



**PROPOSED BOUNDARY  
DETAIL**

**OWNER/APPLICANT**  
**JANET CHIANESE**  
 508 PAGE AVENUE  
 LYNHURST, NEW JERSEY 07071  
**JOSEPH J. ARGYELAN, JR. and PEGGY L. ARGYELAN**  
 611 MARIN AVENUE  
 LYNHURST, NEW JERSEY 07071

**JOB NO.:** 19-367  
**NOTES AND REFERENCES:**  
 MAP REFERENCE:  
 BEING ALSO KNOWN and DESIGNATED as LOTS 16 & 17 in  
 BLOCK 157 of the TOWNSHIP of LYNHURST TAX MAP  
 ELEVATION DATA BASED ON 1988 MVD  
 UTILITY LINE LOCATIONS SHOWN ARE APPROXIMATE BASED ON GROUND VISUAL EVIDENCE  
 AND ARE REFLECTED ON THIS MAP FOR ESTIMATING PURPOSES ONLY. TRUE AND ACTUAL  
 PLACEMENT AND MAINTENANCE OF SAID UTILITY LINES  
 SHALL BE THE RESPONSIBILITY OF THE  
 "MAP FLUNG LAMP"

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 LYNHURST, BERGEN COUNTY, NEW JERSEY

**CHAIRPERSON** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**SECRETARY** \_\_\_\_\_ **DATE** \_\_\_\_\_

I HEREBY CERTIFY THAT THIS MAP AND SURVEY  
 HAS BEEN MADE UNDER MY SUPERVISION AND  
 COMPLES WITH THE PROVISIONS OF THE  
 "MAP FLUNG LAMP"

**MINOR SUBDIVISION**  
**TAX LOTS 16 & 17 BLOCK 157**  
**TOWNSHIP OF LYNHURST**  
**BERGEN COUNTY, NEW JERSEY**

**FOR**  
**611 MARIN AVENUE**  
**TOWNSHIP OF LYNHURST**  
**BERGEN COUNTY, NEW JERSEY**

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

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

**Zoning Information B Proposed Lot 17.02 - Block 157**

ZONE	R-1 - MEDIUM DENSITY RESIDENTIAL	REQUIREMENT	EXISTING	PROPOSED	VIOLATE REQS.	COMMENT
MIN. LOT AREA	4,000 S.F.	13,846.61 S.F.	17,172.16 S.F.	NO		
MIN. LOT WIDTH	40 FT.	93.12 FT.	67.26 FT.	NO		
MIN. LOT DEPTH	100 FT.	134.44 FT.	134.44 FT.	NO		
MIN. FRONT YARD	OK	24.23 FT.	NA	NO		
MIN. SIDE YARDS	OK	35.31 FT.	NA	NO		
MIN. REAR YARD	OK	10 FT.	NA	NO		
MIN. MAX. BUILDING HEIGHT	35/2 STY.	NA	NA	NO		
MAX. OVERHANG	60%	31%	NA	NO		

**Zoning Information B Proposed Lot 17.01 - Block 157**

ZONE	R-1 - MEDIUM DENSITY RESIDENTIAL	REQUIREMENT	EXISTING	PROPOSED	VIOLATE REQS.	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.	42.19 FT.	NO		
MIN. LOT DEPTH	100 FT.	129.61 FT.	129.61 FT.	NO		
MIN. FRONT YARD	OK	16.51 FT.	16.51 FT.	NO		
MIN. SIDE YARDS	OK	10 FT.	11.90 FT.	YES		
MIN. REAR YARD	OK	20 FT.	41.96 FT.	YES		
MIN. MAX. BUILDING HEIGHT	35/2 STY.	35/2 STY.	35/2 STY.	NO		
MAX. OVERHANG	60%	64%	61%	YES		

- LIST OF UTILITY COMPANIES FOR LYNHURST**
- 357 VALLEY BROOK AVENUE  
LYNHURST, NEW JERSEY 07071  
NEW JERSEY MEADOWLANDS COMMISSION
  - 1525 MAIN STREET  
CLIFTON, NEW JERSEY 07015  
NEW JERSEY TRANSIT
  - CONCRETE COLLECTION  
PASCAGO VALLEY SEWERAGE  
PORT AUTHORITY OF N.J. & N.Y.  
BERGEN COUNTY PLANNING BOARD
  - 650 WILSON AVENUE  
NEWARK, N.J. 07105  
COMMISSIONER OF TRANSPORTATION
  - 325 COUNTY PARKWAY  
NEWARK, N.J. 07102  
DEPARTMENT OF TRANSPORTATION  
TRENTON, NEW JERSEY 08625-0860
  - 325 WASHINGTON ROAD  
BASKING RIDGE, NEW JERSEY 07920  
DEPARTMENT OF COMMUNITY AFFAIRS  
TRENTON, NEW JERSEY 08625-0860
  - ONE RECORTE PLAZA  
LYNHURST, NEW JERSEY 07071  
STATE PLANNING COMMISSION

**PROPERTY OWNERS WITHIN 200 FT.**

OWNER NAME	PROPERTY ADDRESS	OWNERS CITY	STATE/ZIP
NOVA ENTERPRISES, INC. NO.	230 GOSSEN AVENUE #3	JERSEY CITY	NJ 07307
MAZAR MEMORIAL HOME, INC.	403 RIDGE ROAD	LYNHURST	NJ 07071
LYNHURST REALTY, INC. OF WATER	140 RIDGE ROAD	LYNHURST	NJ 07071
PRENNE, MANUEL, N. & MARBA	140 RIDGE ROAD	LYNHURST	NJ 07071
MORAN, SONIA	610 NEW JERSEY AVENUE	LYNHURST	NJ 07071
MORAN, SONIA	1270 RIDGE FARM AVENUE	SMV, ANDOVER	TX 76230
NEW JERSEY 624, LLC	60 BOX 2935	WAVE	NJ 07429
MARTINEZ, ROSE & MIRIAM R.	233 CLINTON TERRACE	LYNHURST	NJ 07071
NEW JERSEY 624, LLC	233 CLINTON TERRACE	LYNHURST	NJ 07071
SCARDINO, JOHN	233 CLINTON TERRACE	LYNHURST	NJ 07071
MICHON, DEBORAH ETRUS	652 CAMDEN TERRACE	LYNHURST	NJ 07071
611 MARIN AVENUE (REAR)	611 MARIN AVENUE	LYNHURST	NJ 07071
OLANO, JOSEPHINE WHEE	396 RIDGE ROAD	LYNHURST	NJ 07071
FRANK, WOLFGANG, WALTER TRUST	396 RIDGE ROAD	LYNHURST	NJ 07071
LEPPE, MICHAEL & SAUMIA	425 SPROGHERD AVENUE	ROSELAND	NJ 07068
CITY OF JERSEY CITY, J.C. DIV. OF WATER	24 LUNGLAND STREET	JERSEY CITY	NJ 07305
BOARD OF EDUCATION	281 RIDGE ROAD	LYNHURST	NJ 07071
POULIOTTO, SALVATORE & ANGELA	453 SECOND AVENUE	LYNHURST	NJ 07071
VALLEY BROOK AVENUE	453 SECOND AVENUE	LYNHURST	NJ 07071

