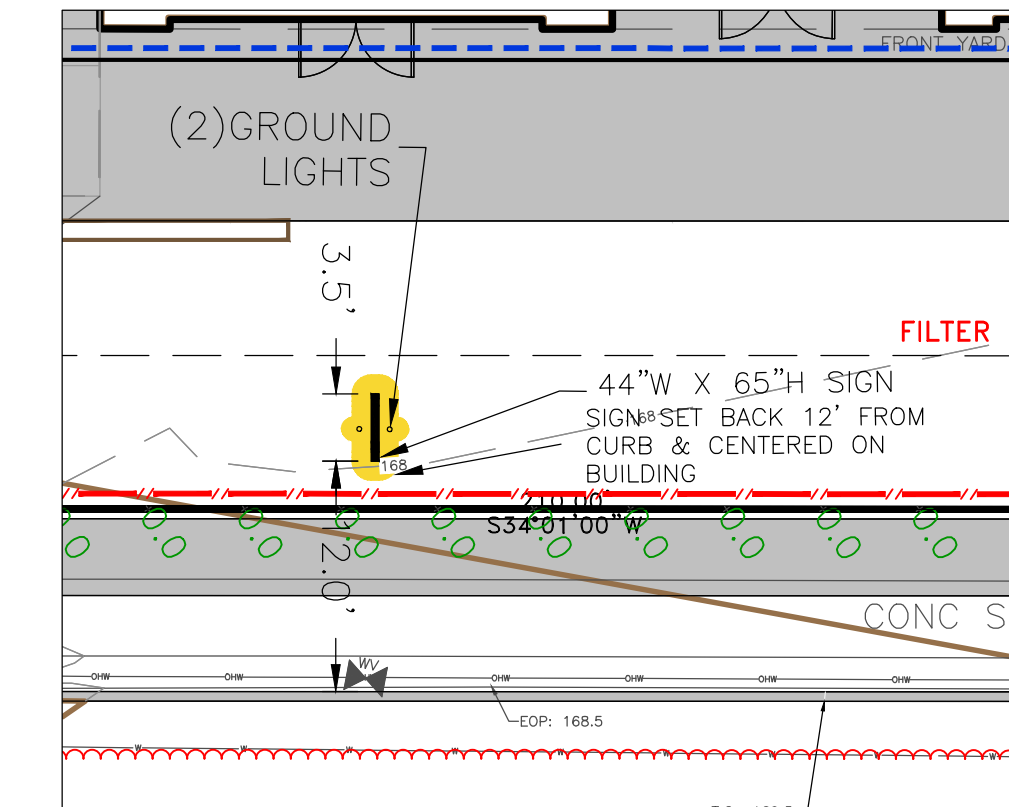
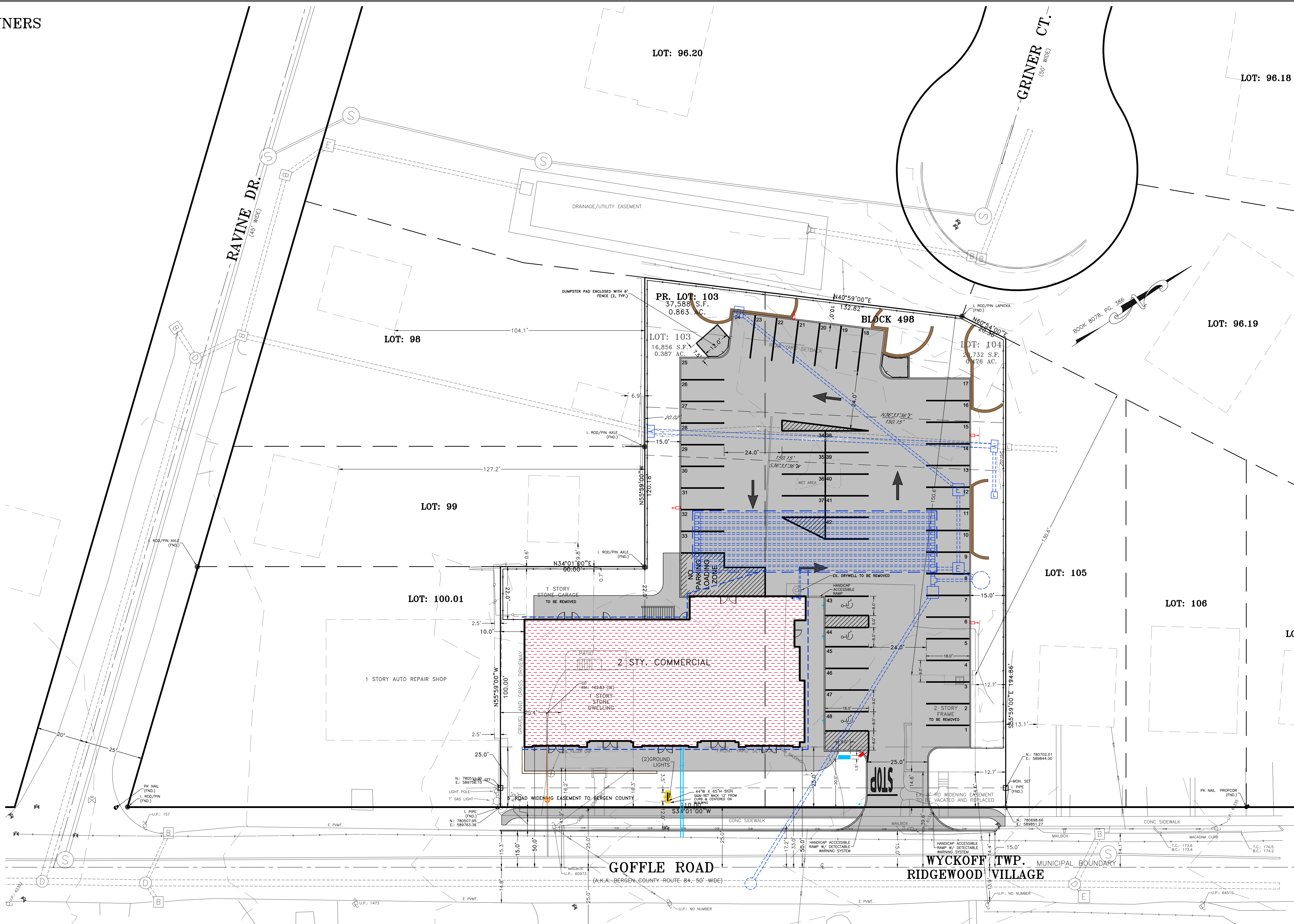


200' PROPERTY OWNERS

- PROPERTY OWNERS
 N.Y. SUSQUEHANNA WESTERN R.R. CO
 3 RAILROAD AVENUE
 ROCHELLE PARK, NJ 07662
- OSBORNE, RICHARD & DANCY
 423 GOFFLE ROAD
 RIDGEWOOD, NJ 07450
- VILLAGE OF RIDGEWOOD
 131 N. MAPLE AVENUE
 RIDGEWOOD, NJ 07450
- WALDECK, INC., A.R.
 385 GOFFLE ROAD
 RIDGEWOOD, NJ 07450
- CAPUTO, JAMES V & TAI
 435 NORTHERN HWY
 RIDGEWOOD, NJ 07450
- HAYDOCK, CLAIRE (S)
 439 GOFFLE CT
 RIDGEWOOD, NJ 07450
- TOWNSHIP OF WYCKOFF
 MEMORIAL TOWN HALL
 WYCKOFF, NJ 07481
- SNYDER, ELEANOR
 28 RAVINE AVENUE
 WYCKOFF, NJ 07481
- WALDER, BRETT T & AMEE
 114 ORNER COURT
 WYCKOFF, NJ 07481
- MENDRYN, JULIAN LEE
 499 GOFFLE RD.
 WYCKOFF, NJ 07481
- B & T REALTY CO
 521 GOFFLE RD
 WYCKOFF, NJ 07481
- SPECIALA, GEORGE & VICTORIA
 110 ORNER CT
 WYCKOFF, NJ 07481
- SUSCUN, SEMKA
 501 GOFFLE RD
 WYCKOFF, NJ 07481
- CHEN, JACKSON C S & DEBBIE Y O
 11 SIEGL CT
 WYCKOFF, NJ 07481
- DEMATTEO, DAVID J & CRISTINA R
 106 ORNER CT
 WYCKOFF, NJ 07481
- KAMERLING, DONALD G & BARBARA A
 7 DIESEL CT
 WYCKOFF, NJ 07481
- FERRONE, CARMINE F (V) & BONNE J
 503 GOFFLE RD
 WYCKOFF, NJ 07481
- MAYER, EDWARD J & DONNELLY ELLEN M
 9 DONNA LANE
 MIDLAND PARK, NJ 07432
- O.S.A. LLC
 17 CLAYTON COURT
 WASHINGTON TWP., NJ 07676
- PTAC, LLC
 17 CLAYTON COURT
 WASHINGTON TWP., NJ 07676
- MILLER, DAVID & LINDA
 10 RAVINE AVENUE
 WYCKOFF, NJ 07481
- REARDON, WILLIAM & DORIS
 451 GOFFLE ROAD
 RIDGEWOOD, NJ 07450
- VILLAGE OF RIDGEWOOD - WATER DEPT
 131 NORTH MAPLE AVENUE
 RIDGEWOOD, NJ 07450
- NASR, ESSAM M
 7 RAVINE AVENUE
 WYCKOFF, NJ 07481
- WISNER, JOHN A (V) & JOYCE
 522 RAVINE CT
 WYCKOFF, NJ 07481
- ERABIA, OMAR & FATMA N
 11 RAVINE AVE
 WYCKOFF, NJ 07481
- FRUSMA, JR (ETAL), CLARENCE
 354 AUBURN ST
 WYCKOFF, NJ 07481
- VERIZON
 C/O CORPORATE SECRETARY
 540 BROAD STREET
 NEWARK, NJ 07101
- ROCKLAND ELECTRIC
 C/O CORPORATE SECRETARY
 21ST FLOOR
 1 BLUE HILL PLAZA
 65401 RIVERVIEW, NJ 10969
- NORTHWEST BERGEN COUNTY UTILITIES AUTHORITY
 C/O JOHN W. MEYERS, SUPERINTENDENT
 30 WYCKOFF AVENUE
 PO BOX 255
 WALDORF, NJ 07463
- PUBLIC SERVICE ELECTRIC & GAS CO.
 EDWARD J. BORRONE, GENERAL ATTORNEY
 80 PARK PLAZA
 MAIL CODE TSE
 NEWARK, NJ 07102
- RIDGEWOOD WATER
 C/O CORPORATE SECRETARY
 131 N. MAPLE AVENUE
 RIDGEWOOD, NJ 07450
- CABLEVISION OF OAKLAND, INC.
 C/O CORPORATE SECRETARY
 40 FOTASH ROAD
 OAKLAND, N J 07436
- BERGEN COUNTY PLANNING BOARD
 ONE BERGEN COUNTY PLAZA - 4TH FLOOR
 HACKENSACK, NJ 07601-7076



1"=10'

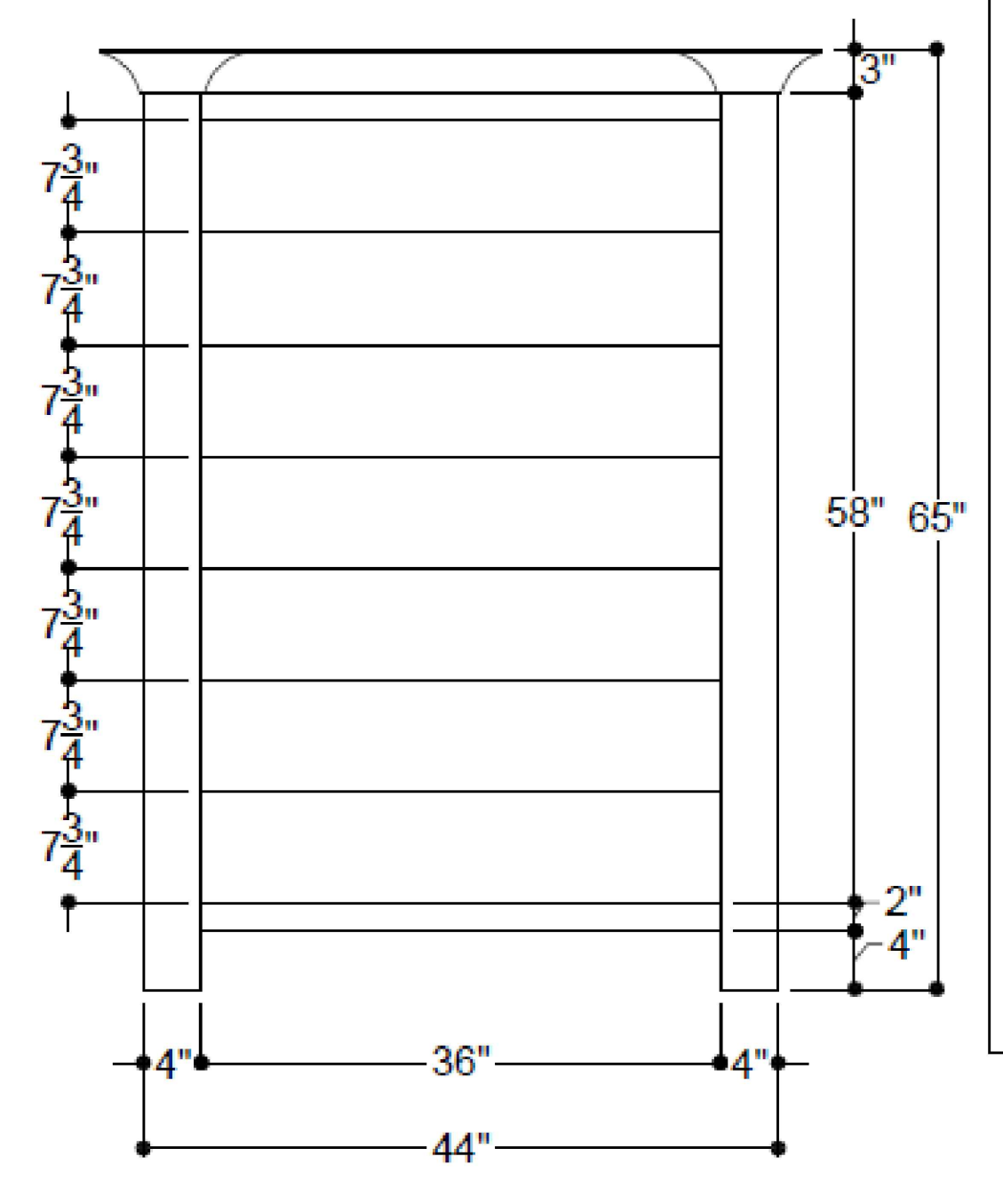
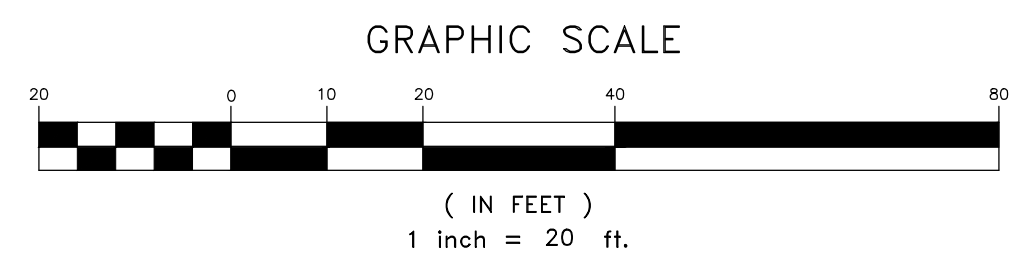
GENERAL NOTES

1. APPLICANT: PETER SALERNO, INC. 511 GOFFLE RD. WYCKOFF, NJ 07481
2. PROPERTY PERIMETER BASED ON A SURVEY BY CONKLN ASSOC. DATED 5/30/08. THE LOT AREA IS 37,588 S.F. OR 0.863 AC.
3. PROPERTIES ARE KNOWN AS LOTS 103 AND 104 BLOCK 498 AS SHOWN ON TAX MAP SHEET 55. LEGAL ADDRESS: 511 GOFFLE RD. WYCKOFF, NJ 07481
4. PROPERTY LOCATED IN THE B-1 ZONE.
5. TOPOGRAPHIC SURVEY (NAVD 1988) FIELD RUN BY CONKLN ASSOCIATES ON 5/30/08. OFFSITE STRUCTURES AS PER 2002 NAEP AERIAL PHOTOGRAPHY.
6. STATE PLANE COORDINATES (NAD-1983) HAVE BEEN OBTAINED BY MEANS OF A GLOBAL POSITIONING SYSTEM (GPS).
7. THE POSTED SPEED LIMIT ON GOFFLE AVE. IS 45 MPH IN BOTH DIRECTIONS.
8. ALL EXISTING UTILITIES ARE TO BE FIELD VERIFIED. PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.

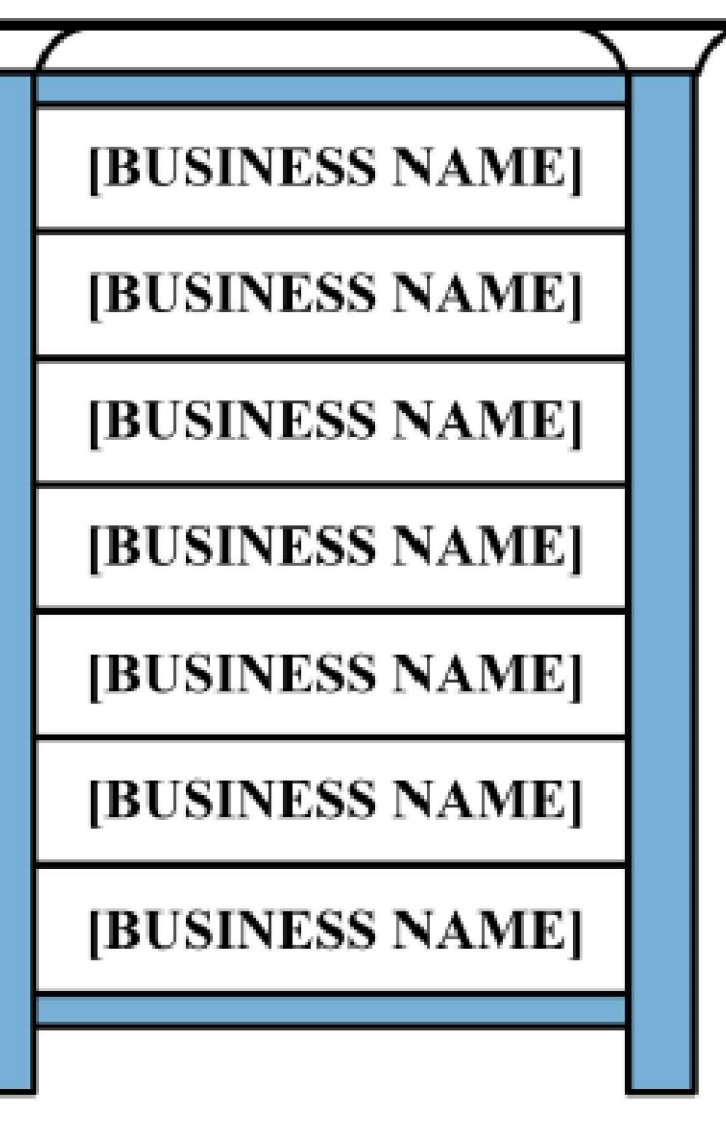
WYCKOFF PLANNING BOARD

APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF HELD ON _____ 2021

CHAIRMAN _____ DATE _____
 ADMINISTRATIVE OFFICER _____ DATE _____
 ENGINEER _____ DATE _____



COLOR RENDERING



GSA LLC
 511 GOFFLE ROAD
 WYCKOFF, NJ

TREE LEGEND

LEGEND

	PROP. SANITARY MANHOLE		EXIST. WATER VALVE
	PROP. SANITARY SEWER		EXIST. FIRE HYDRANT
	EXIST. SANITARY MANHOLE		PROP. WATERMAIN
	EXIST. SANITARY SEWER		PROP. FIRE HYDRANT
	EXIST. SANITARY CLEANOUT		PROP. WATER VALVE
	PROP. STORM INLET		EXIST. RUBBLE WALL
	PROP. STORM SEWER		PROP. RUBBLE WALL
	EXIST. STORM INLET		PROP. KEYSTONE WALL
	EXIST. STORM SEWER		FILTER FENCE
	PROP. FOUNDATION/ROOF DRAIN		LIMIT OF DISTURBANCE
	PROP. DRAINAGE MANHOLE		INLET PROTECTION
	EXIST. DRAINAGE MANHOLE		STABILIZED CONSTRUCTION ACCESS
	EXIST. LIGHT POLE		EXIST. IRON PIPE
	EXIST. UTILITY POLE		EXIST. GAS VALVE
	EXIST. STREET SIGN		EXIST. ELECTRIC UTILITY SERVICE
	EXIST. WELL		PROP. WELL

B-1 ZONING SCHEDULE

BULK ZONE REQUIREMENT	LOT AREA	FRONT YARD	BLD. SETBACK FROM STREET CENTERLINE	1ST SIDE YARD	2ND SIDE YARD	REAR YARD	LOT WIDTH	LOT DEPTH	BUILDING COVER	LOT COVER	BLD. HGT.
EXISTING	6000 S.F.	25'	55'	30'	30'	20'	60'	100'	75%	80%	35' OR 2 STYS.
PROPOSED	37588	25.0	50.0	N/A	N/A	22.0	210.0	N/A	17.3%	70.6%	30'

SIDE YARDS ARE NOT APPLICABLE WHEN PROPERTY IN QUESTION ABUTS ANOTHER PROPERTY IN A BUSINESS ZONE.

IMPERVIOUS SURFACE COVER

BUILDING (PRIMARY)	BUILDING (ACCESSORY)	DRIVEWAYS & PARKING AREAS	WALKS	TOTALS	
EXISTING	2233 S.F.	562	6663 S.F.	401 S.F.	8859 S.F.
PROPOSED	6485 S.F.	0 S.F.	17450 S.F.	2694 S.F.	26629 S.F.

REVISION DIGEST

4/24/09	TOWNSHIP, SCD & COUNTY
6/24/09	
8/21/09	
9/21/09	
11/11/09	
12/23/09	
1/14/10	
5/10/10	BCPB
6/30/21	SIGN

SCALE: AS NOTED
 ORIGINAL PLAN DATE: 11/14/08

CONKLN ASSOCIATES
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 29 CHURCH STREET
 P.O. BOX 282, RAMSEY, NJ 07446
 PHONE (201) 327-0443, FAX (201) 934-1097
 CERTIFICATE OF AUTHORIZATION #24GA28046300

TIBOR LATINCISCS
 N.J.P.E. 32444, N.J.P.P. 3736

Tibor Latincis

FILE NO.: YK-4 PLOT NO.: 103-104_498Site5Sign.dwg

SIGN PLAN

LOTS 103 & 104 - BLOCK 498
 511 GOFFLE ROAD
 IN THE
TOWNSHIP OF WYCKOFF
 BERGEN COUNTY, NEW JERSEY
 FOR
PETER SALERNO