

ZONING CHART				
LYNDHURST R-B ZONE				
PROPOSED LOT 33.01				
ITEM	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
USE	TWO FAMILY DWELLING	VACANT	TWO FAMILY DWELLING	COMPLIES
MIN. LOT SIZE	5,500 SF	N/A	5,150.79 SF	VARIANCE
MIN. LOT WIDTH	55 FEET	N/A	50 FEET	VARIANCE
MIN. LOT DEPTH	100 FEET	102.71 FEET	NO CHANGE	COMPLIES
MIN. FRONT YARD	20 FEET	N/A	20.5 FEET	COMPLIES
MIN. REAR YARD	20 FEET	N/A	42.3 FEET	COMPLIES
MIN. SIDE YARDS	6 FEET	N/A	6.0 FEET	COMPLIES
MAX. BUILDING COVERAGE	30 PERCENT (1,545 SF)	N/A	28.2 PERCENT (1,454 SF)	COMPLIES
MAX. LOT COVERAGE	60 PERCENT	N/A	55.9 PERCENT	COMPLIES
MAX. BLDG. HEIGHT	32 FEET, 2.5 STORIES	N/A	<32 FEET**, 2.5 STORIES***	COMPLIES
PROPOSED LOT 33.02				
ITEM	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
USE	TWO FAMILY DWELLING	VACANT	TWO FAMILY DWELLING	COMPLIES
MIN. LOT SIZE	5,500 SF	N/A	5,120.26 SF	VARIANCE
MIN. LOT WIDTH	55 FEET	N/A	50 FEET	VARIANCE
MIN. LOT DEPTH	100 FEET	102.15 FEET	NO CHANGE	COMPLIES
MIN. FRONT YARD	20 FEET	N/A	20.5 FEET	COMPLIES
MIN. REAR YARD	20 FEET	N/A	41.7 FEET	COMPLIES
MIN. SIDE YARDS	6 FEET	N/A	6.0 FEET	COMPLIES
MAX. BUILDING COVERAGE	30 PERCENT (1,537 SF)	N/A	28.4 PERCENT (1,454 SF)	COMPLIES
MAX. LOT COVERAGE	60 PERCENT	N/A	56.2 PERCENT	COMPLIES
MAX. BLDG. HEIGHT	32 FEET, 2.5 STORIES	N/A	<32 FEET**, 2.5 STORIES***	COMPLIES
PROPOSED LOT 32.01				
ITEM	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
USE	TWO FAMILY DWELLING	VACANT	TWO FAMILY DWELLING	COMPLIES
MIN. LOT SIZE	5,500 SF	N/A	5,093.52 SF	VARIANCE
MIN. LOT WIDTH	55 FEET	N/A	50 FEET	VARIANCE
MIN. LOT DEPTH	100 FEET	101.59 FEET	NO CHANGE	COMPLIES
MIN. FRONT YARD	20 FEET	N/A	20.5 FEET	COMPLIES
MIN. REAR YARD	20 FEET	N/A	41.2 FEET	COMPLIES
MIN. SIDE YARDS	6 FEET	N/A	6.0 FEET	COMPLIES
MAX. BUILDING COVERAGE	30 PERCENT (1,528 SF)	N/A	28.5 PERCENT (1,454 SF)	COMPLIES
MAX. LOT COVERAGE	60 PERCENT	N/A	56.5 PERCENT	COMPLIES
MAX. BLDG. HEIGHT	32 FEET, 2.5 STORIES	N/A	<32 FEET**, 2.5 STORIES***	COMPLIES
PROPOSED LOT 32.02				
ITEM	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
USE	TWO FAMILY DWELLING	VACANT	TWO FAMILY DWELLING	COMPLIES
MIN. LOT SIZE	5,500 SF	N/A	5,065.52 SF	VARIANCE
MIN. LOT WIDTH	55 FEET	N/A	50 FEET	VARIANCE
MIN. LOT DEPTH	100 FEET	101.03 FEET	NO CHANGE	COMPLIES
MIN. FRONT YARD	20 FEET	N/A	20.5 FEET	COMPLIES
MIN. REAR YARD	20 FEET	N/A	40.6 FEET	COMPLIES
MIN. SIDE YARDS	6 FEET	N/A	6.0 FEET	COMPLIES
MAX. BUILDING COVERAGE	30 PERCENT (1,520 SF)	N/A	28.7 PERCENT (1,454 SF)	COMPLIES
MAX. LOT COVERAGE	60 PERCENT	N/A	56.8 PERCENT	COMPLIES
MAX. BLDG. HEIGHT	32 FEET, 2.5 STORIES	N/A	<32 FEET**, 2.5 STORIES***	COMPLIES
PROPOSED LOT 31.01				
ITEM	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
USE	TWO FAMILY DWELLING	VACANT	TWO FAMILY DWELLING	COMPLIES
MIN. LOT SIZE	5,500 SF	N/A	5,037.52 SF	VARIANCE
MIN. LOT WIDTH	55 FEET	N/A	50 FEET	VARIANCE
MIN. LOT DEPTH	100 FEET	100.47 FEET	NO CHANGE	COMPLIES
MIN. FRONT YARD	20 FEET	N/A	20.5 FEET	COMPLIES
MIN. REAR YARD	20 FEET	N/A	40 FEET	COMPLIES
MIN. SIDE YARDS	6 FEET	N/A	6.0 FEET	COMPLIES
MAX. BUILDING COVERAGE	30 PERCENT (1,511 SF)	N/A	28.9 PERCENT (1,454 SF)	COMPLIES
MAX. LOT COVERAGE	60 PERCENT	N/A	57.1 PERCENT	COMPLIES
MAX. BLDG. HEIGHT	32 FEET, 2.5 STORIES	N/A	<32 FEET**, 2.5 STORIES***	COMPLIES
PROPOSED LOT 31.02				
ITEM	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
USE	TWO FAMILY DWELLING	VACANT	TWO FAMILY DWELLING	COMPLIES
MIN. LOT SIZE	5,500 SF	N/A	5,009.49 SF	VARIANCE
MIN. LOT WIDTH	55 FEET	N/A	50 FEET	VARIANCE
MIN. LOT DEPTH	100 FEET	99.91 FEET	NO CHANGE	COMPLIES*
MIN. FRONT YARD	20 FEET	N/A	20.5 FEET	COMPLIES
MIN. REAR YARD	20 FEET	N/A	39.5 FEET	COMPLIES
MIN. SIDE YARDS	6 FEET	N/A	6.0 FEET	COMPLIES
MAX. BUILDING COVERAGE	30 PERCENT (1,502 SF)	N/A	29.0 PERCENT (1,454 SF)	COMPLIES
MAX. LOT COVERAGE	60 PERCENT	N/A	57.5 PERCENT	COMPLIES
MAX. BLDG. HEIGHT	32 FEET, 2.5 STORIES	N/A	<32 FEET**, 2.5 STORIES***	COMPLIES

*EXISTING NON-COMFORMITY
 **BUILDING HEIGHT IS THE VERTICAL DISTANCE MEASURED FROM THE TOP OF THE AVERAGE CURB HEIGHT IN FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS, TO THE DECK LINE OF MANSARD ROOFS, AND TO THE TOP OF THE RIDGE LINE FOR GABLE, HIP, AND GAMBREL ROOFS.
 ***ACCORDING TO SECTION 21-12 DEFINITIONS, WHERE THERE IS A TWO CAR GARAGE LOCATED IN THE BASEMENT WITH MINIMUM DIMENSIONS OF 22 FEET IN DEPTH AND 26 FEET IN WIDTH, A BASEMENT SHALL BE CONSIDERED 1/2 STORY.

PARKING REQUIREMENT: PER RSIS SECTION 5:21-4.14 (d): 3 BEDROOM ATTACHED UNITS - 2.0 SPACES

A ONE-CAR GARAGE & DRIVEWAY COMBINATION SHALL COUNT AS 2.0 OFF STREET PARKING SPACES, PROVIDED THE DRIVEWAY MEASURES A MINIMUM OF 18' IN LENGTH BETWEEN THE FACE OF THE GARAGE DOOR AND THE RIGHT-OF-WAY.

REFERENCES:

1. PROPOSED MAJOR SUBDIVISION, BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY MANNO SURVEYING, INC., CERTIFIED TO BRUNO BOY, DATED 9/4/2024.
2. SITE PLANS PREPARED BY BOHLER ENGINEERING, DATED 10/6/2000, LAST REVISED 10/29/2001.
3. LYNDHURST TAX MAPS SHEETS 2 & 5

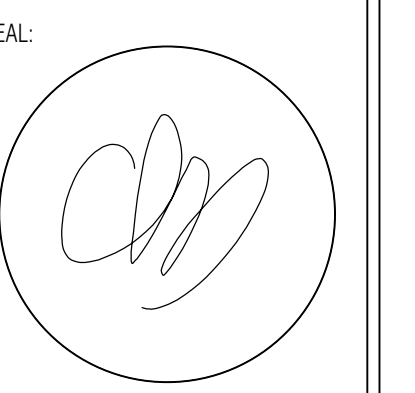
NOTES:

1. THE SUBDIVISION PLAN HAS BEEN PREPARED FOR PLANNING AND CONCEPTUAL PURPOSES ONLY. FINAL SUBDIVISION MAP WITH METES AND BOUNDS MUST BE PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR ONLY. SEE NEW JERSEY ADMINISTRATIVE CODE § 13-40-7.4(C).
2. ENVIRONMENTAL STUDY/REMEDIATION/REPORT BY OTHERS.



Baldanza Design
 ARCHITECTURE
 ENGINEERING
 PLANNING

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 RIVER VALE, NJ 07875
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 CERTIFICATES OF AUTHORIZATION:
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 #24GA28334900 (ENGINEERING)



CHARLES L. BALDANZA, P.E.
 21A101980400 (ARCHITECT)
 24GE05632800 (PROFESSIONAL ENGINEER)

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PROPOSED REDEVELOPMENT

BLOCK 23,
 LOTS 31, 32 & 33
 NEW YORK AVENUE
 LYNDHURST, NJ

CLIENT:
 BRUNO BOY LLC.
 ANTHONY FRISINA
 235 GRAND AVENUE
 RUTHERFORD, NJ 07070

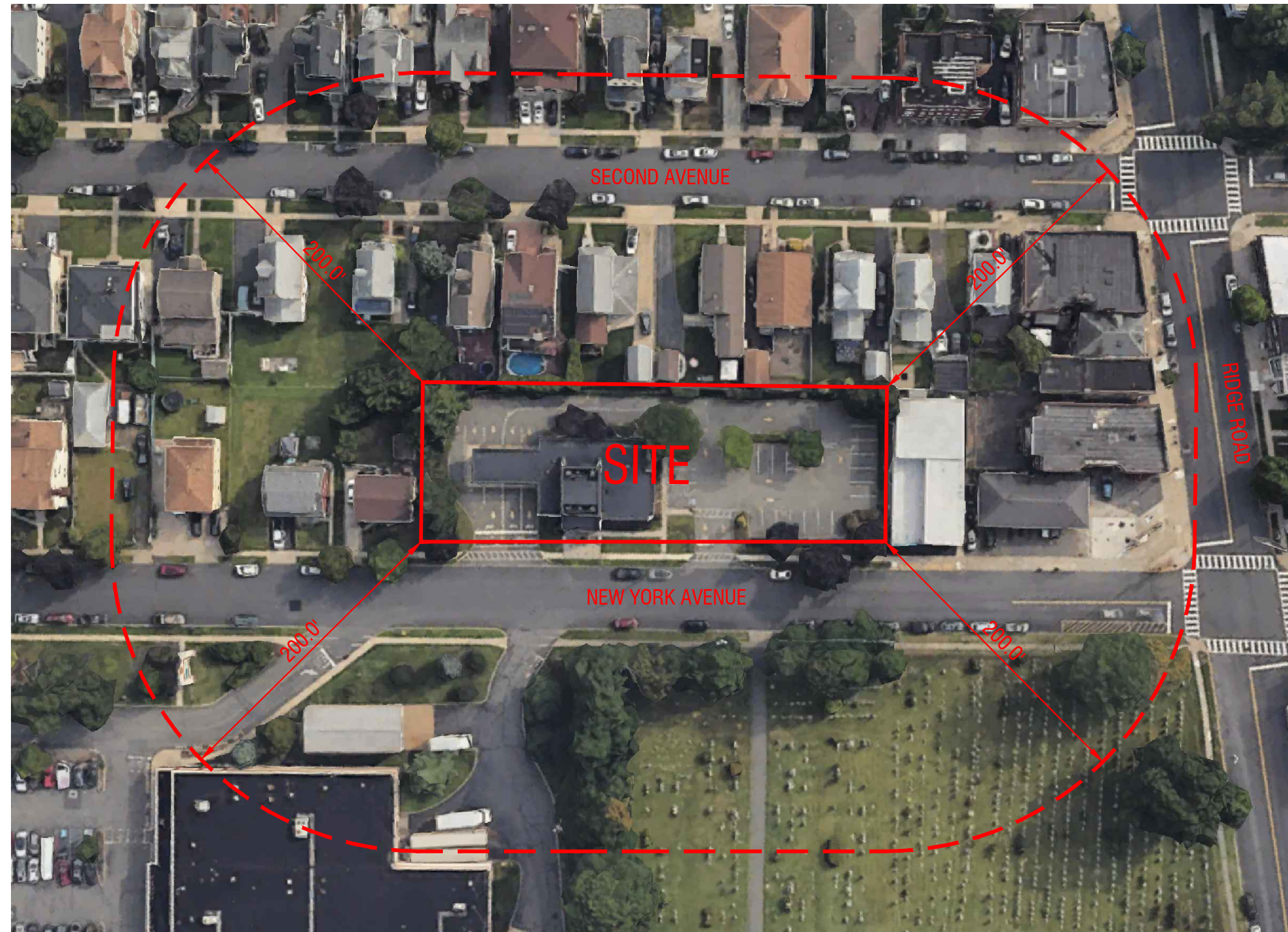
DRAWN BY: LSC
 CHKD BY: CLB
 DATE: 9/11/2024
 JOB #: 23-53

SITE PLAN

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF LYNDHURST, NJ

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

SP-1



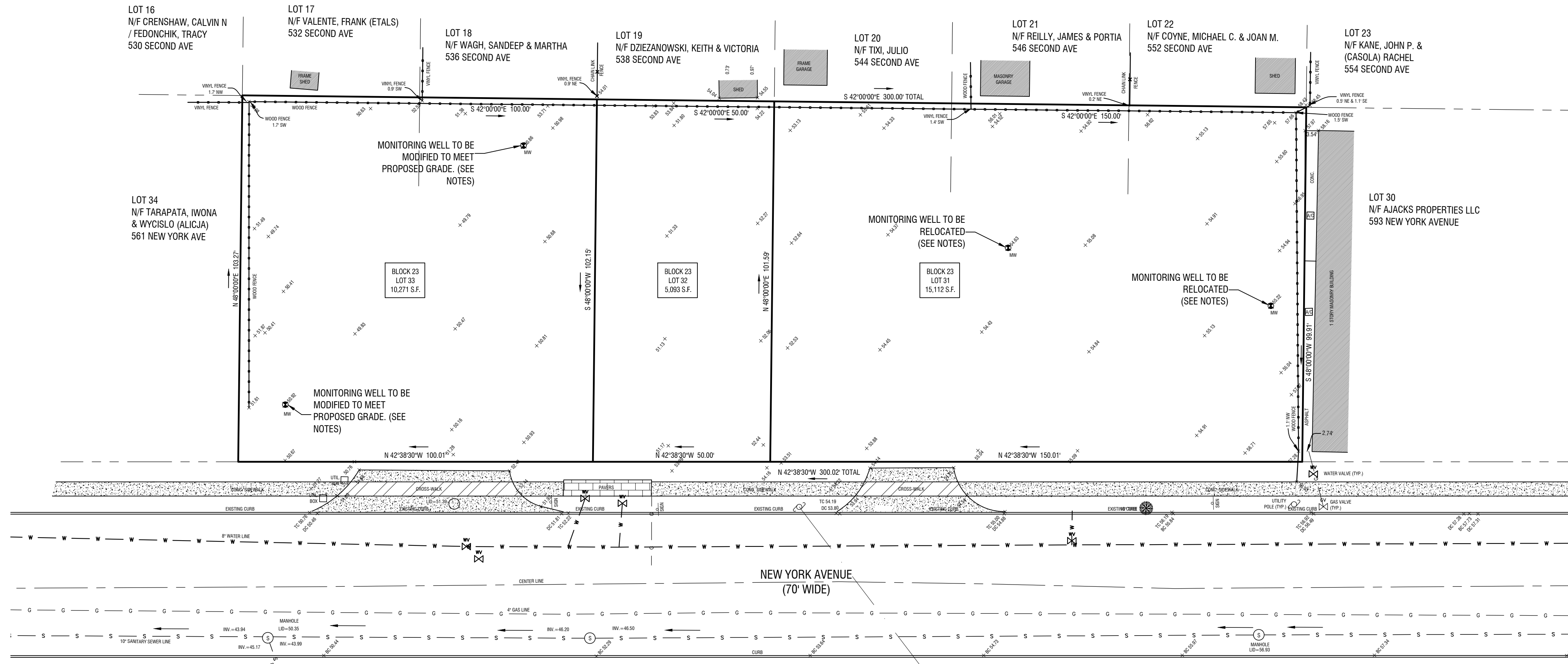
200' RADIUS KEY MAP
N.T.S.

GENERAL NOTES

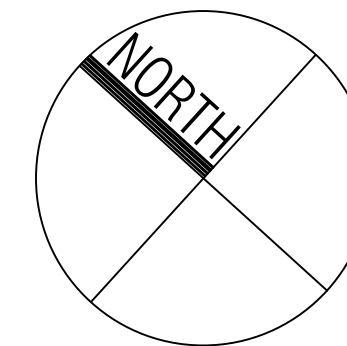
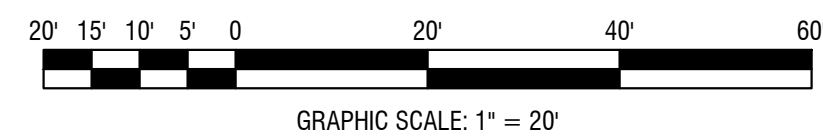
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY, OR CONSULT THE ARCHITECT FOR ANY NECESSARY DIMENSIONS WHICH ARE NOT INDICATED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND ALL NECESSARY DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL APPLICABLE SUB-CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK BEFORE COMMENCING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE WORK OF ALL SUBCONTRACTORS AND FOR INSURING PROPER COORDINATION BETWEEN THE VARIOUS TRADES. ALL NECESSARY CUTTING AND PATCHING FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK INCLUDING ALL NECESSARY OPENINGS IN FLOOR, WALL OR ROOF FRAMING TO ACCOMMODATE THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHETHER INDICATED ON THE DRAWINGS OR NOT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, INCLUDING THE INSTALLATION OF ALL TEMPORARY SHORING, SHEETING AND BRACING OF THE EXCAVATIONS AND STRUCTURE DURING CONSTRUCTION. THE G.C. IS ALSO RESPONSIBLE FOR ALL JOB SITE SAFETY AND SECURITY MEASURES TO PROTECT THE WORK, WORKMEN, THE PUBLIC AND ADJACENT PROPERTY DURING CONSTRUCTION.
- EXISTING CONDITIONS AS DEPICTED ARE BASED ON THE REFERENCED SURVEY. FIELD VERIFY ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL FIELD AND WORKING CONDITIONS AS WELL AS EXISTING AND NEW DIMENSIONS, AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO EXECUTION OF THE WORK. AREAS OF EXISTING FOUNDATION, WHERE POINT LOADING OCCURS, SHALL BE INVESTIGATED TO DETERMINE ADEQUATE BEARING CAPACITY.
- ALL LABOR, MATERIAL, AND EQUIPMENT FOR THE PROPER AND COMPLETE PERFORMANCE OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHETHER SPECIFICALLY CALLED FOR OR NOT.
- ALL PRODUCTS SHALL BE SIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE GUIDELINES, INSTRUCTIONS, AND SPECIFICATIONS OF THE MANUFACTURER. ALL RECOMMENDED ACCESSORIES AND TECHNIQUES SHALL BE UTILIZED SO AS TO INSURE COMPLETE PERFORMANCE OF THE PRODUCT.
- ALL CONSTRUCTION WORK FOR THE PROJECT MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CODE, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICES AS IT PERTAINS TO SAFETY.

DEMOLITION NOTES

- CONFORM TO APPLICABLE CODE FOR DEMOLITION WORK, DUST CONTROL AND PRODUCTS REQUIRING ELECTRICAL DISCONNECTION.
- OBTAIN REQUIRED PERMITS FROM AUTHORITIES AND DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF PUBLIC AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE METHODS, MEANS AND DESTINATION OF ALL OFF-SITE DISPOSAL.
- DO NOT CLOSE OR OBSTRUCT EGRESS WIDTH TO ANY BUILDING OR SITE EXIT.
- PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
- MARK LOCATION AND TERMINATION OF UTILITIES.
- NOTIFY AFFECTED UTILITY COMPANIES.
- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES.
- CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION AND ARCHITECT/ENGINEER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
- SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
- DO NOT BURN OR BURY MATERIALS ON SITE. LEAVE SITE IN CLEAN CONDITION.
- PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK THE CONTRACTOR MUST BECOME FAMILIAR WITH THE CHARACTER AND SCOPE OF THE PROPOSED WORK. ANY QUESTIONS OR CONCERNS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- ENVIRONMENTAL ASSESSMENT/REMEDIATION BY OTHERS.



EXISTING SITE PLAN
SCALE 1" = 20'



NOTES:

- MONITORING WELL RELOCATION/REMOVAL/MODIFICATION BY OTHERS.
- ENVIRONMENTAL STUDY/REMEDIATION/REPORT BY OTHERS.
- LYNDHURST TAX MAP SHEETS 2 & 5.

LYNDHURST							OWNER & ADDRESS REPORT	
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION			
23	13		4C	514 SECOND AVE LLC 23 BRANSON AVE LYNDHURST, NJ	512-514 SECOND AVE			
23	14.01		2	MARRA, GIOVANNI 518 2ND AVE LYNDHURST, NJ	07738			518 SECOND AVE
23	14.02		2	CARONE, DEAN A 551 NEW YORK AVE LYNDHURST, NJ	07071			551 NEW YORK AVE
23	15		2	MARGEWICZ, LENORA 522 SECOND AVE LYNDHURST, N.J.	07071			522 SECOND AVE
23	16		2	CRENSHAW, CALVIN & FEDONCHIK, TRACY 78 W PIERREPONT AVENUE NEW YORK, NY	10003			530 SECOND AVE
23	17		2	VALENTE, FRANK (ETALS) 78 W PIERREPONT AVENUE RUTHERFORD, NJ	07070			532 SECOND AVE
23	18		2	WUGH, SANDEEP & MARTHA 536 SECOND AVE LYNDHURST, NJ	07071			536 SECOND AVE
23	19		2	DZIEZANOWSKI, KEITH & VICTORIA 538 SECOND AVE LYNDHURST, NJ	07071			538 SECOND AVE
23	20		2	TIXI, JULIO 544 2ND AVE LYNDHURST, NJ	07071			544 SECOND AVE
23	21		2	REILLY, JAMES & PORTIA 546 SECOND AVE LYNDHURST, N.J.	07071			546 SECOND AVE
23	22		2	COYNE, MICHAEL C. & JOAN M. 552 SECOND AVENUE LYNDHURST, N.J.	07071			552 SECOND AVENUE
23	23		2	KANE, JOHN P. & CASOLA/RACHEL 50 FOURTH STREET PEQUANNOCK, NJ	07440			554 SECOND AVE
23	24		2	AGRESTI, IMMACOLATA 556 SECOND AVE. LYNDHURST, NJ	07071			556 SECOND AVE
23	25		4C	ZAMBRA REALTY LLC S WEST 37TH ST, FL 12 NEW YORK, NY	10016			149-151 RIDGE RD
23	26		2	FIDAN, OZER & HAGER 641 SECOND AVENUE LYNDHURST, NJ	07071			153 RIDGE RD
23	27		4A	CIMARDO, SANDRA & NASCO, LINDA 140 PAISE AVENUE LYNDHURST, N.J.	07071			155 RIDGE RD
23	28		4C	LEN, ADAM J & MYRIAM N 346 BELLEVILLE TURNPIKE NORTH ARLINGTON, NJ	07031			159 RIDGE RD
23	28	B01	4A	LEN, ADAM J & MYRIAM 346 BELLEVILLE TURNPIKE NORTH ARLINGTON, NJ	07031			159 RIDGE RD
23	28	B02	4A	LEN, ADAM J, MYRIAM 346 BELLEVILLE TURNPIKE NORTH ARLINGTON, NJ	07031			159 RIDGE RD
23	29		4A	AMARJOT REALTY LLC 161 RIDGE RD LYNDHURST, NJ	07071			161 RIDGE RD
23	30		4B	AJACKS PROPERTIES LLC 593 NEW YORK AVENUE LYNDHURST, NJ	07071			593 NEW YORK AVE
23	34		2	TARAPATA, IWONA & WYCISLO (ALICJA) 561 NEW YORK AVE LYNDHURST, NJ	07071			561 NEW YORK AVE
23	35		2	FRIES, KYLE & OSPINA, ANDRES 557 NEW YORK AVENUE LYNDHURST, NJ	07071			557 NEW YORK AVE
34	22		4A	PONTORERO, FRANCESCO & ANNA 125 DELAFIELD AVE LYNDHURST, NJ	07071			143 RIDGE RD
34	23		4C	PONTORERO, FRANCESCO & ANNA 125 DELAFIELD AVE. LYNDHURST, N. J.	07071			553 SECOND AVE
34	24		2	PONTORERO, FRANCESCO & ANNA 125 DELAFIELD AVE. LYNDHURST, N. J.	07071			551 SECOND AVE
34	25		4C	WARREN, GERARD M. & DONNA 104 ROLLING HILL ROAD CLIFTON, N. J.	07013			549 SECOND AVE
34	26		2	RIZZOLO, RICHARD A & DIANE 543 SECOND AVE LYNDHURST, NJ	07071			543 SECOND AVENUE
34	27		2	AKEGAN, PAUL & MAIMOUNAT TOURE 541 2ND AVE LYNDHURST, NJ	07071			541 SECOND AVE
34	28		2	BINI, JOSEPHINE A ETAL 537 SECOND AVE LYNDHURST, NJ	07071			537 SECOND AVE
34	29		2	DRABBLE, ERNEST S & IRENE 531-533 SECOND AVE LYNDHURST, N.J.	07071			531-533 SECOND AVE
34	30		2	DIMLER, DANIEL C. & CLAIRE 529 SECOND AVE LYNDHURST, N.J.	07071			529 SECOND AVE
34	31		2	BALASH, MICHAEL & STACEY 525 SECOND AVE LYNDHURST, NJ	07071			525 SECOND AVE
34	32		2	PEREZ, MARIA C & DENNIS 519 SECOND AVE LYNDHURST, NJ	07071			519 SECOND AVE
79	1		4A	VETERANS SQUARE 2016 LLC C/O RYAN, L 3717 ARCH STREET, STE 3620 PHILADELPHIA, PA	19103			530-560 NEW YORK AVE.
79	3		15E	ST. JOSEPH'S CEMETERY 120 HOBOKEN E RUTHERFORD, N.J.	07073			201-239 RIDGE RD

LIST OF PROPERTY OWNERS WITHIN 200'

Baldanza
Design ARCHITECTURE
ENGINEERING PLANNING

645 WESTWOOD AVENUE, SUITE 204
RIVER VALE, NJ 07075
(201) 391-0020
INFO@BALDANZADESIGNBUILD.COM
CERTIFICATES OF AUTHORIZATION:
#21AC00097600 (ARCHITECTURE)
#24GA2834900 (ENGINEERING)

SEAL:

CHARLES L. BALDANZA, R.A., P.E.
21A101980400 (ARCHITECT)
24GE05632800 (PROFESSIONAL ENGINEER)

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PROPOSED REDEVELOPMENT

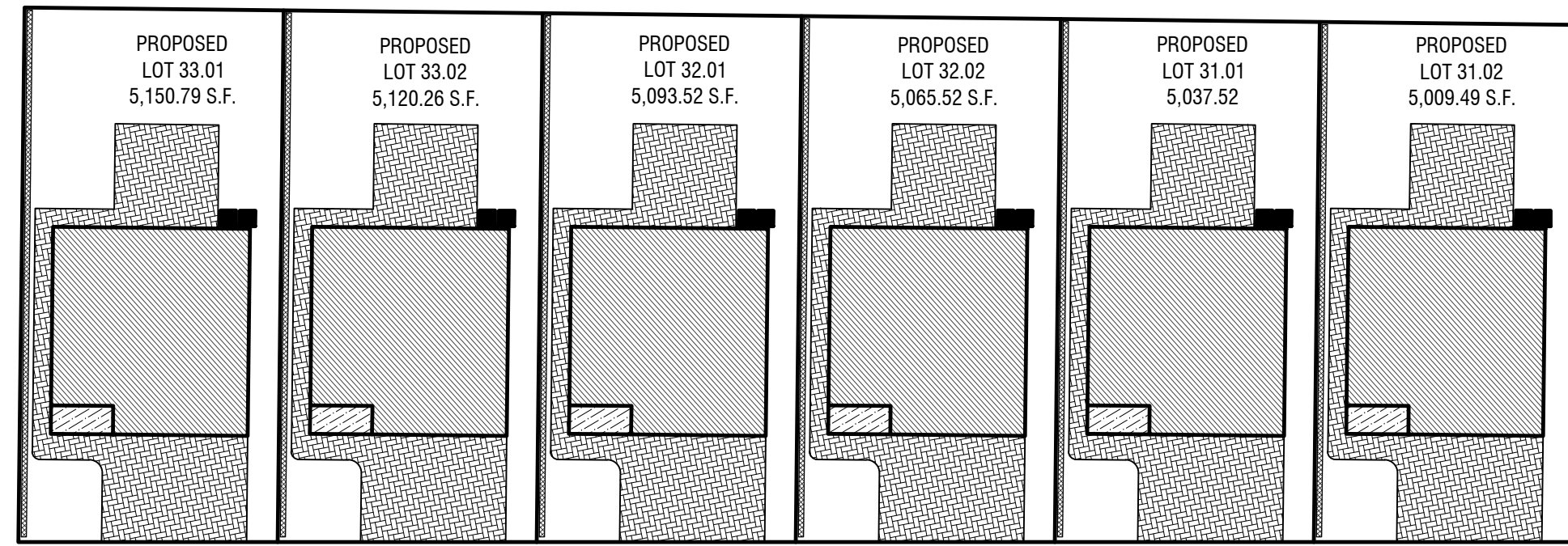
BLOCK 23,
LOTS 31, 32 & 33
NEW YORK AVENUE
LYNDHURST, NJ

CLIENT:
BRUNO BOY LLC.
ANTHONY FRISINA
235 GRAND AVENUE
RUTHERFORD, NJ 07070

DRAWN BY: LSC
CHKD BY: CLB
DATE: 9/11/2024
JOB #: 23-33

EXISTING SITE PLAN & NOTES

SP-2



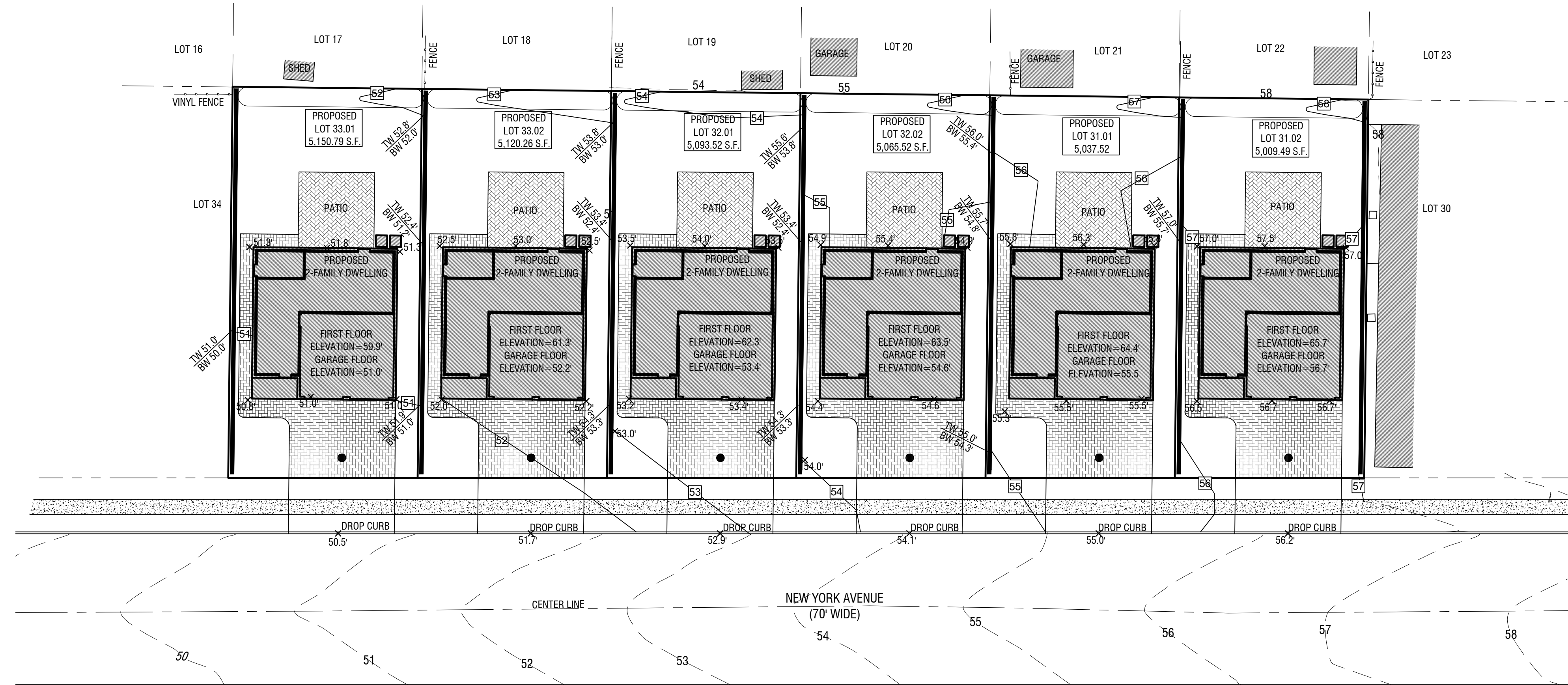
BUILDING FOOTPRINT = 1,454 SF	BUILDING FOOTPRINT = 1,454 SF	BUILDING FOOTPRINT = 1,454 SF	BUILDING FOOTPRINT = 1,454 SF	BUILDING FOOTPRINT = 1,454 SF	BUILDING FOOTPRINT = 1,454 SF
COVERED PORCH = 66 SF	COVERED PORCH = 66 SF	COVERED PORCH = 66 SF	COVERED PORCH = 66 SF	COVERED PORCH = 66 SF	COVERED PORCH = 66 SF
PAVERS = 1,241 SF	PAVERS = 1,241 SF	PAVERS = 1,241 SF	PAVERS = 1,241 SF	PAVERS = 1,241 SF	PAVERS = 1,241 SF
A/C UNITS = 18 SF	A/C UNITS = 18 SF	A/C UNITS = 18 SF	A/C UNITS = 18 SF	A/C UNITS = 18 SF	A/C UNITS = 18 SF
WALL = 102 SF	WALL = 101 SF	WALL = 101 SF	WALL = 100 SF	WALL = 100 SF	WALL = 99 SF

PROPOSED LOT COVERED TOTAL = 2,880 SF	PROPOSED LOT COVERED TOTAL = 2,880 SF	PROPOSED LOT COVERED TOTAL = 2,879 SF	PROPOSED LOT COVERED TOTAL = 2,879 SF	PROPOSED LOT COVERED TOTAL = 2,878 SF	PROPOSED LOT COVERED TOTAL = 2,878 SF
2,880 / 5,150.79 = 55.9 %	2,880 / 5,120.26 = 56.2 %	2,879 / 5,093.52 = 56.5 %	2,879 / 5,065.52 = 56.8 %	2,878 / 5,037.52 = 57.1 %	2,878 / 5,009.49 = 57.5 %

LOT CONDITIONS PRIOR TO 2022 DEMOLITION OF TD BANK AND PARKING LOT:
 TOTAL AREA = 30,477.1 FT²
 PREVIOUS IMPROVED LOT COVERAGE = 69.9% (21,304 FT²) (SEE REFERENCE #3)
 PROPOSED IMPROVED LOT COVERAGE = 54.7% (16,774 FT²), A REDUCTION OF 4,530 FT²

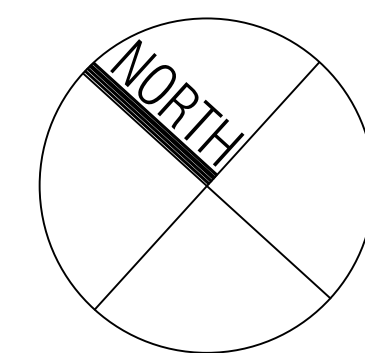
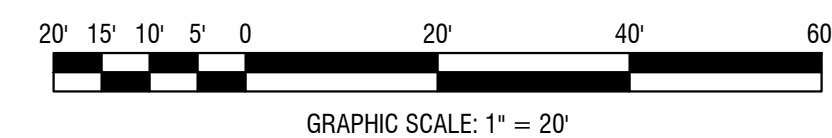
IMPERVIOUS COVERAGE DIAGRAM

SCALE 1" = 30'



PROPOSED GRADING PLAN

SCALE 1" = 20'



SITE NOTES

- TRASH AND RECYCLING STORAGE TO BE IN INDIVIDUAL GARAGES. COORDINATE PICKUP WITH MUNICIPALITY.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE EXPENSES RELATED TO ANY RECONSTRUCTION OF PAVEMENT, CURB, SIDEWALK, STORM DRAINAGE OR OTHER PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE TOWNSHIP AND MUNICIPAL ENGINEER, AND IN ACCORDANCE WITH CURRENT DESIGN STANDARDS.
- THE APPLICANT SHALL ENSURE THAT ALL DISTURBED WORK AREAS ARE STABILIZED WITH TOPSOIL, SEED, HAY, AND STRAW MULCH TO ENSURE LAWN GROWTH.
- THE APPLICANT SHALL PROTECT ANY PERIMETER FENCING, CURBS, WALKWAYS, PLANTINGS, AND WALLS ON ADJACENT PROPERTIES DURING CONSTRUCTION, IF APPROVED. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO NEIGHBORING PROPERTIES DURING THE INSTALLATION OF PROPOSED IMPROVEMENTS.
- THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT ANY AND ALL SOILS IMPORTED TO THE SITE ARE CERTIFIED CLEAN SOILS AS IDENTIFIED BY THE CURRENT NJDEP RESIDENTIAL STANDARDS, WITH A COPY OF THE SAID CERTIFICATE PROVIDED TO THE CONSTRUCTION DEPARTMENT AND MUNICIPAL ENGINEER FOR ALL SOILS. NO RECOMMENDATION FOR A CERTIFICATE OF OCCUPANCY / CONSTRUCTION COMPLETION WILL BE PROVIDED WITHOUT THIS CERTIFICATION, WHERE APPLICABLE.
- THE APPLICANT SHALL ENSURE THAT THE OPERATIONS OF SOIL MOVEMENT VEHICLES ARE NOT TO BE UTILIZED IN A WAY THAT WOULD DEPOSIT SOIL ON ANY STREET, SIDEWALK, PUBLIC PLACE, OR WITHIN ANY OTHER PRIVATE PROPERTY.

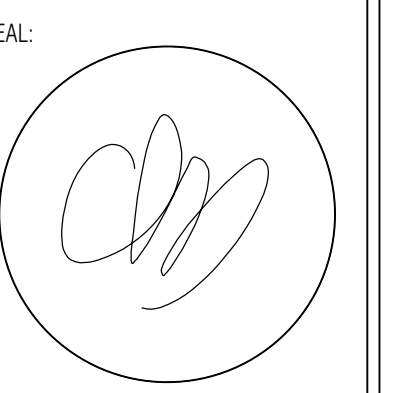
GRADING NOTES

- EXISTING GRADES AND DRAINAGE PATTERNS TO REMAIN IN GENERAL. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
- THE CONTRACTOR SHALL REMOVE ALL EXCESS, UNSUITABLE, OR CONTAMINATED SOILS, VEGETATION AND DEBRIS AND DISPOSE IN ACCORDANCE WITH ALL LOCAL, STATE & FEDERAL REGULATIONS.
- SURFACE DRAINAGE WATERS SHALL BE CONTROLLED IN A MANNER THAT WILL MINIMIZE THE ADVERSE EFFECTS OF SUCH WATERS UPON THE SUBJECT PROPERTY AND ADJUTING LANDS.
- SOIL EROSION DURING AND AFTER DEVELOPMENT SHALL NOT INCREASE OVER WHAT NATURALLY OCCURS.
- THE GRADES AND/OR ELEVATION OF THE SITE SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE EXISTING CONDITIONS.
- MAXIMUM SLOPE NOT TO EXCEED 3 HORIZONTAL TO ONE VERTICAL.
- THE APPLICANT SHALL ENSURE THAT ON-SITE GRADING DOES NOT NEGATIVELY IMPACT ANY ADJACENT PROPERTIES.
- APPLICANT SHALL ENSURE RUNOFF IS NOT DIRECTED ONTO ADJACENT PROPERTY ALONG PROPERTY LINE.
- THE APPLICANT SHALL ENSURE THAT ALL RUNOFF IS DIRECTED INTO PROPOSED STORM WATER COLLECTION STRUCTURES AND IS NOT DIRECTED TOWARDS ADJACENT PROPERTIES. THE APPLICANT IS RESPONSIBLE FOR ANY NEGATIVE IMPACTS TO ADJACENT PROPERTIES DUE TO ON-SITE IMPROVEMENTS. SHOULD A NEGATIVE IMPACT BE IDENTIFIED UPON COMPLETION OF THE PROJECT, THE IMPACT SHALL BE ADDRESSED IMMEDIATELY.

LEGEND	
51'	EXISTING CONTOUR
X51.1	EXISTING SPOT ELEVATION
51.1	PROPOSED CONTOUR
X51.3	PROPOSED SPOT ELEVATION
TW 52.0' BW 51.3'	PROPOSED WALL ELEVATION
	PROPOSED LANDSCAPE WALL
	PROPOSED PAVERS

Baldanza Design
 ARCHITECTURE
 ENGINEERING
 PLANNING

645 WESTWOOD AVENUE, SUITE 204
 RIVER VALE, NJ 07875
 (201) 391-0020
 INFO@BALDANZADESIGNBUILD.COM
 CERTIFICATES OF AUTHORIZATION
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 #24GA28334900 (ENGINEERING)



CHARLES L. BALDANZA, R.A., P.E.
 21A101980400 (ARCHITECT)
 24GE05632800 (PROFESSIONAL ENGINEER)

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PROPOSED REDEVELOPMENT

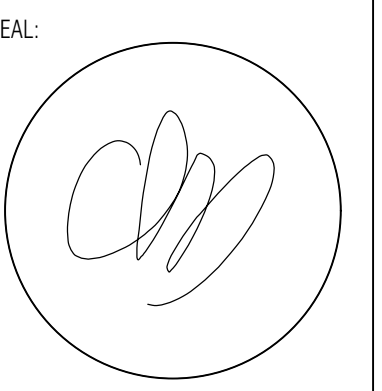
BLOCK 23,
 LOTS 31, 32 & 33
 NEW YORK AVENUE
 LYNDHURST, NJ

CLIENT:
 BRUNO BOY LLC.
 ANTHONY FRISINA
 235 GRAND AVENUE
 RUTHERFORD, NJ 07070

DRAWN BY: LSC
 CHKD BY: CLB
 DATE: 9/11/2024
 JOB #: 23-53

PROPOSED GRADING PLAN

SP-3

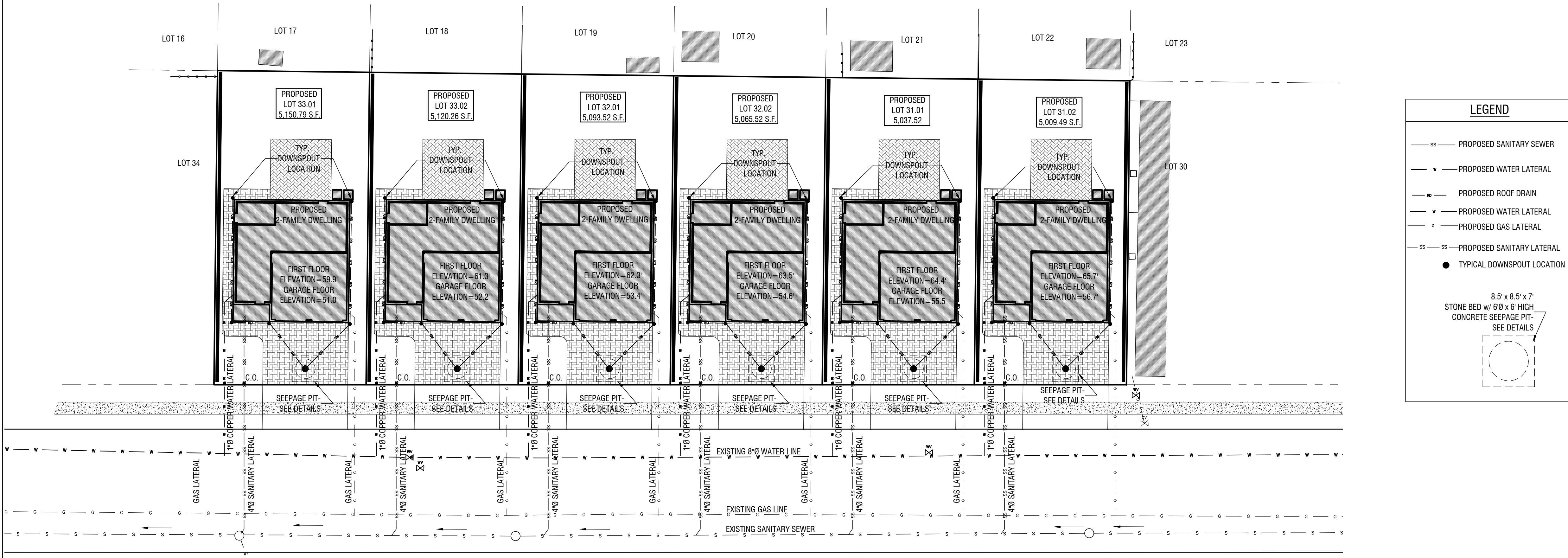


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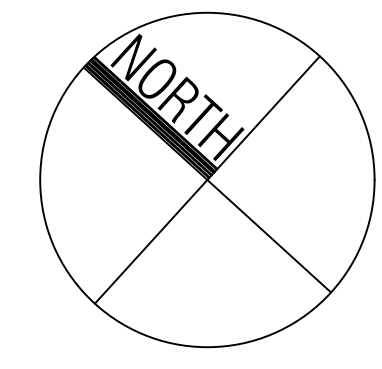
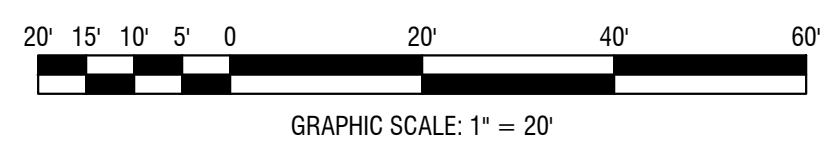
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DRAINAGE/UTILITY NOTES

- CONTRACTOR TO VERIFY ALL EXISTING UTILITY CONNECTIONS.
- ALL EXISTING UTILITY CONNECTIONS TO REMAIN.
- SURFACE DRAINAGE SHALL NOT CREATE A HAZARD OR A NUISANCE TO ADJACENT PROPERTIES.
- COORDINATE DOWNSPOUT SIZE & LOCATION WITH ARCHITECTURAL PLANS.
- IF THE EXTENSION OF WATER MAINS IS REQUIRED, THE SPACING AND LOCATION OF HYDRANTS WILL COMPLY WITH THE STANDARDS OF THE NEW JERSEY AMERICAN WATER COMPANY AND APPROVED BY THE MUNICIPAL ENGINEER AND FIRE PROTECTION OFFICIAL.
- ELECTRIC, TELEPHONE, CATV, AND ALL OTHER WIRE SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND APPROVED BY THE MUNICIPAL ENGINEER.
- ALL DRAINAGE AND SEWER EASEMENTS FOR PUBLIC PURPOSES SHALL BE DEDICATED TO THE MUNICIPALITY UNLESS OTHERWISE NOTED.
- ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE MUNICIPAL ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE MUNICIPAL ENGINEER.
- PROTECTION OF UTILITIES: EXISTING UTILITIES, IN THE AREA OF CONSTRUCTION SHOULD BE MARKED TO PROTECT FROM DAMAGE DURING EXCAVATION AND FOUNDATION CONSTRUCTION. EXCAVATIONS SHOULD BE STOPPED IF THEY COULD POTENTIALLY UNDERMINE EXISTING UTILITIES.
- EXCAVATION & SIDE SLOPE: AN UNBRACED EXCAVATION SLOPE OF 2:0 HORIZONTAL TO 1 VERTICAL OR FLATTER MAY BE CONSIDERED IN THE PLANNING FOR CONSTRUCTION. SHEETING AND BRACING, AND OR SLOPE STABILIZATION SYSTEMS SHOULD BE USED WHEREVER THE UNBRACED SLOPE PASS BENEATH UTILITIES OR STRUCTURES, THE ACTIVE ROADWAY ARREARS AND/OR WHERE IT IS FOUND TO BE NECESSARY OR MORE COST EFFECTIVE TO USE SHEETING IN ORDER TO LIMIT THE SIZE OF THE EXCAVATIONS AND MAINTAIN TRAFFIC. SHEETING AND BRACING SYSTEMS AND EXCAVATION SLOPES MAY BE DESIGNED USING THE SOIL PROPERTIES AND PRESENTED UN SUMMARY TABLE PROVIDED EARLIER.
- PROOF ROLLING AND COMPACTION OF PAVEMENT AND FILL SUBGRADES: FOLLOWING STRIPPING OR EXCAVATION TO PLAN ELEVATIONS, ALL SUBGRADES FOR PLACEMENT OF NEW FOUNDATION OR PARKING LOT PAVEMENT SHOULD BE PROOF ROLLED USING A VIBRATORY ROLLER WITH MINIMUM 1 TON STATIC WEIGHT IN CONFINED AREAS ALONG SIDE WALLS AND 10 TON STATIC WEIGHT IN THE FOOTPRINT OF THE BUILDING AND GENERAL ROADWAY PAVED AREAS. FOOTING SUBGRADES SHOULD BE COMPACTED WITH SMALL AREA VIBRATORY PLATE COMPACTORS. PROOF ROLLING SHOULD BE OBSERVED AND EVALUATED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN FAMILIAR WITH SITE CONDITIONS.
- THE APPLICANT IS RESPONSIBLE FOR ADDRESSING ANY OFF-SITE UTILITY UPGRADES TO ACCOMMODATE THE PROPOSED IMPROVEMENTS AT THE SOLE COST OF THE APPLICANT.
- ALL GAS AND WATER METERS THAT WILL SERVICE THE BUILDING HALL BE POSITIONED WHERE THEY ARE NOT VISIBLE FROM THE SITE FRONTAGE AND SHALL BE SCREENED.
- THE PROPOSED SANITARY CONNECTION FROM THE PROPOSED DEVELOPMENT WILL BE CONVEYED TO THE NORTH ARLINGTON LYNDBURST JOINT MEETING (NALJM) SERVICE AREA. THE APPLICANT SHALL CONFIRM THE SAME AND COORDINATE WITH THE RESPECTIVE AGENCIES FOR REVIEW AND COMMENTS AS IT RELATES DISCHARGES TO SAID PUMP STATION.
- PER NALJM ORDINANCES, AN ENDORSEMENT OF THE PROPOSED SANITARY SEWER CONNECTION TO THE NALJM SYSTEM, INCLUDING THE PAYMENT OF ALL CONNECTION FEES, IS REQUIRED. THE APPLICANT IS RESPONSIBLE TO SUBMIT AN APPLICATION TO THE NALJM SHALL SECURE AN ENDORSEMENT FROM THE NALJM.
- THE APPLICANT SHALL SECURE, AND SUPPLY WILL SERVE LETTERS FOR ALL UTILITIES TO ENSURE CAPACITY AND ADEQUATE SERVICE TO THE PROPOSED DEVELOPMENT. THE APPLICANT SHALL CONSTRUCT ALL ON-SITE AND OFF-SITE IMPROVEMENTS AS DEEMED NECESSARY BY SAID UTILITIES.



DRAINAGE & UTILITY PLAN
SCALE 1" = 20'



PROPOSED REDEVELOPMENT

BLOCK 23,
LOTS 31, 32 & 33
NEW YORK AVENUE
LYNDHURST, NJ

CLIENT:
BRUNO BOY LLC.
ANTHONY FRISINA
235 GRAND AVENUE
RUTHERFORD, NJ 07070

DRAWN BY: LSC
CHKD BY: CLB
DATE: 9/11/2024
JOB #: 23-53

DRAINAGE & UTILITY PLAN

SP-4

PLANTING NOTES

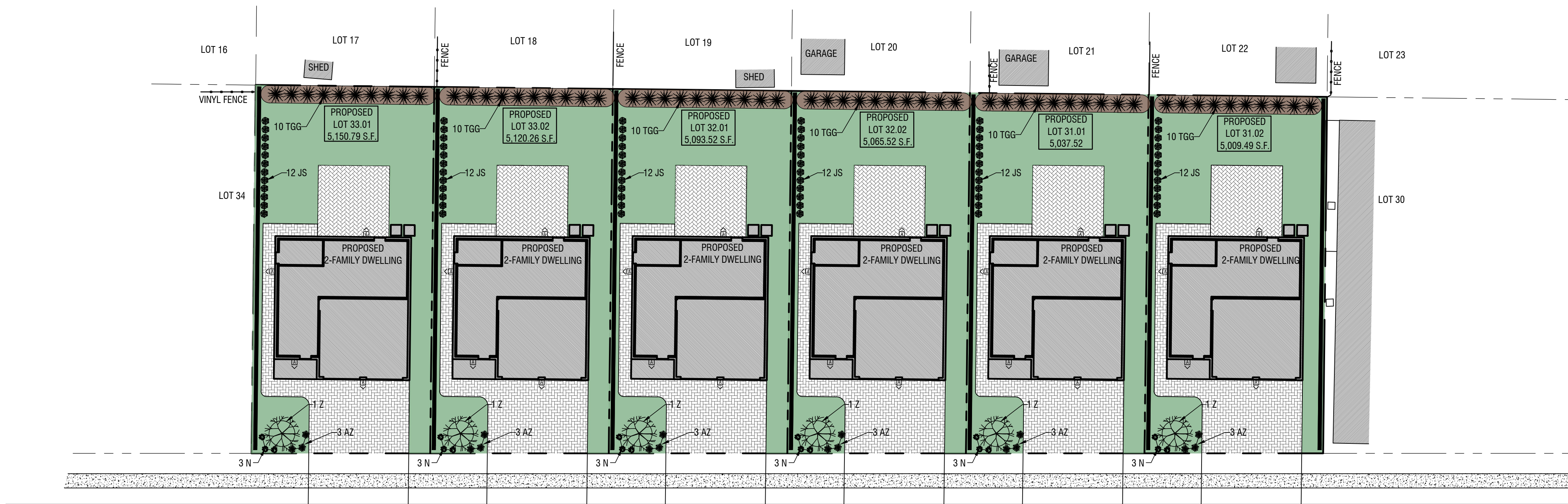
- ALL MATERIALS ARE TO BE TYPE & SIZE LISTED UNLESS APPROVED BY ENGINEER/ARCHITECT.
- TREES & SHRUBS ARE TO BE IN ACCORDANCE WITH AMERICAN NURSERYMAN ASSOCIATION STANDARDS REGARDING SIZE & QUALITY.
- PLANTS ARE TO BE PLANTED UPRIGHT IN A DIRECTION SO AS TO GIVE BEST APPEARANCE OF RELATIONSHIP TO ADJACENT AREAS.
- PLAN IS DIAGRAMMATIC. PLANT LOCATIONS MAY BE ADJUSTED FOR FIELD CONDITIONS WITH ENGINEER/ARCHITECT APPROVAL.
- THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY IMPLEMENTATION.
- IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY FOR REVIEW AND RESOLUTION.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. SEE DETAILS.
- PLANTING PITS ARE TO BE PREPARED AS SHOWN IN DETAILS. LAWN AREAS ARE TO HAVE A MINIMUM OF 6" OF TOPSOIL.
- ALL PLANTING BEDS ARE TO HAVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
- PROVIDE NEW OR AMENDED TOPSOIL BACKFILL FOR ALL NEWLY PLANTED MATERIALS. ORGANIC MATTER CONTENTS SHALL BE A MINIMUM OF 5.0%, PH RANGE BETWEEN 5.0-6.5 INCLUSIVE, FREE OF STONES 1" DIAMETER OR GREATER & FREE OF ALL DEBRIS & EXTRANEOUS MATERIALS.
- CHEMICAL FERTILIZER TO BE DERIVED FROM ORGANIC SOURCES AND APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- A TEMPORARY PROTECTIVE FENCE SHALL BE ERRECTED AROUND THE DRIP LINES OF ANY EXISTING TREES WHICH ARE TO REMAIN. THE FENCE SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE FENCE SHALL BE SNOW FENCING OR APPROVED EQUAL AND WILL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
- FEEDER ROOTS OF EXISTING TREES TO REMAIN SHALL NOT BE CUT WITHIN THE DRIP LINES.
- DAMAGED TRUNKS OR EXPOSED ROOTS SHALL BE CLEANED, REPAIRED AND PAINTED IMMEDIATELY WITH A GOOD QUALITY TREE PAINT.
- DO NOT FILL WITHIN 10' OF EXISTING TREES TO REMAIN.
- OPEN AREAS SHALL BE SEEDDED AS FOLLOWS:
 60% NASSA KENTUCKY BLUEGRASS 4 LBS./1000 S.F.
 20% JAMESTOWN CHEWING FESCUE 4 LBS./1000 S.F.
 20% PALMER PERENNIAL RYEGRASS 4 LBS./1000 S.F.
- SEEDING MIXTURES AND/OR RATES NOT LISTED ABOVE MAY BE USED IF RECOMMENDED BY THE LOCAL SOIL CONSERVATION DISTRICT, SOIL CONSERVATION SERVICE, RECOMMENDATIONS OF THE COOPERATIVE EXTENSION SERVICE MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. LEGUMES (FLATPEA, CROWW/VETCH, TREFOIL, LESPEDEZA) SHOULD BE MIXED WITH PROPER INOCULANT PRIOR TO PLANTING.
- GRASS SEED MIXTURE CHECKED BY THE CHIEF OF THE BUREAU OF SEED CERTIFICATION, NEW JERSEY DEPARTMENT OF AGRICULTURE, TRENTON, NEW JERSEY, WILL ASSURE THE PURCHASER THAT THE MIXTURES OBTAINED IS THE MIXTURE ORDERED.
- ALL PLANTS SHALL BE GUARANTEED FOR AT LEAST 1 YEAR FROM THE DATE OF INSTALLATION.

SOD NOTES

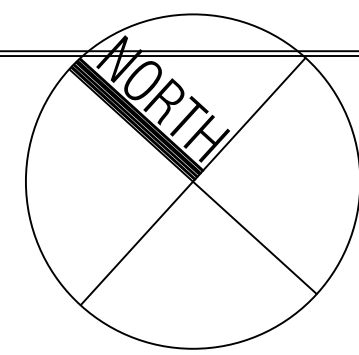
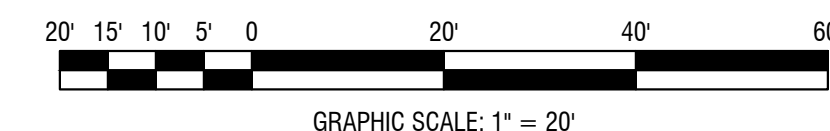
- PREPARE A GOOD CRUMBLY SEED BED: TILL 6-8 INCHES DEEP, FIRM AND LEVEL WELL AFTER FILLING.
- FORTIFY THE SEEDBED WITH FERTILIZER AND LIME. A SOIL TEST IS THE SUREST WAY TO ESTABLISH PROPER RATES. APPLICATION SHOULD BE MADE UNIFORMLY AND WORKED INTO THE TOP 3/4 INCHES OF SOIL.
- AFTER ALL MATERIALS HAVE BEEN WORKED IN, FIRM UP THE SOIL BY ROLLING TO ASSURE THAT NO SOFT SPOTS REMAIN THAT WOULD SETTLE LATER ON.
- AVOID LAYING SOD ON DRY, POWDERY SOIL. IF NECESSARY, IRRIGATE PRIOR TO LAYING SOD. A SOIL THAT IS MOIST TO A DEPTH OF SIX INCHES, BUT NOT SATURATED, ALLOWS THE NEW ROOTS TO ESTABLISH RAPIDLY.
- THE ENDS OF THE SOD PIECES SHOULD BE STAGGERED TO PREVENT LINES ACROSS THE TURF.
- MAKE SURE THAT THE EDGES OF THE SOD ARE IN GOOD CONTACT WITH EACH OTHER, BUT NOT OVERLAPPING. AVOID STRETCHING THE SOD OR GAPS WILL DEVELOP BETWEEN THE PIECES WHEN THE SOD DRIES.
- ON SLOPED AREAS, IT MAY BE NECESSARY TO PEG THE SOD STRIPS WITH WOODEN PEGS TO PREVENT SLIPPAGE.
- AFTER LAYING THE SOD, ROLL TO INSURE GOODS CONTACT WITH THE SOIL.
- THOROUGHLY WATER THE SOD IMMEDIATELY AFTER ROLLING, AND REPEAT EVERY DAY UNTIL THE ROOTS HAVE GROWN INTO THE SOIL. (NORMALLY, ROOTING REQUIRES 2-3 WEEKS.)

PROPOSED NEW TREES/LANDSCAPING

SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1. SHADE TREES					
Z		6	<i>Zelkova Serrata</i> 'VILLAGE GREEN'	VILLAGE GREEN	2 - 2.5' GAL
2. EVERGREEN TREES					
JS		72	<i>Juniperus Chinensis</i> 'SPARTAN'	SPARTAN	5'-6' 10 GAL
TGG		60	<i>Thuja Plicata</i> 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7'-8' BXB 5' O.C.
3. EVERGREEN SHRUBS					
AZ		18	<i>Azalea</i> 'BLOOM - A - THON'	BLOOM - A - THON	3 GAL
4. DECIDUOUS SHRUBS					
N		18	<i>Nepeta</i> 'JUNIOR WALKER'	JUNIOR WALKER	2 GAL



LANDSCAPING-LIGHTING PLAN
SCALE 1" = 20'



42601 BARKELEY ONE LIGHT OUTDOOR WALL SCONCE

FINISHES
 PBK - Powder Coated Black
 PBZ - Powder Coated Bronze

2601 PBZ

42601 PBK

FINISHES
 PBK - Powder Coated Black
 PBZ - Powder Coated Bronze

DIMENSIONS
 Width 6"
 Height 16"
 Depth 7.5"
 Backplate Width 4.53"
 Backplate Height 5.9"
 Extension 0.78"
 Weight 5.06 lbs.

MATERIAL Steel

CLASS Clear

LAMPING
 # Bulbs 1-Medium
 Bulbs Base Medium (E26)
 Watts per Bulb 60W
 Voltage 120V
 Total Wattage 60W
 Bulbs Included No

CERTIFICATION
 UL Rated, ETL Wet Location

ITEM NUMBER
 SKUs 42601 PBK
 42601 PBZ

Millennium Lighting
 105 Declaration Drive
 McDonough, GA 30253
 www.millenniumlighting.com

Timeless Lighting For Any Space

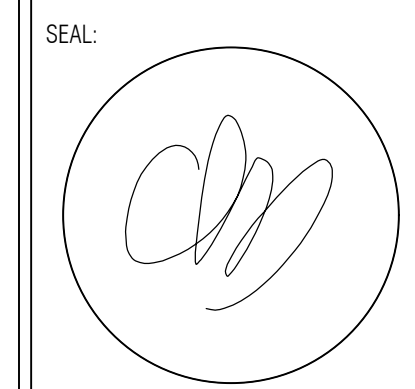
Millennium

LIGHTING FIXTURE TYPE "A" SPECIFICATIONS

LIGHTING SCHEDULE								
SYMBOL	LABEL	QTY.	MANUFACTURER	MODEL NUMBER	DESCRIPTION	# OF LAMPS	WATTAGE	HEIGHT
A	A	24	MILLENNIUM	42601-PBK	WALL-MOUNTED SCONCE	1	60	7 FT

Baldanza Design
 ARCHITECTURE
 ENGINEERING
 PLANNING

645 WESTWOOD AVENUE, SUITE 204
 RIVER VALE, NJ 07675
 (201) 591-0020
 INFO@BALDANZADDESIGNBUILD.COM
 CERTIFICATES OF AUTHORIZATION:
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 #24GA28334900(ENGINEERING)



CHARLES L. BALDANZA, R.A., P.E.
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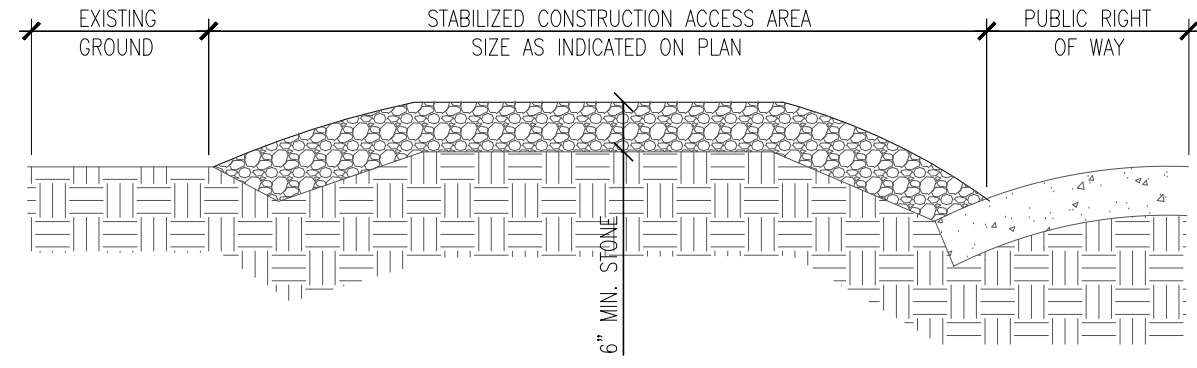
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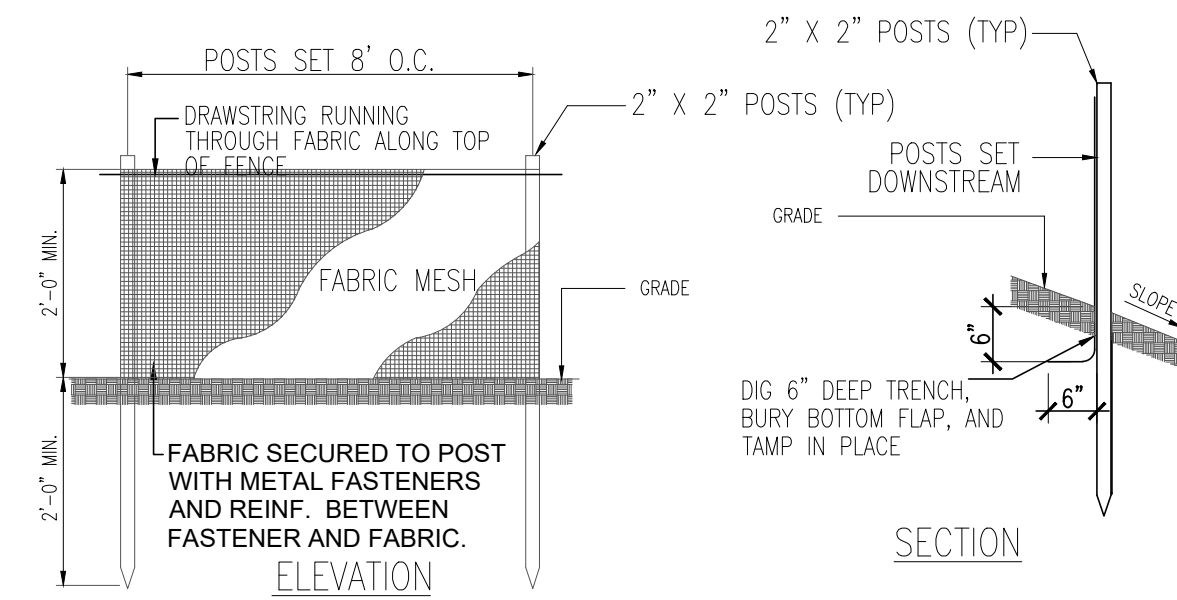
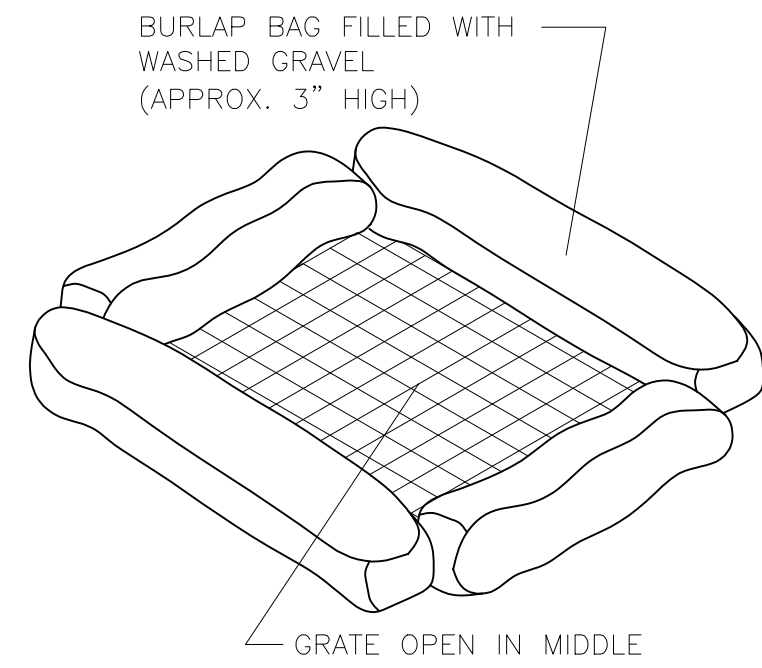
DRAWN BY: LSC
 CHKD BY: CLB
 DATE: 9/11/2024
 JOB #: 23-53

LANDSCAPING-LIGHTING PLAN

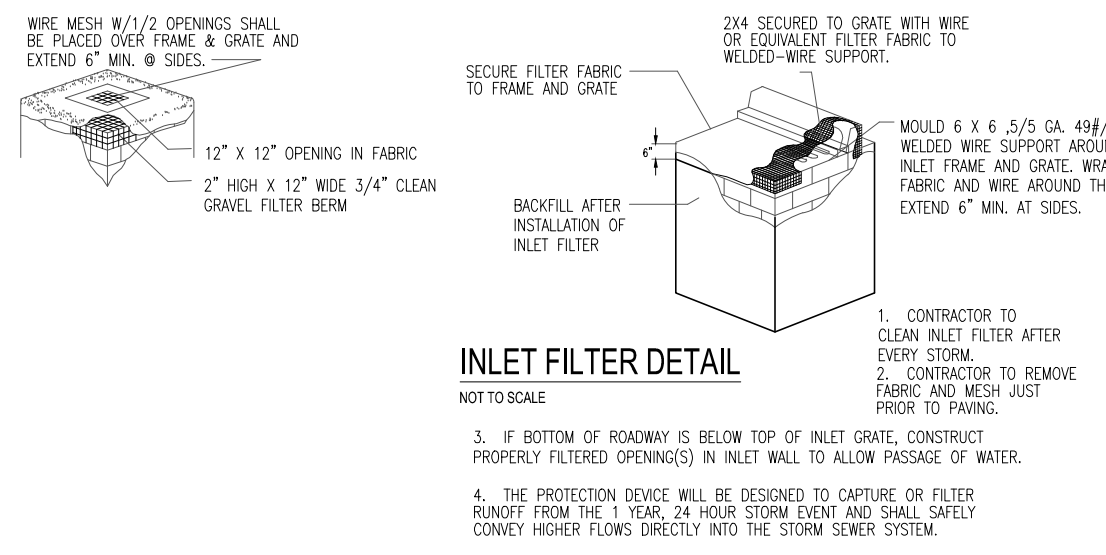
SP-5



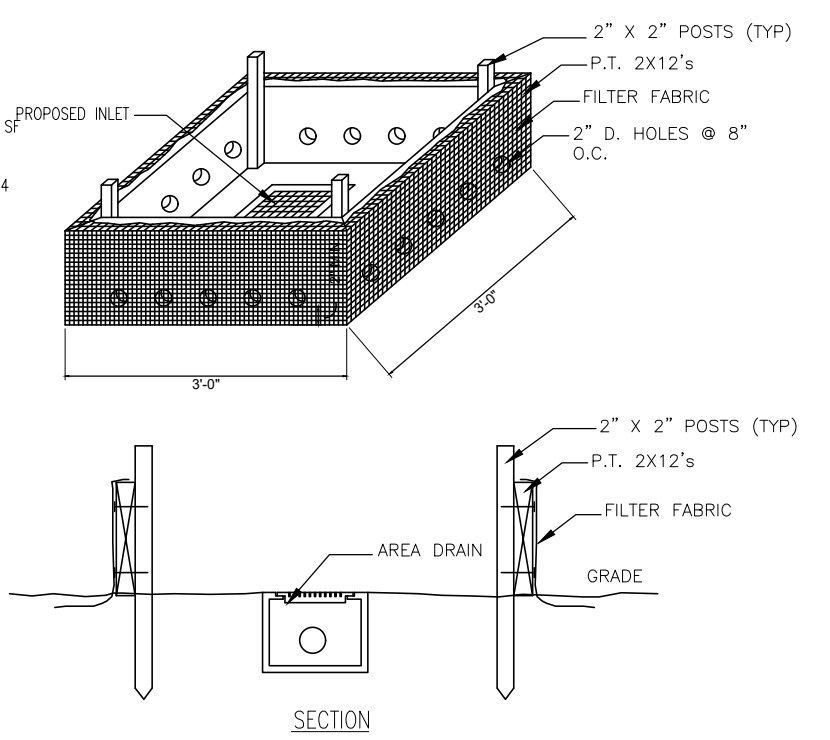
STABILIZED CONSTRUCTION ACCESS AREA DETAIL
NOT TO SCALE



FILTER FENCE DETAIL
NOT TO SCALE



INLET FILTER DETAIL
NOT TO SCALE



AREA DRAIN FILTER DETAIL
NOT TO SCALE

CONSTRUCTION SEQUENCE/TIMELINE:

1. INSTALL SILT FENCE - AT PROJECT START
2. INSTALL STABILIZED CONSTRUCTION ACCESS-AT PROJECT START
3. DEMOLISH EXISTING STRUCTURES
4. EXCAVATE FOR FOUNDATION
5. CONSTRUCT FOUNDATIONS
6. ROUGH GRADING OF THE SITE
7. CONSTRUCT BUILDING
8. INSTALL STORMWATER FACILITIES ROOF DRAINS & UTILITIES
9. FINE GRADE SITE
10. INSTALL ASPHALT PAVEMENT & GEO-STABILIZATION
11. INSTALL SOD AND LANDSCAPING & AND PERMANENTLY STABILIZATION
12. REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL APPARATUS-ONCE ALL OTHER ITEMS ARE COMPLETED.

MAINTENANCE NOTE:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. PERMANENT STABILIZATION MEASURES ARE TO BE MAINTAINED BY THE PROPERTY OWNER FOLLOWING CONSTRUCTION COMPLETION.

DUST CONTROL NOTE:

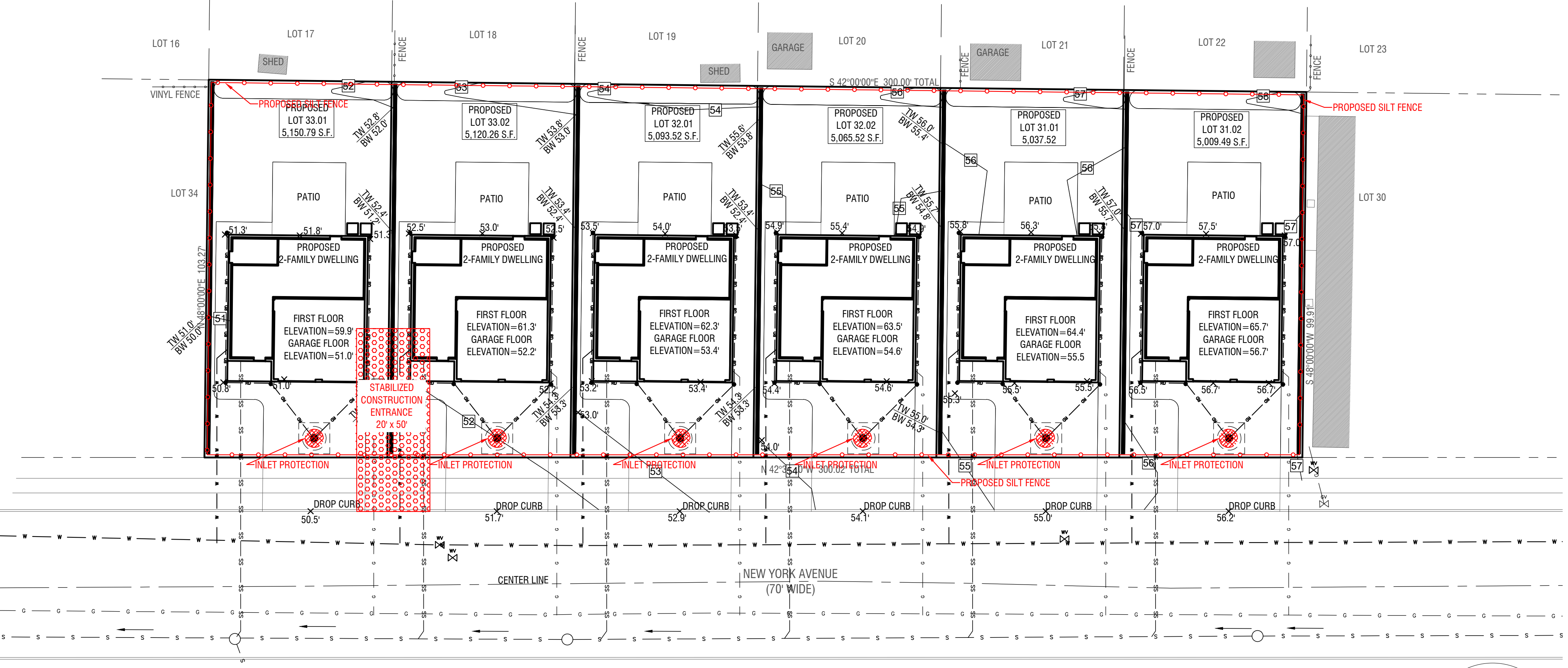
DUST TO BE CONTROLLED BY EITHER (A) SPRINKLING WITH WATER OR (B) TEMPORARY STABILIZATION WITH MULCH.

SOIL COMPACTION EXEMPTION NOTE:

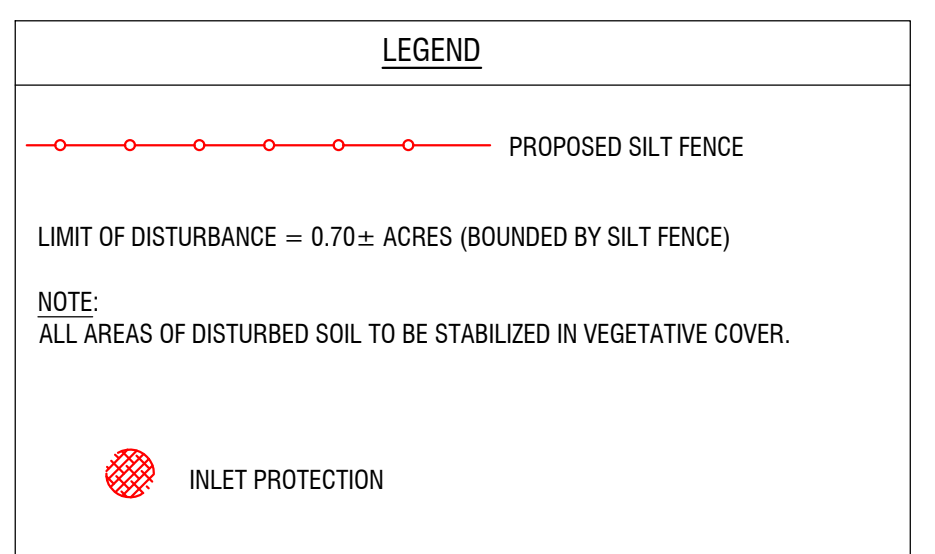
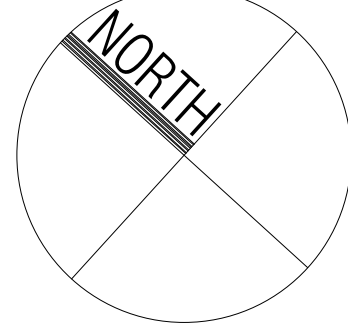
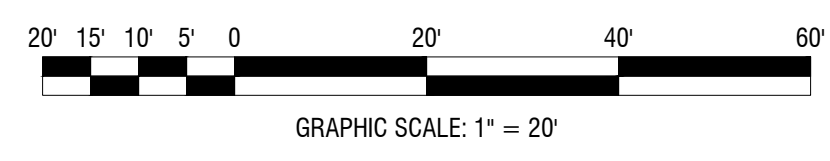
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN A METROPOLITAN PLANNING AREA PA-1. UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED AREAS WITHIN THE PA-1 ZONE FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS AN "URBAN REDEVELOPMENT" AND ARE DEFINED BY THE NJDEP AS "PREVIOUSLY DEVELOPED." (SEE NEW JERSEY DEPARTMENT OF AGRICULTURE STATE SOIL CONSERVATION COMMITTEE TECHNICAL BULLETIN 2018-2.0).

BERGEN COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNWETTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
4. STABILIZATION SPECIFICATIONS:
 - A. TEMPORARY SEEDING AND MULCHING:
 - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS. /1,000 SF OR 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
 - SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH - UNWETTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 - PERMANENT SEEDING AND MULCHING:
 - TOPSOIL - A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5"; MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
 - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH
 - 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
 - SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEED; PLANT BETWEEN MARCH 1 AND OCTOBER 1.
 - (SUMMER SEEDING REQUIRES IRRIGATION)
 - MULCH - UNWETTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
 5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
 6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
 7. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.
 8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2 1/2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
 9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
 10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
 11. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
 12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28-1 OF THE NJ STANDARDS.
 13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 14. DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
 15. DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 15-1 OF THE NJ STANDARDS.
 16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
 17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
 18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
 19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
 20. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE. BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649. TEL: 201-281-4407; FAX: 201-281-7573.
 21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
 22. THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.



SOIL EROSION & SEDIMENT CONTROL PLAN
SCALE 1" = 20'



Baldanza Design ARCHITECTURE ENGINEERING PLANNING

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RIVER VALE, NJ 07675
(201) 391-0020
INFO@BALDANZADESIGNBUILD.COM
CERTIFICATES OF AUTHORIZATION:
#21AC00097600 (ARCHITECTURE)
#24GA2834900 (ENGINEERING)

SEAL:

CHARLES L. BALDANZA, P.E.
21A101980400 (ARCHITECT)
24GE0562800 (PROFESSIONAL ENGINEER)

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PROPOSED REDEVELOPMENT

BLOCK 23,
LOTS 31, 32 & 33
NEW YORK AVENUE
LYNDHURST, NJ

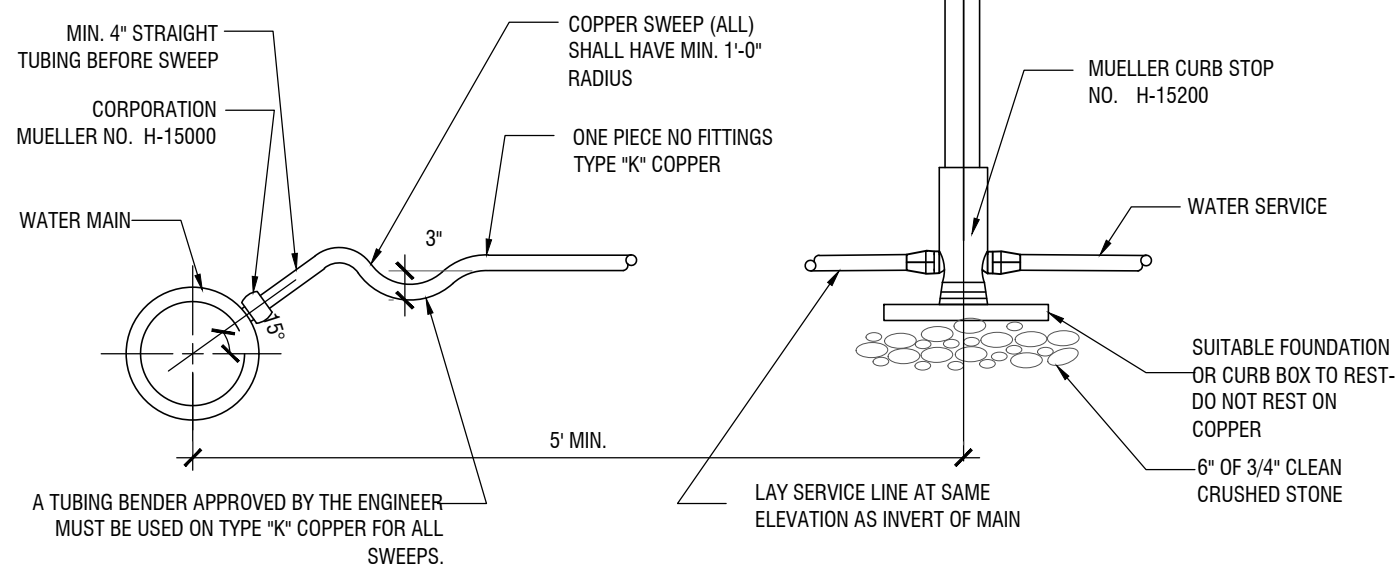
CLIENT:
BRUNO BOY LLC,
ANTHONY FRISINA
235 GRAND AVENUE
RUTHERFORD, NJ 07070

DRAWN BY: LSC
CHKD BY: CLB
DATE: 9/11/2024
JOB #: 23-53

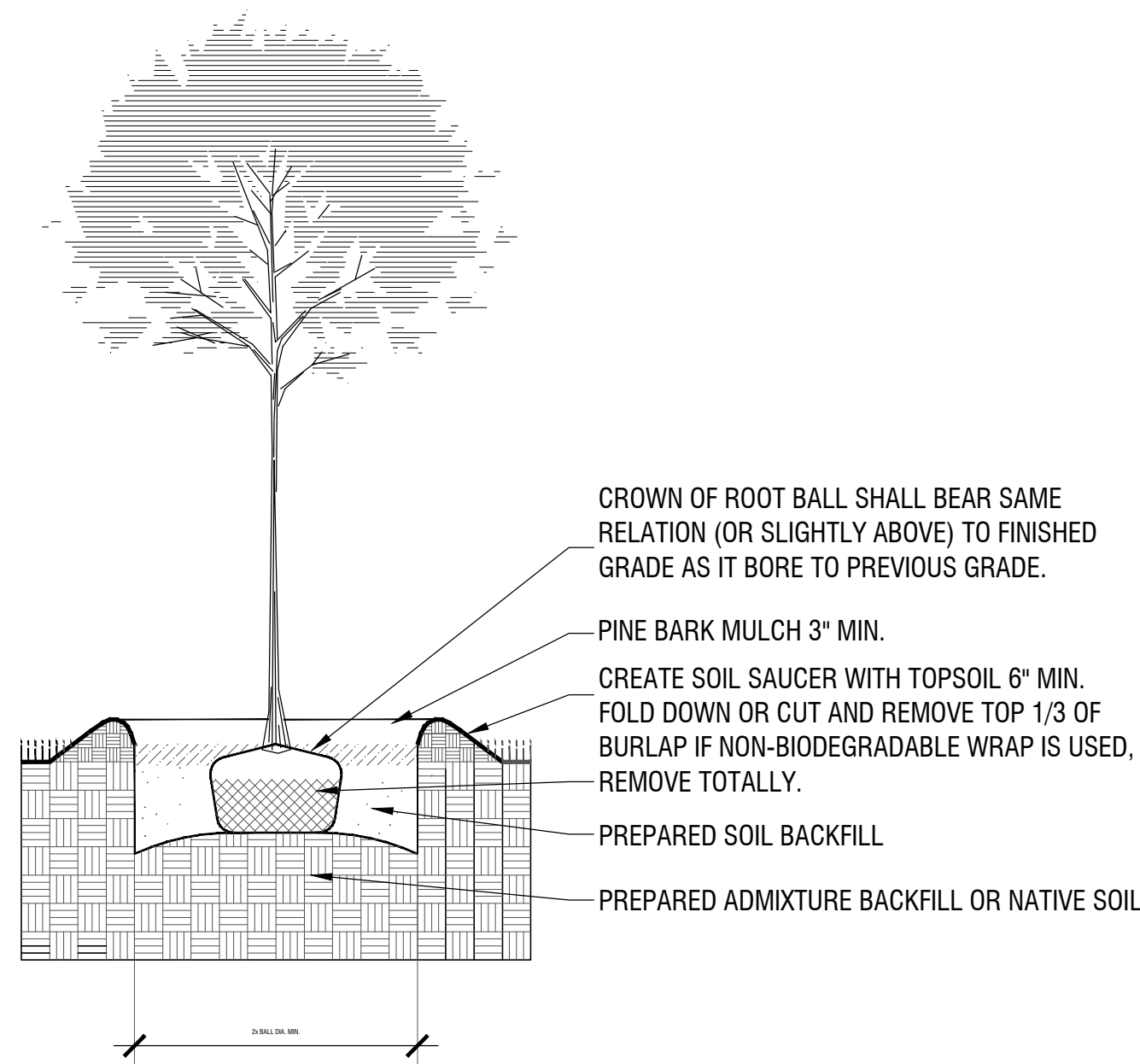
SOIL EROSION & SEDIMENT CONTROL PLAN

SP-6

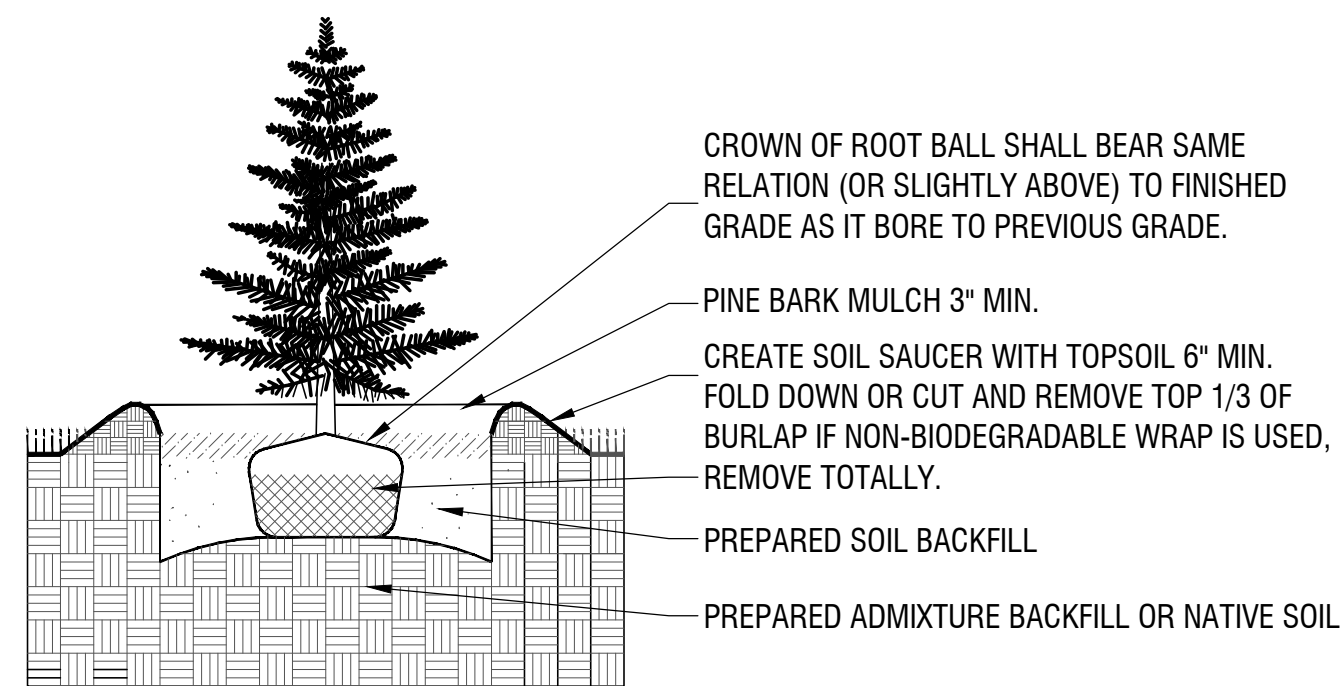
- NOTES:
- SERVICE TAPS LARGER THAN 1" SHALL BE DONE USING A MUELLER DOUBLE STRAP SERVICE SADDLE, WITH STAINLESS STEEL STRAPS.
 - BACKFILL SHALL BE HAND PLACED SAND FOR A DEPTH OF 1'-0" OVER SERVICE.
 - SERVICE MUST BE SHELVED ABOVE SEWER WHEN LOCATED IN SAME TRENCH.
 - SERVICE CONNECTION TO BE 3" COPPER.



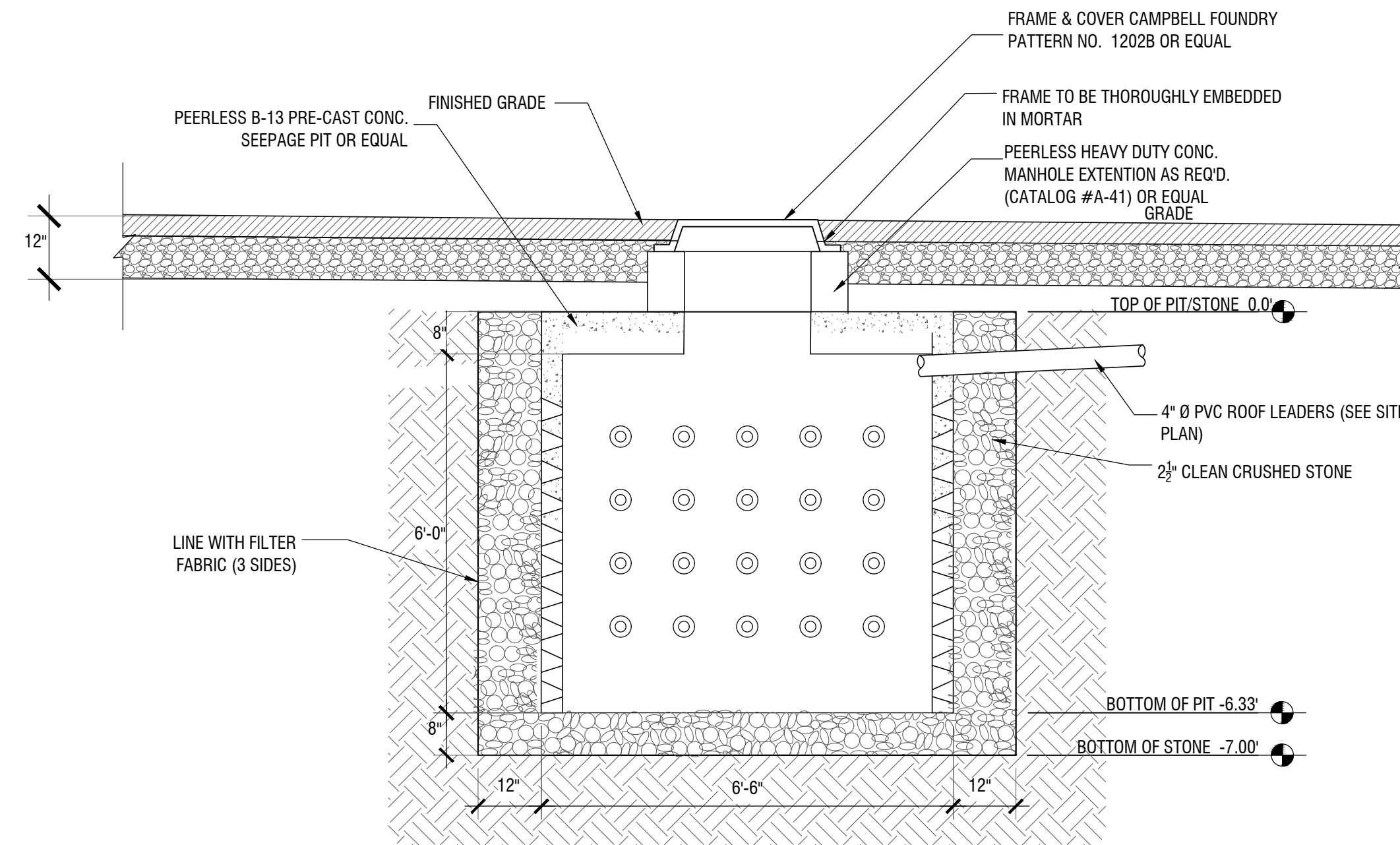
WATER SERVICE CONNECTION
N.T.S.



SHADE TREE PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



TRAFFIC BEARING RESIDENTIAL SEEPAGE PIT DETAIL
N.T.S.

DRAINAGE CALCULATIONS:

PROPOSED BUILDING AREA = 1,520 FT² (1,454 FT² BLDG. + 66 FT² COVERED PORCH)

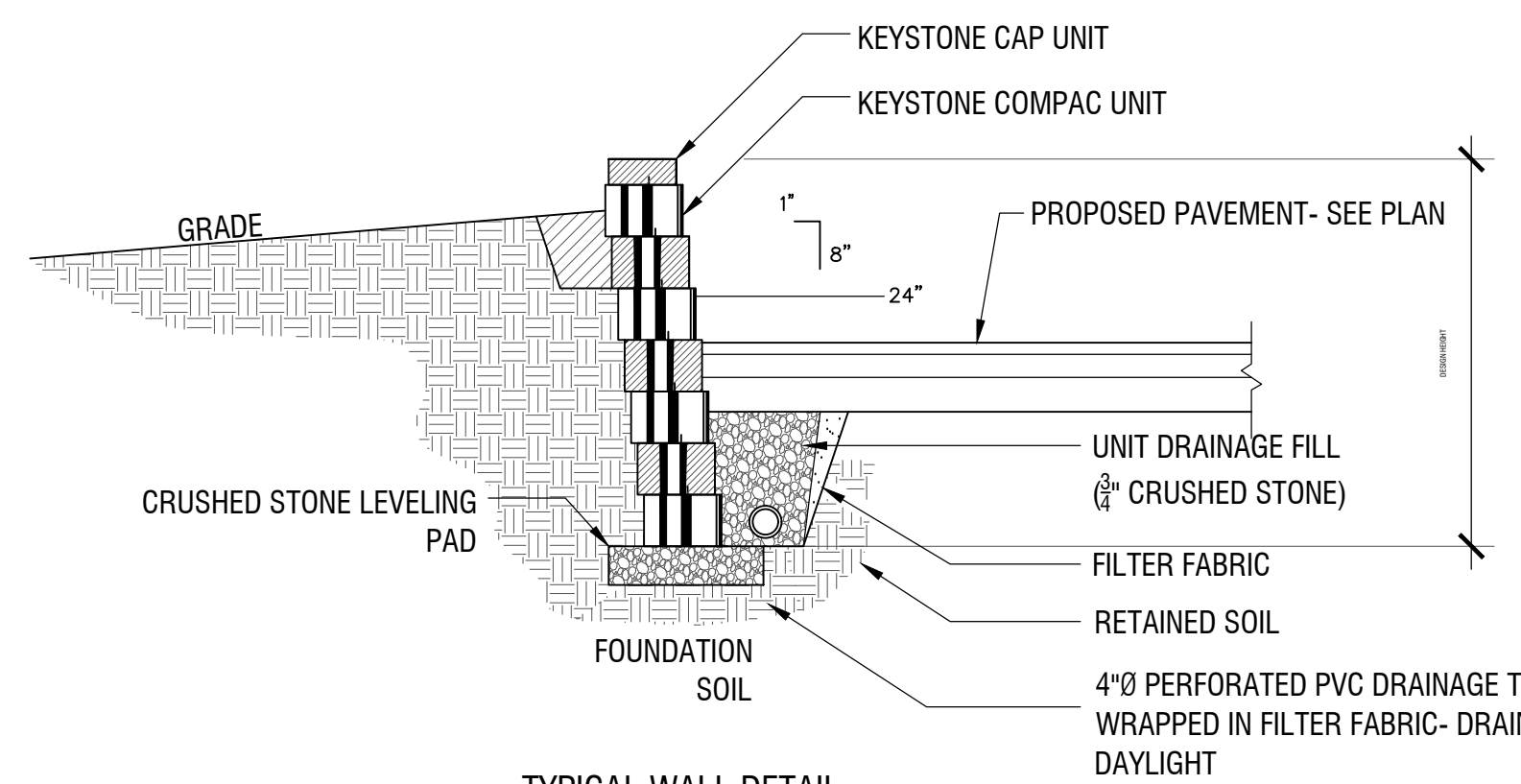
TARGET VOLUME OF STORAGE IS 2" PER FT² OF NEW ROOF SURFACE
 $2" / 12 = 0.167'$
 $0.167' \times 1,520 \text{ FT}^2 = 253.8 \text{ FT}^3$

PROPOSED STORAGE PROVIDED = 292.9 FT³

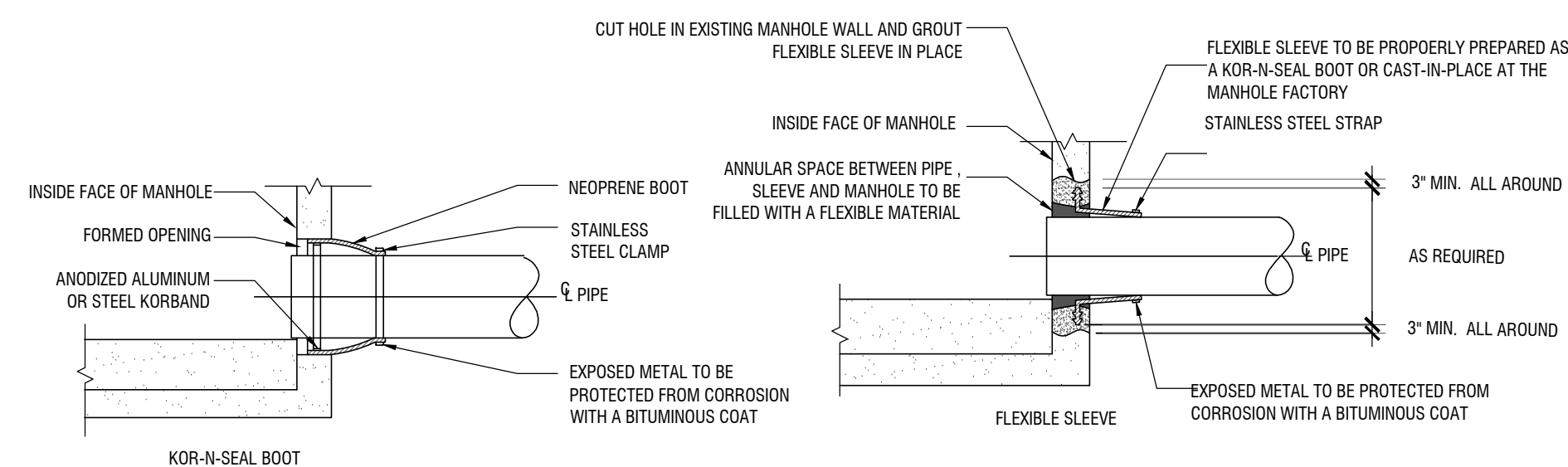
6' TALL x 6'0" SEEPAGE PIT CAPACITY CALCULATION

INTERNAL CAPACITY OF EACH CONCRETE PIT - $\pi R^2 \times \text{HEIGHT} = \pi(3')^2(6') = 169.6 \text{ FT}^3$
 OUTSIDE VOLUME OF EACH CONCRETE PIT - $\pi R^2 \times \text{DEPTH} = \pi(3.25')^2(6.67') = 221.3 \text{ FT}^3$
 STONE VOLUME = $8.5' \times 8.5' \times 7.33' = 529.6 \text{ FT}^3 - 221.3 \text{ FT}^3$ (OUTSIDE PIT VOL.) = 308.3 FT³
 USING 40% VOID FOR STONE, $(0.40)(308.3 \text{ FT}^3) = 123.3 \text{ FT}^3$

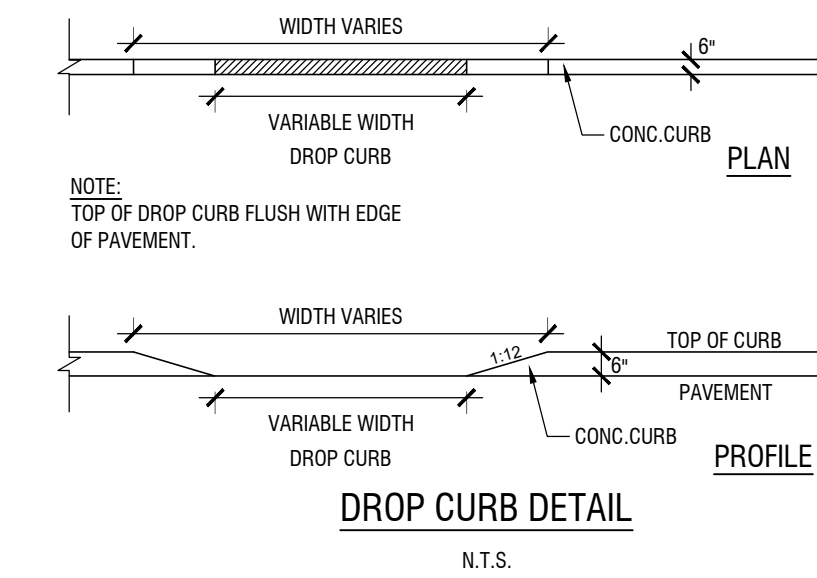
THEREFORE TOTAL STORAGE CAPACITY OF EACH SEEPAGE PIT =:
 169.6 FT^3 (PIT) + 123.3 FT^3 (STONE) = 292.9 FT³



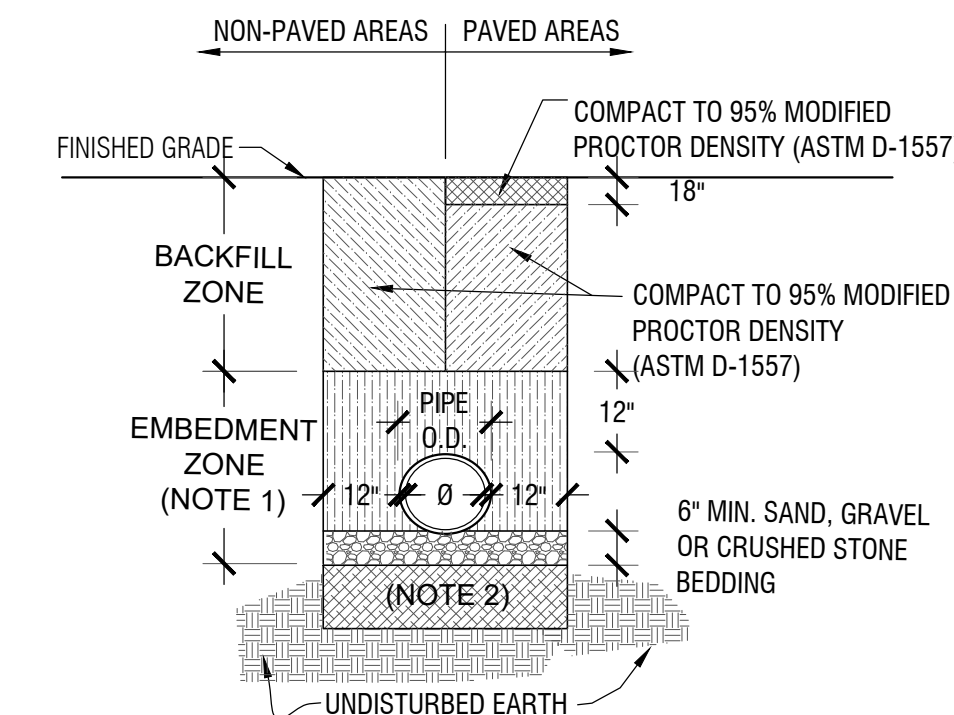
TYPICAL WALL DETAIL
N.T.S.



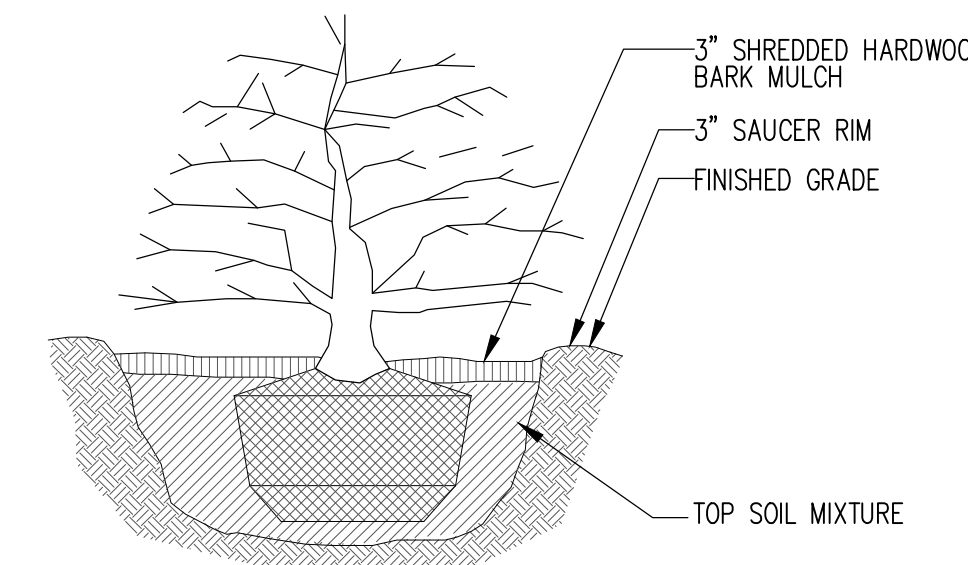
SANITARY SEWER CONNECTION FOR PVC PIPING
N.T.S.



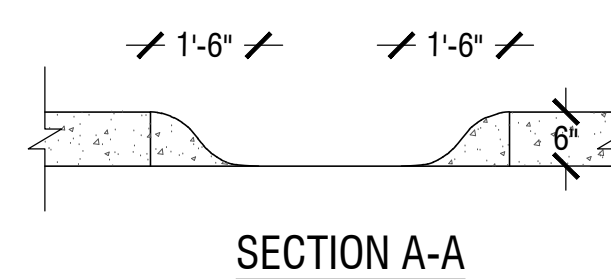
DROP CURB DETAIL
N.T.S.



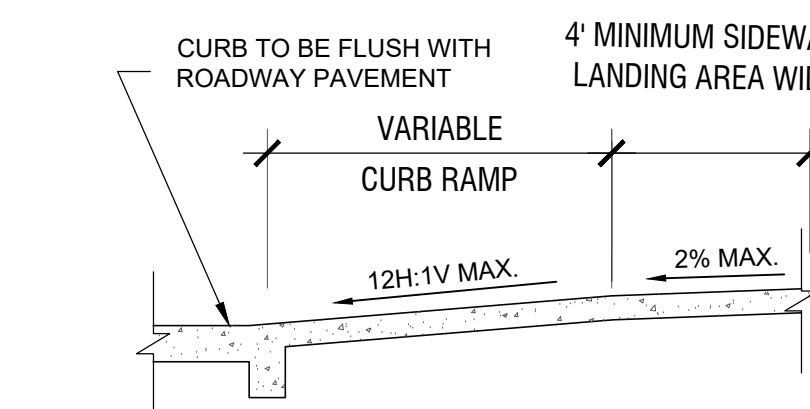
TYPICAL TRENCH
N.T.S.



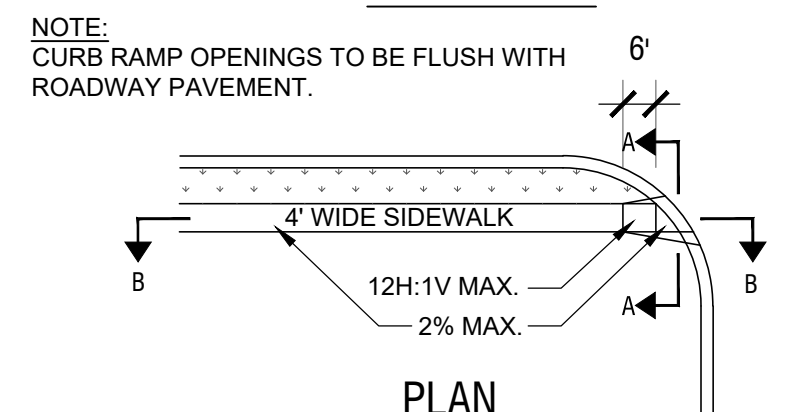
SHRUB PLANTING DETAIL
N.T.S.



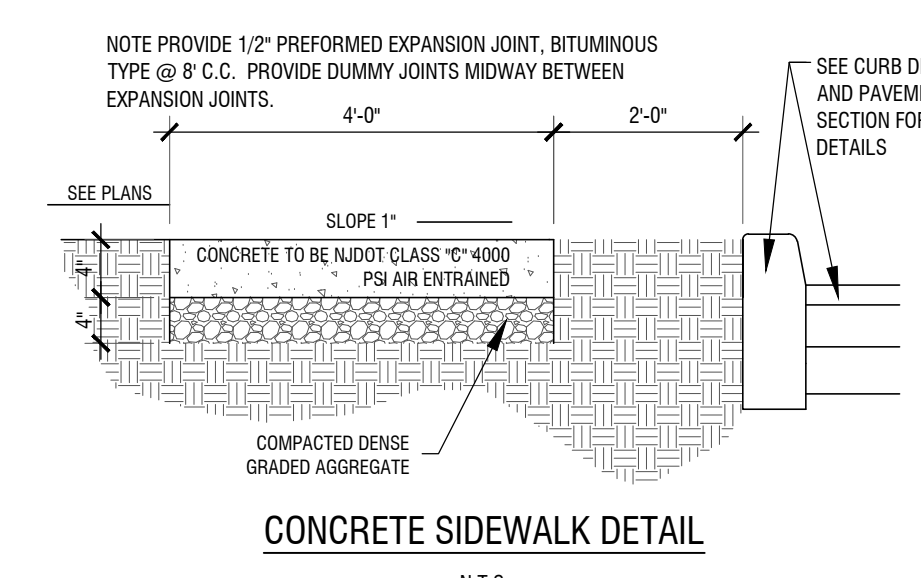
SECTION A-A



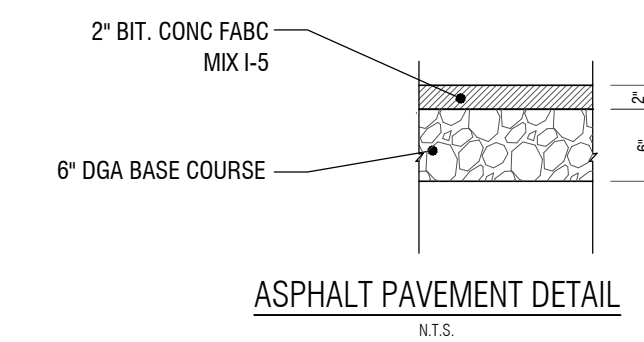
SECTION B-B



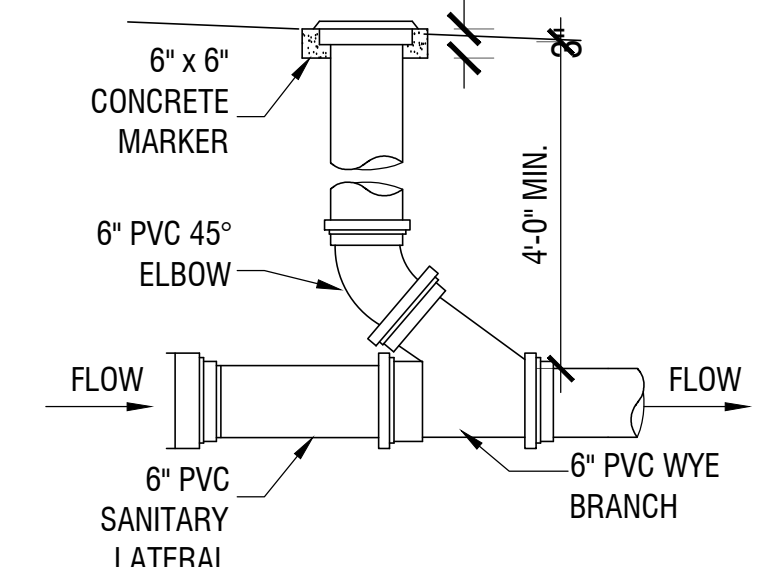
CURB RAMP DETAIL



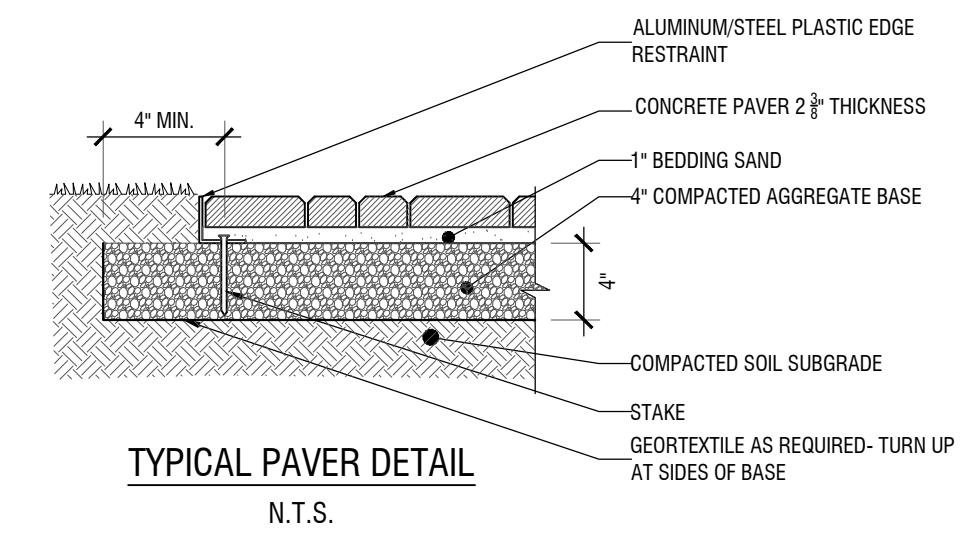
CONCRETE SIDEWALK DETAIL
N.T.S.



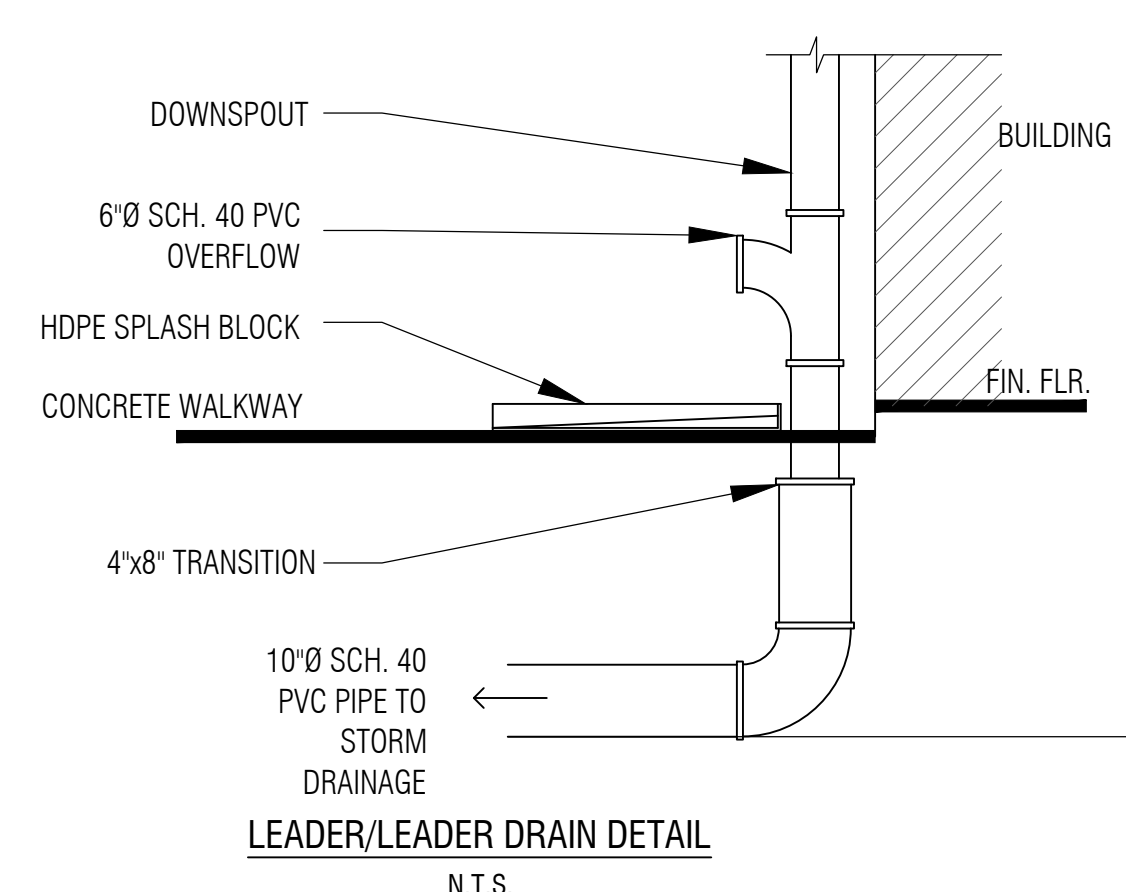
ASPHALT PAVEMENT DETAIL
N.T.S.



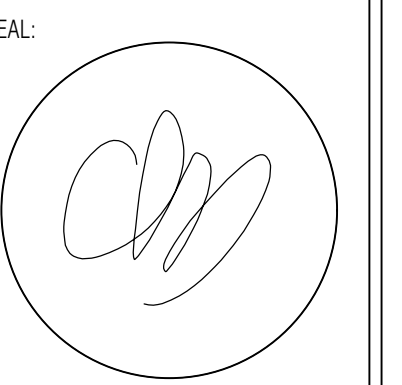
6" SANITARY SEWER LATERAL & CLEANOUT
N.T.S.



TYPICAL PAVER DETAIL
N.T.S.



LEADER/LEADER DRAIN DETAIL
N.T.S.



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 24GE05632800 (PROFESSIONAL ENGINEER)
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DETAILS