

- LEGEND**
- 125 --- EXISTING CONTOUR
  - X 123.45 EXISTING SPOT ELEVATION
  - X 123.45 EXIST. TOP OF CURB ELEVATION
  - X 123.45 EXIST. GUTTER ELEVATION
  - X 123.45 EXIST. DOOR SILL ELEVATION
  - OH --- OVERHEAD WIRES
  - G --- APPROX. LOC. UNDERGROUND GAS LINE
  - E --- APPROX. LOC. UNDERGROUND ELEC. LINE
  - S --- APPROX. LOC. UNDERGROUND SEWER LINE
  - W --- APPROX. LOC. UNDERGROUND WATER LINE
  - DEPRESSED CURB
  - HYDRANT
  - WATER VALVE
  - UNKNOWN VALVE
  - GAS VALVE
  - ELECTRIC METER
  - DMH (D) DRAINAGE/STORM MANHOLE
  - SMH (S) SANITARY/SEWER MANHOLE
  - TMH (T) TELEPHONE MANHOLE
  - EMH (E) ELECTRIC MANHOLE
  - C/O CLEAN OUT
  - UP / UTILITY POLE
  - UTILITY POLE/LIGHT POLE
  - GUY WIRE
  - STREET LIGHT
  - PAINTED ARROWS
  - SIGN
  - BOLLARD
  - METAL GUIDE RAIL
  - AREA LIGHT
  - CATCH BASIN OR INLET
  - DECIDUOUS TREE & TRUNK SIZE
  - CONIFEROUS TREE & TRUNK SIZE
  - PARKING SPACE COUNT
  - D.C. DEPRESSED CURB
  - E.O.C. EDGE OF CONC.
  - E.O.P. EDGE OF PAVEMENT
  - LSA LANDSCAPED AREA
  - MC METAL COVER
  - TYPICAL
  - S.W.L. SOLID WHITE LINE
  - S.Y.L. SOLID YELLOW LINE
  - D.X.L. DOUBLE YELLOW LINE
  - N.V.P. NO VISIBLE PIPE
  - UNOBT. UNOBTAINABLE
  - MON. MONUMENT

**OWNER / APPLICANT**

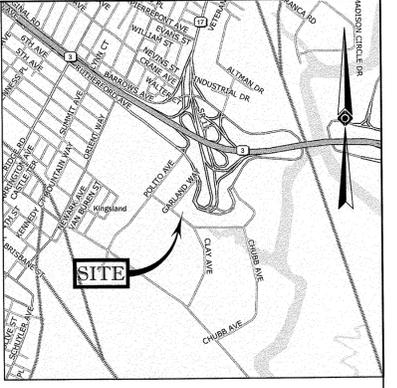
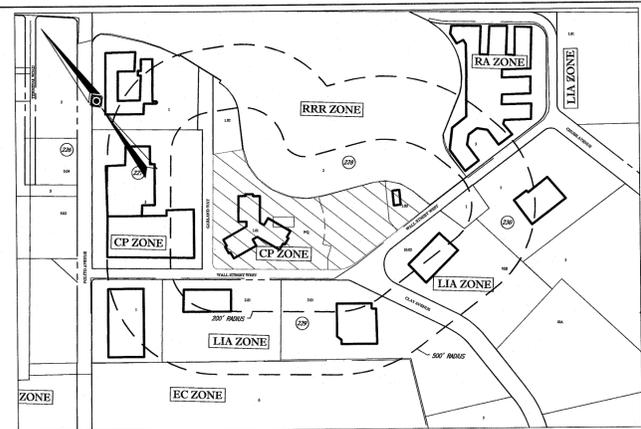
**OWNERS:**

LOT 1.01:  
1099 WALL STREET VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY  
C/O BERGMAN REAL ESTATE GROUP  
555 ROUTE ONE SOUTH, SUITE 210  
ISELIN, NEW JERSEY 08830

LOT 1.03:  
DENHOLTZ 1201 LLC, A NEW JERSEY LIMITED LIABILITY COMPANY  
14 CLIFFWOOD AVENUE, SUITE 200  
MATAWAN, NEW JERSEY 07747

**APPLICANTS:**  
BDG HOTELS AT LYNDHURST LLC  
319 GROVE STREET  
WOODBRIIDGE, NEW JERSEY 07095

1099 WALL STREET VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY  
C/O BERGMAN REAL ESTATE GROUP  
555 ROUTE ONE SOUTH, SUITE 210  
ISELIN, NEW JERSEY 08830



**BULK REQUIREMENTS**

	CP ZONE (\$19.4-5.49)	EXISTING		TOTAL	PROPOSED (NO IMPROVEMENTS)	
		LOT 1.01 (OFFICE)	LOT 1.03 (BANK)		LOT 1.001 (OFFICE)	LOT 1.003 (BANK)
MINIMUM LOT AREA	3 ACRES	7.575 AC. (329,947 SF)	0.637 AC. (EN) (27,718 SF)	8.212 AC. (357,665 SF)	5.210 AC. (226,949 SF)	8.212 AC. (357,665 SF)
MINIMUM LOT WIDTH	200 FT	693.3 FT	128.1 FT (EN)	N/A	725.7 FT	541.3 FT
MAXIMUM LOT COVERAGE	50%	13.7% (45,195 SF)	8.3% (2,304 SF)	13.3% (47,499 SF)	19.9% (45,195 SF)	13.3% (47,499 SF)
MINIMUM OPEN SPACE	25%	18.9% (EN) (62,523 SF)	30.8% (8,495 SF)	19.9% (EN) (71,018 SF)	20.1% (44,785 SF)	19.9% (EN) (71,018 SF)
MINIMUM FRONT YARD	0.5 FT PER FT HEIGHT OF PRINCIPAL STRUCTURE BUT IN NO CASE LESS THAN 35 FT	50.2 FT	88.8 FT	50.2 FT (OFFICE)	50.2 FT	88.8 FT
MINIMUM SIDE YARD	30 FT	214.5 FT	28.2 FT (EN)	28.2 FT (EN) (BANK)	183.1 FT	66.9 FT
MINIMUM REAR YARD	30 FT	55.5 FT	28.8 FT (EN)	28.8 FT (EN) (BANK)	55.5 FT	28.8 FT
FLOOR AREA RATIO	1.25, NOT INCLUDING THE FLOOR AREA OF THE PARKING GARAGES	0.389 (128,469 SF)	0.081 (2,282 SF)	0.385 (130,721 SF)	0.586 (128,469 SF)	0.395 (130,721 SF)

KEY: (V) = VARIANCE; (EN) = EXISTING NONCONFORMANCE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT AS PROVIDED FOR IN THE MUNICIPAL LAND USE LAW, P.L. 1975, C. 29 (C.40:55D-1 ET SEQ) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS ON THIS MAP AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK

THIS MAP HAS BEEN APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF LYNDHURST. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE OFFICE OF THE CLERK OR BERGEN COUNTY ON OR BEFORE:

BOARD CHAIRMAN

BOARD ENGINEER

BOARD SECRETARY

OWNERS:

LOT 1.01:  
1099 WALL STREET VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY  
C/O BERGMAN REAL ESTATE GROUP  
555 ROUTE ONE SOUTH, SUITE 210  
ISELIN, NEW JERSEY 08830

THE UNDERSIGNED INDIVIDUAL, UNDER THE LAWS OF THE STATE OF NEW JERSEY DO HEREBY DECLARE THAT THEY ARE THE PROPERTY OWNER AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE BERGEN COUNTY CLERK'S OFFICE.

OWNER

DATE

THIS NOTARIZATION IS FOR THE OWNER'S SIGNATURE SWORN TO AND SUBSCRIBED BEFORE ME THIS

DAY OF

NOTARY PUBLIC

LOT 1.03:  
DENHOLTZ 1201 LLC, A NEW JERSEY LIMITED LIABILITY COMPANY  
14 CLIFFWOOD AVENUE, SUITE 200  
MATAWAN, NEW JERSEY 07747

THE UNDERSIGNED INDIVIDUAL, UNDER THE LAWS OF THE STATE OF NEW JERSEY DO HEREBY DECLARE THAT THEY ARE THE PROPERTY OWNER AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE BERGEN COUNTY CLERK'S OFFICE.

OWNER

DATE

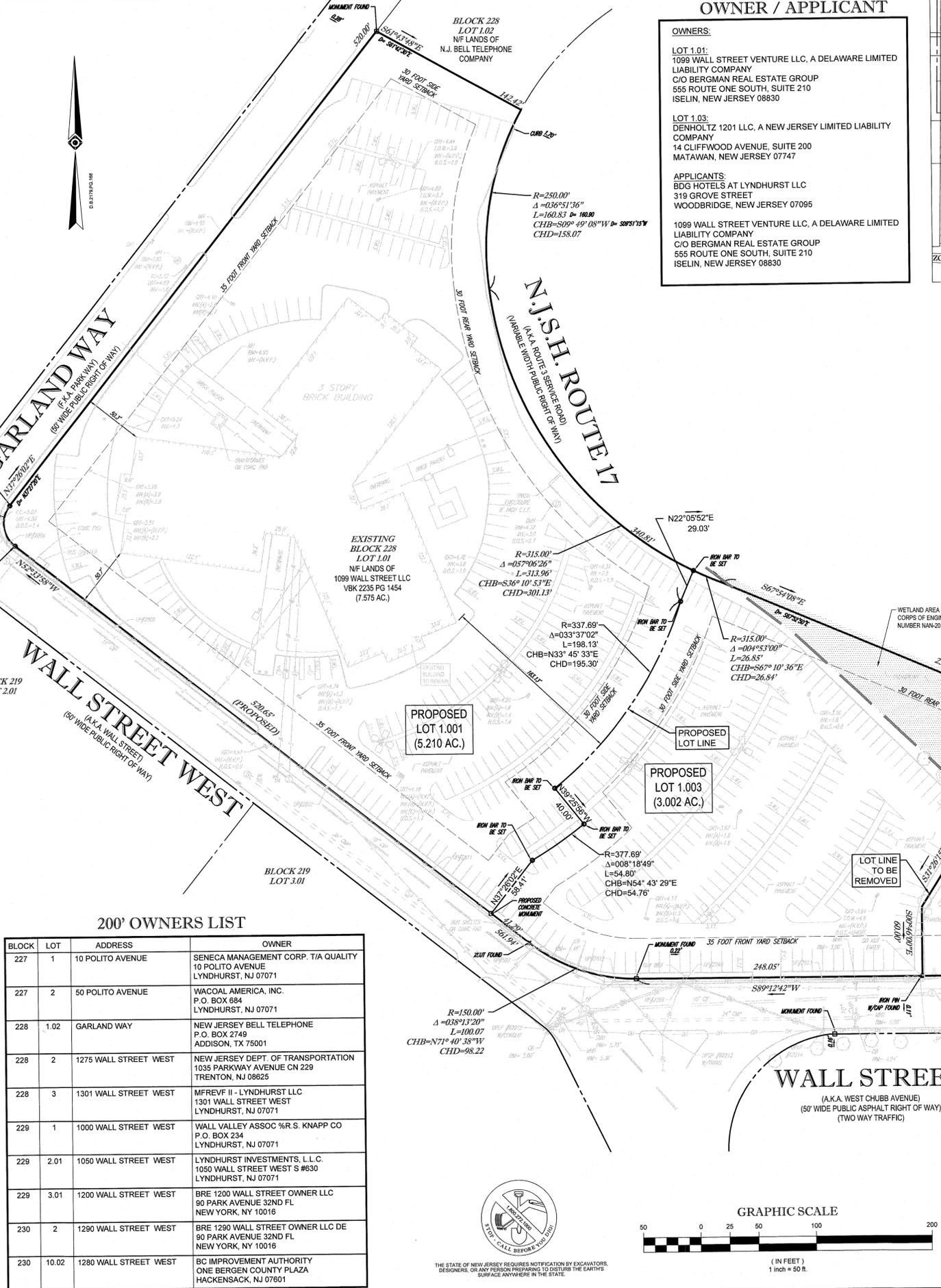
THIS NOTARIZATION IS FOR THE OWNER'S SIGNATURE SWORN TO AND SUBSCRIBED BEFORE ME THIS

DAY OF

NOTARY PUBLIC

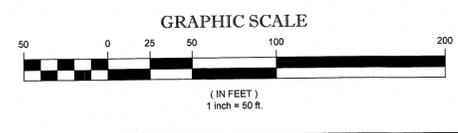
- NOTES:**
- PROPERTY KNOWN AS LOTS 1.01 & 1.03, BLOCK 228, TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY.
  - AREA LOT 1.01 = 329,947 S.F. OR 7.575 AC., LOT 1.03 = 27,761 S.F. OR 0.637 AC.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BASE FLOOD ELEVATION (B.F.E.) DETERMINED TO BE ELEVATION 8(NVAD88)) PER REFERENCE #2.
  - PER THE PRELIMINARY FIRM MAP, PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BASE FLOOD ELEVATION (B.F.E.) DETERMINED TO BE ELEVATION 8(NVAD88)) PER REFERENCE #3.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUNCTION, ETC.
  - LANDS SHOWN HEREON WERE FORMERLY SUBJECT TO RIPARIAN CLAIMS BY THE STATE OF NEW JERSEY. THE LANDS FORMERLY FLOWED BY TIDES WERE CONVEYED BY RIPARIAN GRANT FROM THE STATE OF NEW JERSEY TO BELLEMEAD DEVELOPMENT CORPORATION BY GRANT DATED FEBRUARY 21, 1945 IN BOOK 3514 PAGE 654.
  - THERE ARE NO PROTECTIVE OR RESTRICTIVE COVENANTS KNOWN TO THE SURVEYOR.
  - THE PROPERTY IS SERVICED BY COMMUNITY WATER SUPPLY AND SEWER.
  - THE PROPOSED LOT 1.003 IS TO BE DEVELOPED AS A HOTEL. SEE SITE PLANS PREPARED BY BOHLER ENGINEERING.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY, SHEET #15.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 261 OF 332", COMMUNITY-PANEL NUMBER 34003C0261H, MAP REVISED: AUGUST 28, 2019.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 261 OF 332", COMMUNITY-PANEL NUMBER 34003C0261J, PRELIMINARY: AUGUST 29, 2014.
  - MAP ENTITLED "TOPO, 1099 WEST WALL STREET, TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY" PREPARED BY FIRST ORDER, LLC, DATED MARCH 3, 2016.
  - MAP ENTITLED "ALTANISPS LAND TITLE SURVEY BDG HOTELS AT LYNDHURST, TOWNSHIP OF LYNDHURST, BERGEN COUNTY, NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, DATED NOVEMBER 03, 2018.



**200' OWNERS LIST**

BLOCK	LOT	ADDRESS	OWNER
227	1	10 POLITO AVENUE	SENECA MANAGEMENT CORP. T/A QUALITY 10 POLITO AVENUE LYNDHURST, NJ 07071
227	2	50 POLITO AVENUE	WACOAL AMERICA, INC. P.O. BOX 684 LYNDHURST, NJ 07071
228	1.02	GARLAND WAY	NEW JERSEY BELL TELEPHONE P.O. BOX 2749 ADDISON, TX 75001
228	2	1275 WALL STREET WEST	NEW JERSEY DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE CN 229 TRENTON, NJ 08625
228	3	1301 WALL STREET WEST	MFREVF II - LYNDHURST LLC 1301 WALL STREET WEST LYNDHURST, NJ 07071
229	1	1000 WALL STREET WEST	WALL VALLEY ASSOC %R.S. KNAPP CO P.O. BOX 234 LYNDHURST, NJ 07071
229	2.01	1050 WALL STREET WEST	LYNDHURST INVESTMENTS, L.L.C. 1050 WALL STREET WEST S #630 LYNDHURST, NJ 07071
229	3.01	1200 WALL STREET WEST	BRE 1200 WALL STREET OWNER LLC 90 PARK AVENUE 32ND FL NEW YORK, NY 10016
230	2	1290 WALL STREET WEST	BRE 1290 WALL STREET OWNER LLC DE 90 PARK AVENUE 32ND FL NEW YORK, NY 10016
230	10.02	1280 WALL STREET WEST	BC IMPROVEMENT AUTHORITY ONE BERGEN COUNTY PLAZA HACKENSACK, NJ 07601



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED NOVEMBER 8, 2019 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW," AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #242604322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #242604322600

DATE: 05/11/2020

**MINOR SUBDIVISION PLAT**  
**BDG HOTELS AT LYNDHURST LLC**  
LOTS 1.01 & 1.03, BLOCK 228  
TOWNSHIP OF LYNDHURST  
BERGEN COUNTY  
STATE OF NEW JERSEY

NO.	REVISION PER N.J.S.A. COMMENTS	FIELD CREW	DATE
5	REVISED PER CLIENT COMMENTS	J.M.S.	05/11/2020
4	REVISED KEY MAP	J.M.S.	01/22/2020
3	REVISED PER N.J.S.A. COMMENTS	J.M.S.	12/13/19
2	REVISED LOT NUMBERS	J.M.S.	11/09/19
1	REVISED PER N.J.S.A. COMMENTS	J.M.S.	10/25/19

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	DATE
04-20-2018	17-38	104	K.R.	05/11/2020

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
J.D.S.	J.D.S.	09-11-2019	1"=50'	01-020079-05	1 OF 1

18.442