

MASH
9-2-1-20

Township of Lyndhurst

APPLICATION FOR ZONING APPROVAL

Application is hereby made by the undersigned for a Zoning Certificate to be issued in accordance with the requirements of the Township of Lyndhurst. All plans, drawings, surveys, and other documentation submitted with this application are deemed to be part of this Application. The undersigned hereby agrees to comply with all of the Ordinances and Regulations of the Township of Lyndhurst. If any use of building or structure applied for herein shall be in violation of the aforesaid Ordinances or Regulations, the Zoning Officer shall have the right to stop such use or work on the premises until such violations shall have been corrected, and there shall be no liability on the part of the Township of Lyndhurst because of such stoppage.

APPLICANT:

Name: MR. SAM SHAH
Address: 123 VALLEY BROOK
LYNDHURST NJ
Tel No.: 07071

PROPERTY ADDRESS: (201-213-7904)
Block: _____ Lot: _____

PROPERTY OWNER: (if different from Applicant)
Name: SAME
Address: _____
Tel No.: _____

ZONE: R-S
CURRENT USE: 2-BUSINESS
INTENDED USE: 2-BUSINESS

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: PROVIDE A 27'-0" DEEP
ADDITION TO THE REAR OF THE BUILDING, WITH CUT DOOR OPEN AND
PARKING FOR 4 CARS SIZE OF NEW CONSTRUCTION (sqft): _____
(Attach survey showing present condition and proposed construction)

I, ASHWIN SHAH CERTIFICATION OF APPLICANT
Print Your Name, being of full age, certify as follows:

- 1. I am the owner of the above property or, in the alternative I have permission from the owner to make this application.
- 2. The use of the property and occupancy of the property will be in accordance with all of the Ordinances and Regulation of the Township of Lyndhurst and all other authorities.
- 3. I certify that the above statements and the statements in this Application and any attachments hereto are true to the best of my knowledge. I am aware that if they are willfully false, I am subject to punishment.

Date: _____ APPROVED 9/27/24 Signature of Applicant Ashwin 9/26/24

Date: _____ Zoning Officer _____

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for the following reasons:
SEE ATTACHED DOCUMENT

THERE WILL BE A \$50.00 FEE WHEN SUBMITTING THIS APPLICATION.

FOR OFFICE USE ONLY:
FEE: CHECK# _____ CASH _____



LYNDHURST CONSTRUCTION DEPARTMENT
Department of Public Affairs

Zoning Application Denial

Address: 123 Valley Brook Ave

Block: 9 Lot: 50

9/27/2024

- 1) Lyndhurst Ordinance 2067 Section 21-10.1- Restrictions regarding non-conforming uses. The building exists in an R-A zone which is designated for single family dwellings.
- 2) Lyndhurst Ordinance 2067 Chapter 21 Attachment 1. The existing building and proposed addition do not adhere to the front and side setbacks in an R-A zone.

Respectfully,

Christopher Salviano

Zoning Official

201-804-2490