

# KAUFMAN SEMERARO & LEIBMAN

LLP

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Fort Lee, New Jersey

August 6, 2021

## **Via Email & Hand Delivery**

Ms. Cheryl Wloch-Rapetti, Zoning Board Secretary  
Township of Lyndhurst  
253 Stuyvesant Ave.  
Lyndhurst, NJ 07071

Re: Preliminary and Final Major Site Plan Application of  
312 Valley Brook, LLC  
312-318, 320 & 324 Valley Brook Ave.  
Block 68, Lots 4, 5 and 6  
Lyndhurst, NJ

Dear Ms. Wloch-Rapetti:

We represent 312 Valley Brook, LLC, the owner and applicant (the "Applicant") with respect to the enclosed Preliminary and Final Major Site Plan Application concerning the properties located at 312-318 Valley Brook Avenue, 320 Valley Brook Avenue and 324 Valley Brook Avenue and designated as Lots 4, 5 and 6 in Block 68 (collectively, the "Property") on the Township Tax Map. Enclosed please find the following with respect to the Applicant's Preliminary and Final Major Site Plan Application:

1. Sixteen (16) copies of Board of Adjustment Application and Checklists, together with the appropriate certifications and attachments thereto;
2. Sixteen (16) copies of the Survey prepared by Dresdner Robin dated April 18, 2018 and consisting of one (1) sheet;

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3. Sixteen (16) copies of the Site Plan prepared by Dresdner Robin dated January 17, 2020, last revised July 1, 2021, and consisting of twelve (12) sheets as follows:

<u>Sheet</u>	<u>Title</u>
1 of 12	Cover Sheet
2 of 12	Site Plan
3 of 12	Grading Plan
4 of 12	Drainage Plan
5 of 12	Utility Plan
6 of 12	Landscape Plan
7 of 12	Lighting Plan
8 of 12	Soil Erosion and Sediment Control Plan & Details
9 of 12	Removals Plan
10 of 12	Construction Notes & Details I
11 of 12	Construction Notes & Details II
12 of 12	Construction Notes & Details III

4. Sixteen (16) copies of the Traffic Engineer Assessment prepared by Dresdner Robin dated July 12, 2021;

5. Sixteen (16) copies of the Stormwater Management Report prepared by Dresdner Robin dated January 2020, last revised July 2021;

6. Sixteen (16) copies of the Flood Hazard Area & Freshwater Wetlands Evaluation Letter prepared by Dresdner Robin dated February 27, 2020, last revised July 1, 2021;

7. Sixteen (16) copies of the Architectural plans prepared by Virgona + Virgona Architects/Planners and consisting of three (3) sheets:

<u>Sheet</u>	<u>Dated</u>
SK-1	dated 1/8/2020, last revised 11/30/2020
SK-2	dated 1/8/2020, last revised 9/2/2020
SK-3	dated 1/8/2020, last revised 9/2/2020

8. Sixteen (16) sets of Google Earth photographs of the Property; and

9. Check made payable to the Township of Lyndhurst in the amount of \$5,000.00 representing the additional application escrow requested.

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The Property consists of approximately 22,750 square feet and is located on the southwesterly side of Valley Brook Avenue. The Property is located in the Business (“B”) Zone and is presently developed with a restaurant, associated storage area/garage and a single-family dwelling and associated detached garage.

By this Application, the Applicant seeks Preliminary and Major Final Site Plan Approval to demolish the existing structures on the Property and construct a three (3) story, multi-family residential building consisting of twenty-five (25) total units, together with forty-eight (48) off-street parking spaces and related improvements.

The twenty-five (25) residential units will consist of seventeen (17) one-bedroom units and eight (8) two-bedroom units.

The Applicant requests variance relief from the requirements of the B Zone pursuant to N.J.S.A. 40:55D-70(d)(1) with respect to the proposed multi-family residential use.

The Applicant also requests variance relief from the requirements of the B Zone pursuant to N.J.S.A. 40:55D-70(c) for the following: (i) minimum side yard (interior lot), as 10 feet is required and 5.0 feet is proposed; (ii) minimum side yard (corner lot), as 10 feet is required and 3.9 feet is proposed; and (iii) maximum principal building coverage, as 60% is permitted and 34.2% is proposed at ground level and 64.6% is proposed with the overhang.

The Applicant further reserves the right to seek any and all additional variances, variations, waivers and interpretations as the Board and/or its professionals may determine to be required.

The Applicant respectfully requests that the application be deemed complete and scheduled for a hearing date at the earliest convenience of the Zoning Board of Adjustment. At the hearing, the Applicant intends to present the testimony of its civil engineer, Liborio Flores of Dresdner Robin, a traffic engineer, David Shropshire from Shropshire Associates LLC, its architect, Raymond J. Virgona of Virgona + Virgona Architects/Planners, and its planner, David Spatz of Community Housing & Planning Associates, Inc. The Applicant reserves the right to present additional testimony and to supplement the same with expert reports.

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Thank you for the courtesies extended in this matter. Please feel free to contact me if you have any questions.

Very truly yours,



DANIELLE M. FEDERICO

Cc: Don Spagnuolo, Jr., Land Use Administrator (via email only w/ encl)  
312 Valley Brook, LLC