

RECEIVED

OCT 31 2024

Township of Lyndhurst

APPLICATION FOR ZONING APPROVAL

CONSTRUCTION

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: ALAN JACK FAKHOURI
Address: 595 NEW YORK AVE
Lyndhurst
Tel No.: 201-779-4193

PROPERTY ADDRESS:

440/442 VALLEY BROOK AVE
Block: Lot:

PROPERTY OWNER: (if different from Applicant)

Name: A JACK'S Properties 2 LLC / ALAN JACK FAKHOURI
Address: 595 NEW YORK AVE
Lyndhurst
Tel No.: ~~201-779-4193~~ - SAME

ZONE:

CURRENT USE:

INTENDED USE:

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: ~~CONCRETE~~ ENCLOSE LOADING DOCK SPACE, ONE STORY

SIZE OF NEW CONSTRUCTION (sqft): 481

(Attach survey showing present condition and proposed construction)

CERTIFICATION OF APPLICANT

I, Alan Jack Fakhouri, 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: 10/31/24
APPROVED

Signature of Applicant

Date: 11/12/24

Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for the following reasons:

PER TOWNSHIP OF LYNDHURST ZONING REGULATIONS - CHAPTER 21 SCHEDULE OF REGULATIONS, THE EXISTING BUILDING IS ALREADY OVER LOT COVERAGE + EXPANSION WILL CREATE GREATER NON-COMFORMING

THERE WILL BE A \$500 FEE WITHIN 90 DAYS OF THIS APPLICATION.

FOR OFFICE USE ONLY:
CHECK # 1041
\$50

PAID

OCT 31 2024

TOWNSHIP OF LYNDHURST



LYNDHURST CONSTRUCTION DEPARTMENT
Department of Public Affairs

Zoning Application Denial

Address: 440-442 Valley Brook Avenue

Block: 76 Lot: 3

11/12/2024

- 1) Per Lyndhurst Ordinance 2067, Chapter 21 schedule of regulations, the existing building exceeds lot coverage and the expansion of the garage/loading area will create greater non-conformity.

Respectfully,

Christopher Salviano

Zoning Official

201-804-2490