

THERE WILL BE A \$25.00 FEE WHEN SUBMITTING APPLICATION

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: Joanne Hackett  
Address: 445 1/2 Forest Ave  
Tel No. 201-906-5139

FOR OFFICE  
USE ONLY  
Fee Paid: Yes: yes 3939  
No: \_\_\_\_\_

PROPERTY ADDRESS: 445 1/2 Forest Ave  
BLOCK: 153 LOT: 16

PROPERTY OWNER: (if different from Applicant)  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel No. \_\_\_\_\_

ZONE: R-A  
CURRENT USE: Family  
INTENDED USE: Family

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: Add A New Driveway to the front of the house 15x20

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

CERTIFICATION OF APPLICANT

I, Joanne Hackett, being of full age, certify as follows:  
Print Your Name

- I am the owner of the above property or, in the alternative I have permission from the owner to make this application
- 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.
- 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: 9/22/2020

Joanne Hackett  
Signature of Applicant

APPROVED

Mark S. [Signature]  
Zoning Officer

Date: 9-23-20

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for following reasons: parking of motor vehicles shall not be parked in front yard  
ORDINANCE 2067 Section 21-8.14

RUDOLPH PLACE

25' Wide

S 51°-03'-45" W

Being all of lot 203 and the northwesterly one half of lot 204 in Block "H" - "Map No. 19, Property of the Great Suburban Improvement Co., of New York, situated at Kingsland and Lyndhurst, Township of Union, Bergen County, State of New Jersey." - Filed September 7, 1909 as Map No. 1001.

50.0

S 51°-03'-45" W

125.0

150.1

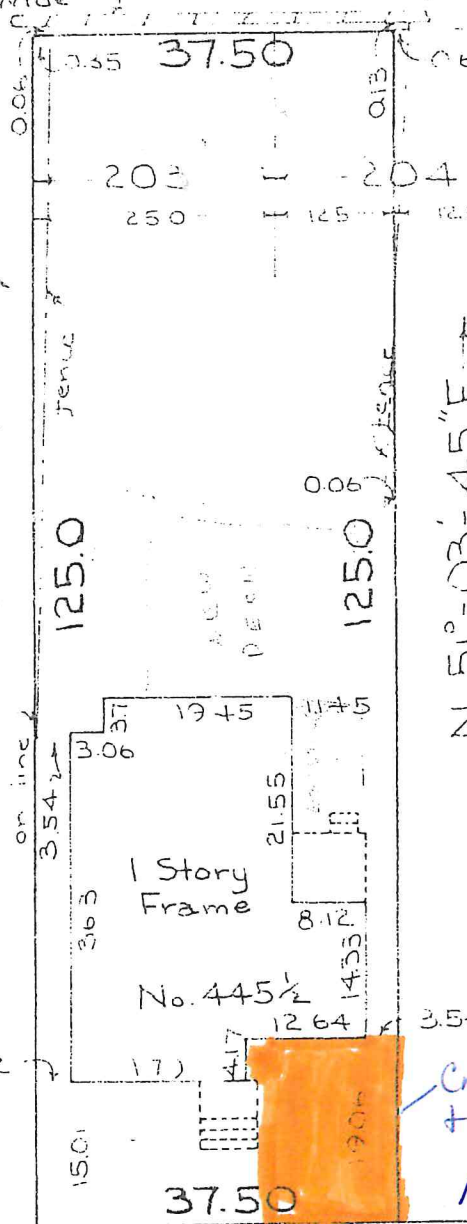
S 39°-09' E

60 Wide

AVENUE

N 39°-09' W

Wall 2.8 Wide



SURVEY OF PROPERTY OF WILLIAM C. & JOANNE HACKETT LYNDHURST, N.J.

Scale 1"=20' NEGLIA ENGINEERING ASSOCIATES

October 1971 LYNDHURST N.J.

Certified and guaranteed to William C. Hackett and Joanne Hackett, his wife; to National Community Bank, to Lawyers Title Insurance Corporation and to all other parties in interest.

**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-I 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:

	<b>Minimum and Maximum Widths, Driveways and Curb Openings</b>			
	<i>Width in Feet One-Way Operation</i>		<i>Width in Feet 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.