

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

BLOCK NO.: 10
LOT NO.: 1 & 4
AMOUNT FEE:
FEE PAID:

*Property Location: 310 Rutherford Avenue
Block 10, Lots 1 & 4*

TO THE LYNDHURST PLANNING BOARD:

An application is hereby made for a variance from the terms of the Lyndhurst Zoning Ordinance so as to permit: site plan approval to permit the renovation of the existing service/repair area into a convenience store for the premises known as 310 Rutherford Avenue, Lyndhurst, New Jersey 07071 which premises is located within the business zone. The applicant is requesting a variance for the existing lot depth, existing nonconforming rear yard setbacks, parking and any other variance that the Board deems appropriate and necessary.

DESCRIPTION OF PROPOSED STRUCTURE OR USE
(SEE SITE PLAN)

Size of Lot – 14,552 square feet.

Size of Building(s): present one (1) story building, proposed length 29.4 ft., proposed width 46.9 ft.

Percentage of lot occupied by building(s): present 14.9 %, proposed 14.9 %.

Height of building(s): one (1) story, 20.02 ft, set back from front property line (See site plan).

Zoning requirements: frontage 0 ft., side yards corner 10 ft and 0 ft., rear yard set back 10 ft. (Business Zone)

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

Present Use: Gas station with service/repair area

Proposed Use: Gas station with a convenience store

Applicant: Gurpal Cheema

Address: 310 Rutherford Avenue, Lyndhurst, New Jersey 07071

Owner: Gurpal Cheema

Address: 138 Station Road, Great Neck, New York 11023

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

The gas station with the associated service/repair area bays are located within the business zone. The Applicant is proposing to eliminate the service/repair bays and office on the property and to convert and renovate the area into a convenience store.

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 Board Zoning Ordinance. Applicant has filed detailed plans of the property and proposed renovation 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, location of the building is similar to the adjoining buildings and the applicant's and architect's testimony will satisfy both the positive and negative criteria required by the statute.

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:

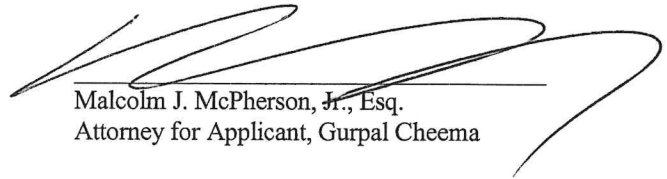
1. Commercial use variance; _____
2. Variance of 25 units or more; _____
3. Subdivision of 3 units or more; _____

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:



Malcolm J. McPherson, Jr., Esq.
Attorney for Applicant, Gurpal Cheema