

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: PLLUMB PAUL. NACAJ  
Address: 270 HARRINGTON AVE LYNDHURST, NJ 07031  
Tel No. (646) 750-7111

FOR OFFICE  
USE ONLY  
Fee Paid: Yes:         
No:       

PROPERTY ADDRESS: 286 KINGSLAND AVE LYNDHURST  
BLOCK: 179 LOT: 40

PROPERTY OWNER: (if different from Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel No. \_\_\_\_\_

ZONE:

B - Business Zone

CURRENT USE: MIXED USE (2 COMMERCIAL + 1 RESIDENTIAL)

INTENDED USE: 3 RESIDENTIAL APARTMENTS

EXPLAIN IN DETAIL THE PROPOSED

CONSTRUCTION: NO ADDITIONS. SOME PARTITIONS, 2 NEW KITCHENS, 2 NEW BATHROOMS, 2 NEW W&D, NEW FLOORS, PLASTERING & PAINTING  
1400 SQFT SIZE OF NEW CONSTRUCTION (sqft):

(Attach survey showing present condition and proposed construction)

CERTIFICATION OF APPLICANT

I, PLLUMB PAUL. NACAJ, being of full age, certify as follows:  
Print Your Name

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

[Signature]  
Signature of Applicant

Date: 2/10/21

[Signature]  
Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for following

reasons: Dwellings are an excluded use in the B(Business Zone)  
ORD. 2067 section 21-4.5 C. 13.

**SCHEDULE OF REGULATIONS**  
**TOWNSHIP OF LYNDHURST, NEW JERSEY**  
**ZONING, CHAPTER XXI**  
**(Section 21-6)**

District	Minimum Lot Dimensions			Minimum Yard Dimensions			STREET SIDE (Corner Lot) Feet	Maximum Principal Building Coverage	MAXIMUM HEIGHT Feet	Stories
	AREA Sq. Feet	WIDTH Sq. Feet	DEPTH Feet	FRONT Feet	REAR Feet	SIDE Feet (Interior Lot)				
R-A	One Family Dwelling 5,000	50	100	20 <sup>3</sup>	20 <sup>4</sup>	6 each	10 <sup>6</sup>	30% <sup>5</sup>	32 <sup>8</sup>	2-1/2
R-B	One Family Dwelling Two Family Dwelling 5,500 <sup>1</sup>	55 <sup>1</sup>	100	20 <sup>3</sup>	20 <sup>4</sup>	15 both <sup>2</sup> 6 each	10 <sup>6</sup>	30% <sup>5</sup>	32 <sup>8</sup>	2-1/2
R-C	Three and Four Family Dwelling 6,000	60	100	20	20	15 both <sup>2</sup>	10 <sup>6</sup>	30% <sup>5</sup>	32	2-1/2
R-C	Multi Family Dwelling And Garden Apartment 15,000	100	125	20	20	6 each 15 both <sup>2</sup>	10 <sup>6</sup>	30%	35	3
B	Business 4,000	40	100	0	10	10 each	10	30%	35	3
M-1	Light Industrial 10,000	100	100	25	25	0 each <sup>7</sup>	10	60%	35	3
M-2	Heavy Industrial 10,000	150	200	25	25	10 each	25	60%	40	4
C-G1	Commercial - General Industrial 4 Acres 200	200	200	50	50	10 each 25 each	25	50%	40	4

<sup>1</sup> These regulations shall not apply to any existing lots of record as of the effective date of Ordinance No. 2336, adopted November 10, 1997. For such existing lots the bulk requirements are as follows:  
Minimum lot area five thousand (5,000) square feet.  
Minimum fifty (50) foot frontage width.

<sup>2</sup> For lots which exceed 50' in width, the minimum side yard dimensions shall be as follows: (1) Lot width of 51'-7' each side, 16' both sides; (2) Lot width of 52': 8' each side, 17' both sides; (3) Lot width of 53': 9' each side, 18' both sides; (4) Lot width of 54': 9' each side, 19' both sides; (5) Lot width of 55' or greater: 10' each side, 20' both sides.

<sup>3</sup> Average Front Yard Setback Modifications: In such cases in the R-A and R-B residential zoning districts where the existing dwellings on the adjacent lots on each side form an existing setback line, the minimum front yard setback for a new dwelling or an addition to an existing dwelling shall be modified to the average setback of the existing dwellings on the adjacent lots or the required setback of twenty (20) feet, whichever is greater, but in no case shall it be required for the setback to exceed thirty-five (35) feet.

<sup>4</sup> Average Rear Yard Setback Modifications: In such cases in the R-A and R-B residential zoning districts where the existing dwellings on the adjacent lots on each side form an existing setback line, the minimum rear yard setback for a new dwelling or an addition to an existing dwelling shall be modified to the average setback of the existing dwellings on the adjacent lots or the required setback of twenty (20) feet, whichever is greater, but in no case shall it be required for the setback to exceed thirty-five (35) feet.

<sup>5</sup> The total lot coverage in R-A and R-B zones shall not exceed sixty (60%) percent. The maximum total lot coverage shall increase five (5%) percent for every 500 square feet in area over 5,500 square feet, but in no event shall exceed seventy (70%) percent.

<sup>6</sup> The yard requirements for a corner lot shall be ten feet (10') on the side facing the street. The yard dimensions on the other side shall be in accordance with the dimensions for interior lot.

<sup>7</sup> If adjacent to a residential zone, the minimum side yard dimensions shall be ten (10') feet from each side and twenty (20) feet for both sides.

<sup>8</sup> The maximum height for dwellings located in Zone AE on the flood maps adopted under Ordinance Section 23-3.2 shall be 35 feet.

(Ord. No. 2067; Ord. No. 2301; Ord. No. 2303; Ord. No. 2336, §§1-III; Ord. No. 2567, §3; Ord. No. 2653, §1; Ord. No. 2675, §1; Ord. No. 2679, §2; Ord. No. 2875-12, §2)

TOWNSHIP OF LYNDBURST  
OFFICE OF THE  
CONSTRUCTION DEPARTMENT

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

This is to advise that on 2/10, 2021 a zoning permit was denied to PLUMB (PAUL) NACAS.

for premises located on 286 Kingsland Ave., Block # 179, Lot # 40

Zone B for the (alteration) (use) of a 3 Family Dwelling

Does not comply with the Township Ordinance # 2067 because of: 3 Family Dwelling is Not permitted in A B ZONE ORD. 2067 section 21-4.50.13.

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		Conforms 344 Family			
		B ZONE		R-C ZONE	
		3 1/2 Family	4 Family	Yes	No
		R-C ZONE	R-C ZONE		
		Yes	No	Yes	No
1. Lot Area: <u>5221 sq Ft</u>	Area Required: <u>4000 sq Ft</u> <u>6,000 sq Ft</u>	X			X
2. Lot Frontage: <u>48.50'</u>	Frontage Required: <u>40'</u> <u>60'</u>	X			X
3. Lot Depth: <u>107.60</u>	Depth Required: <u>100'</u> <u>100'</u>	X		X	
4. Front Yard Set Back: <u>7.50</u>	Min. Set Back Req.: <u>0'</u> <u>20'</u>	X			X
5. Side Yard Set Back: <u>5.50/12.25/18.25</u>	Min. Side Yard Req.: <u>10'/10'(20')</u> <u>6'/10'(16')</u>		X	X	
6. Rear Yard Set Back: <u>46'</u>	Min. Rear Yard Req.: <u>10'</u> <u>20'</u>	X		X	
7. Parking Spaces: <u>2 per unit (6)</u>	Min. Parking Spaces Req.: <u>NOT shown on application &amp; survey</u>				
8. Lot Coverage: <u>31.5% 66.53 sq Ft</u>	Maximum Permitted: <u>60%</u> <u>30%</u>	X			X
9. Height of Building: <u>Height - not given</u> <u>2 1/2 stories</u>	Max. Height of Building: <u>35'</u> <u>35' 3 stories</u> <u>35 stories</u>	X		X	

REMARKS: This is an existing building, no proposed addition into the existing building. The building consists of an un-finished basement with 2 commercial spaces on the first floor & 1 residential unit on the second floor.  
Survey presented is not to scale & parking & Bldg height were not given

DATED: 2/10/21

[Signature]  
Zoning Official

21-4.5 Uses Permitted in Business District.

a. *Uses Allowed by Right.*

1. Retail stores, markets and shops for the conducting of any retail business, except those specifically prohibited under subsection 21-4.5c.
2. Service establishments as defined by this chapter, excluding automotive, laundry and dry cleaning establishments where laundry and dry cleaning is done on the premises and drive-in windows or facilities.  
  
Coin operated laundries and dry cleaners are permitted provided there is an attendant present whenever the establishment is open. A hand laundry is permitted provided that no more than three persons are employed and provided that the laundry is housed in a fully enclosed structure.
3. Business, professional and governmental offices.
4. Banks, without drive-in facilities.
5. Nursery schools and day care centers.

b. *Conditional Uses.* The following uses may be established as conditional uses subject to approval by the planning board.

1. Drive-in windows for financial institutions provided that:
  - (a) The applicant demonstrates that there is sufficient space on the site to provide for the maximum line of cars that may be reasonably expected; and
  - (b) Measures to increase traffic safety recommended in reports from the police department and planning consultant be considered and may be made a condition of approval.
2. Automobile sales rooms provided that automotive repair or servicing not normally incidental to the sale of automobiles is prohibited.
3. Telephone exchanges and other public utility substations provided they are housed in a building or suitably enclosed to harmonize with the character of the neighborhood.
4. Funeral parlors.
5. Fully enclosed theaters.
6. Gasoline stations, and repair garages in accordance with the following conditions:
  - (a) No gasoline station shall have an entrance or exit for vehicles within 200 feet along the same side of a street of any school, playground, church, hospital, public building, or institution, except where such property is in another block or abuts another street which the lot in question does not abut.
  - (b) No gasoline station or repair garage shall be permitted where any oil draining pit or visible appliance for any purpose (other than gasoline filling pumps or air pumps) is located within 50 feet of any existing or future street line or within 150 feet of any residential district. All such appliances or pits other than gasoline filling pumps or air pumps, shall be within a building.  
  
Gasoline and air pumps shall be permitted within the required front yard space of a gasoline station, but shall be no closer than 20 feet to any existing or future street line.
  - (c) No abandoned or unregistered motor vehicle shall be permitted on the premises of any gasoline station or repair garage unless within a closed and roofed building. Six motor vehicles may be located upon any gasoline station or repair garage outside of a closed or roofed building for a reasonable time while the motor vehicles are awaiting repair by the gasoline station or repair garage.
7. Fully enclosed eating and drinking establishment where food and drink is served within the building only, or where take out customers constitute less than 50 percent of the total customers.
8. Hospitals and nursing homes, subject to the provisions of subsection 21-5.10 and subsection 21-5.11.
9. Emergency medical treatment centers provided that an off-street space for an ambulance is provided.
10. Private and commercial schools.
11. Body art, including permanent cosmetics, tattooing and body piercing, as defined in this chapter, subject to the following conditions:
  - (a) Compliance with all requirements of the township department of health, pursuant to Section 22-9 et seq. of the Township ordinance.
  - (b) Compliance with all requirements of the State Department of Health pursuant to N.J.S.A. 26:1A-7 et seq., and the regulations promulgated thereunder pursuant to N.J.A.C. 8:27-1 et seq.

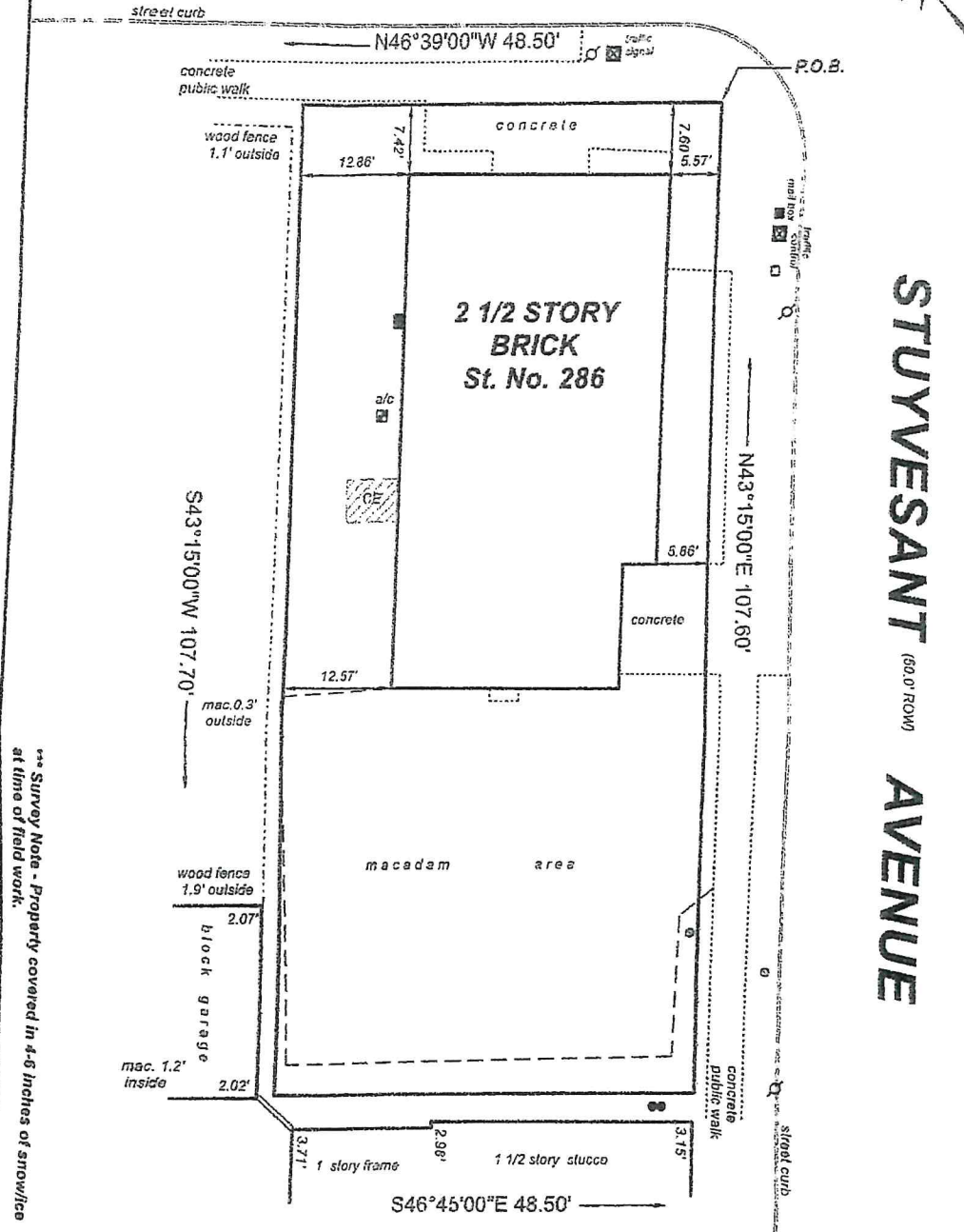
c. *Excluded Uses.* The following uses are specifically excluded from Business District:

1. Hotels, motels and motor inns.
  2. Shooting galleries, skating rinks, bowling alleys, billiard parlors, dance halls, discotheques, model slot car racing, amusement arcades and other similar amusements, drug paraphernalia sales and fortune tellers.
  3. Automobile laundries.
  4. Automotive storage or repair garage.
  5. Used car lots.
  6. Boarding of animals.
  7. Truck terminals.
  8. Manufacturing, processing and assembly enterprises.
  9. Building or construction supply business.
  10. Milk depots.
  11. Warehouse and similar storage facilities.
  12. Wholesale establishments.
  13. Dwellings.
  14. Outdoor storage.
  15. Check cashing facilities.
- d. All business uses must be buffered from any adjacent residential use or zone with a six foot high evergreen or decorative fence screen, except that within ten feet of a public sidewalk, the buffer shall be no more than two and one-half feet in height.  
(Ord. No. 2067; Ord. No. 2351, §1; Ord. No. 2394, §1; Ord. No. 2567, §3; Ord. No. 2618, §1; Ord. No. 2840-12; Ord. No. 2872-12, §4)

# KINGSLAND (50.0' ROW) AVENUE

This document is made only for the named parcel and is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

The location survey property shown herein is for the parcel shown on this map.



<b>PROPERTY ADDRESS: 286 KINGSLAND AVENUE, TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY</b>			
<b>BLOCK 179</b>	<b>LOT(S) 40</b>	<b>TAX MAPS</b>	<b>SURVEY NO. - 2020-610</b>
<b>FILED MAP -</b>		<b>SCALE - 1" = 15.0'</b>	
Lot Nos. 53 & 54 in Block A on a map entitled "Property of Wood-Ridge Building and Realty Company - Soetner & Pomeroy, Managers, known as the South Rutherford Tract, Union Township, Bergen County, New Jersey", filed at the Bergen County Clerks Office on July 28, 1903 as Map No. 915.		<b>DESCRIPTION</b>	<b>DRICK DATE</b>
<b>THIS SURVEY IS CERTIFIED TO:</b>		Location survey w/o corners	gja/laa 12/17/2020
<b>PMN Management LLC</b> <b>Patrick A. Quagliana, Jr., Esq.;</b> <b>Simplicity Title, LLC (ST-17594);</b> <b>Chicago Title Insurance Company;</b> <b>Nova UA Federal Credit Union, its successors</b> <b>and/or its assigns</b>		<b>GEORGE J. ANDERSON, L.L.C.</b> <b>PROFESSIONAL LAND SURVEYORS</b> P.O. BOX 1348 - LITTLE FALLS, NJ 07424 TEL (973) 837-8159 EMAIL: GJALLC@GMAIL.COM Certificate of Authorization - 24GA28100100	
		 <b>GEORGE J. ANDERSON</b> LIC. NO. - 38706 <b>Laura Anderson</b> LIC. NO. - 43328	