

PROPERTY OWNERS  
WITHIN 200'

BLOCK	LOT	QUAL	OWNER	BLOCK	LOT	QUAL	OWNER
222	1.02		Fieldstone Condo Association Fieldstone Terrace Wyckoff, NJ 07000	222	1.02	C701	Lucrow, Stefanie 461 Old Post Rd Wyckoff, NJ 07481
222	1.02	C101	Yeung, William H & Hsu, Monica M 101 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C703	Sakalosky, Nancy S 703 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C103	Cauda, Michael P & Christine F 6215 Warrens Way Wanaque, NJ 07465	222	1.02	C705	Ganger I, David & Christine 705 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C105	Tazza, Cesare Philip & Roselle D 105 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C707	Park, Soyeon (Etal) 707 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C107	Van Wieren, Jeltje G 107 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C709	Guerra, Eduardo & Sone, Renata De Jesus 709 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C202	Breckenridge, Robert M & Nelida L 202 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C802	Kurman, Michael R & Barbara 802 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C204	Marsico, Kathy E 204 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C804	Tarallo, Patricia A 804 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C206	Yormark, Amy 206 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C806	Belli, Noel G & Kathleen O 806 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C208	Anderson, William S & Janet E 208 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C808	Telesco, Lawrence & Carolyn 808 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C210	Haig (Etals), Robert 5 Squire Court Mahwah, NJ 07430	222	1.02	C902	Fernandez, Bernad & Rita S 902 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C301	Margossian Carol 78 Orchard Street Ramsey, NJ 07446	222	1.02	C904	Coughlin, Thomas & Judith 1769 Beach Ave Atlantic Beach, FL 32233
222	1.02	C303	Plekchov, Galina & Joseph 303 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C906	Grace, Robert M & Kathleen Erickson 906 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C305	Fontao, Andrews & Jacqueline 305 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C908	Holdenover, Diane S 908 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C307	Schlienger (Etal), David 307 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C910	Schellaci, Charles 714 Orchard Lane Franklin Lakes, NJ 07417
222	1.02	C309	Cappelli, Charles 309 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	C912	Fornasieri, Lawrence A & Jean L 912 Fieldstone Terrace Wyckoff, NJ 07481
222	1.02	C402	Le Pera, Anthony F & Elena 402 Fieldstone Terrace Wyckoff, NJ 07481	222	1.02	CAHAP	Fieldstone Manor LLC 50 East Mt. Pleasant Ave Livingston, NJ 07481
222	1.02	C404	Ervin, Barry & Rosemary 404 Fieldstone Terrace Wyckoff, NJ 07481	222	26	2	Peterson, Joy A 533 Clinton Ave Wyckoff, NJ 07481
222	1.02	C406	Mulhern, Mary 406 Fieldstone Terrace Wyckoff, NJ 07481	222	25	2	Ferranti, Alphon & Anthony H 525 Clinton Ave Wyckoff, NJ 07481
222	1.02	C408	Ludmer, Pamela & Dever, Andrea & Ludmer J. 408 Fieldstone Terrace Wyckoff, NJ 07481	222	24	2	Jeffer, Garret William 517 Clinton Ave Wyckoff, NJ 07481
222	1.02	C410	Delta Properties Inc 288 Barnstable drive Wyckoff, NJ 07481	222	22.03	2	Domingo, Marie D 513 Clinton Ave Wyckoff, NJ 07481
222	1.02	C501	Fleker, Carol 501 Fieldstone Terrace Wyckoff, NJ 07481	222	22.02	2	Pane, Michael & Jennifer 507 Clinton Ave Wyckoff, NJ 07481
222	1.02	C503	Giamanco, Anne 503 Fieldstone Terrace Wyckoff, NJ 07481	222	22.01	2	Saca, Grisel 15505 S.W. 138th Ave Miami, FL 33177
222	1.02	C505	Sudol, Dahneid G & Irene J 505 Fieldstone Terrace Wyckoff, NJ 07481	222	21	2	Smallman, Phillip & Zeljka 495 Clinton Ave Wyckoff, NJ 07481
222	1.02	C507	McAdams, Becky P 507 Fieldstone Terrace Wyckoff, NJ 07481	222	20	2	Naidu, Ajit & Dawn 489 Clinton Ave Wyckoff, NJ 07481
222	1.02	C509	Bennet, John E & Betty M 509 Fieldstone Terrace Wyckoff, NJ 07481	222	19	2	Murray, Brian (V) & Norma 24 St Malachi Rd Cochranville, PA 19330
222	1.02	C511	Plund, Gerald R & Rebecca W 10 Riverview LN Hohokus, NJ 07423	222	18	2	Deputato, Michael & Joan 475 Clinton Ave Wyckoff, NJ 07481
222	1.02	C602	Quinn, Rory J & Jane E 602 Fieldstone Terrace Wyckoff, NJ 07481	222	4		Wyckoff, Township of Memorial Town Hall Wyckoff, NJ 07481
222	1.02	C604	Lee, Sookhee & Sungnye 604 Fieldstone Terrace Wyckoff, NJ 07481	222	2		Wyckoff, Township of Memorial Town Hall Wyckoff, NJ 07481
222	1.02	C606	Noerr, Doris E 606 Fieldstone Terrace Wyckoff, NJ 07481	222	4	QFarm	Abma & Sons Inc 700 Lavilles Rd Wyckoff, NJ 07481
222	1.02	C610	Kandrav, John & Katherine A 610 Fieldstone Terrace Wyckoff, NJ 07481	222	7.02		Rockland Electric Co C/O Palmatier Wyckoff Ave I One Blue Hill Plaza Pearl River, NY 10965
				222	7.03		Wyckoff, Township of Memorial Town Hall Wyckoff, NJ 07481

UTILITY CONTACTS

**Utilities**  
Northwest Bergen County Utilities Authority  
Attention: Superintendent  
30 Wyckoff Avenue  
Waldwick, NJ 07463

Ridgewood Water Department  
Attention: Director  
131 North Maple Avenue  
Ridgewood, NJ 07450

Cablevision of Oakland  
Attention: Vice President of Public Affairs  
40 Potash Road  
Oakland, NJ 07436

Orange & Rockland Utilities  
Attention: Stephen Prall  
500 Route 208  
Monroe, NY 10950

Public Service Electric & Gas  
Attention: Michael Flannelly  
20 Van Vooren Drive  
Oakland, NJ 07436

Bergen County Planning Board  
1 Bergen County Plaza - 4th Floor  
Hackensack, NJ 07601-7076

SHEET INDEX

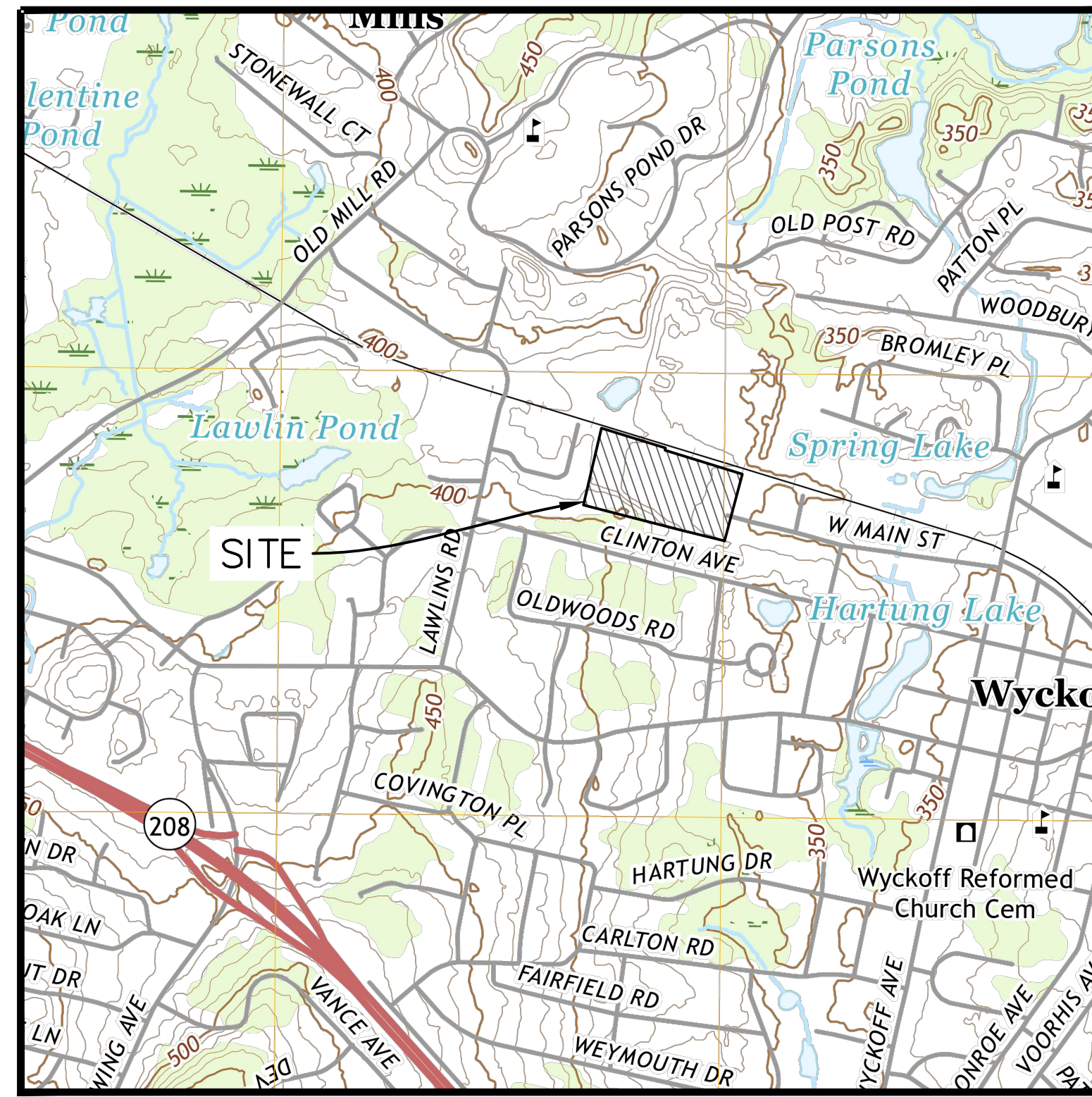
No.	Description	Revision Date
1.	TITLE SHEET	4/11/2022
2.	LAYOUT	4/11/2022
3.	TURNING MANEUVERS	4/11/2022

PRELIMINARY/FINAL SITE PLAN

500 W MAIN STREET

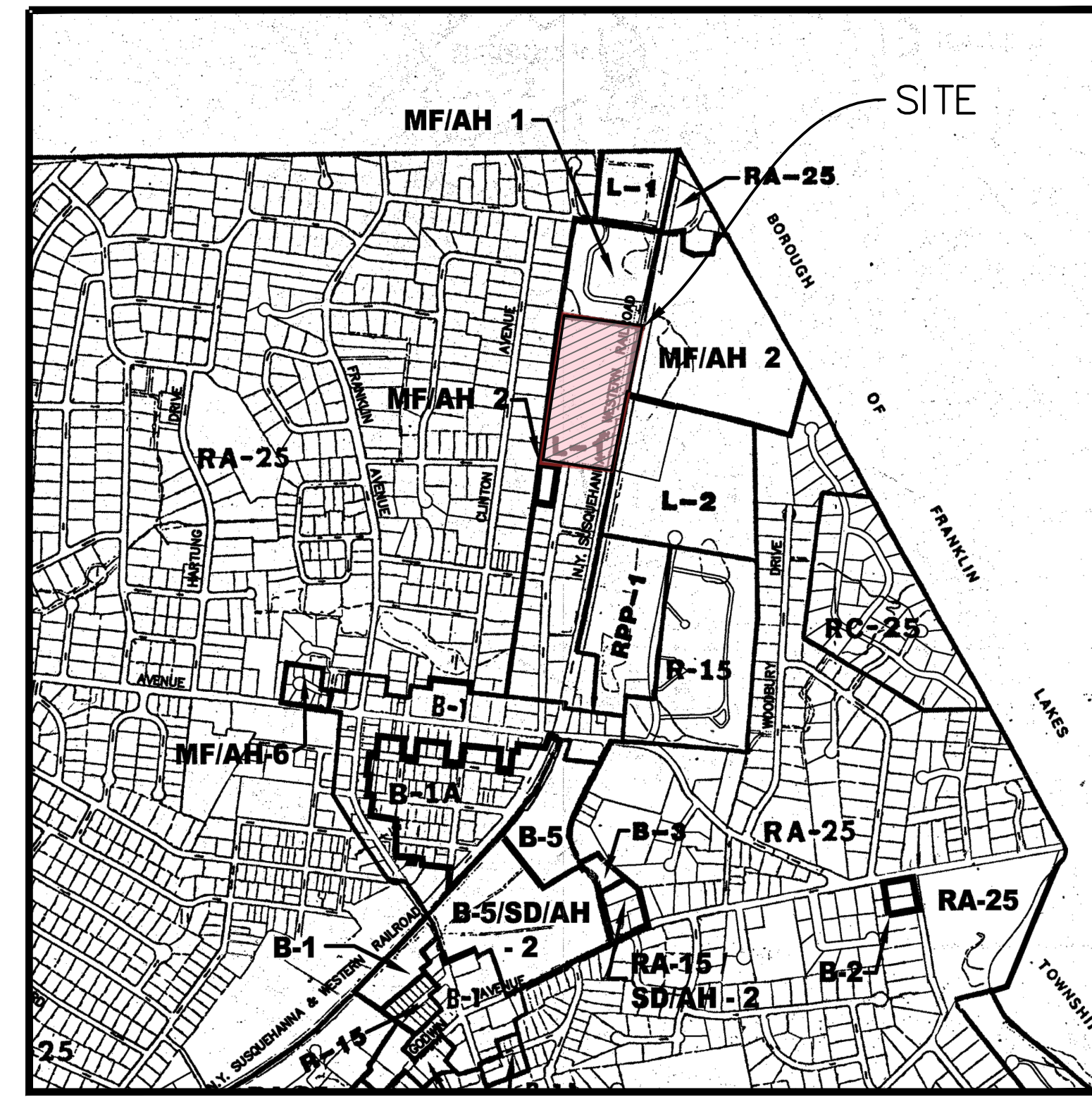
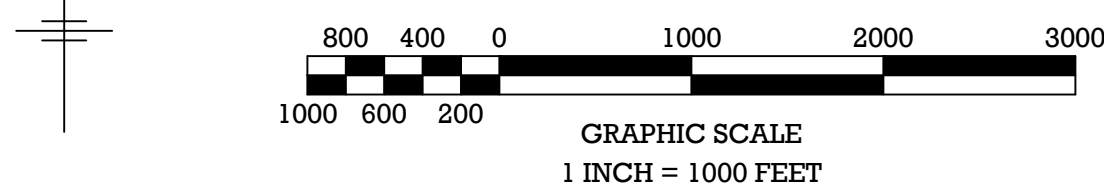
BLOCK 222, LOT 1.01

TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

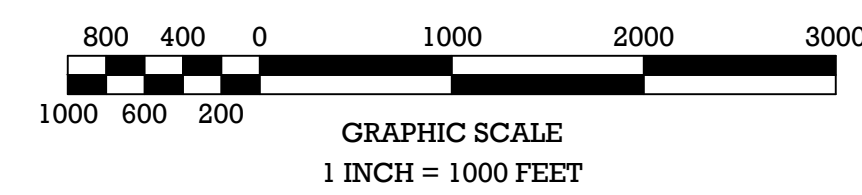


LOCATIONAL KEY MAP

RAMSEY QUADRANGLE

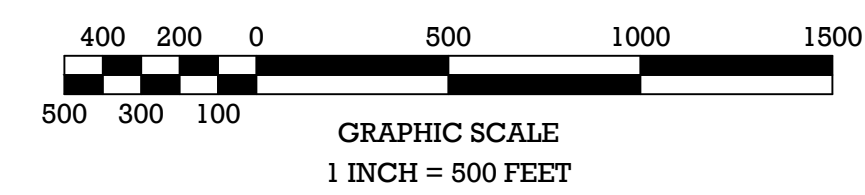


ZONING MAP



TAX MAP

MUNICIPAL TAX MAP SHEET 11



General Notes

1. Applicant: 500 W M Wyckoff LLC, 104 Chestnut Street, Ridgewood, NJ 07450. Owner: 500 W M Wyckoff LLC, 104 Chestnut Street, Ridgewood, NJ 07450.
2. Project site being known and designated as Block 222, Lot 1.01, as shown on the current tax assessment map of the Township of Wyckoff, Bergen County, New Jersey (Sheet 11).
3. Boundary, topographic information and existing conditions shown based upon map entitled "ALTA/NSPS Land Title Survey" prepared by Dynamic Survey, LLC, Lake Como, NJ, last revised 10/14/2019.
4. Boundary, topographic information and existing conditions shown also based upon map entitled "Partial Topographic Survey, STRO Companies, 500 West Main Street, Block 222, Lot 1.01, Wyckoff, Bergen County, New Jersey" prepared by Lapatka Associates, Inc. dated 5/24/2021.
5. Site coordinates: 584,984' N, 543,881' E
6. Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
7. Per the FEMA Flood Insurance Rate Map, Community Panel No. 34003C0068H, with an effective date of August 28, 2019, the property is located in Floodplain Zone X, areas determined to be outside the 0.2% annual chance of flood.
8. The contractor is directed to the fact that the approximate locations of known utility structures and facilities (including but not limited to sanitary sewers, storm sewers, potable water lines and appurtenances, natural gas lines, electric, telephone and CATV lines and underground storage tanks) that may be encountered within and adjacent to the limits of the work are shown on the plans. The accuracy and completeness of this information is not guaranteed by the engineer, and the contractor is advised to verify in the field all the facts concerning the location of these utilities or other construction obstacles prior to construction. The contractor shall notify the engineer, in writing, prior to construction, of any discrepancies which may affect the project design.
9. The contractor shall verify locations of existing utilities and all other site conditions prior to beginning construction. Location of existing utilities shown on these drawings are approximate and subject to exact location in the field during construction as required by engineer or as deemed necessary to accurately locate (horizontal and vertically) all impacted utilities which are in conflict with new construction. Contractor to determine the location and elevation of the conflicting utilities and submit the data to the engineer for review elevation prior to construction.
10. All construction and demolition shall conform to any applicable federal, state and local regulations. Contractor has sole responsibility for site safety and to conform to and abide by all current OSHA standards or regulations. Safe construction practices remain the obligation of the contractor. The contractor shall obtain all applicable federal, state and local permits prior to construction.
11. All contractors must call the New Jersey one call system (1-800-272-1000) to have all underground utilities located prior to any demolition, construction, abandonment, soils investigation, and/or excavations.
12. All construction to be in accordance with NIDOT Standard Specifications for Road and Bridge Construction, latest edition. All signage and striping to be in accordance with The Manual on Uniform Traffic Control Devices (MUTCD).

PROJECT NAME:		Zone:	
500 West Main Street		L1	
Township of Wyckoff, New Jersey		Light Industry	
Wyckoff			
	Required	Existing	Proposed
Min. Lot Area	3 Acres	13.18 Acres	13.18 Acres
Min. Lot Width	200 Ft	511.60 Ft	511.60 Ft
Min. Lot Depth	300 Ft	1,078.88 Ft	1,078.88 Ft
Min. Front Yard Setback	75 Ft	268.67 Ft	268.67 Ft
Min. Side Yard Setback	50 Ft	62.97 Ft	62.97 Ft
Min. Rear Yard Setback	50 Ft	280.21 Ft	280.21 Ft
Max. Height:			
Stories	2	2	2
Feet	35	21	21
Max. Building Coverage	30%	20.5%	20.5%
Complies	Yes	Yes	Yes

PARKING SUMMARY						
Address	Current Use	Ordinance Requirement	Building Area	Required Parking	Existing Parking	Proposed Parking
500 West Main Street	Warehouse	1 space for each 1,200 SF GFA	86,933 SF	1 Space/1,200 SF = 87 Spaces		
	Office	1 space for each 250 SF GFA	33,796 SF	1 Space/250 SF = 135 Spaces		
	Gym Facility	1 space per 100 SF GFA for areas other than storage	5,488 SF	1 Space/100 SF = 55 Spaces		
				Total = 278 Spaces	Total = 213 Spaces	Total = 233 Spaces
				= 1 ADA Space		= 7 ADA Spaces

APPROVED BY THE TOWNSHIP OF WYCKOFF PLANNING BOARD

BOARD CHAIRMAN DATE

BOARD SECRETARY DATE

TOWNSHIP ENGINEER DATE

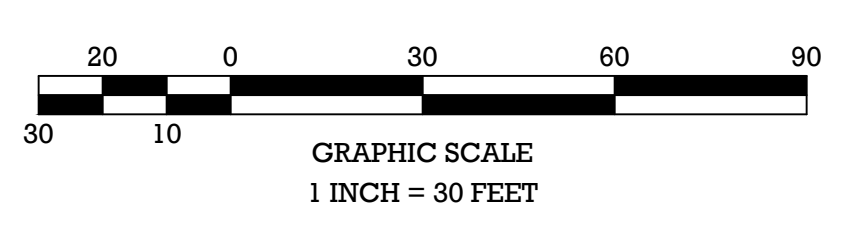
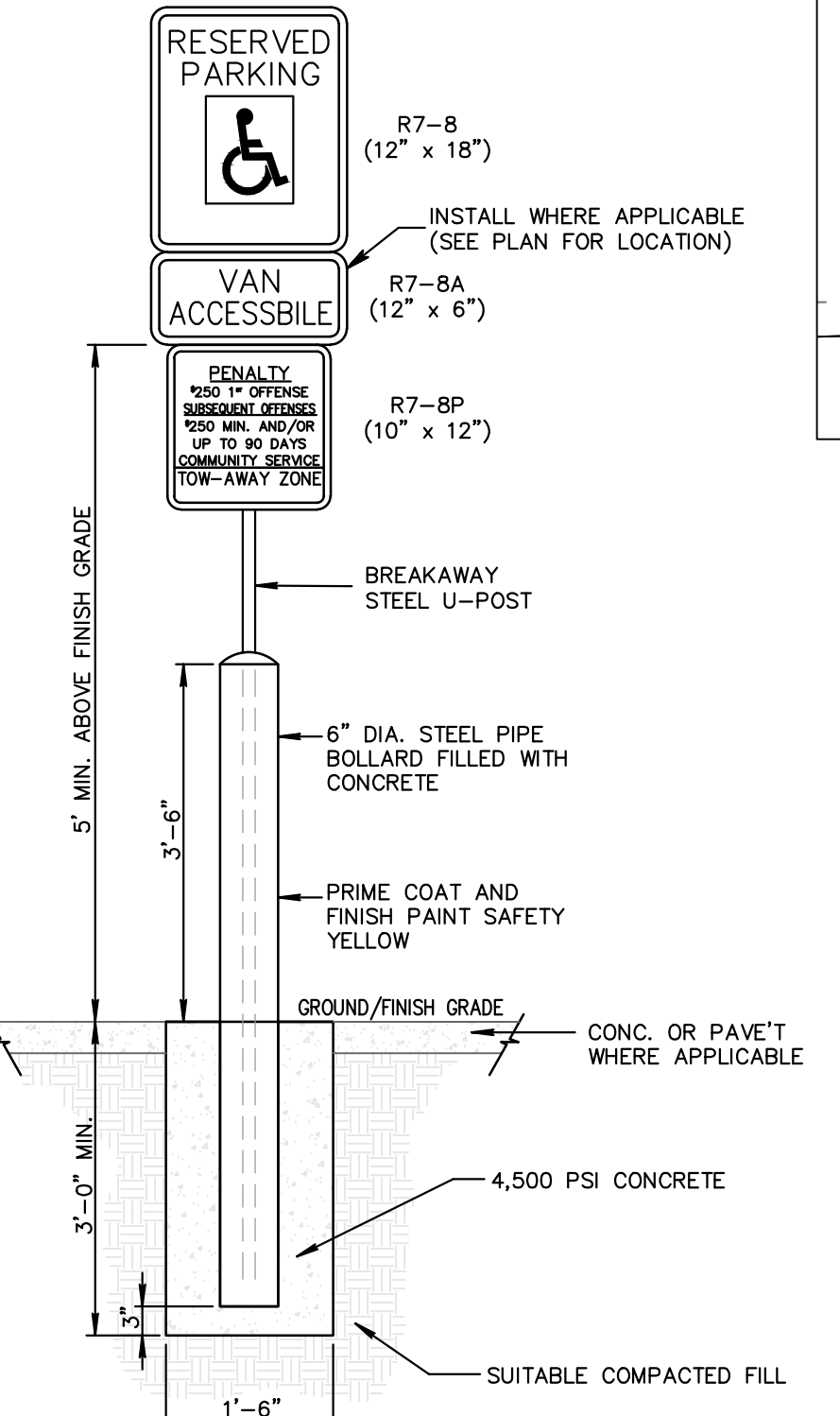
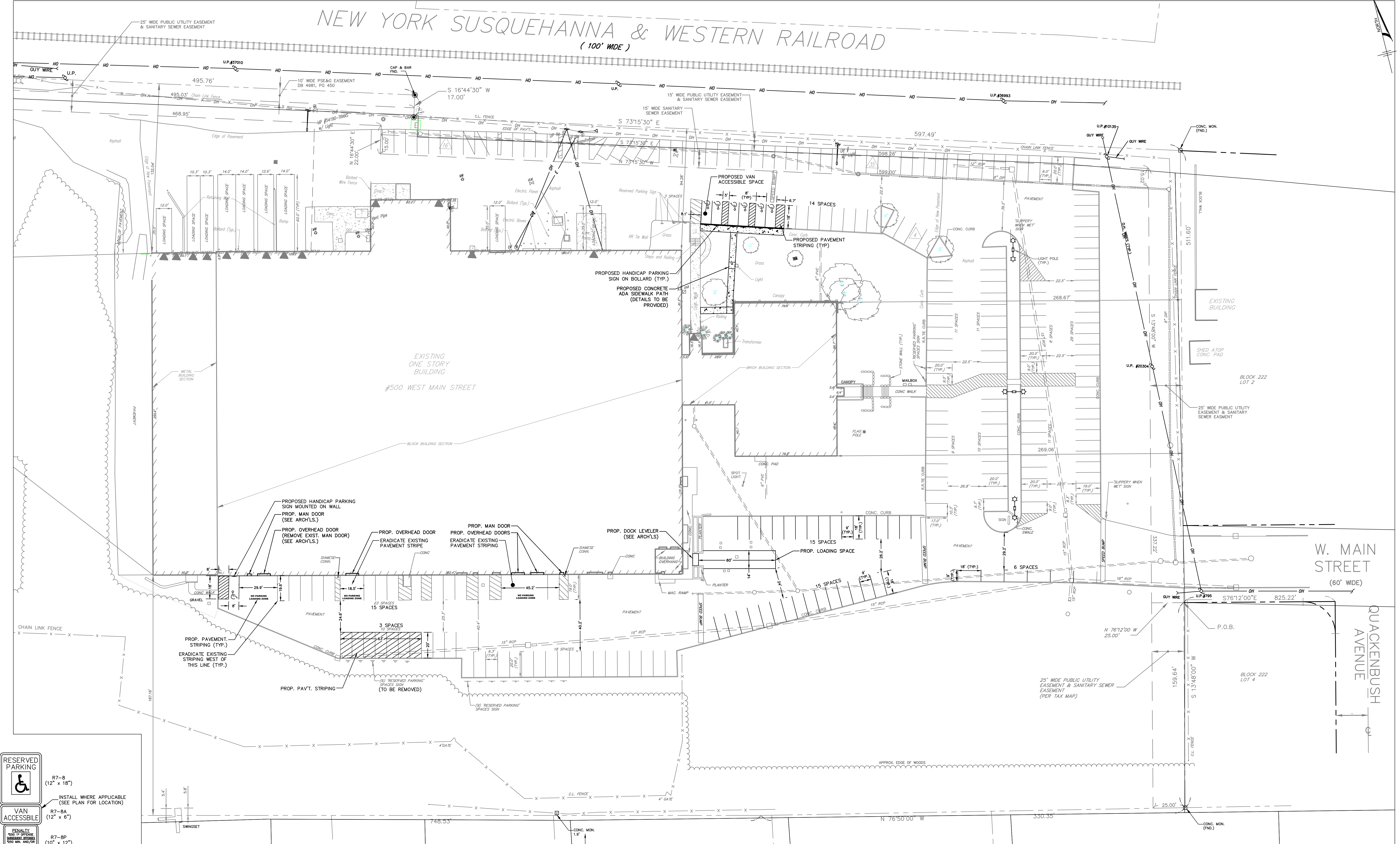
PRELIMINARY/FINAL SITE PLAN  
BLOCK 222, LOT 1.01  
500 W MAIN STREET  
TITLE SHEET  
SITUATED IN  
WYCKOFF TOWNSHIP, BERGEN COUNTY, NEW JERSEY

**MidAtlantic**  
Professional Engineers, Inc.  
1000 Valley Road, Suite 200  
Roseland, NJ 07068  
Tel: 201-992-8888  
Fax: 201-992-8889  
www.midatlanticpe.com

Certificate of Authorization No. Z6424818-0000  
Issue Date: 06/28/2011  
PE: No. 062822800  
PE: No. 062822800  
PE: No. 062822800

File Name: C:\stro\Companies\JDRS\STR-2102 - West Main Street - Wyckoff\DWG\01 - Title.dwg  
Plot Time: Apr 12, 2022 - 12:56pm

# NEW YORK SUSQUEHANNA & WESTERN RAILROAD (100' WIDE)



**LEGEND**

[Symbol]	EXISTING BOUNDARY
[Symbol]	EXISTING INTERIOR BOUNDARY
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING INTERIOR
[Symbol]	EXISTING CURB
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING SANITARY SEWER CLEANOUT
[Symbol]	EXISTING INLET
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING SPRINKLER BOX
[Symbol]	EXISTING WATER METER PIT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING FIRE DEPARTMENT CONNECTION
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING UTILITY POLE W/ LIGHT
[Symbol]	EXISTING FENCELINE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGNAGE
[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED FURNISHING ZONE
[Symbol]	PROPOSED WALKING ZONE
[Symbol]	PROPOSED NEW BUILDING
[Symbol]	PROPOSED REHAB BUILDING
[Symbol]	PROPOSED PAINT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED TREE PIT
[Symbol]	PROPOSED FENCELINE

**PRELIMINARY/FINAL SITE PLAN**  
 BLOCK 222, LOT 1.01  
 500 W MAIN STREET  
 SITE LAYOUT PLAN

SITUATED IN  
 WYCKOFF TOWNSHIP, BERGEN COUNTY, NEW JERSEY

Drawn By: TW  
 Checked By: SMD  
 Released By: PS

Date: 9/24/2021  
 Horizontal Scale: 1"=30'  
 Vertical Scale: N/A

Project No.: STR-2102  
 Drawing Name: 02-Layout.dwg

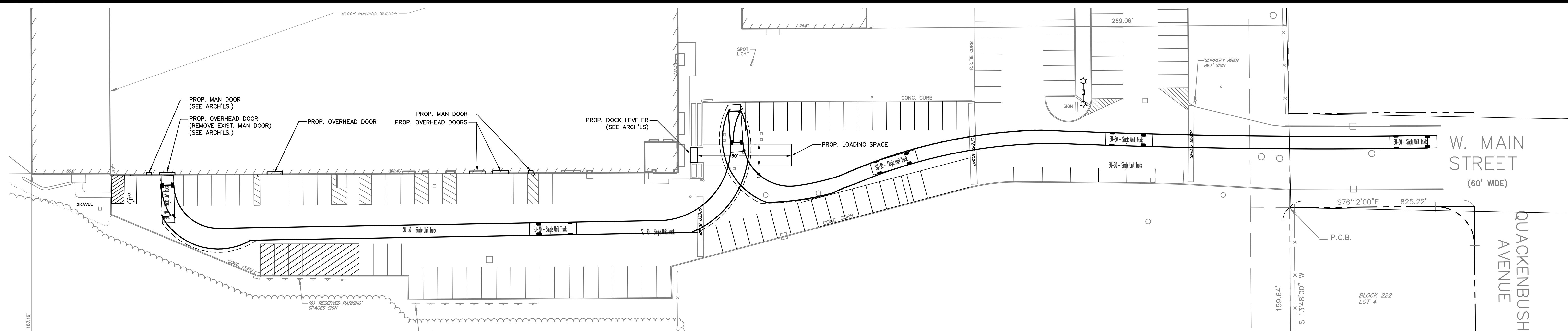
William J. Parkhill II, P.E.  
 Professional Engineer  
 No. 144, No. 020432800

REVISIONS

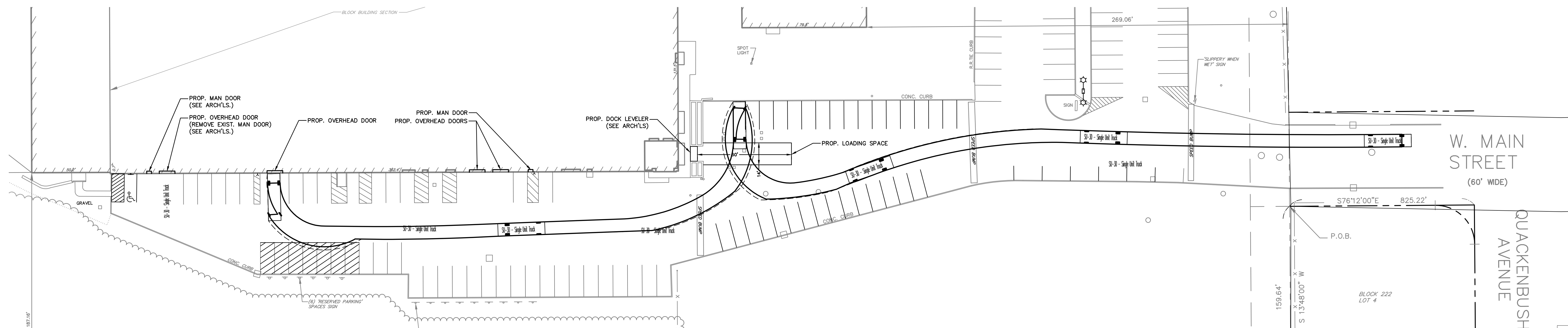
DATE	REASON	BY
4/17/22	REVISED PER TOWNSHIP COMMENTS	SMD
4/17/22	REVISED PER TOWNSHIP COMMENTS	TOW
2/24/22	REVISED PER TOWNSHIP COMMENTS	SMD
2/24/22	REVISED PER TOWNSHIP COMMENTS	PS

Drawn By: CHECKED BY: RELEASED BY: DRAWN BY: CHECKED BY: DATE

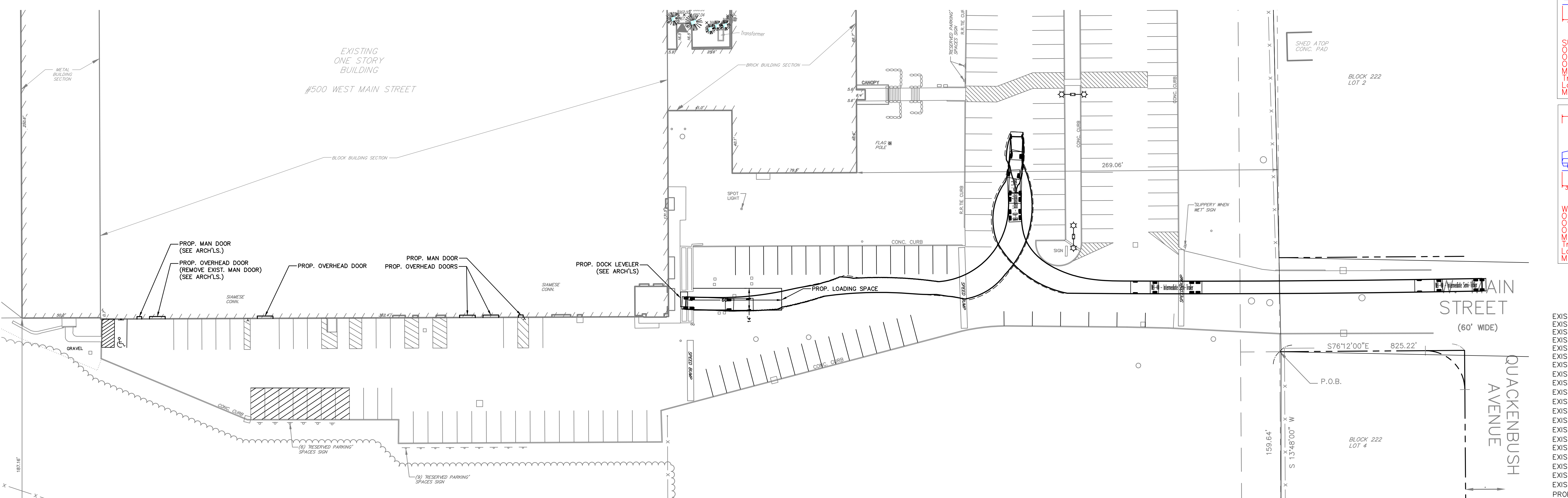
Sheet Number: 2 OF 3



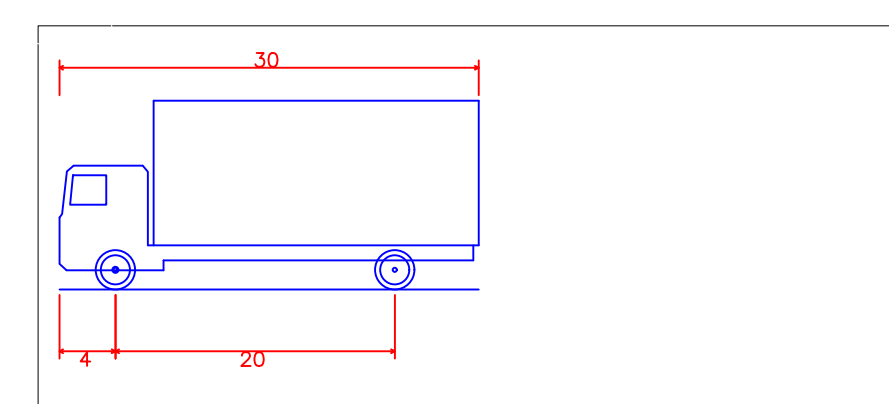
**BOX TRUCK(SU-30): ENTRY**  
SCALE: 1" = 30'



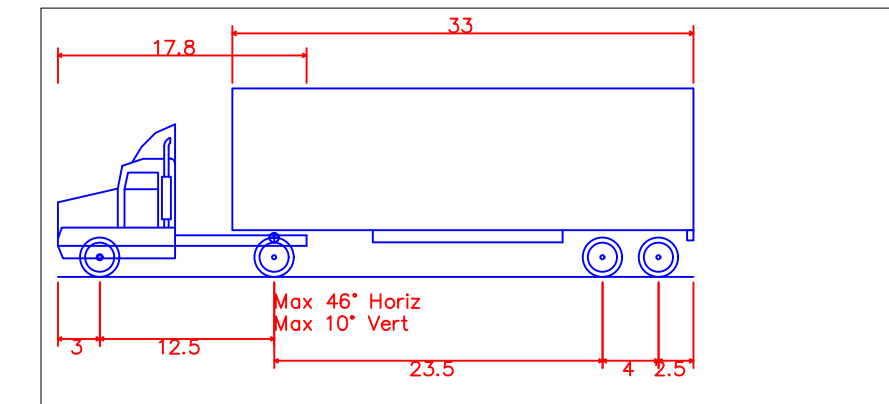
**BOX TRUCK(SU-30): ENTRY**  
SCALE: 1" = 30'



**INTERMEDIATE SEMI-TRAILER (WB-40): ENTRY**  
SCALE: 1" = 30'



**SU-30 - Single Unit Truck**  
Overall Length 30.00ft  
Overall Width 7.50ft  
Overall Body Height 11.50ft  
Min Body Ground Clearance 1.50ft  
Track Width 6.00ft  
Lock-to-lock time 1.00"  
Max Steering Angle (Virtual) 31.50"



**WB-40 - Intermediate Semi-Trailer**  
Overall Length 45.49ft  
Overall Width 8.00ft  
Overall Body Height 11.50ft  
Min Body Ground Clearance 1.33ft  
Track Width 6.00ft  
Lock-to-lock time 4.00s  
Max Steering Angle (Virtual) 20.30"

**LEGEND**

- EXISTING BOUNDARY
- EXISTING INTERIOR BOUNDARY
- EXISTING BUILDING
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING INTERIOR
- EXISTING CURB
- EXISTING SANITARY SEWER MANHOLE
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- PROPOSED FURNISHING ZONE
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- PROPOSED NEW BUILDING
- PROPOSED REHAB BUILDING
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- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED TREE PIT
- PROPOSED FENCELINE

DATE	REVISIONS
4/7/22	REVISED PER TOWNSHIP COMMENTS
4/7/22	REVISED PER TOWNSHIP COMMENTS
4/7/22	REVISED PER TOWNSHIP COMMENTS
4/7/22	REVISED PER TOWNSHIP COMMENTS

DRAWN BY: TW	CHECKED BY: SMD	RELEASED BY: PS
DATE: 9/24/2021	HORIZONTAL SCALE: 1"=30'	VERTICAL SCALE: N/A
PROJECT No.: STR-2102	DRAWING NAME: 03-Turning Plan.dwg	

William J. Parkhill II, P.E.  
PROFESSIONAL ENGINEER  
No. 1476166833080

**PRELIMINARY/FINAL SITE PLAN**  
BLOCK 222, LOT 1.01  
500 W MAIN STREET  
TRUCK TURNING MANEUVERS  
SITUATED IN  
WYCKOFF TOWNSHIP, BERGEN COUNTY, NEW JERSEY

Sheet Number **3** OF **3**

McGraw Hill Construction

Professional Engineer License No. 1476166833080

William J. Parkhill II, P.E. PE No. 064026500

File Name: C:\stro\comps\03\STR-2102 - West Main Street - Myckoff\03-Turning Plan.dwg  
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