REFUSAL OF PERMIT OFFICE OF THE ZONING ENFORCEMENT OFFICER

TOWNSHIP OF TEANECK

Date:

04/17/2019

Re: Application#:

20180877

To:

189 THE PLAZA LLC (JONATHAN VOCEL)

141 AYERS COURT, SUITE 1B

TRANECK NJ 07666

Voucher/Receipt#

Check #

3218/3222

Amount collected \$ 325.00

Your application for a permit to:

15 STORY BUILDING WITH 3 PARKING LEVELS, 12 RESIDENTIAL STORIES ABOVE PARKING LEVELS, COMMERCIAL SPACE ON 2ND & 3RD FLOORS AS PER PLANS DATED 4-9-19.

on the property at 189 STATE STREET (168-174) TRANECK Block: 5005 Lot: 2 (1 & 11) has been denied for noncompliance with provisions of Article (s): V Sections :33-17, 33-24(c)(4)(a), 33-24(c)(4)(b) of the Municipal Zoning Ordinance for the following reasons:

DENIAL: See attached letter dated 04-17-2019.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms.

The permit which you submitted has been placed in the inactive files in the Community Development Office / Construction Code Department / Zoning Department. Please contact this office to reactivate the permit.

Denied by:

4/17)19

Zoning Official

CC:

Secretary, Board of Adjustment

Permit

Letter

Daniel A. Melfi, Zoning Official

A NEW 15 STORY BUILDING WITH 3 FLOORS OF PARKING, 12 RESIDENTIAL STORIES ABOVE PARKING LEVELS, COMMERCIAL SPACE ON 2ND & 3RD FLOORS AS PER PLANS REVISED THROUGH 04-09-2019.

33-17 SITE PLAN APPROVAL REQUIRED

BUILDING SETBACK TO FRONT PROPERTY LINE (STATE STREET)

33-24(c)(4)(a)

Proposed front setback of building to property line is 0 feet.

Permitted minimum front setback of building to property line is 2 feet. (average)

BUILDING SETBACK TO FRONT PROPERTY LINE (THE PLAZA/ AYERS COURT)

33-24(c)(4)(a)

Proposed front setback of building to property line is 0 feet.

Permitted minimum front setback of building to property line is 8 feet. (average)

BUILDING SETBACK TO REAR PROPERTY LINE

33-24(c)(4)(a)

Proposed rear setback of building to property line is 5 feet.

Permitted minimum rear setback of building to property line is 20 feet

BUILDING COVERAGE

33-24(c)(4)(b)

Proposed building coverage is 24530 sq. ft. (97%)

Maximum permitted building coverage is 6311 sq. ft. (25%)

LOT COVERAGE

33-24(c)(4)(b)

Proposed lot coverage is 24530 sq. ft. (97%)

Maximum permitted lot coverage is 20195.2 sq. ft. (80%)

BUILDING HEIGHT

33-24(c)(4)(b)

Proposed building height is 173 feet (to bulkheads.)

Proposed building height is 168 feet (to roof shade.)

Proposed building height is 158 feet (to roof.)

Maximum permitted building height is 35 feet.

PARKING STALL SIZE

There are 21 spaces with a width of 8' 4"

There are 4 tandem spaces with a width of 8' 4"

Minimum parking stall size is 9 feet wide by 18 feet deep.

COAH PROVISIONS

Proposed provisions are not listed.