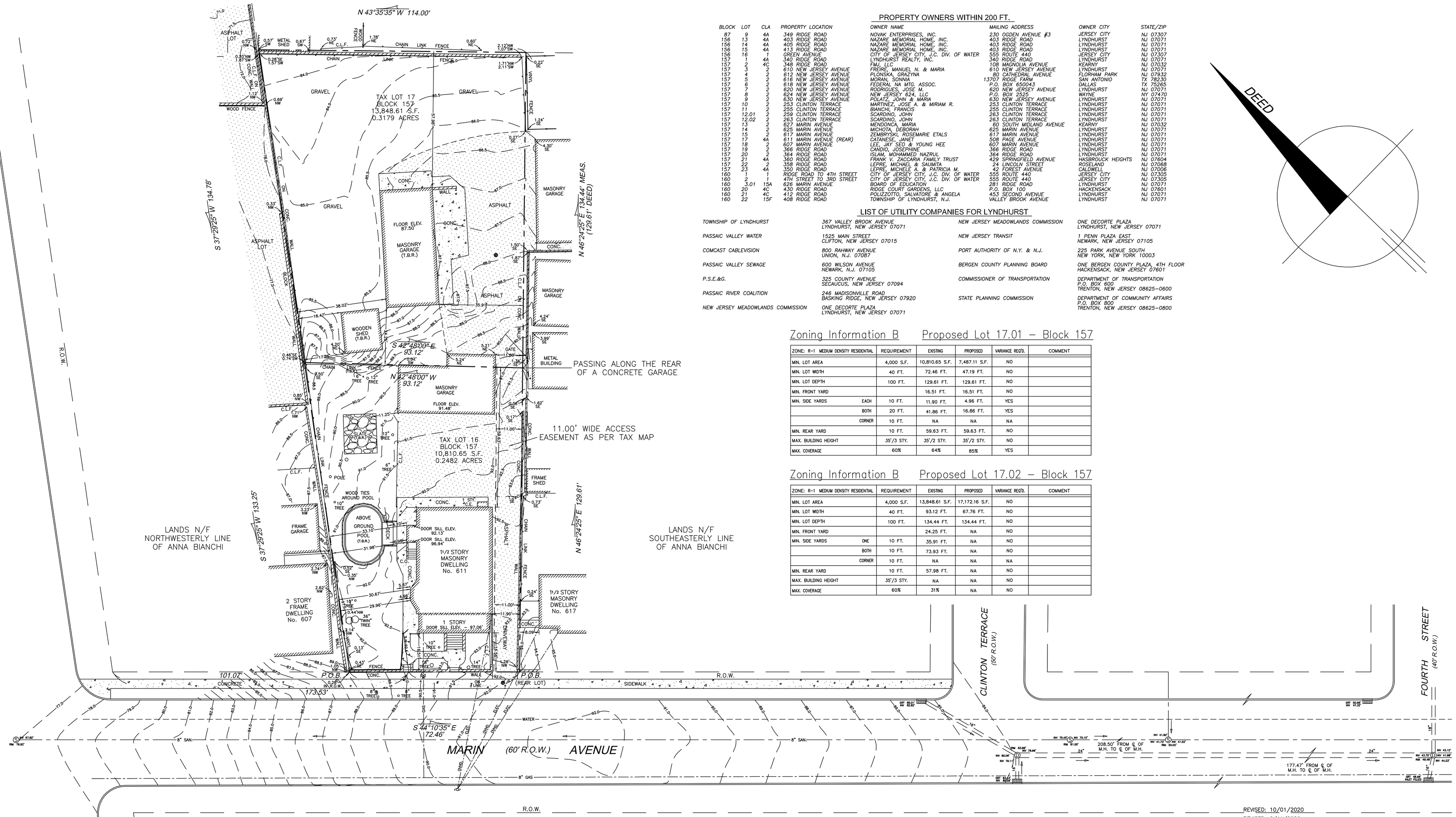

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	CLA	PROPERTY LOCATION	OWNER NAME	MAILING ADDRESS	OWNER CITY	STATE/ZIP
87	9	4A	349 RIDGE ROAD	NOVAK ENTERPRISES, INC.	230 OGDEN AVENUE #3	JERSEY CITY	NJ 07307
156	13	4A	403 RIDGE ROAD	NAZARE MEMORIAL HOME, INC.	403 RIDGE ROAD	LYNDHURST	NJ 07071
156	14	4A	405 RIDGE ROAD	NAZARE MEMORIAL HOME, INC.	403 RIDGE ROAD	LYNDHURST	NJ 07071
156	15	4A	413 RIDGE ROAD	NAZARE MEMORIAL HOME, INC.	403 RIDGE ROAD	LYNDHURST	NJ 07071
156	16	1	GREEN AVENUE	CITY OF JERSEY CITY, J.C. DIV. OF WATER	555 ROUTE 440	JERSEY CITY	NJ 07307
157	1	4A	340 RIDGE ROAD	LYNDHURST REALTY, INC.	340 RIDGE ROAD	LYNDHURST	NJ 07071
157	2	4C	348 RIDGE ROAD	FMJ, LLC.	108 MAGNOLIA AVENUE	KEARNY	NJ 07032
157	3	2	610 NEW JERSEY AVENUE	FRERE, MANUEL N. & MARIA	610 NEW JERSEY AVENUE	LYNDHURST	NJ 07071
157	4	2	612 NEW JERSEY AVENUE	PLONSKA, GRAZYNA	80 CATHEDRAL AVENUE	FLORHAM PARK	NJ 07932
157	5	2	616 NEW JERSEY AVENUE	MORAN, SONNIA	13707 RIDGE FARM	SAN ANTONIO	TX 78230
157	6	2	618 NEW JERSEY AVENUE	FEDERAL NA MTG. ASSOC.	P.O. BOX 650043	DALLAS	TX 75265
157	7	2	620 NEW JERSEY AVENUE	RODRIGUES, JOSE M.	620 NEW JERSEY AVENUE	LYNDHURST	NJ 07071
157	8	2	624 NEW JERSEY AVENUE	NEW JERSEY 624, LLC.	P.O. BOX 2525	WAYNE	NY 07470
157	9	2	630 NEW JERSEY AVENUE	POLATZ, JOHN & MARIA	630 NEW JERSEY AVENUE	LYNDHURST	NJ 07071
157	10	2	253 CLINTON TERRACE	MARTINEZ, JOSE A. & MIRIAM R.	253 CLINTON TERRACE	LYNDHURST	NJ 07071
157	11	2	255 CLINTON TERRACE	BIANCHI, FRANCIS	255 CLINTON TERRACE	LYNDHURST	NJ 07071
157	12.01	2	259 CLINTON TERRACE	SCARDINO, JOHN	263 CLINTON TERRACE	LYNDHURST	NJ 07071
157	12.02	2	263 CLINTON TERRACE	SCARDINO, JOHN	263 CLINTON TERRACE	LYNDHURST	NJ 07071
157	13	2	627 MARIN AVENUE	MENDONCA, MARIA	60 SOUTH MIDLAND AVENUE	KEARNY	NJ 07032
157	14	2	625 MARIN AVENUE	MICHOTA, DEBORAH	625 MARIN AVENUE	LYNDHURST	NJ 07071
157	15	2	617 MARIN AVENUE	ZEMBRYSKI, ROSEMARIE ETALS	617 MARIN AVENUE	LYNDHURST	NJ 07071
157	17	4A	611 MARIN AVENUE (REAR)	CATANESE, JANET	508 PAGE AVENUE	LYNDHURST	NJ 07071
157	18	2	607 MARIN AVENUE	LEE, JAY SEO & YOUNG HEE	607 MARIN AVENUE	LYNDHURST	NJ 07071
157	19	2	366 RIDGE ROAD	CANDIO, JOSEPHINE	366 RIDGE ROAD	LYNDHURST	NJ 07071
157	20	2	364 RIDGE ROAD	ISLAM, MOHAMMED NAZRUL	364 RIDGE ROAD	LYNDHURST	NJ 07071
157	21	4A	360 RIDGE ROAD	FRANK V. ZACCARIA FAMILY TRUST	429 SPRINGFIELD AVENUE	HASBROUCK HEIGHTS	NJ 07604
157	22	2	358 RIDGE ROAD	LEPRE, MICHAEL & SAUMITA	24 LINCOLN STREET	ROSELAND	NJ 07068
157	23	4A	350 RIDGE ROAD	LEPRE, MICHELE A. & PATRICIA M.	42 FOREST AVENUE	CALDWELL	NJ 07006
160	1	1	RIDGE ROAD TO 4TH STREET	CITY OF JERSEY CITY, J.C. DIV. OF WATER	555 ROUTE 440	JERSEY CITY	NJ 07305
160	2	1	4TH STREET TO 3RD STREET	CITY OF JERSEY CITY, J.C. DIV. OF WATER	555 ROUTE 440	JERSEY CITY	NJ 07305
160	3.01	15A	626 MARIN AVENUE	BOARD OF EDUCATION	281 RIDGE ROAD	LYNDHURST	NJ 07071
160	20	4C	430 RIDGE ROAD	RIDGE COURT GARDENS, LLC	P.O. BOX 100	HACKENSACK	NJ 07601
160	21	4C	412 RIDGE ROAD	POLIZZOTTO, SALVATORE & ANGELA	453 SECOND AVENUE	LYNDHURST	NJ 07071
160	22	15F	408 RIDGE ROAD	TOWNSHIP OF LYNDHURST, N.J.	VALLEY BROOK AVENUE	LYNDHURST	NJ 07071

LIST OF UTILITY COMPANIES FOR LYNDHURST

TOWNSHIP OF LYNDHURST	367 VALLEY BROOK AVENUE LYNDHURST, NEW JERSEY 07071	NEW JERSEY MEADOWLANDS COMMISSION	ONE DECORTE PLAZA LYNDHURST, NEW JERSEY 07071
PASSAIC VALLEY WATER	1525 MAIN STREET CLIFTON, NEW JERSEY 07015	NEW JERSEY TRANSIT	1 PENN PLAZA EAST NEWARK, NEW JERSEY 07105
COMCAST CABLEVISION	800 RAHWAY AVENUE UNION, N.J. 07087	PORT AUTHORITY OF N.Y. & N.J.	225 PARK AVENUE SOUTH NEW YORK, NEW YORK 10003
PASSAIC VALLEY SEWAGE	600 WILSON AVENUE NEWARK, N.J. 07105	BERGEN COUNTY PLANNING BOARD	ONE BERGEN COUNTY PLAZA, 4TH FLOOR HACKENSACK, NEW JERSEY 07601
P.S.E.&G.	325 COUNTY AVENUE SECAUCUS, NEW JERSEY 07094	COMMISSIONER OF TRANSPORTATION	DEPARTMENT OF TRANSPORTATION P.O. BOX 600 TRENTON, NEW JERSEY 08625-0600
PASSAIC RIVER COALITION	246 MADISONVILLE ROAD BASKING RIDGE, NEW JERSEY 07920	STATE PLANNING COMMISSION	DEPARTMENT OF COMMUNITY AFFAIRS P.O. BOX 800 TRENTON, NEW JERSEY 08625-0800
NEW JERSEY MEADOWLANDS COMMISSION	ONE DECORTE PLAZA LYNDHURST, NEW JERSEY 07071		

Zoning Information B Proposed Lot 17.01 – Block 157

ZONE: R-1 MEDIUM DENSITY RESIDENTIAL		REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQ'D.	COMMENT
MIN. LOT AREA		4,000 S.F.	10,810.65 S.F.	7,487.11 S.F.	NO	
MIN. LOT WIDTH		40 FT.	72.46 FT.	47.19 FT.	NO	
MIN. LOT DEPTH		100 FT.	129.61 FT.	129.61 FT.	NO	
MIN. FRONT YARD			16.51 FT.	16.51 FT.	NO	
MIN. SIDE YARDS	EACH	10 FT.	11.90 FT.	4.96 FT.	YES	
	BOTH	20 FT.	41.86 FT.	16.86 FT.	YES	
	CORNER	10 FT.	NA	NA	NA	
MIN. REAR YARD		10 FT.	59.63 FT.	59.63 FT.	NO	
MAX. BUILDING HEIGHT		35'/3 STY.	35'/2 STY.	35'/2 STY.	NO	
MAX. COVERAGE		60%	64%	85%	YES	

Zoning Information B Proposed Lot 17.02 – Block 157

ZONE: R-1 MEDIUM DENSITY RESIDENTIAL		REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQ'D.	COMMENT
MIN. LOT AREA		4,000 S.F.	13,848.61 S.F.	17,172.16 S.F.	NO	
MIN. LOT WIDTH		40 FT.	93.12 FT.	67.76 FT.	NO	
MIN. LOT DEPTH		100 FT.	134.44 FT.	134.44 FT.	NO	
MIN. FRONT YARD			24.25 FT.	NA	NO	
MIN. SIDE YARDS	ONE	10 FT.	35.91 FT.	NA	NO	
	BOTH	10 FT.	73.93 FT.	NA	NO	
	CORNER	10 FT.	NA	NA	NA	
MIN. REAR YARD		10 FT.	57.98 FT.	NA	NO	
MAX. BUILDING HEIGHT		35'/3 STY.	NA	NA	NO	
MAX. COVERAGE		60%	31%	NA	NO	

EXISTING BOUNDARY

DETAIL

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNER/APPLICANT

JANET CATANESE
508 PAGE AVENUE
LYNDHURST, NEW JERSEY 07071
JOSEPH J. ARGYELAN, JR. and PEGGY L. ARGYELAN
611 MARIN AVENUE
LYNDHURST, NEW JERSEY 07071
JOB NO: 19-367

NOTES AND REFERENCES:

MAP REFERENCE:

BEING ALSO KNOWN and DESIGNATED as LOTS 16 & 17 in BLOCK 157 on the TOWNSHIP of LYNDHURST TAX MAP

ELEVATION DATUM BASED ON 1988 NAVD

UTILITY LINE LOCATIONS SHOWN ARE APPROXIMATE BASED ON OBSERVED VISUAL EVIDENCE AND ARE DEPICTED ON THIS MAP FOR ESTIMATING PURPOSES ONLY. TRUE AND ACTUAL LOCATIONS MUST BE IDENTIFIED AND VERIFIED BY PROPER AUTHORITY RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF SAID UTILITY LINES.

o = PROPERTY CORNERS HAVE BEEN SET

IT IS THE INTENTION TO PERFECT THIS MINOR SUBDIVISION BY DEED.

APPROVED BY THE PLANNING BOARD OF THE

TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY

CHAIRPERSON DATE

SECRETARY DATE

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW"

SHEET 2 OF 3

REVISED: 10/01/2020
REVISED: 6/11/2020
REVISED: 4/13/2020
REVISED: 3/1/2020
REVISED: 1/20/2020

MINOR SUBDIVISION
FOR
TAX LOTS 16 & 17 BLOCK 157
611 MARIN AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 20' DATE: DEC. 11, 2019

MANNO SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
543 POST AVENUE, LYNDHURST, N.J. 07071
TEL. (201) 438-7454 FAX (201) 460-0132
EMAIL: VLEVEL42@verizon.net

Vincent Manno, Professional Land Surveyor
Lic. No. 24GS03538400
Anthony J. Manno, Founder 1936-2011

CERTIFICATE OF AUTHORIZATION NO. 24GA28191300