

APPLICATION FOR SITE PLAN APPROVAL AND RELATED VARIANCES
Lyndhurst Planning Board
Township of Lyndhurst

BLOCK NO.: 102

LOT NO.: 25.01

AMOUNT FEE:

Property Location: 736 Valley Brook Avenue
Lyndhurst, New Jersey 07071
Block 102, Lot 25.01

FEE PAID:

TO THE LYNDHURST PLANNING BOARD:

An application is hereby made for site plan approval from the terms of the Lyndhurst Zoning Ordinance so as to permit: site plan approval for the applicant to construct an addition (approx.2,321 sq. ft.) to the existing Frank's GMC service area which property is located in the M1 Zone (Light Industrial). The applicant wishes to construct an addition to the north side of the existing service area at 736 Valley Brook Avenue. The applicant conforms with the bulk requirements of the Lyndhurst Zoning Ordinance except for minimum front yard setback and existing minimum side yard and any other variance as the Board deems necessary. The applicant requests a waiver for the existing landscaping, lighting and parking

DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SITE PLAN)

Zoning requirements: frontage -25 feet-, side yards 0 feet total, rear yard set back 25 feet.

Lot Area: 116,713 sq. ft., Lot Width: 236.54 ft, Lot Depth: 267.79 feet

"Prevailing set-back" of adjoining buildings within one block ___ feet.

Proposed use: Addition of 2,321 sq. ft. to existing service area

Applicant: Frank's Truck Center, Inc Address: 736 Valley Brook Avenue, Lyndhurst, New Jersey

Owner: Frank's Truck Center, Inc. Address: 736 Valley Brook Avenue, Lyndhurst, New Jersey

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

The property known as 736 Valley Brook Avenue is presently being utilized as a sales and service area known as Frank's GMAC which is located within the M-1 B Zone. The applicant wishes to construct an addition for the service area. The Applicant will rely upon the testimony of the, CSR Associates, Architect, and Charles Osterkorn, Engineer, that as the result of the neighborhood and the size and shape of the property and use of the property the addition to the service area will be in conformance with and will comply with the bulk Zoning requirements. Further, that as the result of the construction of the addition to the service area, it would not be a detriment to the surrounding property owners and would be in compliance with the objectives of the Master Plan and Zoning Ordinance. The addition to the service area and the parking layout ensures the safety of the customers, pedestrians and employees of Frank's GMAC. The owner has designated and provided sufficient parking on the property.

What reasons would applicant cite as SPECIAL reasons for the granting of the site plan approval?

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. The applicant has filed detailed plans of the conversion, 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 or the neighborhood. The application complies with the zoning requirements, location of the building is similar to the adjoining buildings and the applicant's testimony will satisfy both the positive and negative criteria required by the statute.

If any additional relief is requested, 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:

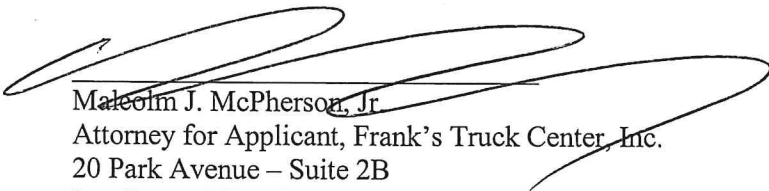
1. Commercial use variance; _____
2. Variance of 25 units or more; _____
3. Subdivision of 3 units or more; _____

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
- (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: December , 2021



Malcolm J. McPherson, Jr.
Attorney for Applicant, Frank's Truck Center, Inc.
20 Park Avenue – Suite 2B
Lyndhurst, NJ 07071