

TOWNSHIP OF LYNDHURST

APPLICATION FOR SITE PLAN APPROVAL

1. NAME OF

APPLICANT: Stuyvesant Property, LLC

2. ADDRESS: 118 Stuyvesant Avenue  
Lyndhurst, NJ

3. BLOCK: 11 LOT: 25

4. NAME OF ARCHITECT, ENGINEER OR PLANNER PREPARING THE  
PLANS: AWZ Engineering, Inc., Adnan Khan, PE  
150 River Road, #B3, Montvale, NJ 07045  
Guzzo Architects, Anthony Guzzo, AIA  
608 Ridge Road, Lyndhurst, NJ 07071

5. NAME OF ATTORNEY AND PHONE

NUMBER: Jason R. Tuvel, Esq. Prime & Tuvel (201) 883-1010  
1 University Plaza Dr. Suite 500 Hackensack, NJ 07601

6. PLEASE EXPLAIN WHAT THE SITE PLAN REQUEST

IS: The Property is currently developed with a Two-Family Dwelling. The Applicant is  
proposing to demolish the existing structure and construct a Four-Family Dwelling with a  
four car detached garage.

1. Minimum Front Yard Setback (20 ft. required; 34.28 ft. existing; 10 ft. proposed)

2. Minimum Side Yard Setback (8 ft. required; 2.88 ft. existing; 5 ft. proposed)

3. Maximum Building Height of Accessory Building (35 ft. permitted; < 15 ft.  
existing; 18 ft. proposed)

4. Minimum Lot Width (60 ft. required; 52 ft. existing/proposed)

5. Minimum Rear Yard Setback of Accessory Building (3 ft. required; 1.10 ft.  
existing/proposed)

Township of Lyndhurst  
Planning / Zoning Board  
Copy

**Rider to Application for  
Preliminary and Final Site Plan Approval  
with Bulk Variance and Design Waiver/Relief**

**Stuyvesant Property LLC (“Applicant”)**

**118 Stuyvesant Avenue  
Block 11, Lot 25  
Lyndhurst, New Jersey**

The Applicant is the owner of the property located at 118 Stuyvesant Avenue, designated as Block 11, Lot 25 on the Lyndhurst Tax Map (the “Property”). The Property is presently developed with a Two-Family Dwelling and is located in the R-C Medium Density Residential District. The Applicant seeks preliminary and final site plan approval with “c” variances to demolish the existing Two-Family Dwelling and construct a Four-Family Dwelling with a four car detached garage.

The Applicant is requesting bulk variance and design waiver/relief pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2). Testimony in support of the requested relief will be presented during the public hearing before the Board.

**Variations:**

1. Minimum Front Yard Setback (20 ft. required; 34.28 ft. existing; 10 ft. proposed)
2. Minimum Side Yard Setback (8 ft. required; 2.88 ft. existing; 5 ft. proposed)
3. Maximum Building Height of Accessory Building (35 ft. permitted; < 15 ft. existing; 18 ft. proposed)
4. Minimum Lot Width (60 ft. required; 52 ft. existing/proposed)
5. Minimum Rear Yard Setback of Accessory Building (3 ft. required; 1.10 ft. existing/proposed)

**Engineer:** AWZ Engineering, Inc., Adnan Khan, PE, 150 River Road, #B3, Montvale, NJ 07045

**Architect:** Guzzo Architects, Anthony Guzzo, AIA, 608 Ridge Road, Lyndhurst, NJ 07071

**Outside Agency Approvals:**

Soil Conservation District

County Planning Board – Seeking letter of no interest as may be applicable

Benjamin T.F. Wine, Esq.  
Prime & Tuvel  
1 University Plaza Dr. #500  
Hackensack, NJ 07601  
Attorneys for Stuyvesant Property LLC

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.

- |  |               |
|--|---------------|
| I. REQUIREMENTS FOR ALL APPLICATIONS.  | <u>*C D W</u> |
| 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             |

<http://clerkshq.com/default.ashx>

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

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. N/A

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. C

(b) Explanation of how requested variance would be consistent

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

C

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.

C

- 13. Copies of any easements or deed restrictions or covenants affecting use of the premises.

C

- 14. If applicant is a corporation, name of attorney who shall be representing the applicant.

C

- 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.

C

- 16. A schedule of zoning requirements

C

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.

C

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

C

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.

C

**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

C

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.

C

- |     |  |                                  |
|-----|--|----------------------------------|
| 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.  | Temporary W<br><br><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.  |                                  |
| 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. W
- 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.

|  |
|--|
| CHAPTER XIX LAND USE PROCEDURES*<br>Published by ClerkBase<br>©2013 by Clerkbase. No Claim to Original Government Works. |
|--|

TIMOTHY M. PRIME, Esq.  
DUNCAN M. PRIME, Esq.  
TYLER I. PRIME, Esq.  
SARA R. WERNER, Esq.  
JULIA M. HAHN, Esq.  
DANIELLE N. KINBACK, Esq.

# PRIME & TUVEL

ATTORNEYS AT LAW

ALSO ADMITTED TO THE PENNSYLVANIA BAR  
ALSO ADMITTED TO THE NEW YORK BAR  
ALSO ADMITTED TO THE DELAWARE BAR  
ALSO ADMITTED TO THE WASHINGTON, D.C. BAR  
ALSO ADMITTED TO THE NEW YORK BAR - NEW JERSEY PENDING

JASON R. TUVEL, Esq.  
MICHAEL MICELLI, Esq.  
NANCY A. LOTTINVILLE, Esq.  
BENJAMIN DE WINE, Esq.  
DANIEL H. KLINE, Esq.  
ADAM LAZAROS, Esq.

Date: 2/21/23

Pursuant to your request, I have reviewed the Tax Records of the **Township of Lyndhurst** and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

**Stuyvesant Property LLC**

Name of Applicant or Owner

**118 Stuyvesant Avenue**

Property Address

**Block 11 Lot 25**

Block & Lot

  
Tax Collector

**NOTE:**

***The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.***

1 University Plaza Drive, Suite 500  
Hackensack, NJ 07601  
P 201 983 1010 | F 856 273 8383  
w primelaw.com

ADDITIONAL OFFICES

Mount Laurel, NJ | Hoboken, NJ | Fort Washington, PA | New York, NY

TOWNSHIP OF LYNDHURST  
 OFFICE OF THE  
 CONSTRUCTION DEPARTMENT

TO: ZONING BOARD  
 FROM: CONSTRUCTION DEPARTMENT  
 SUBJECT: REFUSAL OF ZONING  
 APPLICATION

"MAIN STRUCTURE 4 Family"

This is to advise that on 3-30, 2023 a zoning permit was denied to Stuyvesant Property LLC

for premises located on 118 Stuyvesant Ave, Block # 11, Lot # 25

Zone R-C for the (erection) (use) of a 4 Family Dwelling

Does not comply with the Township Ordinance # 2067 because of: "see attached sheets"

\*\*\*\*\*

|                         |                               | Conforms                  |                           |                                     |                                     |
|-------------------------|-------------------------------|---------------------------|---------------------------|-------------------------------------|-------------------------------------|
|                         |                               | Yes                       | No                        |                                     |                                     |
| 1. Lot Area:            | <u>9,507 sq Ft.</u>           | Area Required:            | <u>6,000 sq Ft.</u>       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Lot Frontage:        | <u>52'</u>                    | Frontage Required:        | <u>60'</u>                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Lot Depth:           | <u>187.41 / 170.24</u>        | Depth Required:           | <u>100'</u>               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Front Yard Set Back: | <u>10'</u>                    | Min. Set Back Req.:       | <u>20'</u>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Side Yard Set Back:  | <u>5' / 21' 26' (conform)</u> | Min. Side Yard Req.:      | <u>8' each 17' corner</u> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. Rear Yard Set Back:  | <u>82.96'</u>                 | Min. Rear Yard Req.:      | <u>20'</u>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Parking Spaces:      | <u>8</u>                      | Min. Parking Spaces Req.: | <u>8</u>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. Lot Coverage:        | <u>37.52</u>                  | Maximun Permitted:        | <u>30%</u>                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 9. Height of Building:  | <u>36.8' / 3 stories</u>      | Max. Height of Building:  | <u>35' / 3 stories</u>    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

\*\*\*\*\*  
 REMARKS:

DATED: 3-30-23

Mark Selan  
 Zoning Official

**Applicant: Stuyvesant Property LLC**

**118 Stuyvesant Avenue  
Lyndhurst, New Jersey  
Block 11, Lot 25**

**Corporate Ownership Disclosure Statement**

*This Corporate Ownership Disclosure statement is provided in compliance with the requirements of N.J.S.A. 40:55D-48.1 et seq.*

Owners holding 10% or more of any class of stock/interest in Stuyvesant Property LLC:

1. Name: James (50%)  
CALVELLO

Address: 211 STUYVESANT AVE  
APT 304  
LYNDHURST NJ 07071



2. Name: Doreen Calvello (50%) Doreen Calvello

Address: 211 Stuyvesant Avenue Apt 304  
Lyndhurst, N.J. 07071