

APPLICATION FOR THE TOWNSHIP OF LYNDBURST BOARD OF ADJUSTMENT

Applicant: 312 Valley Brook, LLC **Address:** 51 Cleveland Street, Hackensack, NJ 07601

Owner: 312 Valley Brook LLC & 324 Valley Brook, LLC **Address:** 51 Cleveland Street, Hackensack, NJ 07601

Present

Use: restaurant and associated storage area/garage and a single-family dwelling and associated detached garage

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

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

variance? The proposed multi-family use is consistent with the neighborhood development pattern and removes an existing vacant non-conforming use (restaurant) from the site. The proposed multi-family use also removes an existing outdated residential dwelling from the site, promotes a more desirable visual environmental for the area, and promotes appropriate population densities (see NJSA 40:55D-2(e)). The proposed architectural design of the building is an improvement to the site and immediate surrounding residential area. The proposed multi-family residential use redevelops 3 underutilized lots and provides sufficient space for the proposed use.

*** Supply a statement of why relief will 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 aesthetic changes to the site represent a positive improvement to the property and immediate area. The variances being sought are minor in nature and do not create an over-intensification of development. The proposed multi-family use is consistent with adjacent multi-family use and the consistent with other surrounding residential uses and neighborhood development pattern. The proposed development removes an existing vacant non-conforming use (restaurant), which is a more intense use, as well as an outdated existing residential structure and will revitalize the property. The proposed development consists of 3 underutilized lots, which will be redeveloped and revitalize the area. The proposed aesthetic changes to the property represent a positive improvement to the site and immediate area. The proposed development will not have an adverse impact on the public good. The proposed development consists of entirely one and two-bedroom units, which do not negatively impact the school district or Township resources. The proposed development can be granted without detriment to the public good and without substantial impairment to the intent and purpose of the zone plan and ordinance.

* Additional statements/reasons for granting the requested variances and the suitability of the site for the proposed development will be provided by the Applicant's professional planner in testimony at the public hearing.

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:

The Applicant is 312 Valley Brook, LLC.
Frank Meli is 100% owner of 312 Valley Brook LLC and his address is 51 Cleveland Street, Hackensack, NJ 07601.

- 1. Commercial use variance: _____
- 2. Variance of 25 units or more: _____
- 3. Subdivision of 3 units or more: _____

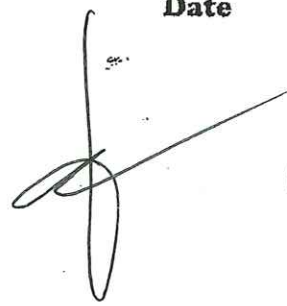
ATTACHED hereto and made a part of this application are the following:

- (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.

Signed in front
of me on:
JUNE 14TH 2021

Date



JOHN BUREK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 24, 2021

312 VALLEY BROOK, LLC



Applicant's Signature

By: Frank Meli, Sole Member

AFFIDAVIT OF PROPERTY OWNER

STATE OF NEW JERSEY)
) ss.:
COUNTY OF BERGEN)

324 Valley Brook, LLC certifies that it is the sole owner of the property known as 324 Valley Brook Avenue, Lyndhurst, New Jersey, and designated as Lot 6 in Block 68 on the Tax Map.

This will confirm that 312 Valley Brook, LLC has been authorized by 324 Valley Brook, LLC to make application to the Township of Lyndhurst Zoning Board of Adjustment (the "Board") for Site Plan approval and variance relief with respect to the above property.


Further, 324 Valley Brook, LLC certifies that it consents to inspection of the property by the Board and/or its professionals in connection with the pending application before such Board.

Dated: 6-4-21

324 Valley Brook, LLC

By: 
Name: Frank Meli
Title: Managing Member

Sworn to and subscribed
Before me this 4th day
of June 2021.



NOTARY PUBLIC

JOHN BUREK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 24, 2021

AFFIDAVIT OF PROPERTY OWNER

STATE OF NEW JERSEY)
) ss.:
COUNTY OF BERGEN)

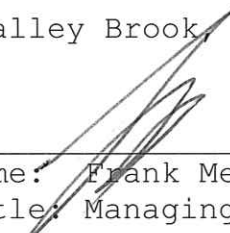
312 Valley Brook, LLC certifies that it is the sole owner of the property known as 312-318 Valley Brook Avenue, Lyndhurst, New Jersey, and designated as Lot 4 in Block 68 on the Tax Map.

312 Valley Brook, LLC certifies that it is the sole owner of the property known as 320 Valley Brook Avenue, Lyndhurst, New Jersey, and designated as Lot 5 in Block 68 on the Tax Map.

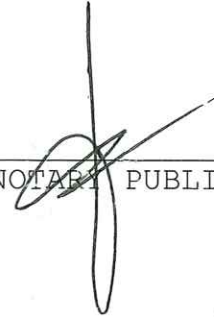
Further 312 Valley Brook, LLC certifies that it consents to inspection of the property by the Township of Lyndhurst Zoning Board of Adjustment (the "Board") and/or its professionals in connection with the pending application before such Board.

Dated: 6-4-21

312 Valley Brook, LLC

By: 
Name: Frank Meli
Title: Managing Member

Sworn to and subscribed
Before me this 4th day
of June 2021.



NOTARY PUBLIC

JOHN BUREK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 24, 2021


CERTIFICATION OF PAYMENT OF TAXES
Township of Lyndhurst

DATE: June 4, 2021

ADDRESS: 312-318 & 324 Valley Brook Avenue

BLOCK: 68 LOT(S): 4, 5, & 6

I hereby certify that the taxes for the above property have
been paid to the present time.



Tax Collector

(Section 19-6)

Application Number _____

Checklist for required submission to the planning board or zoning board of adjustment of the Township of Lyndhurst.

All required submissions are to be made to the administrative officer and are due at the time of submission of the application. All applications must be submitted 30 days prior to a hearing to be scheduled.

*C D W

I. REQUIREMENTS FOR ALL APPLICATIONS.

1. Completion Checklist C
2. Seven copies of the application form applicable to the type of approval requested, completely filled in. If any item is not applicable to the applicant, it should be so indicated on the application form(s). C
3. (a) Applicant's affidavit that taxes are currently paid and up-to-date or (b) application for municipal determination of tax status and affidavit certifying that delinquent taxes shall be paid upon grant of approval by the Board and in conformance with ordinance requirements that the Board's final approval be conditioned upon payment of all subsequent taxes. C
4. Receipt indicating that all required fees (as set forth in the fee ordinances of the township) are paid. C
5. Fourteen copies of any required plot C

*C D W

<http://clerkshq.com/default.aspx>

7/31/2014

C - Complies
D - Deficient
W - Waiver sought

plan, site plan or subdivision plan completed in conformance with the requirements of all applicable ordinances of the Township and to be a maximum sheet size of 24 inches by 36 inches (24" x 36").

6. If available prior to the hearing, 14 copies of any other supporting documentation which shall be presented to the board in its consideration of the application. C

7. If applicant is other than the owner of the subject property, a consent form executed by the owner authorizing the Applicant to proceed before the board. C

8. Information as to ownership. If applicant is a corporation or partnership, a list of the names and addresses of all stockholders or individual partners owning at least ten percent of its stock of any class or at least ten percent of the interest in the partnership as the case may be, as required by N.J.S.A. 40:55D-48.1 and 40:55D-48.2. C

9. Names of proposed witnesses and their expertise, if any, if known at time of submission of application. C

10. Listing of all approvals including any variances, and/or exceptions being sought, with reference to the specific applicable ordinance provisions(s) and an explanation of the reasons why such variance or exception is being requested. *C D W

For "d" variance applications, statement of legal basis for grant of variance which must include:

(a) A list and explanation of the specific special reason(s) advanced demonstrating that the proposed variance would not cause detriment to the intent and purpose of the Township Zoning Ordinance. C

(b) Explanation of how requested variance would be consistent C

with goals and provisions of master plan and reasons why proposed development would pose no substantial harm to surrounding properties or the township generally.

11. If the public notice of the hearing on the application is required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-12 and/or the ordinances of the township, applicant shall submit a list of property owners within 200 feet of the subject property. The list shall include the names and addresses as shown on the

C

municipal tax records. Applicant may apply to the administrative officer for a municipally certified list of property owners within 200 feet of the subject property. A tax map shall be included with the 200 foot radius indicated thereon.

*C D W

12. Copies of any prior resolutions or other documentation regarding past decisions involving the property.

C

13. Copies of any easements or deed restrictions or covenants affecting use of the premises.

N/A

14. If applicant is a corporation, name of attorney who shall be representing the applicant.

C

15. Applicant's affidavit that (a) there are no delinquent water or sewer assessments levied against the property or (b) application made to all servicing utility authorities for a determination regarding the status of any water or sewer assessments and an affidavit certifying that delinquent assessments shall be paid upon approval by the board of application and in conformance with ordinance requirements that payments of such assessments to be made a condition of final board approval.

C

16. A schedule of zoning requirements

C

applicable to the property and a showing of whether or not the application is in conformance with such requirements. The schedule shall be indicated on the site-plan.

*C D W

17. Except for final major subdivision or final site plan applications, flood plains and/or wetlands shall be delineated on the plans or, if none, certification by a licensed engineer or landscape architect that based on a review of the National Inventory Wetlands Map and a physical inspection of the premises, there are no wetlands or flood plains designated.

C

18. A list, included in the application, of all other governmental agencies which must review the application and issue an approval thereon.

C

19. Any other material required for the board to make a decision such as, but not limited to, traffic study, environmental assessment, fiscal impact study, and similar reports.

C

ADDITIONAL REQUIRED SUBMISSIONS FOR SPECIFIC TYPES OF APPLICATIONS

SUBDIVISION APPLICATIONS

II. MINOR SUBDIVISION APPLICATION. N/A

(a) A signed and sealed survey prepared by a licensed surveyor drawn on a scale of 200 feet to the inch or larger. The entire tract shall be shown on one sheet where possible. This survey shall show or include the following information:

*C D W

1. Name, title and address of applicant, owner and person preparing plat, and seal of person preparing plat.

2. Place for signature of chairman and secretary of the planning board or board of adjustment.

3. Date, scale and north arrow.
4. Tax map, lot and block numbers of the property in question and all adjacent lots including owners of record.
5. Existing and proposed lot lines and dimensions.
6. Acreage of tract to be subdivided and area in square feet of lots before and after subdivision.
7. All existing structures and wooded areas within the portion to be subdivided, including all trees over six inches in diameter as measured at breast height.
8. All streets or roads and streams adjacent to the subdivision.
9. Key map showing the entire subdivision and its relation to the surrounding areas using a 1,000 foot radius.
10. Contours at two foot intervals, or five foot intervals for slopes in excess of ten percent grade.
11. Indication of all required buffers and proposed landscape improvements.
12. Certification of any necessary approvals by the HMDC, DEP, County Planning Board or any other local, state or federal agency.

*C D W

III. PRELIMINARY MAJOR SUB-DIVISION APPLICATIONS.

N/A

- (a) The required submissions for this type of application shall consist of a plat drawn or reproduced at a scale of not less than one inch equals 200 feet and designed and drawn by a licensed New Jersey engineer. The plot shall include the following information:

1. All items required for minor subdivision

applications.

- 2. Contours based on a one-foot interval and the high and low points and tentative cross sections and centerline profiles for all proposed new streets.
- 3. Plans of proposed utility layouts for storm and sanitary sewers and water service.
- 4. All road right-of-ways and road cross sections and construction details of pavements, curbs and storm drainage improvements, and any proposed road dedications.
- 5. Storm water management design and calculations. *C D W
- 6. Any driveways within 200 feet accessing the street on which the subject property is located.
 - (b) Landscape improvement plan, signed and sealed by a licensed landscape architect.
 - (c) Lighting plan.
 - (d) Soil erosion and sediment control plan and details.

**IV. FINAL MAJOR SUBDIVISION APPLI-
CATION** N/A

- (a) A plat shall be submitted for this type of applicant and shall be drawn at the same scale as the preliminary plans. The final plat shall show the following:
 - 1. All items required for preliminary major subdivision applications, in final form.
 - 2. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, bearing and distances and curve data, land to be reserved or dedicated to public use, all lot lines and other lines.
 - 3. The purpose and description of any

easement or land reserved or dedicated to public use shall be designated.

*C D W

4. Block and Lot numbers as assigned by the township engineer if pre-liminary approval has been previously granted.
5. Minimum building setback line on all lots and other sites.
6. Location and description of all monuments.
7. Names of owners of adjoining land.
8. Certification by engineer or surveyor.
9. Owner's certification as to subdivision.
10. Municipal approval signature spaces.

(b) Certification by applicant that all conditions of any preliminary approval have been satisfied or if not, an explanation of what changes have been made along with copies of any governmental approvals required pursuant to any preliminary approvals.

(c) Certification by Applicant that any required performance bond and inspection fees have been posted with the township.

V. REQUIREMENTS FOR SITE PLAN APPLICATIONS

(a) All site plans submitted shall be drawn at a scale not smaller than one inch equals 50 feet (1" = 50'), shall be signed and sealed by a licensed engineer or architect and shall contain the following information:

*C D W

C

1. Name, title and address of applicant, owner and person preparing plat, and seal of person preparing plat.

C

- 2. Place for signature of chairman and secretary of the planning board or board of adjustment. C
- 3. Date, scale and north arrow. C
- 4. Tax map, lot and block numbers of the property in question and all adjacent lots including owners of record. C
- 5. All existing structures and wooded areas within the portion to be subdivided including all trees over six inches in diameter as measured at breast height. C
- 6. All streets or roads and streams adjacent to the subdivision. C
- 7. Key map showing the entire site and its relation to the surrounding areas using a 1000 foot radius. W
- 8. Contours at two foot intervals, or five foot intervals for slopes in excess of ten percent grade. C
- 9. Certification of any necessary approvals by the HMDC, DEP, County Planning Board or any other agency. C
- 10. On-site parking and loading spaces and facilities, including calculations and proposed on-site circulation system for both pedestrians and vehicular traffic, including sidewalks. C
- 11. Any proposed and existing signs and descriptive schedules. C
- 12. Identification of the type and location of public and private utilities and services for water and sewage disposal. C
- 13. Proposed plans for storm water management and calculations. C
- 14. Any driveways within 50 feet accessing the street on which the subject property is located. C

W - ONLY BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION TO BE SOUGHT POST TOWNSHIP SITE PLAN APPROVAL.

***C D W**

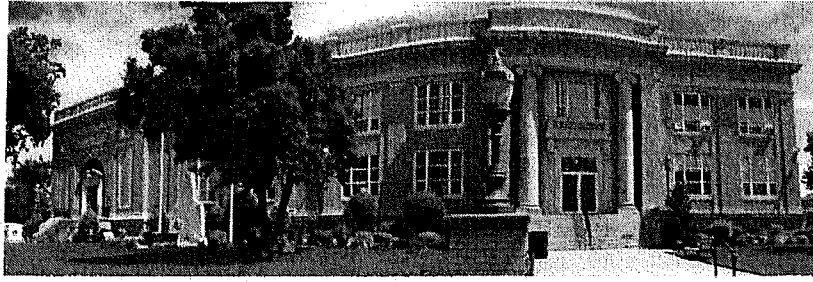
- 15. Certified property survey including owner's name. C
- 16. Lighting plan. C
- 17. A landscape improvement plan shall be provided indicating buffer areas, signed and sealed by a licensed landscape architect. W - landscaping plan has been provided in the Site Plan set, signed and sealed by the civil engineer
- 18. Soil erosion and sediment control plan. C

***Editor's Note:** Chapter XIX was established in entirety by Ordinance No. 1650. Additional amendments are noted where applicable.

*** Editor's Note:** The fee schedule previously contained herein as adopted by Ordinance No. 1650 was superseded by Ordinance No. 2067. See Chapter XXI, subsection 21-11.4 for the current fee schedule.

*** Editor's Note:** Appendix A referred to herein can be found at the end of this chapter.

CHAPTER XIX LAND USE PROCEDURES*
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LYNDHURST CONSTRUCTION DEPARTMENT

Department of Public Affairs

312,316,320&324 Valley Brook Avenue Zoning Application Denial

Block 68 Lots 4,5&6

2-18-2020

- 1) The property above lies in a business zone. In a business zone residential uses are an excluded use as per Lyndhurst ordinance 2067 section 21-4.5 c.13.
- 2) The minimum lot dimensions supplied on the plans submitted are indicated for compliance with a business use/zone, where in fact the variance is for the use of a multi-family building in a business zone. As a multi-family building in the business zone, the lot and yard dimensions do not comply with the schedule of regulations for an R-C Zone (section 21-4.4). The side yard for the corner lot and the maximum principal building coverage do not comply with the minimum lot and yard dimension requirements for a business zone.
- 3) The applicant propose 48 parking spaces and 2 spaces will be accessible spaces, one for a van and one for a car.
 - A) Lyndhurst Ordinance 2067 section 21-8.18 states in a multi-family/ 2 spaces per dwelling unit and 1 visitor space per 5 units. $27 \times 2 = 54$ spaces; 6 visitor spaces = 60 spaces required.
 - B) State of New Jersey RSIS Standards for off street parking is 1.8 spaces for one-bedroom and 2 spaces for 2 bedrooms. $(1.8 \times 21 = 38 / 2 \times 6 = 12)$, for a total of 50 spaces required) *Visitor spaces not mentioned in RSIS.
 - C) The plan indicates 4 one-bedroom units with a den on the second and third floor. This makes a total of 8 one-bedroom units with a den. The den is comparable to a bedroom and I would consider the units with a den, as two-bedroom units. Therefore, I would consider the application to be for 13 one-bedroom units and 14 two-bedroom units for a total of 27 dwelling units.
 - D) The RSIS Standards for off street parking for 13 one-bedroom units and 14 two-bedroom units would be $1.8 \times 13 = 23 / 2 \times 14 = 28$, for a total of 51 parking spaces required.
- 4) The building plan review is not being performed at this time but all units in the building must be Type A accessible units.

21-4.5 Uses Permitted in Business District.

a. Uses Allowed by Right.

1. Retail stores, markets and shops for the conducting of any retail business, except those specifically prohibited under subsection 21-4.5c.
2. Service establishments as defined by this chapter, excluding automotive, laundry and dry cleaning establishments where laundry and dry cleaning is done on the premises and drive-in windows or facilities.

Coin operated laundries and dry cleaners are permitted provided there is an attendant present whenever the establishment is open. A hand laundry is permitted provided that no more than three persons are employed and provided that the laundry is housed in a fully enclosed structure.

3. Business, professional and governmental offices.
4. Banks, without drive-in facilities.
5. Nursery schools and day care centers.

b. Conditional Uses. The following uses may be established as conditional uses subject to approval by the planning board.

1. Drive-in windows for financial institutions provided that:
 - (a) The applicant demonstrates that there is sufficient space on the site to provide for the maximum line of cars that may be reasonably expected; and
 - (b) Measures to increase traffic safety recommended in reports from the police department and planning consultant be considered and may be made a condition of approval.
2. Automobile sales rooms provided that automotive repair or servicing not normally incidental to the sale of automobiles is prohibited.
3. Telephone exchanges and other public utility substations provided they are housed in a building or suitably enclosed to harmonize with the character of the neighborhood.
4. Funeral parlors.
5. Fully enclosed theaters.

6. Gasoline stations, and repair garages in accordance with the following conditions:

- (a) No gasoline station shall have an entrance or exit for vehicles within 200 feet along the same side of a street of any school, playground, church, hospital, public building, or institution, except where such property is in another block or abuts another street which the lot in question does not abut.
- (b) No gasoline station or repair garage shall be permitted where any oil draining pit or visible appliance for any purpose (other than gasoline filling pumps or air pumps) is located within 50 feet of any existing or future street line or within 150 feet of any residential district. All such appliances or pits other than gasoline filling pumps or air pumps, shall be within a building.

Gasoline and air pumps shall be permitted within the required front yard space of a gasoline station, but shall be no closer than 20 feet to any existing or future street line.

- (c) No abandoned or unregistered motor vehicle shall be permitted on the premises of any gasoline station or repair garage unless within a closed and roofed building. Six motor vehicles may be located upon any gasoline station or repair garage outside of a closed or roofed building for a reasonable time while the motor vehicles are awaiting repair by the gasoline station or repair garage.
7. Fully enclosed eating and drinking establishment where food and drink is served within the building only, or where take out customers constitute less than 50 percent of the total customers.
 8. Hospitals and nursing homes, subject to the provisions of subsection 21-5.10 and subsection 21-5.11.
 9. Emergency medical treatment centers provided that an off-street space for an ambulance is provided.
 10. Private and commercial schools.
 11. Body art, including permanent cosmetics, tattooing and body piercing, as defined in this chapter, subject to the following conditions:
 - (a) Compliance with all requirements of the township department of health, pursuant to Section 22-9 et seq. of the Township ordinance.
 - (b) Compliance with all requirements of the State Department of Health pursuant to N.J.S.A. 26:1A-7 et seq., and the regulations promulgated thereunder pursuant to N.J.A.C. 8:27-1 et seq.

c. Excluded Uses. The following uses are specifically excluded from Business District:

1. Hotels, motels and motor inns.
2. Shooting galleries, skating rinks, bowling alleys, billiard parlors, dance halls, discotheques, model slot car racing, amusement arcades and other similar amusements, drug paraphernalia sales and fortune tellers.
3. Automobile laundries.
4. Automotive storage or repair garage.
5. Used car lots.
6. Boarding of animals.
7. Truck terminals.
8. Manufacturing, processing and assembly enterprises.
9. Building or construction supply business.
10. Milk depots.
11. Warehouse and similar storage facilities.
12. Wholesale establishments.
13. Dwellings.
14. Outdoor storage.
15. Check cashing facilities.

- d. All business uses must be buffered from any adjacent residential use or zone with a six foot high evergreen or decorative fence screen, except that within ten feet of a public sidewalk, the buffer shall be no more than two and one-half feet in height.
(Ord. No. 2067; Ord. No. 2351, §1; Ord. No. 2394, §1; Ord. No. 2567, §3; Ord. No. 2618, §1; Ord. No. 2840-12; Ord. No. 2872-12, §4)

21-8.18 Schedule of Required Parking Spaces.

No building or premises shall be used nor shall any building be built or erected, nor shall any building be altered so as to expand its usable floor area, unless there is provided parking spaces upon the same premises upon which the use or structure is located in accordance with the following schedule:

Use	Required Number of Parking Spaces
Single-family dwelling	2 spaces
Two-family dwelling	4 spaces ¹
Multi-family dwelling	2 spaces per dwelling unit.
Dwellings with five or more units	1 visitor space per 5 units.
Retail stores	1 space per 200 square feet of sales area (in excess of 1,000 square feet).
Service establishments	1 space per 300 square feet of usable floor area.
Business, professional and governmental offices	1 space per 300 square feet of usable floor area.
Banks	1 space per 300 square feet of usable floor area.
Eating and drinking establishments	1 space per each 3 seats in excess of 10.
Bowling alleys	4 parking spaces per alley.
Theaters	1 space per each 2 seats.
Meeting rooms, clubs, places of public assembly	1 space per 50 square feet of seating area.
House of worship	1 space per each 2 seats.
Funeral homes	20 spaces per visiting room.
Elementary schools	1 space per classroom.
High schools	5 spaces per classroom.
Automobile showroom	1 space per 800 square feet of usable floor area.
Use	Required Number of Parking Spaces
Industrial uses	1 space per each 2 employees but not less than 1 space for each 500 square feet of usable floor area.
Warehouses	1 space per each 2 employees but not less than 1 space for each 2,000 square feet of floor area.
Motor inns and hotels	1 space per unit; plus 1 space for each 2 employees plus space for meeting rooms and restaurants as provided above.
Uses not listed above	According to that category which most nearly approximates the use.
More than one use on a premises	The sum of the component requirements.
Amusement arcades	3 spaces per electronic game or pinball machine.
Day care center	1 space per employee.

¹ The parking of more than two motor vehicles in tandem, or behind one another, shall not be permitted so as to satisfy off-street parking requirements. This is inclusive of garage parking.

21-4.4 Uses Permitted in R-C District.

- a. *Uses Allowed by Right.*
 1. All uses allowed in the R-B District.
 2. Multi-family dwellings subject to the special provisions listed in subsection 21-4.4c.
- b. *Conditional Uses.* Conditional uses allowed subject to approval by the planning board:
 - (a) Bulk regulations of R-B District.
 - (b) Off-street drop-off with an on-site turn around.
 - (c) Screening of outdoor play area with 5 foot solid evergreen hedges or fences.
 2. All conditional uses as permitted in the R-B District.
- c. *Special Regulations.* Special regulations applying to multi-family dwellings and garden apartment style dwellings:
 1. Requirements as to minimum lot size, setbacks, density, coverage and height, as contained in the Schedule of Regulations, Section 21-6.
 2. All space not needed for building or parking shall be landscaped. A minimum landscaped open space of 2,000 square feet shall be provided.
 3. The minimum distance between structures within the development shall be 30 feet.
 4. The main entrance to the building shall not face the parking area.
 5. No structure shall be more than 150 feet in longest dimension. No structure within 50 feet of the front lot line shall have a dimension of more than 100 feet parallel or nearly parallel to the front of the lot.
 6. Structures more than 50 feet in length shall have facade set backs of at least two feet, not more than 50 feet apart.
 7. Parking areas and access drives shall be paved; uncovered parking areas shall be landscaped in accordance with subsection 21-8.10.
 8. Adequate facilities shall be provided for the handling and storage of garbage by maintaining an enclosed and screened area or a separate building into which all garbage and waste materials shall be deposited.
 9. A minimum of 100 square feet of recreation space per dwelling unit shall be provided. The least dimension of such space shall be no less than 20 feet.
 10. All driveways shall be at least five feet from any side lot line. All driveways and parking areas shall be at least five feet from any principal building.

(Ord. No. 2067)

SCHEDULE OF REGULATIONS
TOWNSHIP OF LYNDBURST, NEW JERSEY
ZONING, CHAPTER XXI
 (Section 21-6)

District	Minimum Lot Dimensions				Minimum Yard Dimensions			STREET SIDE (Corner Lot) Feet	Maximum Principal Building Coverage	Feet	Stories
	AREA Sq. Feet	WIDTH Sq. Feet	DEPTH Feet	FRONT Feet	REAR Feet	SIDE Feet (Interior Lot)					
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	5,500 ¹	55 ¹	100	20 ³	20 ⁴	6 each	10 ⁶	30% ⁵	32 ⁸	2-1/2	
R-B Two Family Dwelling	5,500 ¹	55 ¹	100	20 ³	20 ⁴	6 each	10 ⁶	30% ⁵	32 ⁸	2-1/2	
R-C Three and Four Family Dwelling	6,000	60	100	20	20	15 both ²	10 ⁶	30% ⁵	32	2-1/2	
R-C Multi Family Dwelling And Garden Apartment	15,000	100	125	20	20	10 each	10 ⁶	30%	35	3	
B Business	4,000	40	100	0	10	0 each ⁷	10	60%	35	3	
M-1 Light Industrial	10,000	100	100	25	25	10 each	25	60%	40	4	
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 five thousand (5,000) square feet
 Minimum fifty (50) foot frontage width

² For lots which exceed 50' 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' both sides; (3) Lot width of 53'-9" each side, 18' both sides; (4) Lot width of 54'-9" each side, 19' both sides; (5) Lot width of 55' or greater, 10' each side, 20' 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 twenty (20) feet, whichever is greater, but in no case shall it be required for the setback to exceed thirty-five (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 twenty (20) feet, whichever is greater, but in no case shall it be required for the setback to exceed thirty-five (35) feet

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

⁶ The yard requirements for a corner lot shall be ten feet (10') 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 ten (10) feet from each side and twenty (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
 (Ord. No. 2067; Ord. No. 2301; Ord. No. 2303; 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)

OWNER & ADDRESS REPORT

LYNDHURST

312-318 & 324 VBA CERTIFIED LIST OF OWNERS
68 - 4-6

06/08/21 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
62	6		2	SAYED, ZAHEDA & KADRI, NADIA 315 STUYVESANT AVENUE LYNDHURST, NJ 07071	315 STUYVESANT AVE	
62	7.01		2	SAVINO, LYNETTE 317 STUYVESANT AVE LYNDHURST, N.J. 07071	317 STUYVESANT AVE	
67	7		2	SENESE, JOHN A & PATRICIA J 285 LIVINGSTON AVE LYNDHURST, N J 07071	289 LIVINGSTON AVE	
67	8		1	SENESE, JOHN A & PATRICIA J 285 LIVINGSTON AVE. LYNDHURST, N J 07071	291 LIVINGSTON AVE	
67	9		2	LEE, GREG J 317 VALLEY BROOK AVE LYNDHURST, NJ 07071	317 VALLEY BRK AVE	
67	10.01		2	SENESE, JOHN & PATRICIA 285 LIVINGSTON AVE LYNDHURST, N J 07071	311 VALLEY BRK AVE	
67	11		4A	TORRE, GIUISEPPE(AKA JOSEPH) 2601 NE 3RD CT., UNIT409 BOYNTON BEACH, FL 33435	305-307 VALLEY BRK AVE	
67	12		4A	CHUNG, ARNOLD & MIMI 1 PARKER PLACE OLD TAPPAN, NJ 07675	296-298 STUYVESANT AVE	
67	13		4A	CHENG, PO TIN 294 STUYVESANT AVE. LYNDHURST, N.J. 07071	294 STUYVESANT AVE	
67	14		4C	209 STUYVESANT LLC 96 STEVENS PLACE NORTH ARLINGTON, NJ 07031	290-292 STUYVESANT AVE	
67	15		4A	HAL REALTY LLC 288 STUYVESANT AVE LYNDHURST, NJ 07071	288 STUYVESANT AVE	
68	1		4A	324 M P BROADWAY LLC ETAL 190 MAIN STREET #201 HACKENSACK, NJ 07601	300-308 STUYVESANT AVE	
68	2		2	HALKARD, DANIEL 310 STUYVESANT AVENUE LYNDHURST, NJ 07071	310 STUYVESANT AVE	
68	3		2	GIACCHI, GUISEPPE & ROSARIA 312 STUYVESANT AVE LYNDHURST, N J 07071	312 STUYVESANT AVE	
68	7		2	TIMPANARO, JAMES & DEBORAH 311 LIVINGSTON AVE LYNDHURST, N.J. 07071	311 LIVINGSTON AVE	
68	8		2	BLANCO, LUIS A 313 LIVINGSTON AVE LYNDHURST, NJ 07071	313 LIVINGSTON AVE	
68	9		2	CEDRO, MARY ANN 317 LIVINGSTON AVENUE LYNDHURST, N.J. 07071	317 LIVINGSTON AVENUE	
68	10		2	RUBEL, KEITH 128 PALISADE DRIVE FREEHOLD, NJ 07728	319 LIVINGSTON AVE	
68	11		2	BIANCAMANO, GENEVEIVE 323 LIVINGSTON AVE LYNDHURST, N J 07071	323 LIVINGSTON AVE	

OWNER & ADDRESS REPORT

LYNDHURST

312-318 & 324 VBA CERTIFIED LIST OF OWNERS
68 - 4-6

06/08/21 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
68	12		2	GRONINGER, GAIL 325 LIVINGSTON AVE LYNDHURST, NJ 07071	325 LIVINGSTON AVE	
68	13		2	REYNOLDS, GREGORY P.& ELLEN M. 327 LIVINGSTON AVE LYNDHURST, N J 07071	327 LIVINGSTON AVE	
68	30		2	BELLO, MIREYA 328 STUYVESANT AVENUE LYNDHURST, NJ 07071	328 STUYVESANT AVE	
68	31		2	D'AGOSTA, ANTHONY 326 STUYVESANT AVENUE LYNDHURST, N J 07071	326 STUYVESANT AVENUE	
68	32		2	NICASTRO, PAUL S. 8523 OLD FOREST DRIVE N.E LELAND, NORTH CAROLINA 28451	322 STUYVESANT AVE	
68	33		2	FERSCHWEILER, TRACY & CHRISTINE 318 STUYVESANT AVENUE LYNDHURST, NJ 07071	318 STUYVESANT AVE	
68	34		2	COZZI, JOHN M & ALYCE 314 STUYVESANT AVE LYNDHURST, NJ 07071	314 STUYVESANT AVE	
69	1.01		2	HEREDIA, OLGA M 338 VALLEY BROOK AVE LYNDHURST, NJ 07071	338 VALLEY BRK AVE	
69	1.02		2	MORIANO, LUCY 308 LIVINGSTON AVE LYNDHURST, N.J. 07071	308 LIVINGSTON AVE	
69	2.01		2	SALEK, BEVERLY A 342 VALLEY BROOK AVE LYNDHURST, NJ 07071	342 VALLEY BRK AVE	
69	3		2	SHUTT, LORRAINE & GABRIEL, BARBARA 344 VALLEY BROOK AVE LYNDHURST, NJ 07071	344 VALLEY BRK AVE	
69	4		2	WEIDIG, LESLIE 346 VALLEY BROOK AVENUE LYNDHURST, NJ 07071	346 VALLEY BRK AVE	
69	33		2	FREITAS, RAFAEL & ROMAN, C. 320 LIVINGSTON AVE LYNDHURST, NJ 07071	320 LIVINGSTON AVE	
69	34		2	ARCENTALES, FAUSTO & EVELYN 318 LIVINGSTON AVE LYNDHURST, NJ 07071	318 LIVINGSTON AVE	
69	35		2	AHMUTY, JUDY ANN 316 LIVINGSTON AVE LYNDHURST, NJ 07071	316 LIVINGSTON AVE	
69	36		2	AHMUTY, JUDY ANN 314 LIVINGSTON AVE LYNDHURST, NJ 07071	314 LIVINGSTON AVE	
69	37		2	SILVERIO, SERGIO & ANNA 312 LIVINGSTON AVE. LYNDHURST, NJ 07071	312 LIVINGSTON AVE	
70	11		15C	TOWNSHIP OF LYNDHURST VALLEY BROOK AVE. LYNDHURST, N.J. 07071	281 PINE STREET	
70	12		4A	LANDMARK EXPANSION LLC 561 MOUNTAIN AVENUE WYCKOFF, NJ 07481	345 VALLEY BRK AVE	

OWNER & ADDRESS REPORT

LYNDHURST

06/08/21 Page 3 of 3

312-318 & 324 VBA CERTIFIED LIST OF OWNERS
68 - 4-6

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
70	13		2	LANDMARK INVESTMENTS LLC 561 MOUNTAIN AVENUE WYCKOFF, NJ 07481	339 VALLEY BRK AVE	
70	14		4A	CSMH, LLC 6 JACLYN DRIVE EAST HANOVER, NJ 07936	333 VALLEY BRK AVE	
70	15		2	KRAMARCZYK, MAREK 325 VALLEY BROOK AVENUE LYNDHURST, NJ 07071	325 VALLEY BRK AVE	
70	16		2	SPINA, FILOMENA C/O SPINA, NICHOLAS 290 LIVINGSTON AVENUE LYNDHURST, N.J. 07071	290 LIVINGSTON AVE	

The following is a list of utility companies and state agencies, if applicable; need to be notify of Planning or Zoning Board applications by the applicant.

Registered List of Utility Companies for Lyndhurst

Electric Company	Public Service (PSE&G)
Gas Company	Public Service (PSE&G)
Water Company	Passaic Valley Water
Sewers	Passaic Valley Sewage Commission
Cable TV	Comcast Cablevision
Fire Department	Volunteer (Township of Lyndhurst)
Ambulance	Volunteer (Township of Lyndhurst)
Township of Lyndhurst	367 Valley Brook Avenue Lyndhurst, NJ 07071
Passaic Valley Water	1525 Main Street Clifton, NJ 07015
Comcast Cablevision	800 Rahwah Ave. Union, NJ 07087
Passaic Valley Sewage	600 Wilson Ave. Newark, NJ 07105
PSE&G	325 County Ave. Secaucus, NJ 07094
Passaic River Coalition	246 Madisonville Road Basking Ridge, NJ 07920
New Jersey Meadowlands Commission	One DeKorte Plaza Lyndhurst, NJ 07071
New Jersey Transit	1 Penn Plaza East Newark, NJ 07105
Port Authority of NY & NJ	225 Park Avenue South New York, NY 10003

Bergen County Planning Board

One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

Commissioner of Transportation

Department of Transportation
P.O. Box 600
Trenton, NJ 08625-0600

State Planning Commission

Department of Community Affairs
P.O. Box 800
Trenton, NJ 08625-0800