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FRANK KOCH, 1898-1948  
CALVIN S. KOCH, 1929-1991  
CALVIN S. KOCH, JR. 1963-2005

**GARY D. BENNETT**  
**PAUL V. BUONO**  
**SAMUEL BRODIE**

October 15, 2020

Township of Lyndhurst  
Board of Adjustment  
367 Valley Brook Ave  
Lyndhurst, NJ 07071

via hand delivery

Re: Proposed Minor Subdivision  
Applicant: Fernando Semiao  
Owner: Gary E. Diordano  
Premises: 514 Riverside Avenue, Lyndhurst, NJ

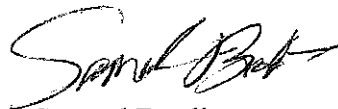
Dear Sir/Madam

Please be advised that we represent the applicant Fernando Semiao regarding a proposed minor subdivision for the property referenced above. Please find enclosed are the following documents:

1. Sixteen (16) copies of minor subdivision plat
2. Original and sixteen (16) copies of application
3. Draft of notices

Please process these documents and contact our office to confirm the amount of the filing fees necessary. Upon receipt of this information we will deliver a check for the fees immediately. Please do not hesitate to contact our office with any questions or concerns.

Yours Very Truly,  
KOCH, KOCH, BENNETT & BUONO

  
Samuel Brodie

SB

**APPLICATION FOR THE TOWNSHIP OF LYNDHURST BOARD OF ADJUSTMENT**

**Applicant:** Fernando Semiao

**Address:** 761 Ridge Road, Lydhurst, NJ

**Owner:** Gary E. Giordano

**Address:** 206 Peabody Avenue, Lyndhurst, NJ

**Present Use:** Vacant Land

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

- Property, although one lot (44.01) traverses two zones with street frontage in a commercial zone on Riverside Avenue and a residential zone on Anthony Court.

**What reasons would the applicant cite as special reasons for granting this variance?**

- Subdivision of the lot would allow an appropriate use of the commercial portion of the property and an independent development of the residential portion which would promote sound planning and provide use and development of the site.

**Supply a statement of 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 ordinance.**

- The residential lots to be developed would complete the development of Anthony Court with homes in total harmony with the existing residential dwellings. The commercial lot could then be developed independently or annexed to adjacent property to provide added support for expansion or additional parking. The proposed development maintains the neighborhood scheme and parallels the purpose and intent of the zoning code.

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: Fernando Semiao  
Address: 761 Ridge Road, Lyndhurst  
Tel No. \_\_\_\_\_

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

PROPERTY ADDRESS: 514 Riverside Avenue

BLOCK: 117 LOT: 44.01

PROPERTY OWNER: (if different from Applicant)

Name: Gary E. Giordano  
Address: 206 Peabody Ave, Lyndhurst  
Tel No. \_\_\_\_\_

ZONE: B and R-A  
CURRENT USE: Vacant Land  
INTENDED USE: commercial and residential use  
EXPLAIN IN DETAIL THE PROPOSED

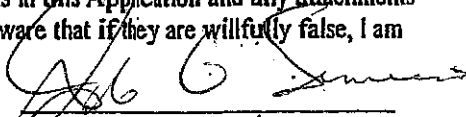
CONSTRUCTION: subdivision to allow development of residential portion of lot and continued use of commercial portion  
SIZE OF NEW CONSTRUCTION (sqft): \_\_\_\_\_

(Attach survey showing present condition and proposed construction)

CERTIFICATION OF APPLICANT

I, Fernando Semiao, 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

  
Signature of Applicant

Date: \_\_\_\_\_

APPROVED

Date: \_\_\_\_\_

Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for following reasons: \_\_\_\_\_

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: Yes
2. Variance of 25 units or more: \_\_\_\_\_
3. Subdivision of 3 units or more: Yes

**ATTACHED** hereto and made a part of this application are the following:

- (A) Copy of Survey
- (B) Copy of plans
- (C) Copy of any conditional contract or agreement related to this application
- (D) Any other papers deemed necessary by the Administrator Officer

**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 the foundation. This survey must show no variation in the drawings originally submitted to the board.

10/13/20  
Date

  
Applicant's Signature

**Address Of Building:**

514 Riverside Avenue, Lyndhurst, NJ

**How Many Employees?**

**Hours & Days Of Operation?**

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**How Many Parking Spaces?**

**If A Food Establishment How Many Seats?**

# TAX COLLECTOR CERTIFICATION

**NAME OF APPLICANT:** Fernando Semiao

**ADDRESS OF APPLICANT:** 761 Ridge Road, Lyndhurst, NJ

**DEAR TAX COLLECTOR:**

**THE ABOVE IS APPLYING TO THE PLANNING/ ZONING BOARD OF THE TOWNSHIP OF LYNDHURST FOR AN APPLICATION, THAT IS IDENTIFIED ON THE CURRENT TAX MAP AS FOLLOWS:**

**STREET ADDRESS:** 514 Riverside Avenue

**TAX BLOCK:** 117

**LOTS:** 44.01

**PLEASE INDICATE IN THE APPROPRIATE SPACE BELOW THE STATUS OF TAXES ON THE IDENTIFIED LAND.**

**STATUS OF PROPERTY TAXES: CHECK ONE**

- I CERTIFY THAT TAXES ON THE ABOVE ARE CURRENTLY PAID TO DATE:
- I CERTIFY THAT THE TAXES ARE DELINQUENT ON THE ABOVE PROPERTY

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**TAX COLLECTORS SIGNATURE**

**TOWNSHIP OF LYNDHURST**

**LEGAL NOTICE**

**SITE PLAN APPROVAL WITH USE VARIANCE**

**SUBMIT TO THE RECORD NEWSPAPER**

ADDRESS: 514 Riverside Avenue, Lyndhurst, NJ

BLOCK# 117 LOT# 44.01

PLEASE TAKE NOTICE THAT ON WEDNESDAY, \_\_\_\_\_, AT 6:30 PM IN THE TOWN HALL LOCATED AT 367 VALLEY BROOK AVE. LYNDHURST, NJ A PUBLIC HEARING OF THE BOARD OF ADJUSTMENT " IN CONNECTION WITH A REQUEST FOR A SITE PLAN APPROVAL AND A USE VARIANCE". THAT I, Fernando Semiao

BE PERMITTED

TO complete minor subdivision of lot 44.01 which traverses two zones - B & R-A

IN A \_\_\_\_\_ ZONE. THIS USE IS NOT PERMITTED IN THIS ZONE UNDER THE TOWNSHIP ORDINANCE # 2067. THIS NOTICE IS BEING PUBLISHED PURSUANT TO THE REQUIREMENTS OF THE TOWNSHIP AND LAND USE ACT. THE APPLICATION AND FILE IS AVAILABLE FOR REVIEW DURING MONDAY THROUGH FRIDAY FROM 8:00AM TO 4:00PM AT THE BUILDING DEPARTMENT LOCATED AT 253 STUYVESANT AVE. LYNDHURST, NJ 07071.

APPLICANTS SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**TOWNSHIP OF LYNDHURST, NEW JERSEY**

**NOTICE TO PROPERTY OWNERS**

DATE: \_\_\_\_\_

TO: \_\_\_\_\_  
(Name and address of property owner)

**SITE PLAN APPROVAL WITH A USE VARIANCE**

**PLEASE TAKE NOTICE:**

That the undersigned has applied to the Planning Board of the Township of Lyndhurst, for a Site Plan Approval with Variances, from the terms of sections of the Zoning Ordinance so as to permit

Minor Subdivision

on the premises known as 514 Riverside Avenue

which property is within two hundred (200) feet of property owned by you.

This hearing will be heard by the Planning Board at a public hearing in the Municipal Building, Valley Brook Avenue, Lyndhurst, NJ, at 6:30pm on Wednesday, \_\_\_\_\_, 20\_\_\_\_, at which time you may appear either in person or by attorney, and present any objection or evidence which you may have to the granting of this Site Plan Approval with Variances.

All documents relating to this application may be inspected by the public between the hours of 9:00am and 4:30pm in the Construction Department's office, located at the Lyndhurst Health Center Building at 253 Stuyvesant Avenue.

\_\_\_\_\_  
(Signature of Applicant)

\_\_\_\_\_  
(Date)

**NOTE:**

This notice must be personally served or sent by certified or registered mail, return receipt requested, at least ten (10) days prior to the day of the hearing and proof of service given to the Secretary of the Planning Board no later than the night of the hearing.