

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: Hardeep Athwal
Address: 1 Danbury Court,
Hillsborough, NJ, 08064
Tel No.: 908 399 1122

PROPERTY ADDRESS: 310 Rutherford Avenue
Block: _____ Lot: _____

PROPERTY OWNER: (if different from Applicant)

Name: Gur Pal Chhema
Address: 916 Lawrence CT
Valley Stream NY 11581
Tel No.: 516-474-6030

ZONE: Lyndhurst
CURRENT USE: Old repair garage (not being used)
INTENDED USE: Convenience store + deli

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: We would like to convert the building from a repair shop to a convenience store with a deli.

SIZE OF NEW CONSTRUCTION (sqft): _____
(Attach survey showing present condition and proposed construction)

I, Hardeep Athwal, CERTIFICATION OF APPLICANT
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: 9/27/21
[Signature]
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 50.00

Address of Building: 310 Rutherford Ave Lyndhurst NJ 07071

How Many Employees: 2

Hours & Days of Operation:
24 hours / 7 days of week

How Many Parking Spaces: 10

If a Food Establishment, How Many Seats: —



LYNDHURST CONSTRUCTION DEPARTMENT
Department of Public Affairs

Zoning Application Denial

Address: 310 Rutherford Avenue

Block: 10 Lot: 1

8/20/2024

- 1) Lyndhurst Ordinance 2067 Section 21-10.1. Restrictions of non-conforming uses. The proposed convenience store will be ancillary of the primary use which is a gas station in a B zone. The applicant will need site plan and board approval for this proposal.

Respectfully,

Christopher Salviano

Zoning Official

201-804-2490