

**REFUSAL OF PERMIT  
OFFICE OF THE ZONING ENFORCEMENT OFFICER  
OF  
TOWNSHIP OF TEANECK**

Date: 01/16/2019  
Re:Application#: 20180856

To:  
100 STATE STREET DEVELOPMENT LLC  
PO BOX 3002  
TEANECK NJ 07666

Voucher/Receipt#	
Check #:	223786
Amount collected	\$ 250.00

Your application for a permit to:

A NEW 68 UNIT RESIDENTIAL BUILDING & AMENITIES. 100 ONSITE PARKING SPACE & 44 PARKING SPACES TO BE CONSTRUCTED AS PART OF A NEW MUNICIPAL PARKING LOT.

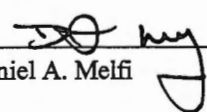
on the property at 100 STATE STREET TEANECK Block : 5004 Lot : 4  
has been denied for noncompliance with provisions of Article (s) : V Sections :33-24(a) of the Municipal Zoning Ordinance for the following reasons:

See Denial letter dated 01-16-2019.

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:

  
Daniel A. Melfi

Zoning Official

CC: Secretary, Board of Adjustment  
Permit  
Letter  
Daniel A. Melfi, Zoning Official

**100 State Street**

**01-16-2019**

**BOARD OF ADJUSTMENT APPROVAL REQUIRED.  
VARIANCES REQUIRED.**

**33-17 SITE PLAN APPROVAL REQUIRED**

**LOT AREA**

33-24(b)(4)(d)(1)

Proposed and existing lot area is .79 acres (34,500.00 sq. ft.)

Minimum required lot area is 1.5 acres (65,340.00 sq. ft.)

**BUILDING SETBACK TO FRONT PROPERTY LINE**

33-24(b)(4)(d)(1)

Proposed front setback of building to property line is 10 feet.

Permitted minimum front setback of building to property line is 30 feet

**BUILDING SETBACK TO REAR PROPERTY LINE**

33-24(b)(4)(d)(1)

Proposed rear setback of building to property line is 0 feet to parking wall.

Proposed rear setback of building to property line is 15 feet to the residential levels.

Permitted minimum rear setback of building to property line is 30 feet

**BUILDING SETBACK TO SIDE PROPERTY LINE (EAST)**

33-24(b)(4)(d)(1)

Proposed side setback of building to property line on the east side is 15.1 feet.

Permitted minimum side setback of building to property line on the east side is 30 feet

**BUILDING SETBACK TO SIDE PROPERTY LINE (WEST)**

33-24(b)(4)(d)(1)

Proposed side setback of building to property line on the west side is 15 feet.

Permitted minimum side setback of building to property line on the west side is 30 feet

**DENSITY (UNITS PER ACRE MAXIMUM)**

33-24(b)(4)(d)(2)

68 units proposed.

9 units permitted as per acreage (12 units per acre.)

**BUILDING COVERAGE**

33-24(b)(4)(d)(2)

Proposed building coverage is 22,707 sq. ft. (65.8%)

Maximum permitted building coverage is 6,882.48 sq. ft. (20%)

**LOT COVERAGE**

33-24(b)(4)(d)(2)

Proposed lot coverage is 28,184 sq. ft. (81.7%)

Maximum permitted lot coverage is 22,368.06 sq. ft. (65%)

**BUILDING HEIGHT (6 STORIES)**

33-24(b)(4)(d)(2)

Proposed building height is 73.25 feet to roof line.

Proposed building height is 82.00 feet to parapet.

Proposed building height is 85.98 feet to bulkhead.

Maximum permitted building height is 35 feet.

**PARKING (RESIDENTIAL AND RETAIL) AS PER RSIS**

33-24(b)(5)(b)

100 spaces are proposed on site and 44 spaces provided off site.\*

132 spaces are required.

\* Requirements for attached units include provisions for guest parking (0.5 spaces per dwelling unit.)

Guest parking must either be provided for on street or in common parking areas.

**PARKING STALL WIDTH**

Proposed width for 46 on-site parking spaces is 8 feet (not delineated on plans)

Minimum parking space width is 9 feet wide.

**COAH requirements to be reviewed by planner.**

\*\* FYI. Fall protection must be 3 foot high.