

BOARD OF ADJUSTMENT/PLANNING BOARD APPLICATION

TOWNSHIP OF IRVINGTON, N.J.

DATE OF FILING _____

DATE OF HEARING _____ CALENDAR NO. _____

Application is hereby made by the undersigned for Construction of a 5 story 24 unit multi-family residential dwelling (24 1 bedroom units) with parking on the ground floor on a currently vacant lot.

(Describe relief requested i.e. variance, sub-division, site plan approval or any

Please attached Statement of Applicant Intent

Combination thereof and for what purpose is this application being made)

Pursuant to _____

(Set forth applicable section (s) of Revised Zoning Ordinance)

DESCRIPTION OF PROPOSED DEVELOPMENT

PREMISES AFFECTED IS KNOWN AS LOT (S) 30 BLOCK(S) 149

STREET ADDRESS 175-177 22nd Street, IRVINGTON, N.J.

APPLICANT 175-177 22nd Street LLC

ADDRESS 175-177 22nd Street, Irvington NJ 07111

TELEPHONE# 201-442-9200

OWNER Same as applicant ADDRESS _____

LESSEE Not applicable ADDRESS _____

OCCUPANCY Vacant

SIZE OF LOT 9,911 sf

SIZE OF BUILDING(S) (PRESENT AND/OR PROPOSED) (AT STREET LEVEL)

42 FT. FRONT 142 FT. DEEP

PERCENTAGE OF LOT OCCUPIED BY BUILDING(S) 61.6%

HEIGHT OF BUILDING(S) 5 STORIES 47.48 FT.

SET BACK FROM FRONT PROPERTY LINE 37.83 FT.

{00419528}

FROM SIDE LINE (IF CORNER LOT) Not applicable FT.

ZONING REQUIREMENTS (FOR NEW CONSTRUCTION OR ADDITIONAL CONSTRUCTION)

FRONTAGE N/A FT. SIDE YARDS 0 FT.

SET-BACK 15 FT. REAR YARDS 15 FT.

PRESENT ZONE(S) R-2

Do you know whether there has been any previous appeal involving these premises by either yourself or any other person? No

If yes, state the nature of the appeal, the disposition and date of same:

Date property acquired by owner: April 11, 2019

Proposed Development (Note: This application must set forth all facts upon which you rely to establish your right to relief from the present requirements of the Revised Zoning Ordinance. If additional space is needed, additional pages may be annexed to this application).

- See attached Statement of Applicant Intent.

I hereby swear and depose that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to before me this 21st


Day of NOVEMBER, 2019

Pamela J. Annicchiarico

(Notary or Person authorized by law to take oaths).

PAMELA J. ANNICCHIARICO
A Notary Public of New Jersey
My Commission Expires March 4, 2023

Roberto Ribeiro



(Applicant to print name on top line and sign bottom line)

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

LESLIE W. FINCH
(1973-2000)

GACCIONE POMACO

A PROFESSIONAL CORPORATION
524 UNION AVENUE
P.O. BOX 96
BELLEVILLE, NEW JERSEY 07109
(973) 759-2807
TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI
STEVEN M. AHRENDT
WILFREDO CARABALLO
Of Counsel

JOSEPH CICALA
Counsel

Statement of Applicant Intent and Relief Requested

Re: 175-177 22nd Street, LLC
175-177 22nd Street
Block 149 / Lot 30

175-177 22nd Street, LLC ("Applicant") has filed an application with the Irvington Zoning Board of Adjustment seeking preliminary and final major site plan approval with associated use and bulk variance relief in order to construct a five story residential apartment building with ground floor parking and a total of 24 one bedroom dwelling units on the remaining floors at the above captioned property which is currently in an undeveloped vacant condition.

The subject property is located in the R-2 Zoning District and the 24 unit multi-family residential use is not permitted in the zone. In order to develop and use the subject property as proposed, the Applicant is requesting preliminary and final major site plan approval as well as the following relief:

- Class D(1) Use Variance in order to permit a 24 unit multi-family residential apartment building where the use is prohibited in the R-2 Zoning District pursuant to Irvington Ordinance §650 Attachment 1 Schedule of Use Regulations.
- Class D(5) Use Variance for excessive residential density where 20 dwelling units per acre are permitted in the R-2 Zoning District pursuant to Irvington Ordinance §650 Attachment 2 Schedule of Area, Yard and Height Requirements and 105.48 dwelling units per acre are proposed.
- Class D(6) Use Variance for maximum permitted height where a maximum height of 35 feet is permitted in the R-2 Zoning District pursuant to Irvington Ordinance §650 Attachment 2 Schedule of Area, Yard and Height Requirements and a building height of 47.58 feet is proposed.
- Class C Bulk Variance for minimum lot area in the R-2 Zone pursuant to Irvington Ordinance §650 Attachment 2 Schedule of Area, Yard and Height Requirements where a lot area of 9,911 square feet is provided. Note this is a pre-existing condition at the property which will not be changed as a result of the application.
- Class C Bulk Variance for minimum lot width in the R-2 Zone pursuant to Irvington Ordinance §650 Attachment 2 Schedule of Area, Yard and Height Requirements where a lot width of 50 feet is provided. Note this is a pre-existing condition at the property which will not be changed as a result of the application.

- Class C Bulk Variance for minimum rear yard setback where a minimum 15 foot rear yard setback is required in the R-2 Zone pursuant to Irvington Ordinance §650 Attachment 2 Schedule of Area, Yard and Height Requirements and a 0 foot rear yard setback is proposed.
- Class C Bulk Variance for maximum impervious coverage in the R-2 Zone pursuant to Irvington Ordinance §650 Attachment 2 Schedule of Area, Yard and Height Requirements and an impervious coverage of 98.47% is proposed.
- Class C Bulk Variance for maximum permitted building height in feet where a building height of 35 feet is permitted in the R-2 Zone pursuant to Irvington Ordinance §650 Attachment 2 Schedule of Area, Yard and Height Requirements and a building height of 47.58 feet is proposed.
- Class C Bulk Variance for maximum permitted building height in stories where a building height of 2 ½ stories is permitted in the R-2 Zone pursuant to Irvington Ordinance §650 Attachment 2 Schedule of Area, Yard and Height Requirements and a building height of 5 stories is proposed.
- Residential Site Plan Standards De Minimus Exception for minimum required parking spaces where a minimum 44 parking spaces are required pursuant to RSIS §5:21-4.14 Table 4.4 and 24 parking spaces are provided.

The Applicant hereby request the above listed variance relief in addition to any and all variances or waivers that the Irvington Zoning Board of Adjustment deems necessary for approval of the application.

Dated: November 19, 2019

GACCIONE POMACO

A PROFESSIONAL CORPORATION

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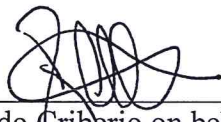
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Business Entity Disclosure Statement

The Applicant for development at 175-177 22nd Street in Irvington, New Jersey (Block 149, Lot 30) is 175-177 22nd Street, LLC. 175-177 22nd Street, LLC. is also the owner of the subject property. 175-177 22nd Street, LLC is a New Jersey Limited Liability Company formed in May of 2019 and is owned by the following natural person:

- Hema Patel 5 Jennie Court, Cedar Grove NJ 07009 100% interest



Rolando Ciberio on behalf of
175-177 22nd Street, LLC