

Preliminary and Final Site Plan Application

Applicant: 525 Northfield Ave., LLC

Property: 525 Northfield Avenue (Block: 159.04, Lot 1.01)

Post Polak File No. 6856.00012

Conditional Use Statement

Applicant is seeking preliminary and final major site plan approval in connection with the development of the above noted property with a mixed-use building, as permitted by Section 25-24.2.b.2(m) subject to the following conditions: (i) “uses on the ground floor . . . shall include the following . . . : retail store, personal service store or studio, office, business or vocational school, restaurant, bar, massage, bodywork or somatic therapy establishment, and fitness center/health club”; (ii) “one or more dwelling units shall be permitted on the upper floor(s) above any of the permitted ground floor uses . . .”; (iii) “access to upper floor uses shall be provided by means of a separate entrance than provided for ground floor uses; (4) minimum lot area shall be 5,000 square feet, and the minimum street frontage of such lot shall be 50 feet.” The application, as proposed, meets these conditions.