

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:

Carmen Panuccio

Address:

401 Post Ave  
Lyndhurst NJ

Tel No.:

201-446-1661

PROPERTY ADDRESS:

615 Schuyler

PROPERTY OWNER: (if different from Applicant)

Block: 220 Lot: 8

Name:

Address:

SAME

Tel No.:

ZONE:

R-A

CURRENT USE:

LOT

INTENDED USE:

3 1 bedroom Apartments

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION:

New 3 Family

SIZE OF NEW CONSTRUCTION (sqft):

(Attach survey showing present condition and proposed construction)

I, Carmen Panuccio, CERTIFICATION OF APPLICANT  
Print Your Name, being of full age, certify as follows:

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: 2/8/23

APPROVED

[Signature]  
Signature of Applicant

Date: 2/8/23

[Signature]  
Zoning Officer

DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for the following reasons:

See Attached sheets

HERE WILL BE A \$500 FEE WITHIN 30 DAYS OF THE SUBMITTING THIS APPLICATION

FOR OFFICE USE ONLY  
FEE CHECK: \_\_\_\_\_ CASE: \_\_\_\_\_

pet cash

TOWNSHIP OF LYNDHURST  
OFFICE OF THE  
CONSTRUCTION DEPARTMENT

TO: ZONING BOARD  
FROM: CONSTRUCTION DEPARTMENT  
SUBJECT: REFUSAL OF ZONING  
APPLICATION

This is to advise that on Feb. 8, 2023 a zoning permit was denied to Carmine Parucio  
for premises located on 615 Schuyler Ave., Block # 220, Lot # 8,  
Zone RA for the (erection) (use) of a 3 Family Dwelling

Does not comply with the Township Ordinance # 2067 because of: Use of a three Family is not permitted in the R-A zone (Ord. 2067 section 21-4.2)

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		Conforms			
		R-A ZONE		R-C ZONE	
		YES	NO	YES	NO
1. Lot Area: <u>10,710 sq ft</u>	Area Required: <u>5,000</u> <u>6,000</u>	X		X	
2. Lot Frontage: <u>51 Feet</u>	Frontage Required: <u>50'</u> <u>60'</u>	X			X
3. Lot Depth: <u>210 Feet</u>	Depth Required: <u>100'</u> <u>100'</u>	X		X	
4. Front Yard Set Back: <u>48' 1"</u>	Min. Set Back Req.: <u>20'</u> <u>20'</u>	X		X	
5. Side Yard Set Back: <u>6' 10" x 10' 2" 1/2</u>	Min. Side Yard Req.: <u>6' 10" x 10' 2" 1/2</u> <u>6' 10" x 10' 2" 1/2</u>	X		X	
6. Rear Yard Set Back: <u>75'</u>	Min. Rear Yard Req.: <u>20'</u> <u>20'</u>	X		X	
7. Parking Spaces: <u>8</u>	Min. Parking Spaces Req.: <u>2</u> <u>6</u>	X		X	
8. Lot Coverage: <u>30%</u>	Maximum Permitted: <u>30%</u> <u>30%</u>	X		X	
9. Height of Building: <u>30' 2 stories</u>	Max. Height of Building: <u>30' 2 stories</u> <u>35' 3 stories</u>	X		X	

\*\*\*\*\*  
REMARKS: See attached Remarks

DATED: 2/8/23

Mark S. Salome  
Zoning Official



**LYNDHURST CONSTRUCTION DEPARTMENT**  
**Department of Public Affairs**

**615 Schuyler Avenue Remarks on the Denial of a Zoning Application**

**Block 220 Lot 8**

**2-8-2023**

The lot is a corner lot that lies in an RA zone that allows one family residential dwellings but there are existing legal non-conforming and conforming uses surrounding this parcel of land.

- 1) To the north and side yard of 615 Schuyler Avenue is the Kingdom Hall of Jehovah's Witnesses, Marty Gras Bar & Grill and 758 Kingsland Avenue, a two-family dwelling. All three are existing legal non-conforming uses in a one family zone.
- 2) To the south and side yard of 615 Schuyler Avenue is 619-623 Schuyler Avenue (T M Gardens) an existing legal non-conforming 12-unit condominium building in a one family zone. Behind the condominium units are 760 and 758 Elizabeth Avenue two conforming one family dwellings.
- 3) To the east and front yard of 615 Schuyler Avenue is Polyurethane Specialties, a business located in a M-2 zone (Heavy Industrial Zone).
- 4) To the west and rear yard of 615 Schuyler Avenue is 751 Elizabeth Avenue, a legal non-conforming two-family dwelling in a one family zone.