



Dumont Borough
 Building
 80 West Madison
 Dumont, NJ 07628
 (201) 387-5034 Fax(201) 387-5063
 prenaud@dumontboro.org

Application Date: 11/13/2019
 Application Number: ZA-19-24
 Permit Number: _____
 Project Number: _____
 Fee: \$50

Denial of Application

Date: 11/18/2019

To: Mrs. Markosian
 20 Dumont Ave
 Dumont, NJ 07628

RE: 20 GRANT AVE
 Block: 507 Lot: 15 Qual: Zone: B2

Dear Mrs. Markosian,

The following comments were made during the denial process:

ORDINANCE 355-3

A.

Except as hereinafter provided, there shall be no building permit or certificate of occupancy issued for any new construction or for any enlargement, alteration, or addition to any existing structure for any commercial, industrial, office building, garden apartment, apartment or structure designed for multifamily use where such use or uses are permitted by Chapter 455, Zoning, unless the developer submits a site plan to and final approval is granted pursuant to a resolution of the Joint Land Use Board. No certificate of occupancy shall be given unless all construction conforms to the site plan approved by the Joint Land Use Board. For new construction, alteration or additions which do not include any zoning variances and which do not expand or reduce any prior nonconforming use(s), the Building Department shall issue permits and certificates of occupancy in the ordinary course.[1]

[1]

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).

B.

Site plan approval shall not limit the requirements for submission of an application to the appropriate board for subdivision, conditional use approvals and/or any and all variances that may be required either by ordinance or pursuant to state statute.

C.

Any change in use, ownership or occupancy of an existing nonresidential structure or use shall require approval of the Joint Land Use Board prior to the issuance of a certificate of occupancy by the Building Inspector. This provision, however, shall not be construed to require site plan approval or change of use approval for a tenancy of office space in an office building containing three or more separate offices, provided that the Building Inspector finds that no substantial change in use or occupancy is involved or that no exterior changes or parking revisions are contemplated.

Sincerely,

Paul Renaud, Zoning Officer

Building

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 Dumont NJ 07628
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**Receipt**

Payment Date 11/18/2019
 Transaction # PMT-19-01797
 Receipt # R-19-962

Issued To Mrs. Markosian - 20 GRANT AVE

Description Zoning Application Fee 50

ZA-19-24
 507/15/ 20 GRANT AVE
 BOYAJIAN, KEVORK & MARY
 Addition CONVERSION TO MIXED USE. PROPOSED 2ND FLOOR
 APARTMENTS

Date Printed 11/18/2019
 Check Number 2720

Cash	\$0.00
Check	\$50.00
Charge	<u>\$0.00</u>
Total Paid	\$50.00