

PROPOSED APPLICATION FOR SITE PLAN APPROVAL
Lyndhurst Board of Adjustment
Township of Lyndhurst

BLOCK NO.: 50
LOT NO.: 9
AMOUNT FEE:
FEE PAID:

*Property Location: 119-123 Valley Brook Avenue
Block 50, Lot 9*

TO THE LYNDHURST BOARD OF ADJUSTMENT:

An application is hereby made for a variance from the terms of the Lyndhurst Zoning Ordinance so as to permit a use variance and site plan approval to permit the construction of an addition (approximately 26.5 feet by 53 feet) with a covered smoker area to the rear of the premises known as 119-123 Valley Brook Avenue, Lyndhurst, New Jersey 07071 which premises is located within the RA zone. The Applicant is requesting a use variance for the expansion of the existing non-conforming use, variance for existing front yard setback, existing side yard(s) setback, existing corner lot setback, maximum building coverage, parking, and any other variance that the Board deems appropriate or necessary. Since Krausers Food and Carlitos are existing on the site, the applicant is requesting a waiver for topography and drainage.

DESCRIPTION OF PROPOSED STRUCTURE OR USE
(SEE SITE PLAN)

Size of Lot - 54 feet by 125 feet or 6,750 square feet.

Size of Building(s): present one (1) story building, present length 48.5 ft, proposed length 75 feet., present width 53 ft, proposed with 53ft,

Percentage of lot occupied by building(s): present 38 %, proposed 59.92 %.

Height of building(s): one (1) story, set back from front property line (See site plan).

Zoning requirements: frontage 20 ft., side yards 6/15 ft and corner lot 10ft., rear yard set back 20 ft. (RA Zone)

“Prevailing set-back” of adjoining buildings within one block _____ ft.

Present Use: Krausers Food/The Corner Store and Carlitos Business

Proposed Use: Expansion of building for new storage area for Krausers Food and new prep area and covered smoke for Carlitos.

Applicant: Sam Shah Address: 119-123 Valley Brook Avenue, Lyndhurst, New Jersey 07071

Owner: Shiv-Sam Co., LLC Address: 17 Candice Way, East Hanover, New Jersey 07936.

What are the EXCEPTIONAL conditions of property preventing applicant from complying with Zoning Ordinance?

The Applicant is requesting a use variance for the expansion of an existing non-conforming use for additional storage for Krausers Food/Corner Food, prep area and covered smoker area for Carlitos (Tenant) which property is located in the RA Zone. The building and use of the building is existing and the lot size is 6,750 square feet. The Applicant is proposing the construction of an addition approximately 26.5 feet by 53 feet to the rear of the building with parking.

What reasons would applicant cite as SPECIAL reasons for the granting of this variance?

The application would not have any adverse effect upon the adjoining property owners and would not impair the established character of the property in the neighborhood. The plan complies with the objectives of the Lyndhurst Zoning Ordinance. Applicant has filed detailed plans of the property and proposed addition to demonstrate its appearance and compliance with the zoning requirements and that the building does not violate any zoning requirements for light, air or open space.

Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zone ordinance.

The applicant would not have any adverse effect upon the adjoining property owners and would not impair the character of the property of the neighborhood. The application complies with the zoning requirements and the applicant's and architect's testimony will satisfy both the positive and negative criteria required by the statute. Since the site is existing, the applicant is requesting a waiver for topography and drainage.

If any additional relief is required, please state:

The names and addresses of all those owning 10% or more of a corporation or partnership must be listed when the application is for one of the following:


- 1. Commercial use variance; _____
- 2. Variance of 25 units or more; _____
- 3. Subdivision of 3 units or more; _____

Attached hereto and made a part of this application are the following:

- (A) Copy of survey;
- (B) Copy of plans;
- (C) Copy of any conditional contract or agreement related to this application; and
- (D) Any other papers deemed necessary by the Zoning Administrator.

PLEASE NOTE: The applicant may be required to furnish a certified survey of the footing layout showing the footing forms in place prior to pouring foundation. This survey must show no variation in the drawings originally submitted to the board.

Date: 10/28/2024


Malcolm J. McPherson, Jr., Esq.
Attorney for Applicant, Shiv Sam Co, LLC