

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: Levchuk Serhiy and Kristin Pacelli
Address: _____
Tel No. _____

FOR OFFICE
USE ONLY
Fee Paid: Yes: _____
No: _____

PROPERTY ADDRESS: 333 Lincoln Avenue

BLOCK: 75 LOT: 14.02

PROPERTY OWNER: (if different from Applicant)

Name: Ronald Szwec
Address: 337 Lincoln Avenue
Lyndhurst, NJ 07071
Tel No. _____

ZONE:

RTB

CURRENT USE:

Two Family Dwelling

INTENDED USE:

Construct new two Family Dwelling

EXPLAIN IN DETAIL THE PROPOSED

CONSTRUCTION:

Demolish the existing two Family dwelling and construct a new two Family dwelling

See Site Plan of Padilla RA SIZE OF NEW CONSTRUCTION (sqft):

(Attach survey showing present condition and proposed construction)

CERTIFICATION OF APPLICANT

I, Malcolm J McPherson, 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: 7/16/2021

APPROVED

Signature of Applicant [Signature]

Date: 7/20/21

Zoning Officer

[Signature]
DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for following reasons:

See Attached

TOWNSHIP OF LYNDDHURST
OFFICE OF THE
CONSTRUCTION DEPARTMENT

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

This is to advise that on July 20, 2021 a zoning permit was denied to Maleora Mopherson
for premises located on 333 Lincoln Ave., Block # 75, Lot # 14.02

Zone R-B for the (erection) (use) of a Two Family Dwelling

Does not comply with the Township Ordinance # 2067 because of: 1) side yard set backs to
not comply with schedule of regulations (ord. 2067 schedule regulations)
2) Driveway is proposed for 25' wide with a curb cut of 27' wide
Does not comply with ord. 2067 section 21-8.11 f: (maximum driveway
allowed is 20' & curb cut of 22')

		Conforms			
		Yes	No		
1. Lot Area:	<u>7,500 sq ft.</u>	Area Required:	<u>5,000 sq ft.</u>	X	
2. Lot Frontage:	<u>50'</u>	Frontage Required:	<u>50'</u>	X	
3. Lot Depth:	<u>150'</u>	Depth Required:	<u>100'</u>	X	
4. Front Yard Set Back:	<u>30'</u>	Min. Set Back Req.:	<u>20'</u>	X	
5. Side Yard Set Back:	<u>5' 6" 10' combined</u>	Min. Side Yard Req.:	<u>9' 6" 15' combined</u>		X
6. Rear Yard Set Back:	<u>65'</u>	Min. Rear Yard Req.:	<u>20'</u>	X	
7. Parking Spaces:	<u>4</u>	Min. Parking Spaces Req.:	<u>4</u>	X	
8. Lot Coverage:	<u>27.4%</u>	Maximum Permitted:	<u>30%</u>	X	
9. Height of Building:	<u>31.5' 2 1/2 stories</u>	Max. Height of Building:	<u>32' - 2 1/2 stories</u>	X	

REMARKS: 1) This is a Duplex style Two Family dwelling.
2) Location of Air compressors for A.D. units are not identified
on plans & with a 5' side yard set backs the compressors could not
be located in the proposed side yard set backs. The location of the Air
compressors should be presented at the meeting before approval is
granted

DATED: 7/21/21

[Signature]
Zoning Official

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

¹ 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.

² 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.

³ 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.

⁴ 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.

⁵ 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.

⁶ 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.

⁷ 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.

⁸ 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, §§I-III; Ord. No. 2567, §3; Ord. No. 2653, §1; Ord. No. 2675, §1; Ord. No. 2679, §2; Ord. No. 2875-12, §2)

21-8.11 Driveways and Curb Cuts.

- a. Access to an egress from off-street parking areas shall be limited to one driveway for the following:
 - 1. One, two, three family dwelling lots.
 - 2. All other uses with a street frontage of 100 feet or less.
- b. Curb cuts for one, two, and three family dwelling lots shall lead directly to the driveway and garage.
- c. Except for one, two, three family dwelling lots, access to an egress from off-street parking areas shall be limited to two driveways for each frontage of over 100 feet, provided a minimum distance of three feet shall separate the closest edges of such driveways.
- d. No driveway curb cut shall be closer than 20 feet to the point where the curb return radius of an intersection meets the curb line of the street.
- e. No driveway curb cut in the RC, M-1, M-2, or GC-1 zone shall be closer than ten feet to the side or rear property line.
- f. Widths of driveways and curb cuts shall be limited by the following schedule:

	Minimum and Maximum Widths, Driveways and Curb Openings			
	<i>Width in Feet</i> <i>One-Way Operation</i>		<i>Width in Feet</i> <i>Two-Way Operations</i>	
	<i>Drive</i>	<i>Curb Opening</i>	<i>Drive</i>	<i>Curb Opening</i>
1-3 Family Residence:	10	12		
2-Car Attached Garage or in Basement	20	22	N/A	N/A
1-Car Garage	10	12	N/A	N/A
All Other Uses Except One, Two, and Three Family Dwellings	10-13	12-15	20-24	22-26

(Ord. No. 2067; Ord. No. 2567, §3)

21-8.12 Clear Vision at Entrances and Exits.

Entrances or exit drives shall have at least 60 feet of unobstructed vision in both directions along the street into which the drive enters measured from the center line of the drive at the point where it enters the street, and the center line of such drive shall be at least 60 feet from the center line of any street intersecting the street onto which the drive enters. (Ord. No. 2067)

21-8.13 Parking and Loading Within Designated Area Prohibited.

Such drives shall have on each side a triangular area formed by the intersection of the driveway line, the street line and a straight line adjoining these lines at points 30 feet distant from their point of intersection. Within such triangular area no parking or loading or unloading shall be permitted, nor shall there be located therein any sign, fence, other structure or plant material over two-and one-half feet in height. (Ord. No. 2067)

21-8.14 Parking of Vehicles in Residential Districts.

In a residential districts, unregistered vehicles, commercial vehicles, automobiles, motor homes, motorcycles, or utility and recreational trailers, trailers for carting, and trucks over one and one-half tons shall not be parked or left standing or stored in any front yard, side yard, or rear yard area abutting a street; provided, however, that this restriction shall not apply to the parking or standing of registered automobiles or motorcycles on driveways of one family and two family, or motor home dwellings.

The use of a driveway for the parking of motor vehicles shall be subject to the following limitations.

- a. *Front Yard.* The driveway shall consist of an area directly opposite and adjacent to the front of an attached garage, detached garage, the extension of the side year into the front yard.
- b. *Side Yard of Corner Lots.* The driveway shall consist of the area directly opposite and adjacent to an attached garage, detached garage or the extension of the rear yard into the side yard which abuts a street.