

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: Elvin Ortiz
Address: 381 New Milford Avenue
Dumont, NJ 07628
Tel No.: _____

PROPERTY ADDRESS: 465 Ridge Road
Block: 152 Lot: 27

PROPERTY OWNER: (if different from Applicant)
Name: SAME
Address: _____
Tel No.: _____

ZONE: Business
CURRENT USE: Multi Family
INTENDED USE: Mixed Use

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: Renovations to permit retail on First Floor
and two one bedroom apartments on the second and third floors

SIZE OF NEW CONSTRUCTION (sqft): _____

(Attach survey showing present condition and proposed construction)

CERTIFICATION OF APPLICANT
I, Malcolm 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: 3/1/2024
APPROVED

Signature of Applicant Attorney for Applicant

Date: 3/6/24

Zoning Officer Malcolm McPherson

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for the following reasons:

See Attached sheets

THERE WILL BE A \$50.00 FEE WHEN SUBMITTING THIS APPLICATION.

FOR OFFICE USE ONLY:

FEE: CHECK# _____ CASH _____



LYNDHURST CONSTRUCTION DEPARTMENT
Department of Public Affairs

465 Ridge Road Zoning Application Denial and Review Comments

Block 152 lot 27

3-6-2024

- 1) The applicant proposes to perform alterations and additions to the existing two-family dwelling. The applicant proposes to transform the existing structure into a mixed-use building with commercial space on the first floor, one dwelling unit on the second floor and one dwelling unit on the third floor. Lyndhurst Ordinance 2067 section 21-4.5 c.13. excludes dwellings.
- 2) The plans submitted indicate the existing structure to remain with two small additions in the front and rear and adding a third level over the existing structure and additions.
- 3) The architectural plans submitted do not include plans or use for the basement area. "EX. BASEMENT NOT IN CONTRACT" is printed on the plan. The basement area is grade level in the rear of the building and has an entrance to the basement from the exterior. There is not a stairway from the commercial space to the basement. This basement area is a space that has no identity or use at the time of this review.
- 4) The applicant received a Temporary Certificate of Occupancy for 60 days on July 13, 2022, for a two-family house at the property identified above. The house is a legal non-conforming use because the property lies in the business zone. The building was erected circa 1910.
- 5) The applicant received an unsafe structure notice on December 28, 2022 because the basement flooded because the heating system was not on and caused the pipes to freeze that contain running water.