

SCHEDULE A - SCHEDULE OF REGULATIONS
(SUBSECTION 125-12) B-1 RESTRICTED BUSINESS ZONE DISTRICT

Table with 5 columns: ITEM, REQUIRED, EXISTING LOT 3, PROPOSED LOT 3, STATUS. Rows include DISTRICT, MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, MINIMUM FRONT YARD, MINIMUM SIDE YARD, MINIMUM REAR YARD, FLOOR AREA RATIO, MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS COVERAGE, MAXIMUM BUILDING HEIGHT, MAXIMUM DECK COVERAGE, etc.

*** VARIANCE REQUESTED
** PRE-EXISTING CONDITION
*** PER ARCH. PLAN
A. IF ABUTTING PROPERTY ZONED OR USED FOR RESIDENCE, THE INTERIOR SIDE YARD DIMENSION SHALL EQUAL OR EXCEED MAXIMUM HEIGHT OF BUILDING BEING ERECTED.
B. IF ABUTTING PROPERTY ZONED OR USED FOR RESIDENCE, THE REAR YARD SHALL EQUAL OR EXCEED 1 1/2 TIMES THE HEIGHT OF BUILDING BEING ERECTED.

IMPERVIOUS COVERAGE CALCULATIONS (LOT 3) (%)

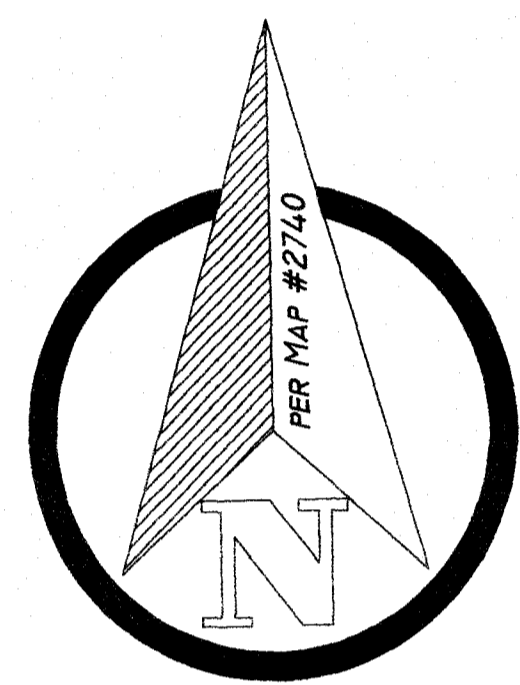
LOT AREA: 10,329 S.F. = 0.2371 ACRES
EXISTING CONDITIONS:
BIT. DRIVE & PARKING: 6,795 S.F.
BUILDING: 1,982 S.F.
COV. PORCH: 126 S.F.
STAIRS: 95 S.F.
TOTAL COVERAGE: 8,998 S.F.

Max. Imp. Coverage: (8,998 S.F. / 10,329 S.F.) * 100 = 87.11% < 90%
Max. Bldg. Coverage: (1,982 S.F. / 10,329 S.F.) * 100 = 19.19% < 35%

PROPOSED CONDITIONS:
BIT. DRIVE & PARKING: 6,132 S.F.
PROP. CONC. RAMP/PL: 14.8 S.F.
PROP. BUILDING: 2,575 S.F.
TOTAL PROP. COVERAGE: 8,885 S.F.

Max. Imp. Coverage: (8,885 S.F. / 10,329 S.F.) * 100 = 86.02% < 90%
Max. Bldg. Coverage: (2,575 S.F. / 10,329 S.F.) * 100 = 24.93% < 35%

PARKING CALCULATIONS:
OFF-STREET PARKING - OFFICE FOR MEDICAL OR DENTAL PRACTICE:
1 SPACE FOR EVERY 100 SQUARE FEET NET BUILDING FLOOR AREA.
PROPOSED DWELLING: 2.712 NET BUILDING FLOOR AREA PER ARCHITECT.
REQUIRED SPACES: 2.712 / 100 = 27.12 = 28 SPACES.
PROPOSED PARKING:
12 REGULAR SPACES
2 HANDICAP SPACES
TOTAL PARKING SPACES: 14 SPACES
VARIANCE REQUESTED FOR PARKING SPACE REQUIREMENT.



Tax Block 1507

Block 1507

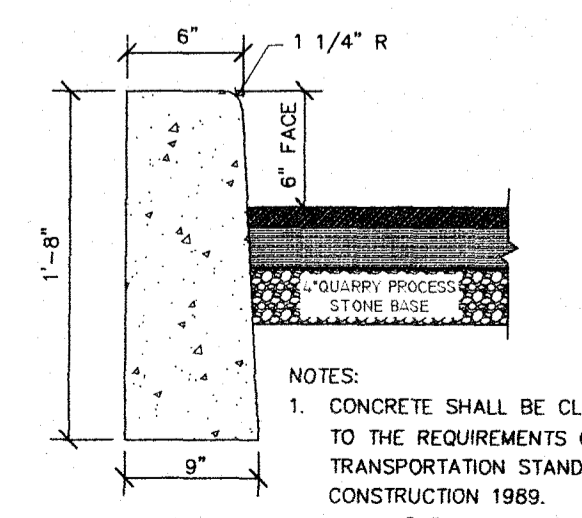
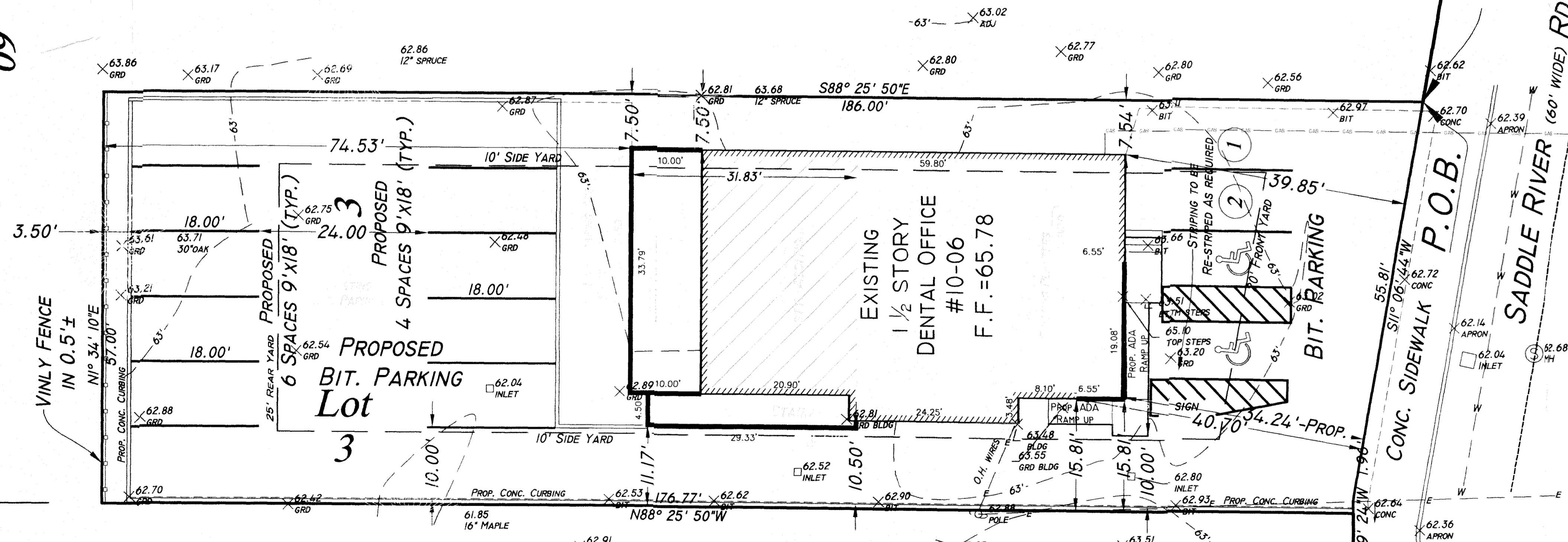
VAN DUREN (50' WIDE) AVE.

5' WIDE ROAD EASEMENT PER TAX MAP

114.59'

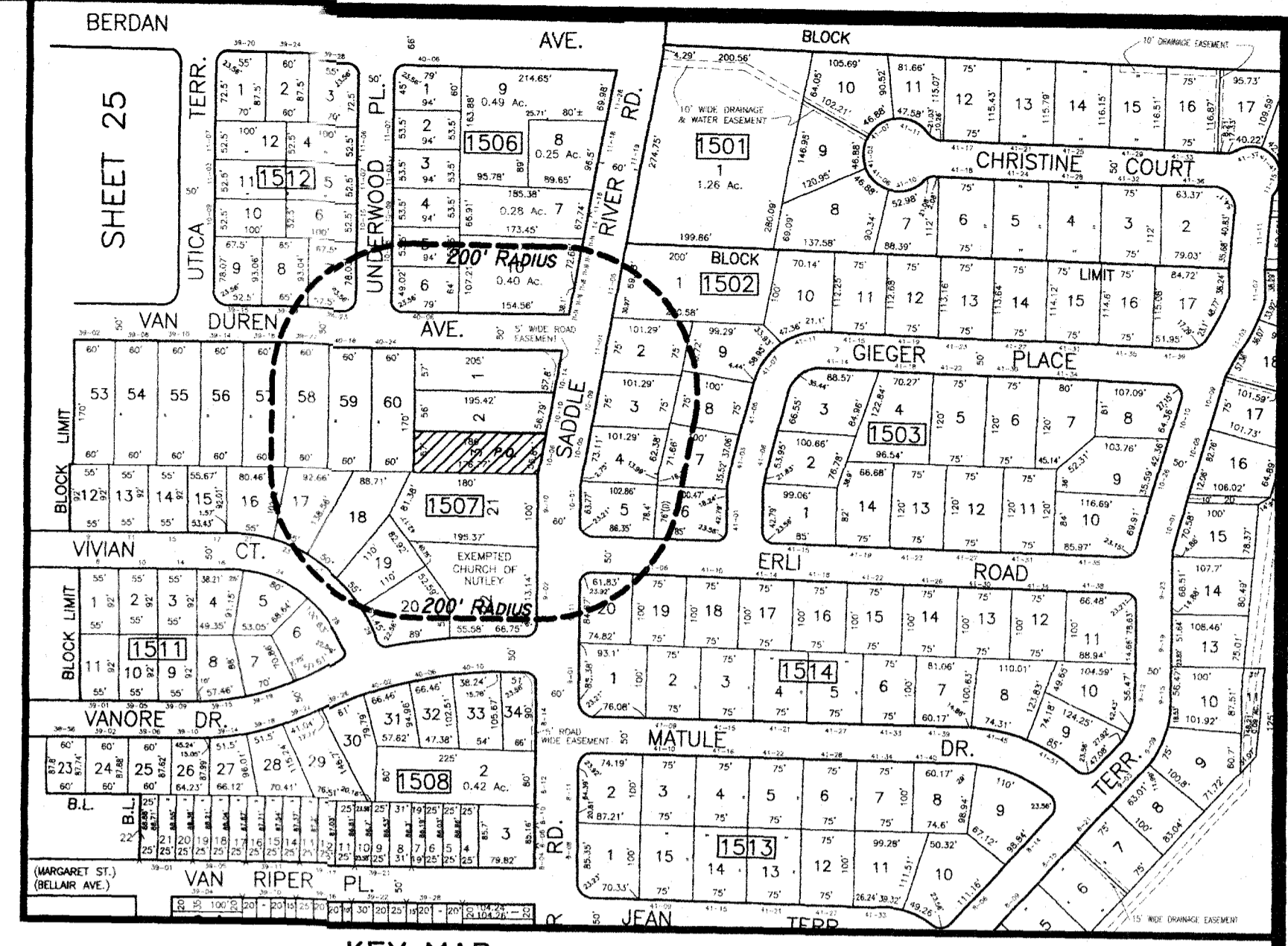
SADDLE RIVER (60' WIDE) RD.

09



NOTES:
1. CONCRETE SHALL BE CLASS "B" AIR ENTRAINED 4000 P.S.I. ACCORDING TO THE REQUIREMENTS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1989.
2. CLEAN 3/8" JOINTS 10'-0"
3. SUBGRADE MUST BE ROLLED, COMPACTED, AND WELL DRAINED BEFORE PLACING BITUMINOUS CONCRETE STABILIZED BASE COURSE.
UNSATURABLE SUBGRADE TO BE REPLACED AS REQUIRED WITH QUARRY PROCESS STONE-SOIL AGGREGATE TYPE 5, CLASS A.

CONCRETE CURB & PARKING AREA PAVEMENT DETAIL
NOT TO SCALE



- GENERAL NOTES
1. AREA OF P.O. (LOT 3) = 10,680 Sq. Ft. = 0.2452 ACRES.
 2. COMMONLY KNOWN AS 10-06 SADDLE RIVER ROAD, FAIR LAWN, NEW JERSEY 07410.
 3. BEING KNOWN AS LOTS 2 & 3 IN BLOCK 1507 AS SHOWN ON CURRENT TAX MAP OF THE BOROUGH OF FAIR LAWN, BERGEN COUNTY, NEW JERSEY.
 4. BEING ALSO KNOWN AS LOTS 2 & 3 IN BLOCK 1507 AS SHOWN ON A CERTAIN MAP ENTITLED "SUBDIVISION MAP NO. 1 OF COTTAGE FARMS, PROPERTY OF CITY HOUSING CORPORATION IN THE BOROUGH OF FAIR LAWN, BERGEN COUNTY, N.J." AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON JULY 1, 1932 AS MAP NO. 2740.
 5. BASED ON A LOCATION SURVEY OF PROPERTY PREPARED BY KOESTNER ASSOCIATES PROFESSIONAL ENGINEERS & LAND SURVEYORS, HACKENSACK, NEW JERSEY, AND DATED MARCH 27, 2020.
 6. PROPERTY IS LOCATED IN "B-1" ZONE DISTRICT (RESTRICTED BUSINESS ZONE DISTRICT).
 7. VARIANCES REQUESTED:
7.1. VARIANCE REQUESTED FOR PARKING SPACE REQUIREMENT
7.2. VARIANCE REQUESTED FOR SIDE YARD SETBACK (ONE SIDE)
7.3. VARIANCE REQUESTED FOR SIDE YARD SETBACK (BOTH SIDES)
 8. DATUM IS NAD 1929.
 9. SOIL DISTURBANCE NOT TO EXCEED 5,000 S.F., THEREFORE NO SOIL EROSION AND SEDIMENT CONTROL PLAN IS REQUIRED.
 10. NO NEW DRAINAGE PROPOSED, ZERO INCREASE IN RUNOFF.
 11. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
 12. PROPOSED BUILDING HEIGHT BASED ON ZONING CODE DEFINITION & ARCHITECTS DESIGN DIMENSIONS. CONTRACTOR, THEREFORE IS RESPONSIBLE FOR VERIFYING TOP OF BLOCK ELEVATION & ACTUAL DIMENSIONS TO ROOF PEAK UPON COMPLETION OF FRAMING.
 13. WAIVER REQUESTED FOR SHOWING CONTOURS EXTENDING 200' BEYOND SUBJECT PROPERTY.
 14. THERE ARE NO COVENANT, DEED RESTRICTION OR EXCEPTIONS THAT ARE INTENDED TO OR DO PRESENTLY RELATE TO ALL OR ANY PART OF THE TRACT, PER CONTRACT PURCHASER.
 15. EXISTING UTILITIES CONNECTIONS TO BE REUSED IF PRACTICAL, MUST BE VERIFIED.

PROPERTY INFORMATION
STREET ADDRESS: 10-06 & 10-10 SADDLE RIVER RD.
OWNER OF RECORD: 10-06 SADDLE RIVER REALTY ASSOCIATION.
APPLICANT NAME: BEACON CONSTRUCTION SERVICES, INC.
MAILING ADDRESS: 61 N. LAKEVIEW DRIVE, GIBBSBORO, NJ 08026
BLOCK 1507 LOT 3
APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF FAIR LAWN

DATE _____
CHAIRMAN _____
SECRETARY _____
BOARD ENGINEER _____ LAZAR

SITE PLAN
OF LOT 3 IN BLOCK 1507
ON THE TAX MAP OF THE
BOROUGH OF FAIR LAWN
BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 10' DATE: 01/27/2021

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