

ZONING REQUIREMENTS				
ZONE DISTRICT B-1 (CENTRAL BUSINESS ZONE)	REQUIRED	EXISTING	PROPOSED PHASE 1	PROPOSED PHASE 2
<b>MINIMUM LOT REQUIREMENTS</b>				
MINIMUM LOT AREA (SQUARE FEET)	6000	36702	NO CHANGE	NO CHANGE
MINIMUM LOT WIDTH (FEET)	60	175.40	NO CHANGE	NO CHANGE
MINIMUM LOT DEPTH (FEET)	100	189.20	NO CHANGE	NO CHANGE
<b>MINIMUM YARD REQUIREMENTS (PRINCIPAL BUILDING)</b>				
MINIMUM FRONT YARD (FEET)	25	8.7 (E)	NO CHANGE	NO CHANGE
MINIMUM SIDE YARD (FEET)	10 (IF PROVIDED)	9.4 (E)	NO CHANGE	NO CHANGE
MINIMUM REAR YARD (FEET)	20	96.2	NO CHANGE	20.2
<b>MINIMUM YARD REQUIREMENTS (ACCESSORY BUILDING)</b>				
MINIMUM SIDE YARD (FEET)	10 (IF PROVIDED)	3.5 (E)	NO CHANGE	N/A (R)
MINIMUM REAR YARD (FEET)	20	42.6	NO CHANGE	N/A
<b>MAXIMUM LOT COVERAGE OF PRINCIPAL BUILDING (PERCENT)</b>				
	75	20.9	NO CHANGE	39.3
<b>MAXIMUM LOT COVERAGE OF PRINCIPAL AND ACCESSORY BUILDING (PERCENT)</b>				
	80	21.3	24.8	39.3
<b>MINIMUM HABITABLE FLOOR AREA (SQUARE FEET)</b>				
	-	N/A	N/A	N/A
<b>MAXIMUM BUILDING HEIGHT (STORIES)</b>				
	2 1/2	1	NO CHANGE	NO CHANGE
<b>MAXIMUM BUILDING HEIGHT (FEET)</b>				
	35	19'-7" ±	NO CHANGE	NO CHANGE
<b>GROUND-MOUNTED SIGN SETBACK (FEET)</b>				
	20	0.75 (E)	0.75 (V)	0.75 (V)
<b>GROUND-MOUNTED SIGN AREA (SQUARE FEET)</b>				
	25	N/A	48 (V)	48 (V)
<b>GROUND-MOUNTED SIGN MAXIMUM HEIGHT (FEET)</b>				
	8	N/A	6	6

EXISTING IMPERVIOUS COVERAGE:		PROPOSED PHASE 2 IMPERVIOUS COVERAGE:	
BUILDING COVERED ENTRANCE	7,279 SF	BUILDING COVERED ENTRANCE	7,279 SF
CONCRETE SIDEWALK	19,330 SF	CONCRETE SIDEWALK	12,332 SF
PAVER SIDEWALK	1,846 SF	PAVER SIDEWALK	1,846 SF
PAVER SIDEWALK	19 SF	PAVER SIDEWALK	132 SF
PAVER SIDEWALK	197 SF	PAVER SIDEWALK	790 SF
PAVER SIDEWALK	22 SF	PAVER SIDEWALK	0 SF
PAVER SIDEWALK	22 SF	PAVER SIDEWALK	6,808 SF
TOTAL	29,816 SF (81.2%)	TOTAL	29,761 SF (81.1%)

EXISTING PRINCIPAL BUILDING COVERAGE:		PROPOSED PHASE 2 PRINCIPAL BUILDING COVERAGE:	
BUILDING COVERED ENTRANCE	7,279 SF	BUILDING COVERED ENTRANCE	7,279 SF
CONCRETE SIDEWALK	19,330 SF	CONCRETE SIDEWALK	12,332 SF
PAVER SIDEWALK	1,846 SF	PAVER SIDEWALK	1,846 SF
PAVER SIDEWALK	19 SF	PAVER SIDEWALK	132 SF
PAVER SIDEWALK	197 SF	PAVER SIDEWALK	790 SF
PAVER SIDEWALK	22 SF	PAVER SIDEWALK	0 SF
PAVER SIDEWALK	22 SF	PAVER SIDEWALK	6,808 SF
TOTAL	7,653 SF (20.9%)	TOTAL	14,439 SF (39.3%)

**PARKING REQUIREMENTS:**  
NO PARKING REQUIREMENTS EXIST FOR THIS TYPE OF USE IN THE WYCKOFF ORDINANCES. THE PARKING SHOWN REPRESENTS THE EXPRESSED NEEDS OF THE APPLICANT.  
WITHIN THE BUILDING, THERE IS 2,443.4 SF OF OFFICE SPACE. AT THE REQUIRED 1 SPACE PER 250 SF OF OFFICE SPACE, THERE WOULD BE A PARKING REQUIREMENT OF 10 SPACES.  
THERE ARE A TOTAL OF 16 EMPLOYEES.  
22 REGULAR PARKING SPACES ARE PROPOSED, ONE OF WHICH WILL BE ADA ACCESSIBLE.  
THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.

**PLAN NOTES:**  
1. THE INTERIOR BUILDING FLOOR DRAINS WILL CONNECT TO AN OIL WATER SEPARATOR AND SANITARY SEWER IN COMPLIANCE WITH APPLICABLE PLUMBING CODES.  
2. THE PROPOSED BUILDING SHALL HAVE FIRE PROTECTED SPRINKLERS PER APPLICABLE CODES.  
3. THE APPLICANT SHALL ARRANGE WITH THE NEIGHBORING PROPERTY OWNER OF BLOCK 260, LOT 1.01 TO HAVE THE COMMON FENCE BETWEEN THE TWO PROPERTIES REPAIRED.

**GENERAL NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR THE REQUIREMENTS OUTLINED IN THE CONTRACT DOCUMENTS, THE WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES INCLUDING, BUT NOT LIMITED TO, BOCA CODE, STATE UNIFORM CONSTRUCTION CODE, MUNICIPAL CODES AND ORDINANCES, AND FEDERAL, STATE AND LOCAL ENVIRONMENTAL REGULATIONS. CODE REQUIREMENTS SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS, WHERE CONFLICTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND SHALL OBSERVE ALL SAFETY REQUIREMENTS ESTABLISHED BY JURISDICTIONAL AGENCIES AND THE OWNER. WHERE CONFLICTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY. CARE SHALL BE EXERCISED TO AVOID ENDANGERING PERSONNEL OR STRUCTURES. THESE REQUIREMENTS WILL APPLY CONTINUOUSLY 24 HOURS PER DAY UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- FURNISH ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK INDICATED IN A SAFE, ORDERLY, AND FIRST CLASS PROFESSIONAL MANNER BY EXPERIENCED WORKMEN SKILLED IN THEIR TRADE.
- ALL DIMENSIONS ARE MEASURED TO THE ROUGH UNLESS OTHERWISE NOTED. ELEVATIONS AND DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS IN THE FIELD PRIOR TO THE USE OF SUCH INFORMATION IN BIDDING OR CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO ASSURE PROPER FIT OF FINISHED WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR ACCURACY. DRAWINGS ARE NOT TO SCALE, NOTIFY THE ENGINEER IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
- THE CONTRACTOR SHALL REPAIR IN KIND, ANY AND ALL DAMAGE CAUSED DURING HIS OPERATION. SEPARATE PAYMENT WILL NOT BE MADE FOR THIS WORK BUT THE COST WILL BE INCLUDED IN THE VARIOUS PAY ITEMS IN THE PROPOSAL.
- ALL WORK SHALL BE SCHEDULED IN COMPLIANCE WITH THE OWNER'S REQUIREMENTS FOR THE USE OF THE EXISTING FACILITY.
- THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ANY AND ALL PERMITS ASSOCIATED WITH THIS WORK. THE CONTRACTOR SHALL COORDINATE AND ASSIST THE ENGINEER AND AUTHORIZING AGENCIES IN PERFORMING INSPECTIONS AS REQUIRED.
- BITUMINOUS CONCRETE (WHERE APPLICABLE) SHALL MEET MOST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED.
- THE UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE INFORMATION. ACTUAL LOCATIONS OF ALL ABOVEGROUND AND UNDERGROUND UTILITIES (PUBLIC AND/OR PRIVATE) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH THE COOPERATION OF THE PUBLIC UTILITIES, SHALL LOCATED AND MARK OUT ANY UTILITY SERVICES OR MAINS WITHIN TWENTY (20') FEET OF THE PROPOSED CONSTRUCTION.
- THE ENGINEER'S OBSERVATION OF THE CONTRACTOR'S PERFORMANCE OF THE WORK IS TO BE SOLELY IN BEHALF OF THE OWNER AND NOT IN BEHALF OF THE CONTRACTOR. THE ENGINEER'S OBSERVATIONS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- THE ENGINEER WILL BE, IN THE FIRST INSTANCE, THE INTERPRETER OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE ENGINEER WILL ALSO HAVE THE AUTHORITY TO SELECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS.
- THE ENGINEER WILL MAKE PERIODIC VISITS TO THE SITE TO FAMILIARIZE HIMSELF WITH THE PROGRESS AND QUALITY OF THE WORK AND TO DETERMINE, IN GENERAL, IF THE WORK IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ON THE BASIS OF HIS ON-SITE OBSERVATIONS AS AN ENGINEER, HE WILL KEEP THE OWNER INFORMED OF THE PROGRESS OF THE WORK AND WILL endeavor TO ADVISE THE OWNER AGAINST DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR. HOWEVER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, NOR FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- BACKFILL SHALL BE COMPACTED TO 95% DENSITY (STANDARD PROCTOR).
- GEOTEXTILE TO BE TENSAR G11000 OR APPROVED EQUAL. FILTER FABRIC SHALL BE MIRAFIT 140N OR APPROVED EQUAL.
- CORRUGATED HDPE PIPE SHALL BE HANCOCK SURELOCK OR APPROVED EQUAL MEETING ASTM D3212, D3350 & D2321 AND AASHTO M294 STANDARDS.
- BEFORE WORK IS STARTED, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL A LIST OF MATERIALS, WITH TRADE NAMES, PROPOSED TO BE FURNISHED AND SHOP DRAWINGS AS REQUESTED BY THE ENGINEER. SUBMITTALS SHALL BE REPRESENTATIVE OF THE MATERIALS TO BE USED BY THE CONTRACTOR IN COMPLETING HIS WORK. BACKFILL SHALL CONSIST OF A SUITABLE SELECTED AND APPROVED EARTH GENERALLY FROM STORAGE OF APPROVED EXCAVATED SOIL, FREE FROM REJECTED ORGANIC MATTER, BOGGY, PEATY HUMUS OR OTHER UNSUITABLE MATERIAL SUCH AS SILT, RUBBISH, WASTE, ASHES, OR CINDERS. BACKFILL SHALL BE FREE OF LARGE BOULDERS MORE THAN SIX (6") INCHES IN THE LARGEST DIMENSION. NO FROZEN MATERIAL SHALL BE USED. IF SUFFICIENT SUITABLE MATERIAL FOR BACKFILL IS NOT AVAILABLE FROM THE EXCAVATED MATERIAL, AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE A SUFFICIENT QUANTITY OF SUITABLE SELECT FILL MATERIAL AND SHALL FURNISH AS NECESSARY AS PART OF THE BASE CONTRACT. BACKFILL SHALL BE PLACED AND COMPACTED WITH A VIBRATORY PLATE TAMPER IN MAXIMUM EIGHT (8") INCH LIFTS.
- SEPARATE PAYMENT WILL NOT BE MADE FOR TRUCKING BUT THE COSTS SHALL BE INCLUDED IN THE BASE CONTRACT.
- ALL MATERIALS AND CONSTRUCTION PERFORMED IN ANY OF THE COUNTY OF BERGEN'S RIGHT-OF-WAY / ROAD WIDENING EASEMENT SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2007 EDITION OR NEWER) AS MODIFIED BY ANY SUPPLEMENTAL SPECIFICATIONS AND AMENDMENTS BY THE NJ DOT AND COUNTY OF BERGEN SPECIFICATIONS. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MONUMENTS, REFERENCE MARKERS, CURBS, SIDEWALKS, GUIDE RAIL & END TREATMENTS, FENCES, RETAINING WALLS, STORM DRAINAGE PIPES, STORM DRAINAGE STRUCTURES, BRIDGES & CULVERTS AND ROADWAY CONSTRUCTION, OMISSION AND/OR CORRECTIONS DEEMED NECESSARY TO CONFORM TO ANY SPECIFICATIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE PROJECT'S APPLICANT, DEVELOPER, CONTRACTOR AND/OR PROPERTY OWNER.
- ALL EXISTING OR PROPOSED SIDEWALKS, CURBING AND HANDICAP RAMPS SHALL BE CONSTRUCTED AND/OR RECONSTRUCTED TO MEET THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE DESIGN/CONSTRUCTION OF THE HANDICAPPED RAMP AND THE TYPE OF TRUNCATED DOME SURFACE SHALL BE SPECIFIED BY THE MUNICIPAL ENGINEER OR HIS DESIGNEE. PURSUANT TO TITLE 27:16-8, THE COUNTY OF BERGEN MAINTAINS ROADWAYS BETWEEN CURB LINES OR EDGES-OF-PAVEMENT AND IS NOT RESPONSIBLE FOR THESE IMPROVEMENTS.
- ANY PROPOSED PLANTINGS ALONG THE ACCESS DRIVEWAYS(S) SHALL HAVE A MATURE HEIGHT OF THIRTY (30) INCHES OR LESS, MEASURED FROM THE DRIVEWAY PAVEMENT, TO ENSURE ADEQUATE SIGHT DISTANCE ALONG THE COUNTY ROAD.
- ALL UTILITIES SHOWN ARE BASED UPON AVAILABLE INFORMATION. CONTRACTOR SHALL OBTAIN A UTILITIES MARK-OUT TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

**Drawing Index:**

DWG. NO.	SHEET NO.	DESCRIPTION
1 OF 7	SP.21	PHASE II SITE PLAN
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4 OF 7	CD.01	CONSTRUCTION DETAILS
5 OF 7	A2.01	FLOOR PLAN
6 OF 7	A3.01	EXTERIOR ELEVATIONS
7 OF 7		LANDSCAPE PLAN

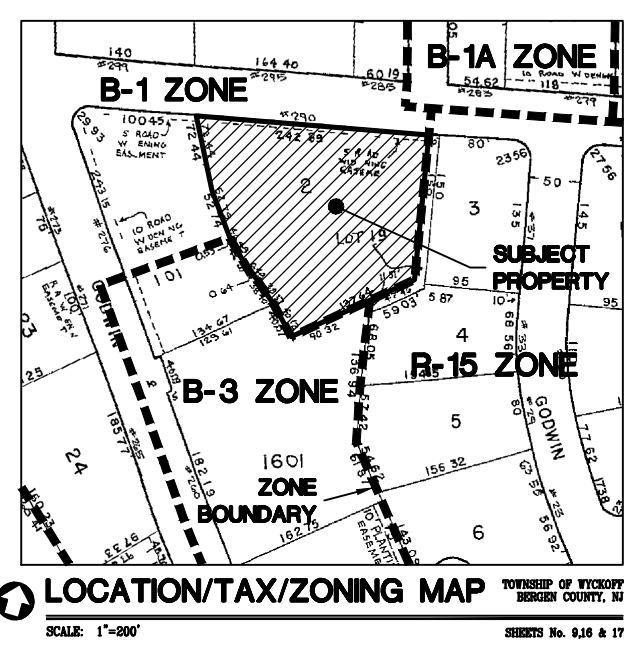
**LEGEND**

	EXISTING	PROPOSED		EXISTING	PROPOSED
WATER LINE	—	—	SANITARY MANHOLE	⊙	⊙
WATER VALVE	⊕	⊕	SIGN	⊕	⊕
FIRE HYDRANT	⊕	⊕	FLAGPOLE	⊕	⊕
GAS LINE	—	—	HANDICAP SYMBOL	♿	♿
GAS VALVE	⊕	⊕	DUMPSTER	♻️	♻️
ELECTRIC LINE	—	—	TREE	🌳	🌳
UTILITY POLE	⊕	⊕	SIDE WALK	—	—
TELEPHONE LINE	—	—	WALL	—	—
STORM SEWER	—	—	CHAINLINK FENCE	—	—
CATCH BASIN	⊕	⊕	SPOT ELEVATION	20.49	20.49
STORM MANHOLE	⊕	⊕	CONTOUR LINE	—	—
SANITARY SEWER	—	—	CURB LINE	—	—
SAN. CLEAN OUT	—	—			

**SURVEY REFERENCES**

BLOCK 235 - LOT 12  
BOUNDARY & TOPOGRAPHIC SURVEY TITLED "SURVEY OF TAX LOT 2, BLOCK 260 BEING ALSO KNOWN AND DESIGNATED MAP ENTITLED "SECTION MAP No. 1, PROPERTY OF CHARLES JURGENSEN JR. WHITE BRICK MANOR, TOWNSHIP OF WYCKOFF, BERGEN COUNTY, N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OCTOBER 28, 1947 AS MAP No. 3580; 290 FRANKLIN AVE. TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NJ AS PREPARED BY LAN ASSOCIATES, C.P.A.S., DATED 11/22/11.

**PHASE II SITE PLAN**  
SCALE: 1"=20'  
SCALE: 1"=20'



**APPLICANT INFORMATION**

PROPERTY OWNER:  
290 FRANKLIN AVE. RLY LLC  
290 FRANKLIN AVE.  
WYCKOFF, NJ 07481

APPLICANT:  
PARAGON AUTO COLLISION  
C.O. MR. TED WORTHINGTON  
290 FRANKLIN AVE.  
WYCKOFF, NJ 07481

PROPERTY LOCATED IN B-1 (CENTRAL BUSINESS ZONE)  
290 FRANKLIN AVE., WYCKOFF, NJ  
LOT 2, BLOCK 260  
AREA = 36,702 SF (0.84 ACRES)  
ELEVATIONS BASED ON NAVD83 DATUM PER SURVEY  
RET #1

**APPROVED BY THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WYCKOFF**

Date: \_\_\_\_\_

Jerry Lombardo, Chairman

Susan Schilstra, Secretary

Mark DiGennaro, PE, Township Engineer

**APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY**

ATTESTED TO BY: \_\_\_\_\_ DATE: \_\_\_\_\_

- 1 9/06/12 REVISED PER BOARD ENGINEER COMMENTS
- 2 3/24/17 REVISED PER BERGEN COUNTY
- 3 5/30/17 BERGEN COUNTY RESOLUTION SET
- 4 12/28/20 ADD EXTERIOR RAMP & STAIRS

NJ Certificate of Authorization  
Eng'g. No. GA27878  
Arch. No. AC124  
Date 4/25/12  
Checked EB  
Drawn MB  
License No. NJZ4624669.00  
THE PROFESSIONAL ENGINEER  
**ERIK E. BOE, PE**

**LAN ASSOCIATES**  
engineering • planning • architecture • surveying  
4445 GODWIN AVENUE, MIDLAND PARK, N.J. 07748 (201) 447-6400

**PHASE II SITE PLAN**  
PARAGON AUTO BODY & COLLISION EXPERTS  
290 FRANKLIN AVENUE  
BLOCK 260 LOT 2  
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NJ  
Job No. 2.8962.01  
File No. 896201C1  
**SP.21**

Eng. No.	24047937500
Arch. No.	21AC00012400
Date	12/16/20
Checked	KK
Drawn	RC

**KENNETH H. KARLE, R.A.**  
 REGISTERED ARCHITECT  
 License No. NJ27A0089600

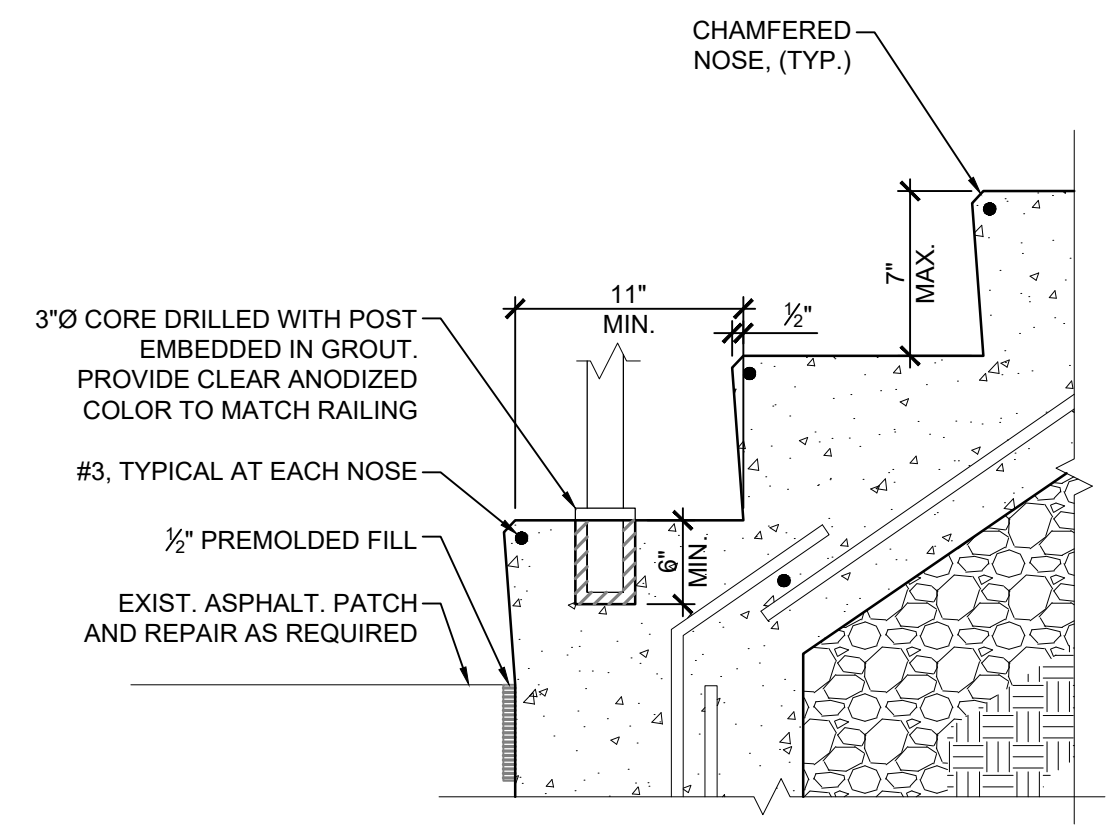
Revisions:

**LAN ASSOCIATES**  
 engineering • planning • architecture • surveying  
 445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201)447-6400

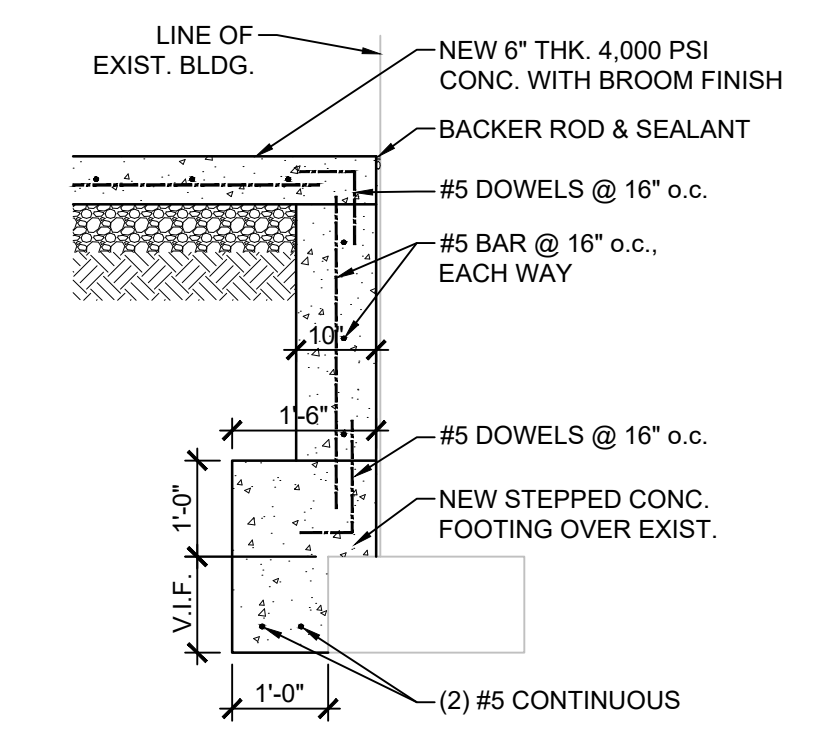
**RAMP/STAIR PLAN & DETAILS**  
 PARAGON AUTO BODY & COLLISION EXPERTS  
 280 FRANKLIN AVENUE  
 BLOCK: 260 LOT: 2  
 TOWNSHIP OF WYCOFF, BERGEN COUNTY NJ

Job No. 8962.02  
 File No. 896202SK1

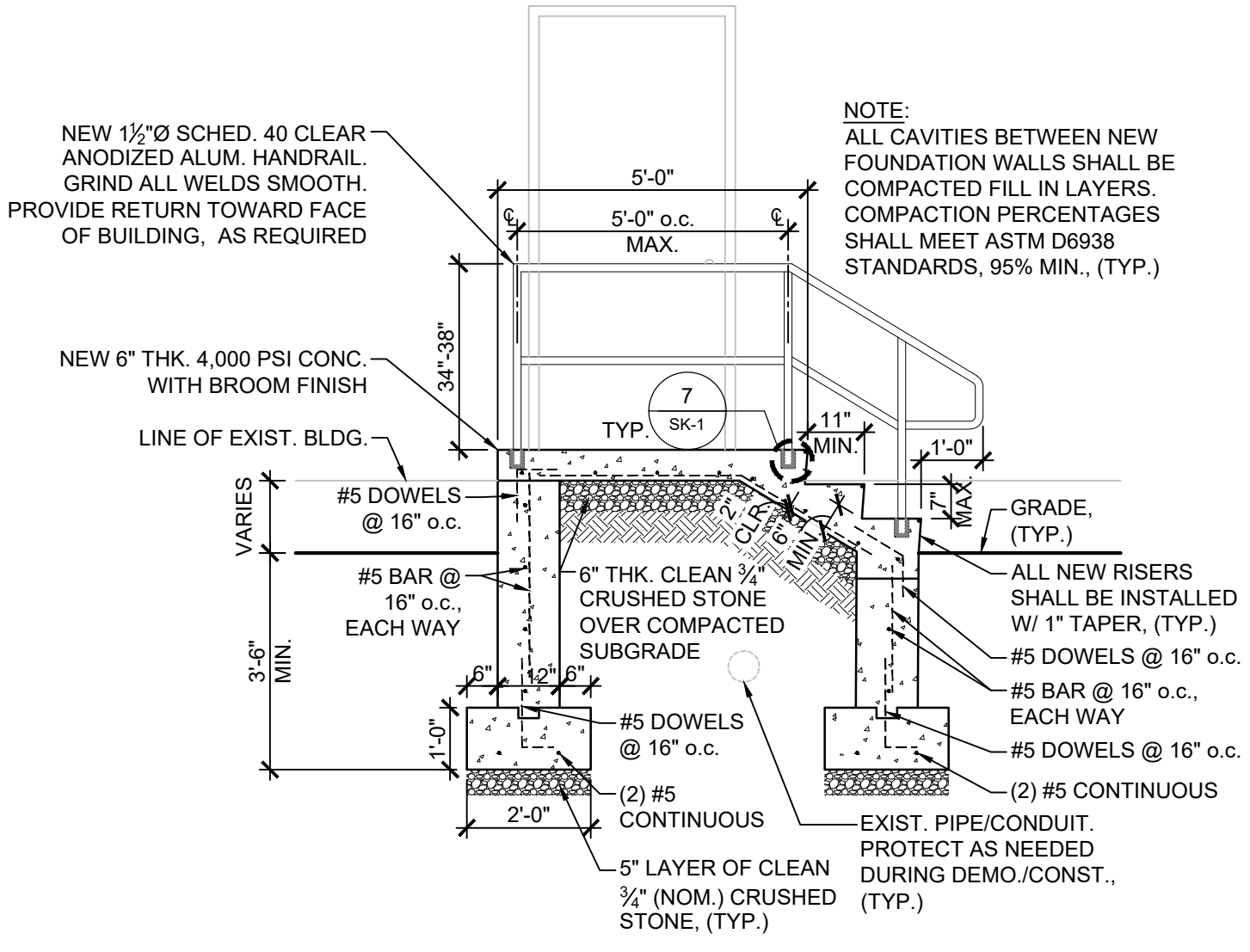
**SK-1**



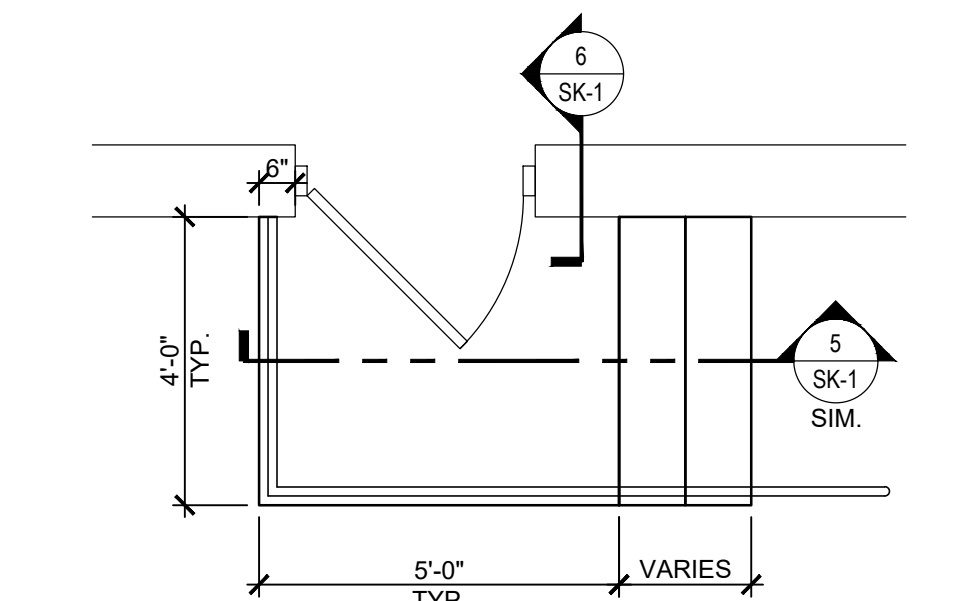
6 STAIR NOSING DETAIL  
1 1/2"=1'-0"



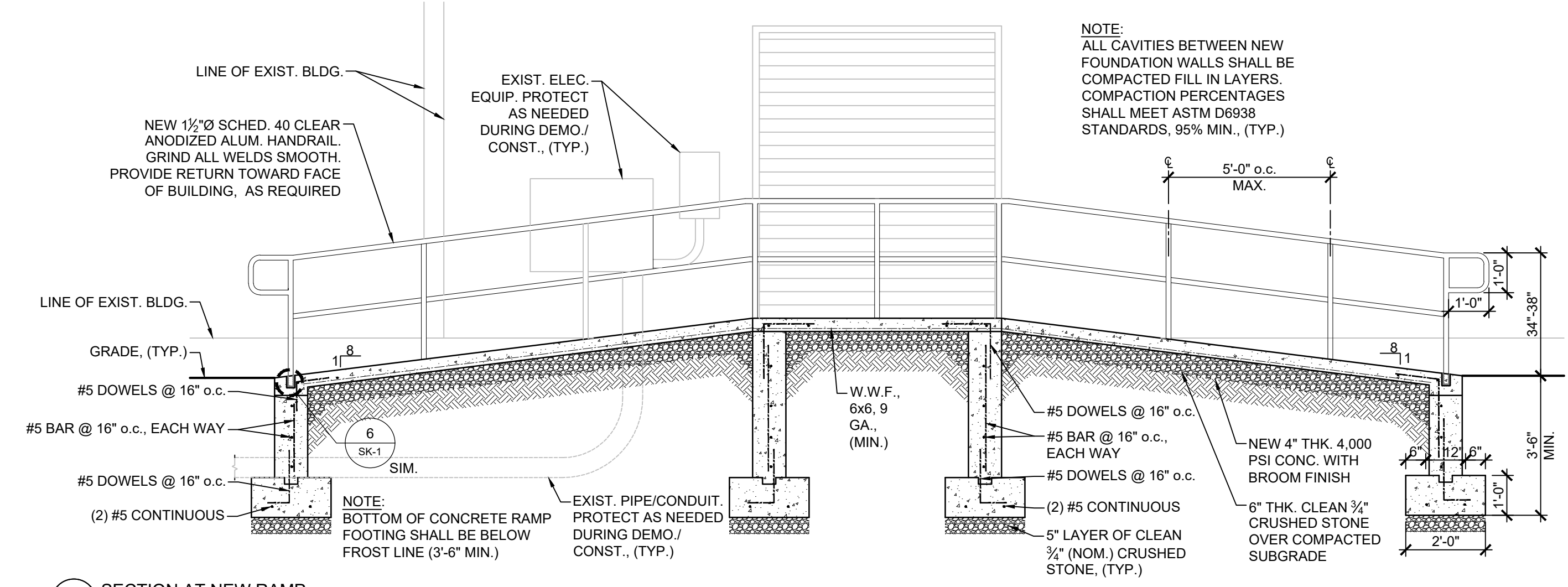
5 EXISTING FOOTING TIE-IN AT BLDG.  
1/2"=1'-0"



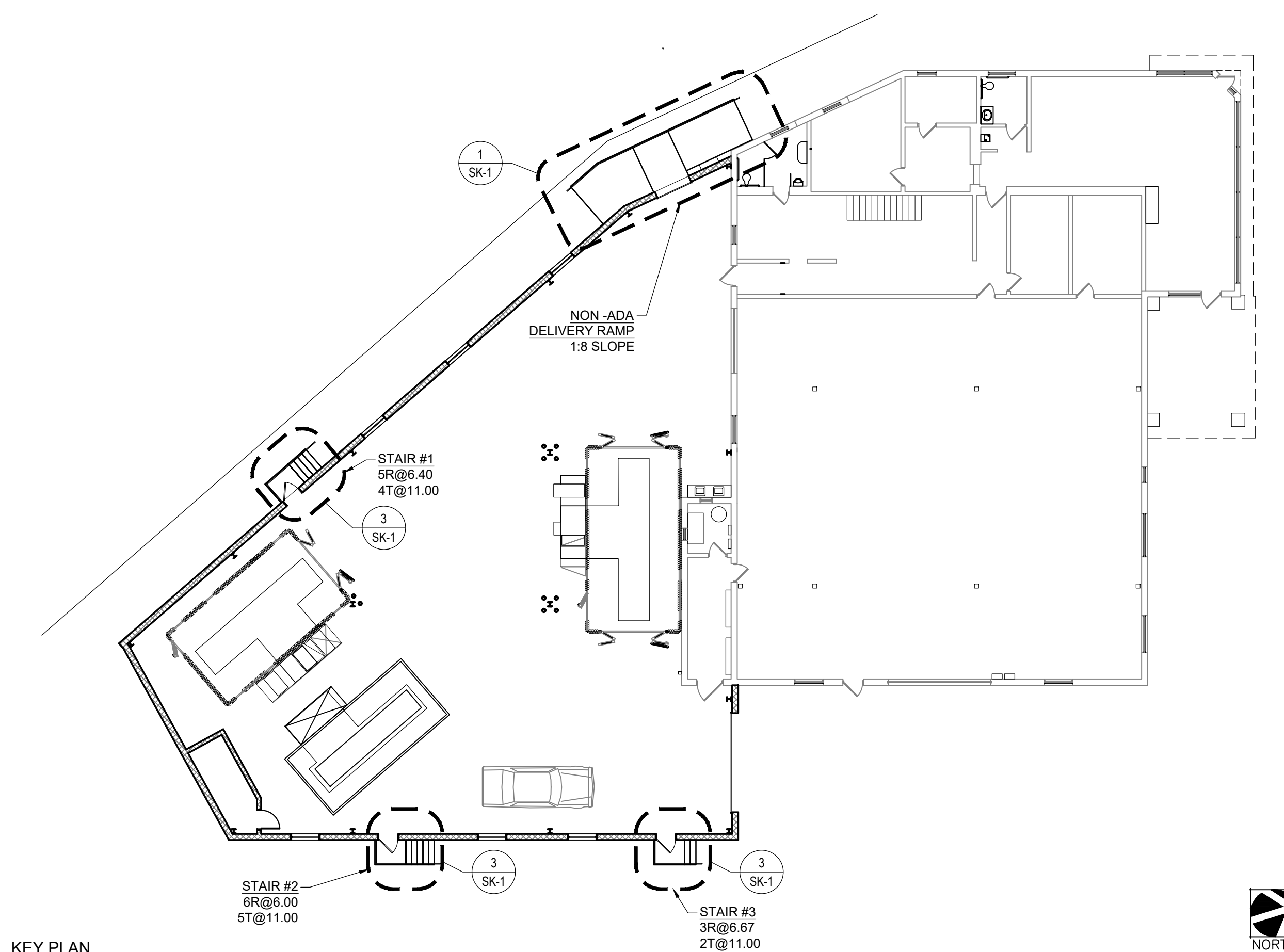
4 TYPICAL STAIR SECTION  
3/8"=1'-0"



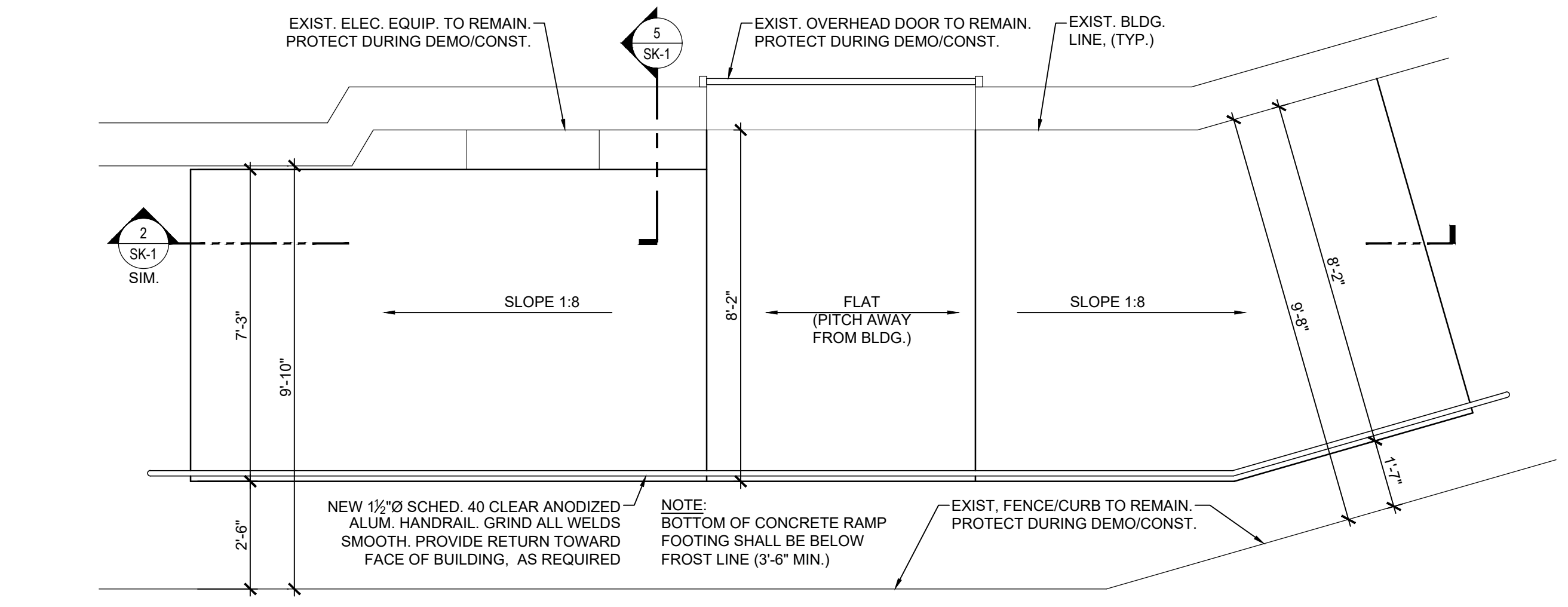
3 TYPICAL STAIR PLAN  
3/8"=1'-0"



2 SECTION AT NEW RAMP  
3/8"=1'-0"



KEY PLAN  
N.T.S.



1 NEW RAMP PLAN  
3/8"=1'-0"

