

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: 725 3rd Avenue LLC
Address: 8 Kipp Court
Wayne, New Jersey

Tel No.:

PROPERTY ADDRESS:

725 3rd Avenue
Block: 44 Lot: 21

PROPERTY OWNER: (if different from Applicant)

Name:
Address: SAME
Tel No.:

ZONE:

RB

CURRENT USE:

INTENDED USE:

EXPLAIN IN DETAIL THE PROPOSED CONSTRUCTION: One Family Dwelling
Subdivision Construction of two two Family dwellings
into two lots (each lot 50 Feet by 118.50 Feet) and construction of new two
Family dwellings on each lot
SIZE OF NEW CONSTRUCTION (sqft):
(Attach survey showing present condition and proposed construction)

I, Malcolm J McPherson, 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: 2/26/2015
APPROVED

Signature of Applicant: [Signature]
Zoning Officer: [Signature]

Date: 3/5/15
DENIAL OF ZONING CERTIFICATE: (if applicable)

The Zoning Certificate is denied for the following reasons:

SEE ATTACHED DOCUMENT FOR DENIALS

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

FOR OFFICE USE ONLY:

FEES: CHECKED _____ CASH _____



LYNDHURST CONSTRUCTION DEPARTMENT
Department of Public Affairs

Zoning Application Denial

Address: 725 Third Avenue

Block: 44 Lot: 21

March 5, 2025

- 1) Lyndhurst Land Subdivision Chapter 20, Ordinance # 1424. The subdivision will require board approval.
- 2) Lyndhurst Zoning Chapter 21, Attachment 1 Schedule of Regulations Ordinance #2067. The proposed construction of a 3 story, 35 foot structure does not conform with our schedule of regulations in relation to height and number of stories.
- 3) Lyndhurst Zoning Chapter 21 Section 21-8.11f. Ordinance #2067. the driveway exceeds the maximum allowable feet in width.
- 4) The ground floor area can easily be converted into a three family and it is recommended that the full bath in the basement be substituted for a half bath.

Respectfully,

Christopher Salviano

Zoning Official

201-804-2490