

TOWNSHIP OF LYNDHURST

APPLICATION FOR CONDITIONAL USE AND SITE PLAN

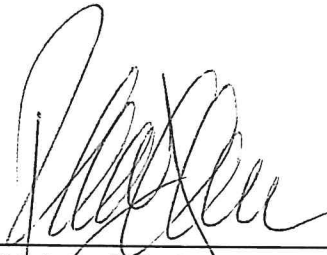
APPLICANT Manzo Doren Park Ave, LLC

ADDRESS 14-16 Howe Ave, 2nd Floor, Passaic, NJ 07055

OWNER 1 Stuyvesant Ave, LLC

PRESENT
USE Closed bank branch building.

INTENDED
USE Demolish existing building. Construct new 855 square foot building to be used as drive-in/walk-up coffee shop for Starbuck's. No outside seating is proposed.

APPLICANT  DATE 3/10/2021
Richard J. Allen, Jr.
Applicant's Attorney

**TOWNSHIP OF LYNDHURST
APPLICATION
CONDITIONAL USE & SITE PLAN APPROVAL**

1. Address: 1 Stuyvesant Avenue & 18 Park Avenue
Block: 6 Lots: 1 and 38
2. Name of Applicant: Manzo Doren Park Ave, LLC
Address: 14-16 Howe Avenue, 2nd Floor, Passaic, New Jersey 07055
3. Name of Title Owner: 1 Stuyvesant Ave, LLC
Address: 200 Washington St, 5th Floor, Hoboken, New Jersey 07030
4. Zoning District: B
5. Area of Property: 22,468 sq. ft. (.51 acre)
6. Date of any previous applications on this property: Resolution approving site plan for 7-11 12/04/2019
7. Name of Architect, Engineer or Planner preparing plan: Stonefield Engineering
Address: 584 Broadway, Suite 310, New York, NY 10012 Phone: (718) 606-8305
8. Name of Attorney (corporations must be represented by an attorney):
Richard J. Allen, Jr., Esq.
9. Conditions required by Chapter XXI, Article: 21, Section: 45.6

APPENDIX A - COMPLETION CHECKLIST, SUBMISSION AND DETERMINATION
(Section 19-6)

Application Number _____

Checklist for required submission to the planning board or zoning board of adjustment of the Township of Lyndhurst.

All required submissions are to be made to the administrative officer and are due at the time of submission of the application. All applications must be submitted 30 days prior to a hearing to be scheduled.

- | | <u>*C D W</u> |
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| I. REQUIREMENTS FOR ALL APPLICATIONS. | |
| 1. Completion Checklist | C |
| 2. Seven copies of the application form applicable to the type of approval requested, completely filled in. If any item is not applicable to the applicant, it should be so indicated on the application form(s). | C |
| 3. (a) Applicant's affidavit that taxes are currently paid and up-to-date or (b) application for municipal determination of tax status and affidavit certifying that delinquent taxes shall be paid upon grant of approval by the Board and in conformance with ordinance requirements that the Board's final approval | C |
| be conditioned upon payment of all subsequent taxes. | <u>*C D W</u> |
| 4. Receipt indicating that all required fees (as set forth in the fee ordinances of the township) are paid. | C |
| 5. Fourteen copies of any required plot | C |

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7/31/2014

C - Complies
D - Deficient
W - Waiver sought

plan, site plan or subdivision plan completed in conformance with the requirements of all applicable ordinances of the Township and to be a maximum sheet size of 24 inches by 36 inches (24" x 36").

6. If available prior to the hearing, 14 copies of any other supporting documentation which shall be presented to the board in its consideration of the application.

C

C

7. If applicant is other than the owner of the subject property, a consent form executed by the owner authorizing the Applicant to proceed before the board.

C

8. Information as to ownership. If applicant is a corporation or partnership, a list of the names and addresses of all stockholders or individual partners owning at least ten percent of its stock of any class or at least ten percent of the interest in the partnership as the case may be, as required by N.J.S.A. 40:55D-48.1 and 40:55D-48.2.

C

9. Names of proposed witnesses and their expertise, if any, if known at time of submission of application.

C

10. Listing of all approvals including any variances, and/or exceptions being sought, with reference to the specific applicable ordinance provisions(s) and an explanation of the reasons why such variance or exception is being requested.

*C D W

C

For "d" variance applications, statement of legal basis for grant of variance which must include:

(a) A list and explanation of the specific special reason(s) advanced demonstrating that the proposed variance would not cause detriment to the intent and purpose of the Township Zoning Ordinance.

N/A

(b) Explanation of how requested variance would be consistent

N/A

with goals and provisions of master plan and reasons why proposed development would pose no substantial harm to surrounding properties or the township generally.

- 11. If the public notice of the hearing on the application is required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-12 and/or the ordinances of the township, applicant shall submit a list of property owners within 200 feet of the subject property. The list shall include the names and addresses as shown on the

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municipal tax records. Applicant may apply to the administrative officer for a municipally certified list of property owners within 200 feet of the subject property. A tax map shall be included with the 200 foot radius indicated thereon.

*C D W

- 12. Copies of any prior resolutions or other documentation regarding past decisions involving the property.
- 13. Copies of any easements or deed restrictions or covenants affecting use of the premises.
- 14. If applicant is a corporation, name of attorney who shall be representing the applicant.
- 15. Applicant's affidavit that (a) there are no delinquent water or sewer assessments levied against the property or (b) application made to all servicing utility authorities for a determination regarding the status of any water or sewer assessments and an affidavit certifying that delinquent assessments shall be paid upon approval by the board of application and in conformance with ordinance requirements that payments of such assessments to be made a condition of final board approval.

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- 16. A schedule of zoning requirements

applicable to the property and a showing of whether or not the application is in conformance with such requirements. The schedule shall be indicated on the site plan.

*C D W

- 17. Except for final major subdivision or final site plan applications, flood plains and/or wetlands shall be delineated on the plans or, if none, certification by a licensed engineer or landscape architect that based on a review of the National Inventory Wetlands Map and a physical inspection of the premises, there are no wetlands or flood plains designated.

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- 18. A list, included in the application, of all other governmental agencies which must review the application and issue an approval thereon.

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- 19. Any other material required for the board to make a decision such as, but not limited to, traffic study, environmental assessment, fiscal impact study, and similar reports.

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ADDITIONAL REQUIRED SUBMISSIONS FOR SPECIFIC TYPES OF APPLICATIONS

SUBDIVISION APPLICATIONS

II. MINOR SUBDIVISION APPLICATION.

- (a) A signed and sealed survey prepared by a licensed surveyor drawn on a scale of 200 feet to the inch or larger. The entire tract shall be shown on one sheet where possible. This survey shall show or include the following information:

*C D W

- 1. Name, title and address of applicant, owner and person preparing plat, and seal of person preparing plat.
- 2. Place for signature of chairman and secretary of the planning board or board of adjustment.

3. Date, scale and north arrow.
4. Tax map, lot and block numbers of the property in question and all adjacent lots including owners of record.
5. Existing and proposed lot lines and dimensions.
6. Acreage of tract to be subdivided and area in square feet of lots before and after subdivision.
7. All existing structures and wooded areas within the portion to be subdivided, including all trees over six inches in diameter as measured at breast height.
8. All streets or roads and streams adjacent to the subdivision.
9. Key map showing the entire subdivision and its relation to the surrounding areas using a 1,000 foot radius.
10. Contours at two foot intervals, or five foot intervals for slopes in excess of ten percent grade.
11. Indication of all required buffers and proposed landscape improvements.
12. Certification of any necessary approvals by the HMDC, DEP, County Planning Board or any other local, state or federal agency.

*C D W

III. PRELIMINARY MAJOR SUB-DIVISION APPLICATIONS.

- (a) The required submissions for this type of application shall consist of a plat drawn or reproduced at a scale of not less than one inch equals 200 feet and designed and drawn by a licensed New Jersey engineer. The plot shall include the following information:
 1. All items required for minor subdivision

applications.

2. Contours based on a one-foot interval and the high and low points and tentative cross sections and centerline profiles for all proposed new streets.
3. Plans of proposed utility layouts for storm and sanitary sewers and water service.
4. All road right-of-ways and road cross sections and construction details of pavements, curbs and storm drainage improvements, and any proposed road dedications.
5. Storm water management design and calculations. *C D W
6. Any driveways within 200 feet accessing the street on which the subject property is located.
 - (b) Landscape improvement plan, signed and sealed by a licensed landscape architect.
 - (c) Lighting plan.
 - (d) Soil erosion and sediment control plan and details.

IV. FINAL MAJOR SUBDIVISION APPLICATION

- (a) A plat shall be submitted for this type of applicant and shall be drawn at the same scale as the preliminary plans. The final plat shall show the following:
 1. All items required for preliminary major subdivision applications, in final form.
 2. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, bearing and distances and curve data, land to be reserved or dedicated to public use, all lot lines and other lines.
 3. The purpose and description of any

easement or land reserved or dedicated to public use shall be designated.

*C D W

4. Block and Lot numbers as assigned by the township engineer if pre-liminary approval has been previously granted.
5. Minimum building setback line on all lots and other sites.
6. Location and description of all monuments.
7. Names of owners of adjoining land.
8. Certification by engineer or surveyor.
9. Owner's certification as to subdivision.
10. Municipal approval signature spaces.

(b) Certification by applicant that all conditions of any preliminary approval have been satisfied or if not, an explanation of what changes have been made along with copies of any governmental approvals required pursuant to any preliminary approvals.

(c) Certification by Applicant that any required performance bond and inspection fees have been posted with the township.

V. REQUIREMENTS FOR SITE PLAN APPLICATIONS

(a) All site plans submitted shall be drawn at a scale not smaller than

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one inch equals 50 feet (1" = 50'), shall be signed and sealed by a licensed engineer or architect and shall contain the following information:

*C D W

1. Name, title and address of applicant, owner and person preparing plat, and seal of person preparing plat.

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|--|----------------|
| 2. Place for signature of chairman and secretary of the planning board or board of adjustment. | C |
| 3. Date, scale and north arrow. | C |
| 4. Tax map, lot and block numbers of the property in question and all adjacent lots including owners of record. | C |
| 5. All existing structures and wooded areas within the portion to be subdivided including all trees over six inches in diameter as measured at breast height. | C |
| 6. All streets or roads and streams adjacent to the subdivision. | C |
| 7. Key map showing the entire site and its relation to the surrounding areas using a 1000 foot radius. | C |
| 8. Contours at two foot intervals, or five foot intervals for slopes in excess of ten percent grade. | C |
| 9. Certification of any necessary approvals by the HMDC, DEP, County Planning Board or any other agency. | WILL COMPLY |
| | * <u>C D W</u> |
| 10. On-site parking and loading spaces and facilities, including calculations and proposed on-site circulation system for both pedestrians and vehicular traffic, including sidewalks. | C |
| 11. Any proposed and existing signs and descriptive schedules. | C |
| 12. Identification of the type and location of public and private utilities and services for water and sewage disposal. | C |
| 13. Proposed plans for storm water management and calculations. | C |
| 14. Any driveways within 50 feet accessing the street on which the subject property is located. | C |

- 15. Certified property survey including owner's name. C
- 16. Lighting plan. C
- 17. A landscape improvement plan shall be provided indicating buffer areas, signed and sealed by a licensed landscape architect. C
- 18. Soil erosion and sediment control plan. C

*Editor's Note: Chapter XIX was established in entirety by Ordinance No. 1650. Additional amendments are noted where applicable.

* Editor's Note: The fee schedule previously contained herein as adopted by Ordinance No. 1650 was superseded by Ordinance No. 2067. See Chapter XXI, subsection 21-11.4 for the current fee schedule.

* Editor's Note: Appendix A referred to herein can be found at the end of this chapter.

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