

PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
PLANNING BOARD ENGINEER	DATE

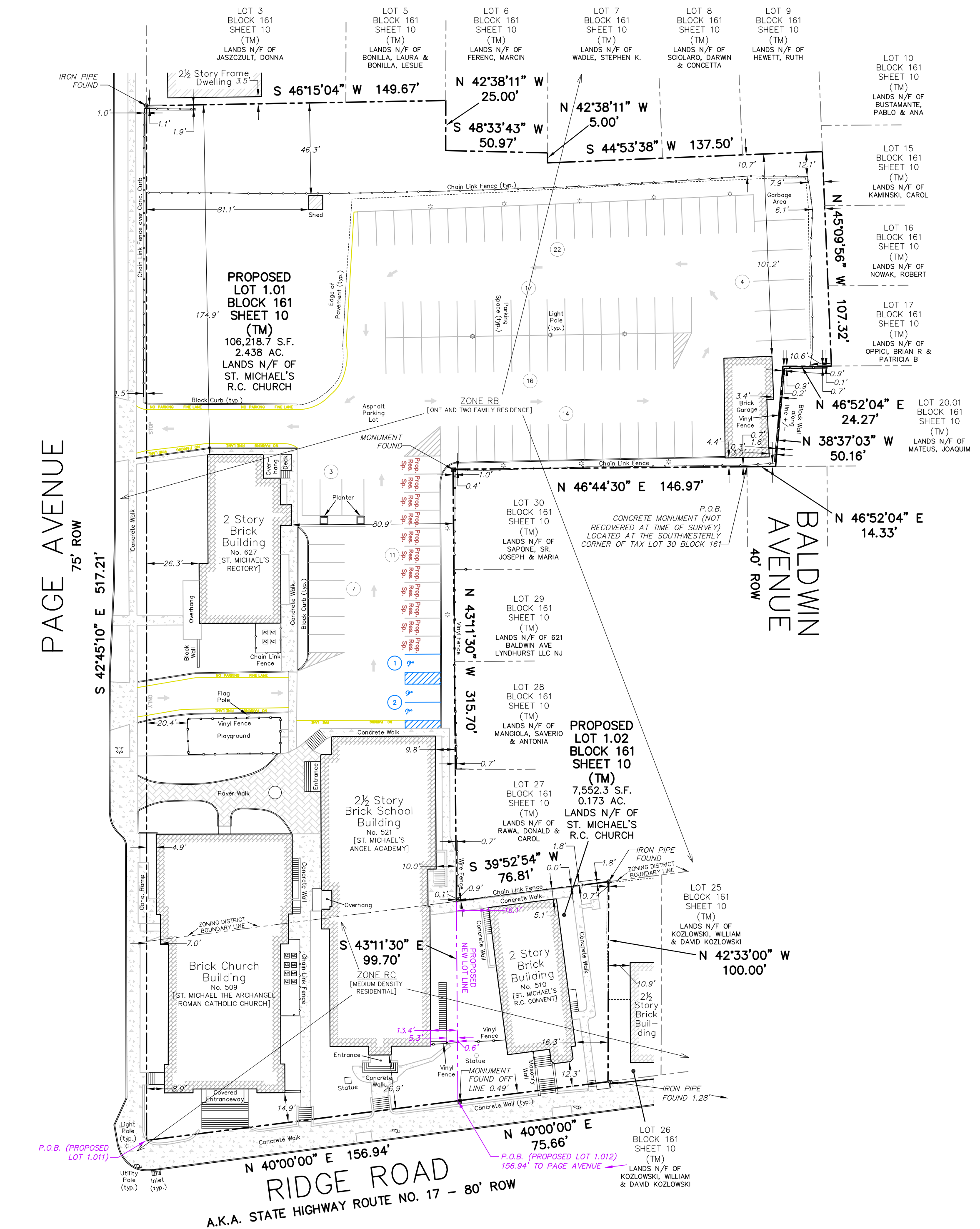
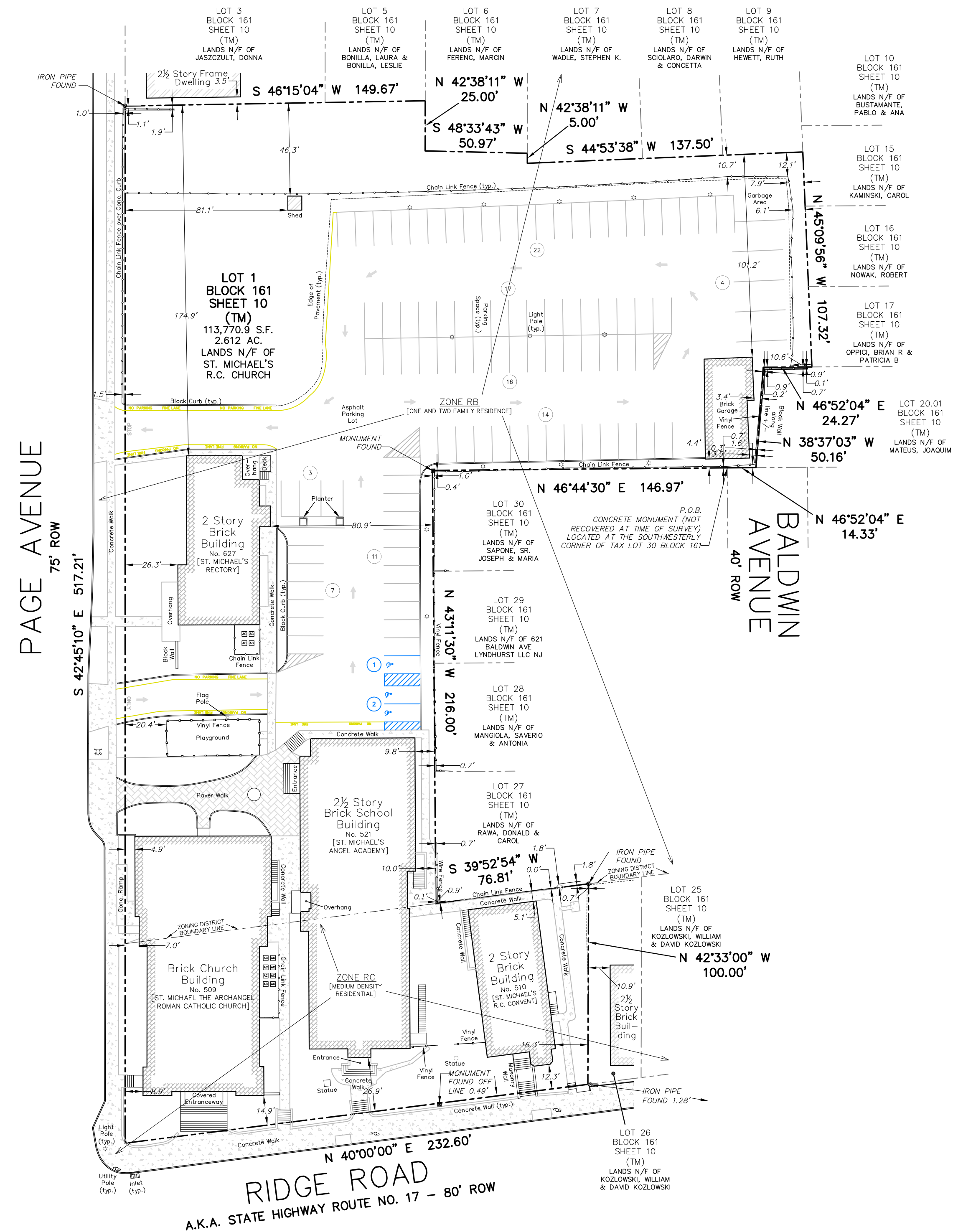
TAX LOT 1 BLOCK 161 ST. MICHAEL'S R.C. CHURCH 624 PAGE AVE. LYNDHURST, NJ 07071	DATE
OWNER'S NAME/SIGNATURE	DATE

Lyndhurst Township - Zoning Schedule							
Zone RB: One and Two Family Residence (One Family Dwelling) and Zone RC: Medium Density Residential (Three and Four Family Dwelling)							
Category	Required (RB)	Required (RC)	Existing Tax Lot 1.01 Block 161	Proposed Tax Lot 1.01 Block 161	Status (RB)	Status (RC)	Proposed Tax Lot 1.02 Block 161 (RC only)
Minimum Lot Area	5,000.0 s.f.	6,000.0 s.f.	113,770.9 s.f.	106,218.7 s.f.	conforming	conforming	7,552.3 s.f.
Minimum Lot Width	50.0 ft.	60.0 ft.	232.7 ft.	156.8 ft.	conforming	conforming	75.9 ft.
Minimum Lot Depth	100.0 ft.	100.0 ft.	508.1 ft.	508.1 ft.	conforming	conforming	99.8 ft.
Minimum Front Yard	20.0 ft.	20.0 ft.	12.3 ft. (Ridge Road)	14.9 ft. (Ridge Road)	existing non-conforming	existing non-conforming	12.3 ft. (Ridge Road)
Minimum Rear Yard	20.0 ft.	20.0 ft.	46.3 ft.	46.3 ft.	conforming	conforming	5.1 ft.
Minimum Side (Interior Lot) Yard, each	Lot width 55.0 ft. or greater: 10.0 ft.	Lot width 55.0 ft. or greater: 10.0 ft.	n/a	n/a	n/a	n/a	16.1 ft. (northeast) 16.3 ft. (southwest)
Minimum Side (Interior Lot) Yard, both	Lot width 55.0 ft. or greater: 20.0 ft.	Lot width 55.0 ft. or greater: 20.0 ft.	n/a	n/a	n/a	n/a	32.4 ft.
Minimum Street Side (Corner Lot) Yard	10.0 ft.	10.0 ft.	4.9 ft. (Page Avenue)	4.9 ft. (Page Avenue)	existing non-conforming	existing non-conforming	n/a
Maximum Principal Building Coverage	30.00%	30.00%	19.29%	18.20%	conforming	conforming	34.66%
Maximum Total Lot Coverage	60.00% + 5.00% for every 500.0 s.f. in area over 5,500.0 s.f., up to 70.00%	n/a	66.15%	67.34%	conforming	n/a	49.38%
Maximum Height, feet	32.0 ft.	35.0 ft.	45 ft. +/-	45 ft. +/-	existing non-conforming	existing non-conforming	25 ft. +/-
Maximum Height, stories	2.5 sty.	3.0 sty.	3.0 sty.	2.5 sty.	conforming	conforming	2.0 sty.
Minimum No. of Off-Street Parking Spaces	House of Worship: 1 space / 2 seats Elementary School: 1 space/classroom Total Required: n/a	House of Worship: 1 space / 2 seats Elementary School: 1 space/classroom Total Required: n/a	97 total off-street parking spaces	97 total off-street parking spaces	n/a	n/a	0 total off-street parking spaces

No.	Block	Lot	Qual	CL	Property Owner	Owner Mailing Address	Property Location	Add'l Lots
1	149	16	-	4A	Ridge View, LLC	11 Furber St, Totowa, NJ 07071	521 Ridge Rd	-
2	150	3	-	4C	566 Sollas Assoc. LLC	31 Newman Avenue, Verona, NJ 07044	566 Sollas Court	-
3	150	4.01	-	4A	525 Ridge Road LLC	525 Ridge Rd, Lyndhurst, NJ 07071	525 Ridge Rd	-
4	150	4.02	-	2	525 Ridge Road LLC	525 Ridge Rd, Lyndhurst, NJ 07071	Ridge Rd	-
5	150	5	-	4A	Ciani, Joseph	335 Orient Way, Rutherford, NJ 07070	531-533 Ridge Rd	-
6	150	6	-	4A	Ciani, Joseph A. Jr.	335 Orient Way, Rutherford, NJ 07070	535 Ridge Rd	-
7	150	7	-	4A	The Pietro Biondillo Ir Trst	378 Page Avenue, Lyndhurst, NJ 07071	543 Ridge Rd	-
8	151	29	-	15D	United Presbyterian Church The	511 Ridge Road, Lyndhurst, NJ 07071	509 Ridge Rd	-
9	152	29.1	-	2	Imperiale Catalano, Antonina	443 Harrison Street, Nutley, NJ 07110	475 Ridge Rd	Old Lot: 30
10	160	3.01	-	15A	Board of Education	281 Ridge Road, Lyndhurst, N.J. 07071	626 Marin Ave	-
11	160	3.02	-	2	Kollar, David E.	651 Page Ave., Lyndhurst, NJ 07071	651 Page Ave	-
12	160	3.03	-	2	Dzadiw, Andrej & Olha	647 Page Avenue, Lyndhurst, N.J. 07071	647 Page Ave	-
13	160	3.04	-	2	Alvarez, Christine	643 Page Ave., Lyndhurst, NJ 07071	643 Page Ave	-
14	160	3.001	-	15C	Township of Lyndhurst	367 Valley Brook Ave., Lyndhurst, N.J. 07071	626A Marin Ave	-
15	160	4	-	2	Benevenga, Anthony & Ida	639 Page Avenue, Lyndhurst, N.J. 07071	639 Page Ave	-
16	160	5	-	2	Oliveira, Estelides C. & Rosa M	631 Page Avenue, Lyndhurst, N.J. 07071	631 Page Ave	-
17	160	6	-	2	Siegenthaler, William & Jennifer	33 Rutherford Place, Montvale, NJ 07645	629 Page Ave	-
18	160	7	-	2	Xanthos, George & Elaine	627 Page Ave., Lyndhurst, NJ 07071	627 Page Ave	-
19	160	8	-	15C	Township of Lyndhurst	367 Valley Brook Ave., Lyndhurst, N.J. 07071	617 Page Ave	-
20	160	9	-	2	Imperiale, Maria & Catalano, A.	609 Page Avenue, Lyndhurst, NJ 07071	609 Page Ave	-
21	160	10	-	2	Freyne, Patrick & Stella	P.O. Box 493, Gwynedo Valley, PA 19437	605 Page Ave	-
22	160	11	-	2	Imperiale, Maria & Catalano, A.	609 Page Avenue, Lyndhurst, NJ 07071	601 Page Ave	-
23	160	12	-	2	Kiczek, Loretta	649 10th St, Lyndhurst, NJ 07071	456 Ridge Rd	-
24	161	3	-	2	Jaszczur, Danna	638 Page Ave., Lyndhurst, NJ 07071	638 Page Ave	-
25	161	4	-	2	Caratola, Deborah	650 Page Ave., Lyndhurst, NJ 07071	650 Page Ave	-
26	161	5	-	2	Bonilla, Laura & Bonilla, Leslie	509 Third St, Lyndhurst, NJ 07071	509 Third St	-
27	161	6	-	2	Ferenc, Marcin	513 Third St, Lyndhurst, NJ 07071	513 Third St	-
28	161	7	-	2	Wadler, Stephen K.	519 Third St, Lyndhurst, NJ 07071	519 Third St	-
29	161	8	-	2	Sciolaro, Darwin & Concetta	523 Third Street, Lyndhurst, NJ 07071	523 Third St	-
30	161	9	-	2	Hewett, Ruth	527 Third Street, Lyndhurst, NJ 07071	527 Third St	-
31	161	10	-	2	Bustamante, Pablo & Ana	531 Third St, Lyndhurst, NJ 07071	531 Third St	-
32	161	11	-	2	Vansovich (etal), Janina	535 3rd Street, Lyndhurst, NJ 07071	535 Third St	-
33	161	12	-	2	Bramon, Santiago W etal	651 Kingsland Ave., Lyndhurst, NJ 07071	651 Kingsland Ave	-
34	161	13	-	2	Wong, Cindy Man Yee	643 Kingsland Ave., Lyndhurst, NJ 07071	643 Kingsland Ave	-
35	161	14	-	2	Laurenco, Michele & George M	639 Kingsland Avenue, Lyndhurst, NJ 07071	639 Kingsland Ave	-
36	161	15	-	2	Kaminski, Carol	635 Kingsland Ave., Lyndhurst, NJ 07071	635 Kingsland Ave	-
37	161	16	-	2	Nowak, Robert	631 Kingsland Ave., Lyndhurst, NJ 07071	631 Kingsland Ave	-
38	161	17	-	2	Oppici, Brian R & Patricia B	627 Kingsland Avenue, Lyndhurst, NJ 07071	627 Kingsland Ave	-
39	161	18	-	2	De Gennaro (etal), Francesco	623 Kingsland Ave., Lyndhurst, NJ 07071	623 Kingsland Ave	-
40	161	20.01	-	2	Matus, Joaquin	626 Baldwin Ave., Lyndhurst, NJ 07071	626 Baldwin Ave	-
41	161	21.01	-	2	Miroddi, Kathleen A & Offreda, Kara	619 Kingsland Ave., Lyndhurst, NJ 07071	619 Kingsland Ave	-
42	161	21.02	-	2	Torreiro, Luis & Rodriguez, Maria C	624 Baldwin Ave., Lyndhurst, NJ 07071	624 Baldwin Ave	-
43	161	22.01	-	2	Manzo, Joseph & Nicola	615 Kingsland Avenue, Lyndhurst, NJ 07071	615 Kingsland Ave	-
44	161	22.04	-	2	Sapinski, Richard J.	622 Baldwin Avenue, Lyndhurst, NJ 07071	622 Baldwin Ave	-
45	161	23.01	-	2	Cece, Lori A	611 Kingsland Ave., Lyndhurst, NJ 07071	611 Kingsland Ave	-
46	161	23.02	-	2	Minasian, Manuk & Minasia, Victor	965 Oradell Avenue, Oradell, NJ 07649	607 Kingsland Ave	-
47	161	23.03	-	2	Turano, Joseph	618 Baldwin Ave., Lyndhurst, NJ 07071	618 Baldwin Ave	-
48	161	23.04	-	2	Richards, John Anthony	P.O. Box 495, Lyndhurst, NJ 07071	620 Baldwin Ave	-
49	161	24	-	4A	Exxon, Co. U.S.A.	540 Ridge Road, Lyndhurst, NJ 07071	540 Ridge Rd	-
50	161	25	-	4A	Kozlowski, William & David Kozlowski	518 Ridge Rd, Lyndhurst, NJ 07071	518 Ridge Rd	26
51	161	27	-	2	Raw, Donald & Carol	617 Baldwin Avenue, Lyndhurst, NJ 07071	617 Baldwin Ave	-
52	161	28	-	2	Mangiola, Saverio & Antonia	65 Albert Street, North Arlington, N.J., 07031	619 Baldwin Ave	-
53	161	29	-	2	621 Baldwin Ave Lyndhurst LLC NJ	621 Baldwin Ave Lyndhurst LLC NJ	621 Baldwin Ave	-
54	161	30	-	2	Sapone Sr. Joseph & Maria	623 Baldwin Avenue, Lyndhurst, NJ 07071	623 Baldwin Ave	-
55	162	1	-	2	Lees, Irene & Richard	19 St James Pl, Clifton, NJ 07013	520 Third St	-
56	163	1.01	-	2	Lubas, John & Zofia	58 Third St, Lyndhurst, N.J. 07071	508 Third St	-
57	163	1.02	-	2	700 Page Avenue Co	700 Page Avenue Co	700 Page Ave	-
58	163	7	-	2	Sarnoski, Joseph & Michele Eve	707 Bloomfield Pl, Lyndhurst, NJ 07071	707 Bloomfield Place	-
59	164	3.01	-	2	Vespoli (etal), Mary Jean	701 Page Avenue, Lyndhurst, NJ 07071	701 Page Ave	-
60	211	5	-	2	Telese, Joseph A.	610 Kingsland Ave., Lyndhurst, NJ 07071	610 Kingsland Ave	-
61	211	6	-	2	Lalik, Artur & Nowak, Beata	441 Fern Avenue, Lyndhurst, NJ 07071	614 Kingsland Ave	-
62	211	7	-	2	Wangmo, Lobsang & Sodpa, Tenzin	618 Kingsland Ave., Lyndhurst, NJ 07071	618 Kingsland Ave	-
63	214	1	-	2	Peixoto, Silvia Maria et al	600 Fourth Street, Lyndhurst, NJ 07071	600 Fourth St	-
64	214	5	-	2	Dobosz, Darian	805 Fifth Street, Secaucus, NJ 07094	601 Fourth St	-

EXISTING

PROPOSED



Utility Companies and Departments to be Notified of Subdivision		
No.	Entity	Mailing Address
1	Township of Lyndhurst	367 Valley Brook Avenue, Lyndhurst, NJ 07071
2	Passaic Valley Water	1525 Main Street, Clifton, NJ 07015
3	Comcast Cablevision	1701 JFK Blvd., Philadelphia, PA 19103
4	Passaic Valley Sewerage	600 Wilson Ave., Newark, NJ 07105
5	PS&G	325 County Ave., Secaucus, NJ 07094
6	Passaic River Coalition	246 Madisonville Road, Basking Ridge, NJ 07920
7	New Jersey Meadowlands Commission	One Dekorte Plaza, Lyndhurst, NJ 07071
8	New Jersey Transit	1 Penn Plaza East, Newark, NJ 07105
9	Port Authority of NY & NJ	225 Park Avenue South, New York, NY 10003
10	Bergen County Planning Board	One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601
11	Department of Transportation	P.O. Box 600, Trenton, NJ 08620-0600
12	State Planning Commission	Department of Community Affairs, P.O. Box 800, Trenton, NJ 08625-0800

KEY MAP - NOT TO SCALE  
MERIDIAN BASED ON BERGEN COUNTY GIS MAP NORTH



PROPOSED MINOR SUBDIVISION  
Tax Lot 1 - Block 161  
500-516 Ridge Road, Township of Lyndhurst  
Bergen County, New Jersey

PROJECT NUMBER  
230691  
REFERENCE NUMBER

Lakeland  
Surveying  
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com

Marc J. Cifone  
PROFESSIONAL LAND SURVEYOR  
N.J. P.L.S. LIC. No. 245504132900

Jeffrey S. Grunn  
PROFESSIONAL LAND SURVEYOR  
N.J. P.L.S. LIC. No. 246504339900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13-45-1.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such omissions, if any, below the surface of the land as shown on this plan.

This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

NO.	INITIALS	DATE	DESCRIPTION
1	CM	08/22/2023	REVISED PER PLANNER COMMENTS
2			

GRAPHIC SCALE  
1 inch = 40 ft.