

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: ANTHONY FRISINA
Address: 235 GRAND AVE
RUTHERFORD, N.J. 07070
Tel No.:

PROPERTY ADDRESS:

Block: 23 Lot: 31, 32, 33

PROPERTY OWNER: (if different from Applicant)

Name: BOLLENBACH ENTERPRISES, LLC AND SCOTT WOLF
Address: 40 PARK AVE.
LYNDHURST, NJ 07071
Tel No.: 201-663-1788

ZONE:

R-B

CURRENT USE:

VACANT

INTENDED USE:

RESIDENTIAL

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: SIX 2-FAMILY HOMES

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

CERTIFICATION OF APPLICANT
I, ANTHONY FRISINA, 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:

9/11/21

Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for the following reasons:

SEE ATTACHED SCHEDULE OF REGULATIONS
LYNDHURST ZONING ORD. 2067 SECTION 21 ATTACHMENT 1

THERE WILL BE A \$500 FEE WHEN SUBMITTING THIS APPLICATION.

FOR OFFICE USE ONLY:
FILE NUMBER: 1052 CASE:

Address of Building: _____

How Many Employees? _____

Hours & Days of Operation?

How Many Parking Spaces? _____

If A Food Establishment How Many Seats? _____

ZONING
21 Attachment 1

SCHEDULE OF REGULATIONS
TOWNSHIP OF LYNDHURST, NEW JERSEY
ZONING, CHAPTER 21 (§ 21-6)
[Ord. No. 2067; Ord. No. 2301; Ord. No. 2336, §§ 1 – III; Ord. No. 2567, § 3; Ord. No. 2653, § 1; Ord. No. 2675, § 1; Ord. No. 2679, § 2;
Ord. No. 2875-12, § 2; amended 1-16-2018 by Ord. No. 2982-17]

District	Minimum Lot Dimensions					Minimum Yard Dimensions					Maximum Height	
	Area Square Feet	Width Square Feet	Depth Feet	Front Feet	Rear Feet	Side (Interior Lot) Feet	Street Side (Corner Lot) Feet	Maximum Principal Building Coverage	Feet	Stories		
R-A One Family Dwelling	5,000	50	100	20 ³	20 ⁴	6 each	10 ⁶	30% ⁵	32 ⁸	2 1/2		
R-B One Family Dwelling						15 both ² (Same as for R-A District)						
R-B Two Family Dwelling	5,500 ¹	55 ¹	100	20 ³	20 ⁴	6 each						
R-C Three and Four Family Dwelling	6,000	60	100	20	20	6 each 15 both ²	10 ⁶	30% ⁵	35	3		
R-C Multi Family Dwelling And Garden Apartment	15,000	100	125	20	20	10 each	10	30%	35	3		
B Business	4,000	40	100	0	10	0 each ⁷	10	60%	35 ⁹	3		
M-1 Light Industrial	10,000	100	100	25	25	10 each	25	60%	35	3		
M-2 Heavy Industrial	10,000	150	200	25	25	10 each	25	50%	40	4		
C-GI Commercial - General Industrial	4 Acres	200	200	50	50	25 each	50	50%	40	4		

¹ These regulations shall not apply to any existing lots of record as of the effective date of Ordinance No. 2336, adopted November 10, 1997. For such existing lots the bulk requirements are as follows:
Minimum lot area 5,000 square feet.
Minimum fifty-foot frontage width.

² For lots which exceed 50 feet in width, the minimum side yard dimensions shall be as follows; (1) Lot width of 51': 7' each side, 16' both sides; (2) Lot width of 52': 8' each side, 17 feet both sides; (3) Lot width of 53': 9' each side, 18 feet both sides; (4) Lot width of 54': 9 feet each side, 19 feet both sides; (5) Lot width of 55 feet or greater: 10 feet each side, 20 feet both sides.

³ Average Front Yard Setback Modifications. In such cases in the R-A and R-B residential zoning districts where the existing dwellings on the adjacent lots on each side form an existing setback line, the minimum front yard setback for a new dwelling or an addition to an existing dwelling shall be modified to the average setback of the existing dwellings on the adjacent lots or the required setback of 20 feet, whichever is greater, but in no case shall it be required for the setback to exceed 35 feet.

⁴ Average Rear Yard Setback Modifications. In such cases in the R-A and R-B residential zoning districts where the existing dwellings on the adjacent lots on each side form an existing setback line, the minimum rear yard setback for a new dwelling or an addition to an existing dwelling shall be modified to the average setback of the existing dwellings on the adjacent lots or the required setback of 20 feet, whichever is greater, but in no case shall it be required for the setback to exceed 35 feet.

⁵ The total lot coverage in R-A and R-B zones shall not exceed 60%. The maximum total lot coverage shall increase 5% for every 500 square feet in area over 5,500 square feet, but in no event shall exceed 70%.

⁶ The yard requirements for a corner lot shall be 10 feet on the side facing the street. The yard dimensions on the other side shall be in accordance with the dimensions for interior lot.

⁷ If adjacent to a residential zone, the minimum side yard dimensions shall be 10 feet from each side and 20 feet for both sides.

⁸ The maximum height for dwellings located in Zone AE on the flood maps adopted under Ordinance Section 23-3-2 shall be 35 feet.

⁹ The maximum height in the Business Restaurant Overlay Zone shall be increased to 40 feet and 3 stories when an as-of-right application having sufficient parking for a restaurant on the ground floor is submitted to the Township pursuant to Subsection 21-4-5.6 and 7 and the property is situated in the B-R Zone. Any application for any restaurant use shall include a statement of proof of sufficient parking and the location of each required parking space. If sufficient parking is not available and not identified by the applicant, then such application shall not be permitted to proceed.