

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: JAMES & JANET CATANESE  
Address: 508 PAGE AVE

Tel No.: 201-246-8404  
PROPERTY ADDRESS:

Block: 151 Lot: 14  
PROPERTY OWNER: (if different from Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Tel No.: \_\_\_\_\_

ZONE: RA  
CURRENT USE: RB 3FAM  
INTENDED USE: 3FAM

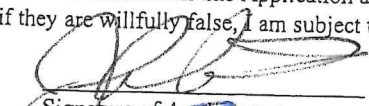
EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: ADD 2 BEDROOMS AND BATN TO 2ND FLOOR APT.

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


I, JAMES CATANESE, CERTIFICATION OF APPLICANT  
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: APPROVED

  
Signature of Applicant

Date: 4/16/25

  
Zoning Officer

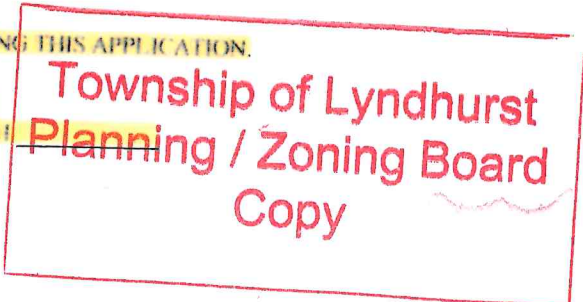
DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for the following reasons:

THIS WOULD CREATE A NON-CONFORMING USE, PER LYNDHURST CHAPTER 21 SECTION 4.2 - USES PERMITTED IN AN R-A DISTRICT

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

FOR OFFICE USE ONLY:  
FEE CHECK# \_\_\_\_\_ CASH# \_\_\_\_\_



**PROPOSED APPLICATION FOR USE VARIANCE**

**Lyndhurst Board of Adjustment  
Township of Lyndhurst**

**BLOCK NO. 151  
LOT NO. 14**

Property Location: 508 Page Avenue  
Block 151, Lot 14

**TO THE LYNDHURST BOARD OF ADJUSTMENT:**

An application is hereby made by James Catanese so as to permit: the premises known as 508 Page Avenue to be recognized as a three-family dwelling rather than a two-family dwelling which property is located in the RA Zone. The applicant is also seeking a variance for an expansion of a legal non-conforming two-family dwelling in a RA zone. The addition proposed by the application is located in the rear of the dwelling and on the second floor. The dwelling was constructed in the 1960's as a two-family dwelling. The applicant seeks approval for the property to be recognized as a three-family dwelling, use variance, variance for an expansion of a legal non-conforming dwelling and any other variance as the Board deems proper.

**DESCRIPTION OF PROPOSED STRUCTURE OR USE (SEE SURVEY)**

Size of Lot – 60 ft. by 148 ft., Size of Building present: 2 story building, present length\*, present width\*, Percentage of lot occupied by building present\*. Height of building 2 stories. Set back from front property line \*. \*See attached survey.

Zoning Requirements: frontage 20ft., side yards 6/15ft., rear yard setback 20 ft. (RA Zone)

“Prevailing set-back” of adjoining buildings within one block feet.

Proposed use: Three Family Dwelling

Applicant: James Catanese

Owner: James Catanese

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

James Catanese is the owner of the premises known as 508 Page Avenue, Block 151, Lot 14, Lyndhurst, New Jersey. The property is located within the RA Zone which permits one family dwellings.

**Township of Lyndhurst  
Planning / Zoning Board  
Copy**

Mr. Catanese purchased the real property in September, 2021. At the time Mr. Catanese purchased the premises, there were discrepancies in the paperwork which resulted in the Building Official, Mark Sadonis issuing a certificate of occupancy for the premises as a two-family dwelling rather than a three-family dwelling. Unfortunately, the Certificate of Occupancy was overlooked and Mr. Catanese did not notice the certificate was issued as a two-family dwelling. When Mr. Catanese presented a proposed rear second floor addition, Christopher Salviano, Construction Official noticed the certificate of occupancy was issued as a two-family not a three-family. At the suggestion and recommendation of the Building Department, when applying for the variance of an expansion of a legal non-conforming two-family he should seek a use variance from the Board of Adjustment for a three-family. In regards to the addition on the second floor this will be used for his step daughter and her growing family.

Mr. Catanese at the hearing will demonstrate the premises known as 508 Page Avenue, Block 151, Lot 13 was a three-family dwelling since the 1980's.

The original and prior owner of the premises was Katherine Catanese. Ms. Catanese purchased this dwelling with her husband in July of 1959. Mr. Catanese's father built this dwelling in 1963 as a two-family dwelling. His dad had his business office on the ground floor. When Mr. Catanese's father passed away, the office space plus the garage was converted into an apartment, so Mr. Catanese could live with his mother who was raising three underage daughters. Mr. Catanese purchased this home from his mom in September of 2021. The dwelling at 508 Page Avenue consists of 3,001 square feet and has separate entrances for the ground floor apartment, the first-floor apartment and the second-floor apartment. The layout for each apartment has remained the same since the addition in 1980.

At the hearing, Mr. Catanese will produce the following documentation for review and consideration: by the Zoning Board.

1. Tax Record sheet from the 1960's – the property record card will show this house was built as a two-family. (Exhibit 1)
2. Tax Record sheet from the 1970's – the property record card will show a semi-finished basement and an office. (Exhibit 2)
3. Tax record sheet from the 1980's – the property record card will show an office, kitchen, full bathroom and rec room. The first floor has a three-bedroom apartment and the second floor has a one-bedroom apartment which has not changed. (Exhibit 3)
4. Tax record sheet from the 1990's – the property record card indicates this as a multi-family dwelling. Showing this as a three-family. (Exhibit 4)
5. Valuation sheet from Appraisal Systems, Inc., November 19, 1990 will clearly indicate the dwelling as a three-family. (Exhibit 5)

6. Tax record sheet from the 2000's – the property record card indicates this a multi-family. This card shows the same layout as the 1980's card with an apartment in the basement. (Exhibit 6)
7. Valuation sheet from Realty Appraisal Company, September 17, 2004 again clearly indicates the dwelling as a three-family dwelling. (Exhibit 7)
8. Tax Record sheet from the 2020's – the property record shows this as a multi-family, three family. This card also shows a permit was taken out in 2022 for an alteration for the 1<sup>st</sup> floor apartment. (Exhibit 8)

What reasons would an applicant cite as a SPECIAL reason for the granting of this variance?

The applicant 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 application complies with the objectives of the Lyndhurst Zoning Ordinance. The applicant has filed detailed documentations of the property to demonstrate that the real property is a three-family dwelling. The Application complies with the character of the adjoining properties and with zoning requirements and that the building does not violate any zoning requirements for light, air and 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 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:

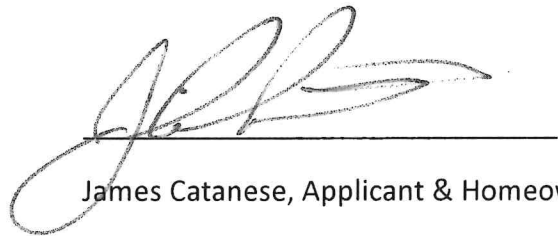
- (A) Copy of Survey
- (B) Plans for rear second floor addition
- (C) Any other papers deemed necessary by the Zoning Administrator.

(B) Plans for rear second floor addition

(C) 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 variational the drawings originally submitted to the board.

Date: May 8, 2025

A handwritten signature in black ink, appearing to read 'J. Catanese', is written over a solid horizontal line. The signature is stylized with large loops and a long horizontal stroke at the end.

James Catanese, Applicant & Homeowner