

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: 510 Ridge Road LLC
Address: 676 Ocean Avenue
Jersey City, NJ

Tel No.:

PROPERTY ADDRESS:

510 Ridge Road
Block: 161 Lot: 1

201-413-9000 Michael Higgins

PROPERTY OWNER: (if different from Applicant)

Name: St Michael's R.C. Church
Address: 624 Page Ave
Lyndhurst, NJ

Tel No.:

ZONE: Zone B - Business District
CURRENT USE: Dormitory
INTENDED USE: Residential - Apartments

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: Proposed alteration and renovation converting current convent into six residential units.

SIZE OF NEW CONSTRUCTION (sqft):

(Attach survey showing present condition and proposed construction)

David Scharf on behalf
I, of 510 Ridge Road, LLC, being of full age, certify as follows:
Print Your Name

CERTIFICATION OF APPLICANT

- 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:

APPROVED

Signature of Applicant

Date:

1/18/23

Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

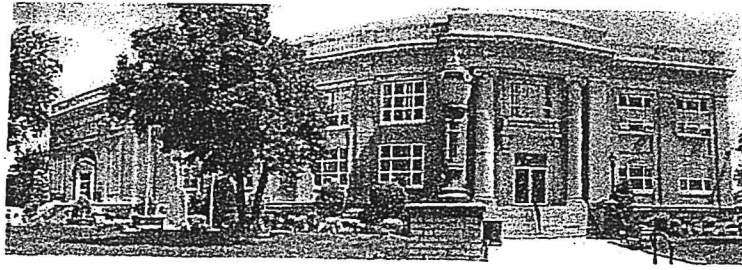
The Zoning Certificate is denied for the following reasons:

See Attached Sheets

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

FOR OFFICE USE ONLY:

FEE: CHECK# 1540 CASH



LYNDHURST CONSTRUCTION DEPARTMENT
Department of Public Affairs

510 Ridge Road Comments and Denial of Zoning Application

Block 161 Lot 1

1-18-2023

- 1) The lot lies in two zoning districts R-C and R-B. The applicant identified the zone as a B zoning district.
- 2) This building is one of four buildings located on the lot. A request for a sub-division did not accompany this application.
- 3) Site plan approval is required as Lyndhurst Zoning Ordinance 2067 section 21-7.2
- 4) The application proposes a major renovation to convert the existing convent into six residential apartments. Plans and a survey were not provided at the time this document was composed.
- 5) Parking requirements for six residential units requires a total thirteen parking spaces. One space must be a van accessible space and 15% or two spaces must EVSE (Electric Vehicle Supply/Service Equipment) spaces as per state ordinance P.L. 2021, c.171.
The application proposes zero parking spaces.

Address of Building: 510 Ridge Road

How Many Employees? None

Hours & Days of Operation?

Not Applicable as proposal is for a residential use.

How Many Parking Spaces? None

If A Food Establishment How Many Seats? N/A