_\_\_\_ R. Side \_\_\_\_\_ L. Side \_\_\_\_\_

**CLIFTON ZONING OFFICES • PHONE: 470.5800 • FAX: 470.0617**

Present Use: Fence. To protect against traffic noise and privacy.

Proposed Use: Fence. To protect against traffic noise and privacy.

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

**TYPE OF APPLICATION**

Site Plan

Conditional Use

"A" Variance

"B" Variance

"C" Variance

"D" Variance (Use)

**IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:**

Type(s) of Variance Requested and how relief can be granted without substantial detriment to Public good or Clifton's Zone Plan \_\_\_\_\_

Please see attached my statement

**OFFICE USE ONLY**

BOARD OF ADJUSTMENT

PLANNING BOARD

Date of Hearing \_\_\_\_\_

Board action required by \_\_\_\_\_  
Date

Application declared complete on \_\_\_\_\_  
Date

Final Decision Rendered on \_\_\_\_\_  
Date

APPROVED

APPROVED WITH CONDITIONS

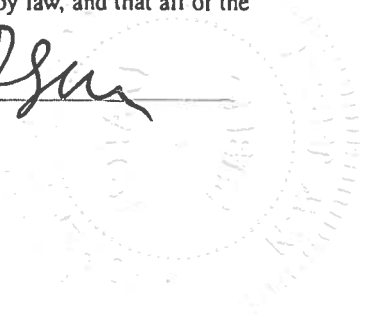
DENIED

WITHDRAWN OR DISMISSED

DEED RESTRICTION

Being duly sworn, says that he is the applicant or one of the applicants in the above action: that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing application are true.

Paul Osun  
APPLICANT



State of New Jersey

County of: BERGEN

Sworn to and subscribed before me  
this 10<sup>th</sup> day of July 2020

Andrea Rene Godfrey  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

ANDREA RENE GODFREY  
Notary Public - State of New Jersey  
My Commission Expires May 7, 2023

NOTARY  
TITLE OF SUCH OFFICER

ANDREA RENE GODFREY  
Notary Public - State of New Jersey  
My Commission Expires May 7, 2023

If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
Owner

Sworn and subscribes before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

\_\_\_\_\_  
TITLE OF SUCH OFFICER

State of New Jersey

County of: \_\_\_\_\_

July 10, 2020

Re: Variance Request

Dear Planning Board Members,

I hope you all are safe and healthy. I am respectfully asking for 5-foot solid fence to be placed in my backyard that faces Valley Road.

We ordered 5-foot tall vinyl solid fence to match with other neighbors around us while some of them have older 8-foot wooden fence, and other have vinyl 6 foot fences.

I have three children, and my back yard is the only place where my kids safely spend time during the quarantine due to COVID-19. There have been a few instances where walkers stopped to take pictures of our fish pond and have attempted to speak with my children while my kids were preparing the fish pond for the new season.

My property is right before the traffic lights on Valley Road and Van Houten intersection where trucks of all sizes and other vehicles occasionally stop at the lights and they see my bedrooms and my kids.

Installing a 4-foot slatted fence does not allow privacy for my children and it does not help for any noise reduction from the constant traffic of Valley Road. My kids should feel safe by their family as well as the neighborhood. I am kindly asking for 5-foot fence to make my backyard safe that will look harmonious and coherent with my neighbors 5-foot solid fences.

Sincerely yours,

Signed by the family of  
Reyhan and Fred Orcun

**ADDRESS:** 14 Sperling Road, Clifton, NJ 07013 **CELL:** 315-278-4874 **E-MAIL:** feritorcun@gmail.com



The fishpond that is being an attraction.



5 ft solid fence Valley Road.



5 ft solid fence Valley Road.



6 ft and 8 ft solid wooden fence on Valley Road.

FREE ESTIMATES • FULLY INSURED

TENNIS COURTS • GUARD RAILS

# ALL JERSEY FENCE CO.

Residential • Industrial • Commercial

wwwAllJerseyFence.com

10 Route 46 West  
(Corner of Roosevelt Ave.)  
Clifton, NJ 07011

Federal ID# 20-0529069

Lic. No. 13VH00128100

Tel 973-546-5400

Fax 973-546-9609

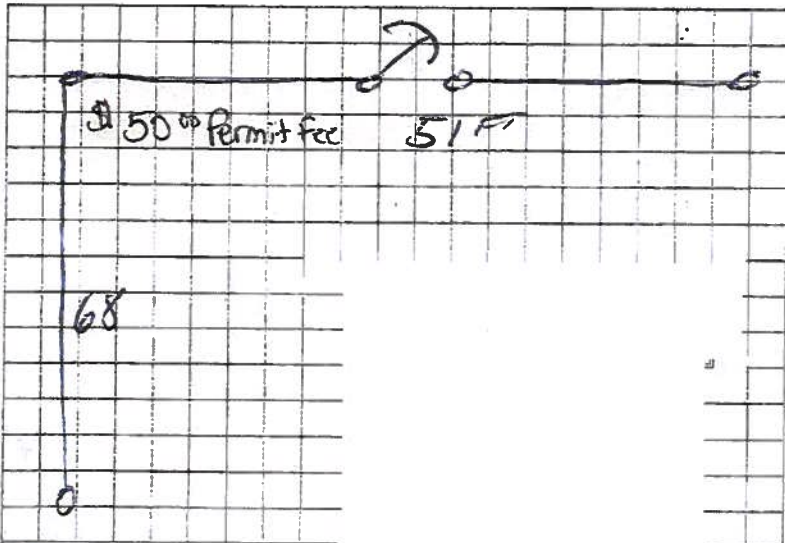
alljerseyfencecv@verizon.net

**Serving New Jersey Professionally Since 1987**

SUBMITTED TO: KEULAN ORCUN HOME PHONE NO. \_\_\_\_\_ DATE 4/9/20  
 STREET: 14 SPERLING RD BUS PHONE NO. 315 278-5906 Cell Phone: \_\_\_\_\_  
 CITY, STATE, & ZIP CODE: CLIFTON, NJ 07013 FAX NO. \_\_\_\_\_  
 JOB SITE: \_\_\_\_\_ GALVANIZED FRAME  POWDER COATED FRAME

GALVANIZED VINYL WOOD <u>PVC</u> ORNAMENTAL	Quantity	Height	Gauge	Color
	<u>115</u>	<u>5</u>	<u>PVC SOLID V300</u>	<u>WHITE</u>
ESTIMATE GIVEN BY <u>Angie Drucato</u>				

QTY	FRAME WORK	SIZE	HEIGHT
	TERMINAL POSTS		
	LINE POSTS		
	GATE POSTS		
	TOP RAIL		
	MIDDLE RAIL		
	BOTTOM RAIL		
	TENSION WIRE		
	BARBED WIRE	STRANDS 3 or 6	
QTY	GATES	OPENING	
<u>1</u>	WALK GATES		
	DOUBLE GATES		
	CANTILEVER		
	ROLLING		
	SLATS	ALUMINUM	
BACKGROUND	TRIM		
	TOP LOCK P.V.T.		
	P.V.T. WINGS		



**CUSTOMER MUST BE PRESENT FOR FENCE INSTALLATION.  
ALL GATES COME WITH 1 YEAR LIMITED WARRANTY.**

- COMPRESSOR    CEMENT    MACADAM    WE  
 DRILL    REMOVE EXISTING FENCE

### CUSTOM WOOD FENCE

FENCE STYLE	POST STYLE
<u>5' Height Solid V300 White PVC</u>	<u>5x5x8 Post W/oval caps</u>

**NOTE-CUSTOMER TO CLEAR FENCE LINE** ✓  
Supply AND Install 115 FT  
OF 5' Height Solid V300 White  
PVC FENCE ALSO Install  
ONE Walk Gate

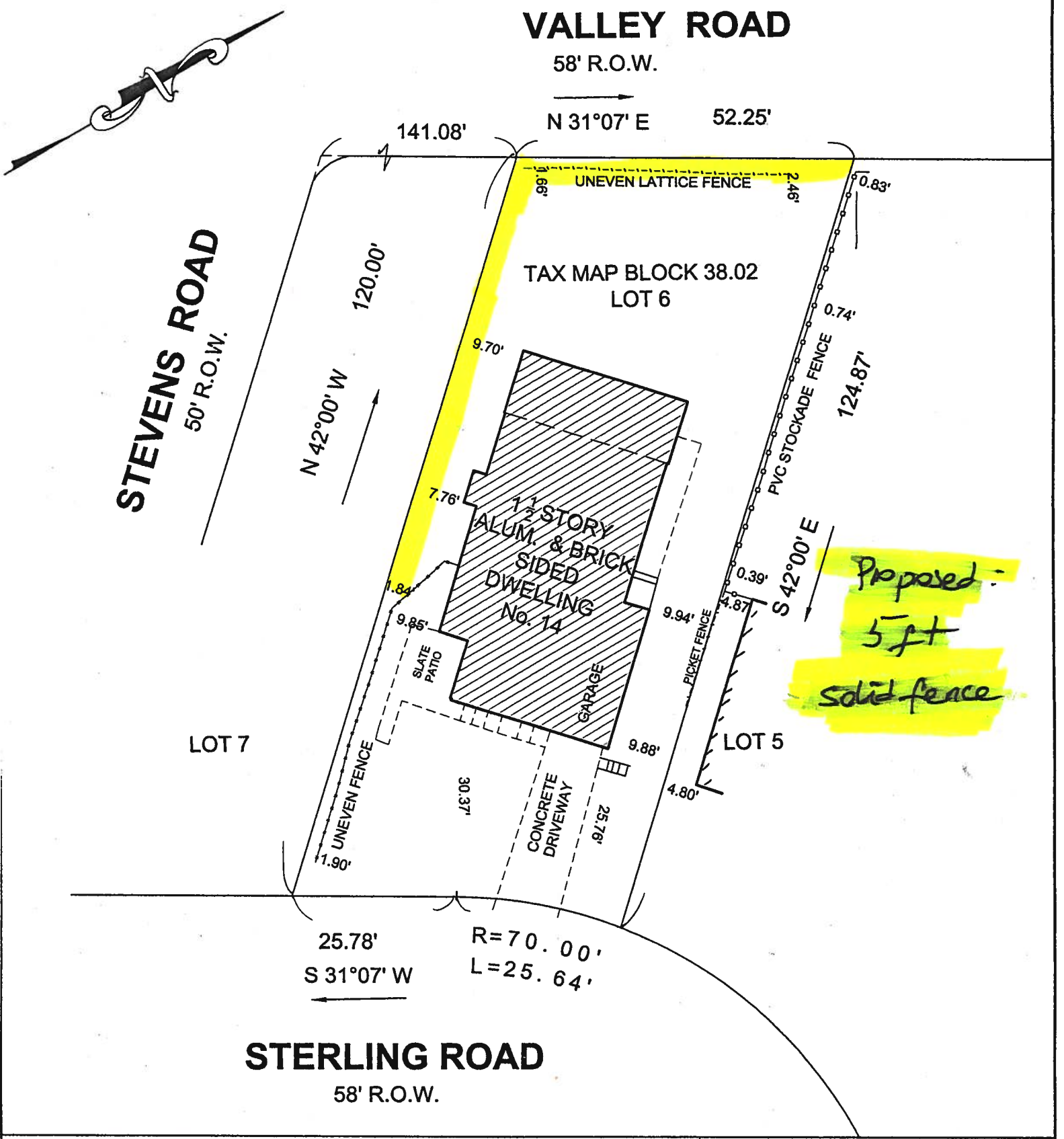
**CUSTOMER'S RESPONSIBILITIES:** Securing all permits - Location and clearing of fence lines - Location of underground sprinklers, drainage and utility lines - **ALL JERSEY FENCE CO. NOT RESPONSIBLE FOR UNMARKED UNDERGROUND HAZARDS** - Person job was shown by must be on job site at start of installation - All new installations guaranteed 100% for one full year.

CONTRACTOR'S SIGNATURE: Angie Drucato DATE: 4/9/20  
 CUSTOMER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**BALANCE DUE UPON COMPLETION OF JOB**  
**THANK YOU FOR THE OPPORTUNITY TO SERVE YOU**







No liability is assumed by the certifying surveyor for the use of this survey by any other party not shown on the certification hereon or for use of this survey with a survey affidavit. Certifications are not transferable to additional institutions or subsequent owners. This survey plat used without the impression of a raised seal of the surveyor shall invalidate this survey plat. The use of this survey along with a survey affidavit is prohibited.

The property has not been staked in accordance with instructions. A written waiver and direction not to set corner markers has been obtained from the ultimate owner pursuant to P.L. 2003, c.14 (NJSA 45:8-36.3) and 13:40-5.1(d).

TAX BLOCK: 38.02	LOT: 6	ADDRESS: 14 STERLING ROAD (625 VALLEY ROAD)
CERTIFIED TO: Ferit Orcun; Foundation Title, LLC-Roseland; Fidelity National Title Insurance Company; LoanDepot.com, LLC, d/b/a Mortgage Master, its successors and/or assigns as their interests may appear; Ellen L. Oberndorf, Esq.	MAP OF PROPERTY SITUATED IN THE <b>CITY OF CLIFTON</b> PASSAIC COUNTY, NJ	
	<b>JMH ASSOCIATES</b> 973-403-0830 P.O. BOX 30 FAX 973-403-0803 CALDWELL, N.J. 07006	
	<b>JAMES M. HELB, PE, PLS, PP</b> PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER NJ LICENSE No 24272 NJ LICENSE No 3832	
	TITLE No: 721-17160	
		JOB No. 17-028 REV. DATE DATE MAR. 21, 2017 SCALE 1" = 20' DATE <u>3-21-2017</u>