

KEY MAP
1"=100'

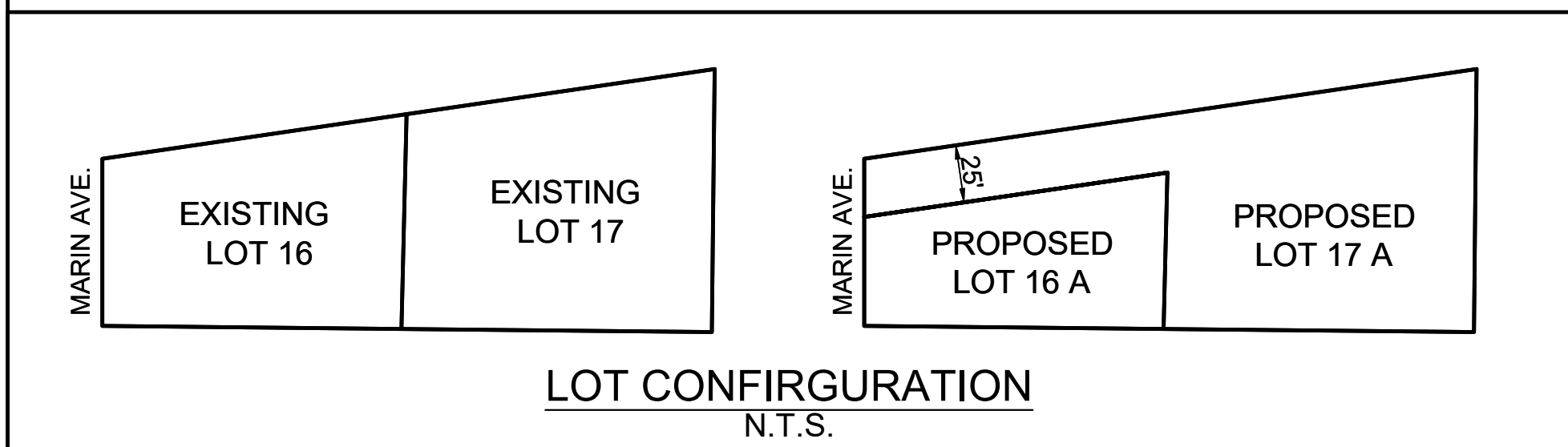
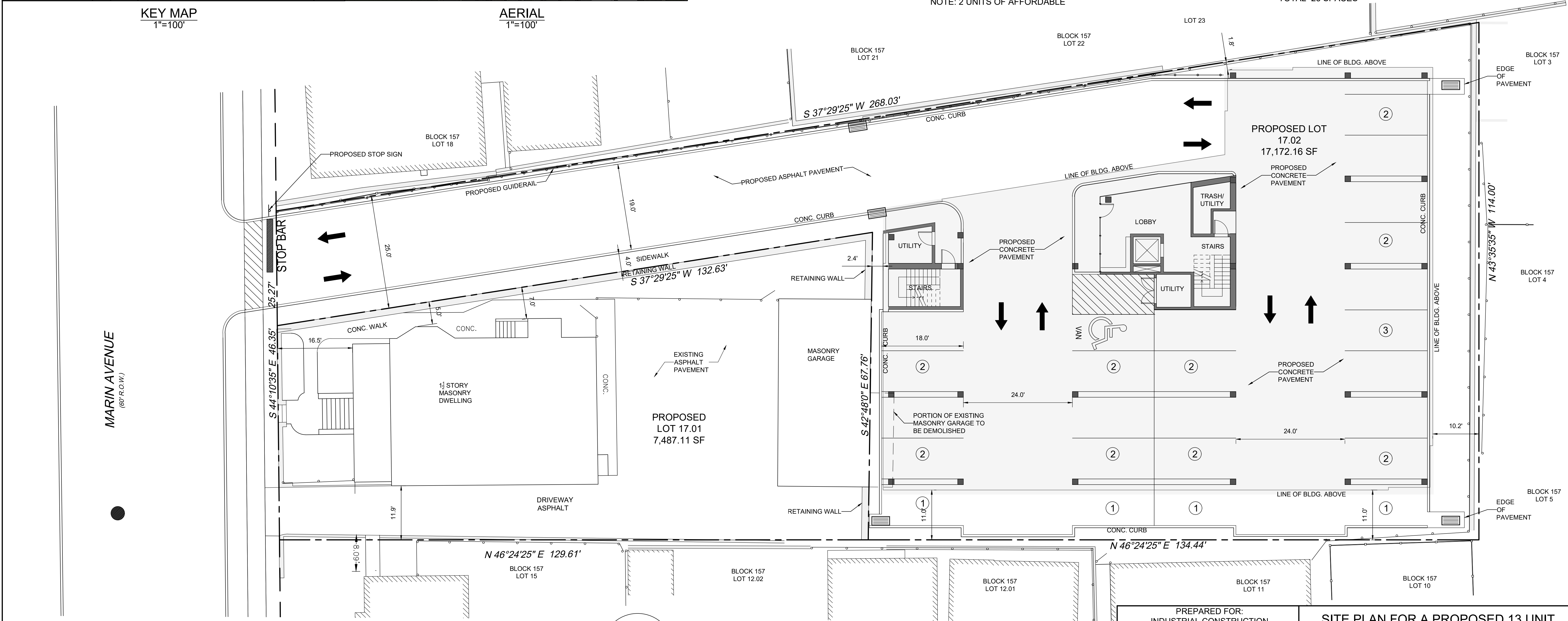
AERIAL
1"=100'

ZONING CHART BLOCK 157, LOT 16- LYNDBURST B ZONE- PROPOSED LOT 16A					ZONING CHART BLOCK 157, LOT 17- LYNDBURST B ZONE- PROPOSED LOT 17.02				
PROPOSED	REQUIREMENT	EXISTING LOT 16	PROPOSED LOT 17.01	COMPLIANCE	ITEM	REQUIREMENT	EXISTING LOT 17	PROPOSED LOT 17.02	COMPLIANCE
RESIDENTIAL USE	NOT PERMITTED	RESIDENTIAL	NO CHANGE	COMPLIES*	RESIDENTIAL USE	NOT PERMITTED	CONST. YARD	MULTI-FAMILY	VARIANCE
MIN. LOT SIZE	4,000 SF	10,810.65 SF	7,487.11 SF	COMPLIES	MIN. LOT SIZE	4,000 SF	13,848.61 SF	17,172.16 SF	COMPLIES
MIN. LOT WIDTH	40 FEET	72.46 FEET	46.35 FEET	COMPLIES	MIN. LOT WIDTH	40 FEET	93.12 FEET	25.27 FEET	VARIANCE
MIN. LOT DEPTH	100 FEET	134.44 FEET	NO CHANGE	COMPLIES	MIN. LOT DEPTH	100 FEET	134.44 FEET	NO CHANGE	COMPLIES
MIN. FRONT YARD	0 FEET	16.91 FEET	NO CHANGE	COMPLIES	MIN. FRONT YARD	0 FEET	24.25 FEET	2.4 FEET	COMPLIES
MIN. SIDE YARD (EAST)	0 FEET	11.90 FEET	NO CHANGE		MIN. SIDE YARD (EAST)	10 FEET ALONG RES. ZONE	35.91 FEET	11.0 FEET	COMPLIES
MIN. SIDE YARD (WEST)	0 FEET	29.96 FEET	5.0 FEET	COMPLIES	MIN. SIDE YARD (WEST)	0 FEET	17.75 FEET	1.8 FEET	COMPLIES
MIN. REAR YARD	10 FEET	0 FEET	NO CHANGE	COMPLIES*	MIN. REAR YARD	10 FEET	57.98 FEET	10.2 FEET	COMPLIES
MAX. BUILDING COVERAGE	60 PERCENT	24.1 PERCENT	34.9 PERCENT	COMPLIES	MAX. BUILDING COVERAGE	60 PERCENT	11.0 PERCENT	54.4 PERCENT	COMPLIES
MAX. BLDG. HEIGHT/STORIES	35 FEET/3 STORIES	<35 FEET/1-1/2 STORIES	NO CHANGE	COMPLIES	MAX. BLDG. HEIGHT/STORIES	35 FEET/3 STORIES	N/A	31 FEET/ 3 STORIES	COMPLIES
PARKING	N/A	N/A	N/A	COMPLIES	PARKING	25**	N/A	25	COMPLIES

* EXISTING NON-CONFORMING

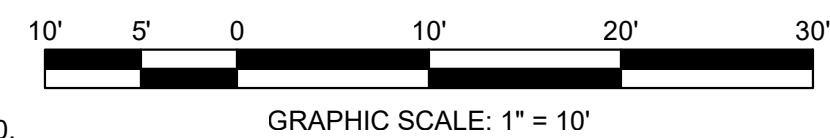
** PER RISIS:
(1 BR) x 5 UNITS @ 1.8 SPACE/UNIT= 9 SPACES
(2 BR) x 8 UNITS @ 2.0 SPACES/UNIT=16 SPACES
TOTAL=25 SPACES

NOTE: 2 UNITS OF AFFORDABLE



REFERENCES:

- TOPOGRAPHIC SURVEY PREPARED BY MANNO SURVEYING, INC. VINCENT MANNO, PLS, DATED 10/17/19
- ARCHITECTURAL PLANS PREPARED BY CHARLES L. BALDANZA, RA OF BALDANZA DESIGN + BUILD LLC., DATED 3/9/20.
- MINOR SUBDIVISION PREPARED BY MANNO SURVEYING, INC., VINCENT MANNO PLS, DATED 1/20/20, REVISED THRU 3/1/20.



PREPARED FOR: INDUSTRIAL CONSTRUCTION 833 EWING AVENUE LYNDBURST, NEW JERSEY 07071		SITE PLAN FOR A PROPOSED 13 UNIT MULTI-FAMILY RESIDENTIAL BUILDING BLOCK 157, PROPOSED LOT 17.02; LYNDBURST, BERGEN COUNTY, N.J.	
DRAWN BY: CLB CHKD BY: GDC PROJ. # 19-16		GEORGE D. CASCINO P.E. - P.P. PROFESSIONAL ENGINEER & PLANNER 2 EAST GREENBROOK ROAD NORTH CALDWELL, N.J. 07006	
1. REV. RE WIDENED SIDEWALK 1/7/21		N.J.P.E. LIC. # 18411 N.J.P.P. LIC. # 1096	
REV. DESCRIPTION DATE		1 OF 4 SCALE: 1" = 10' DATE: 3/9/20	