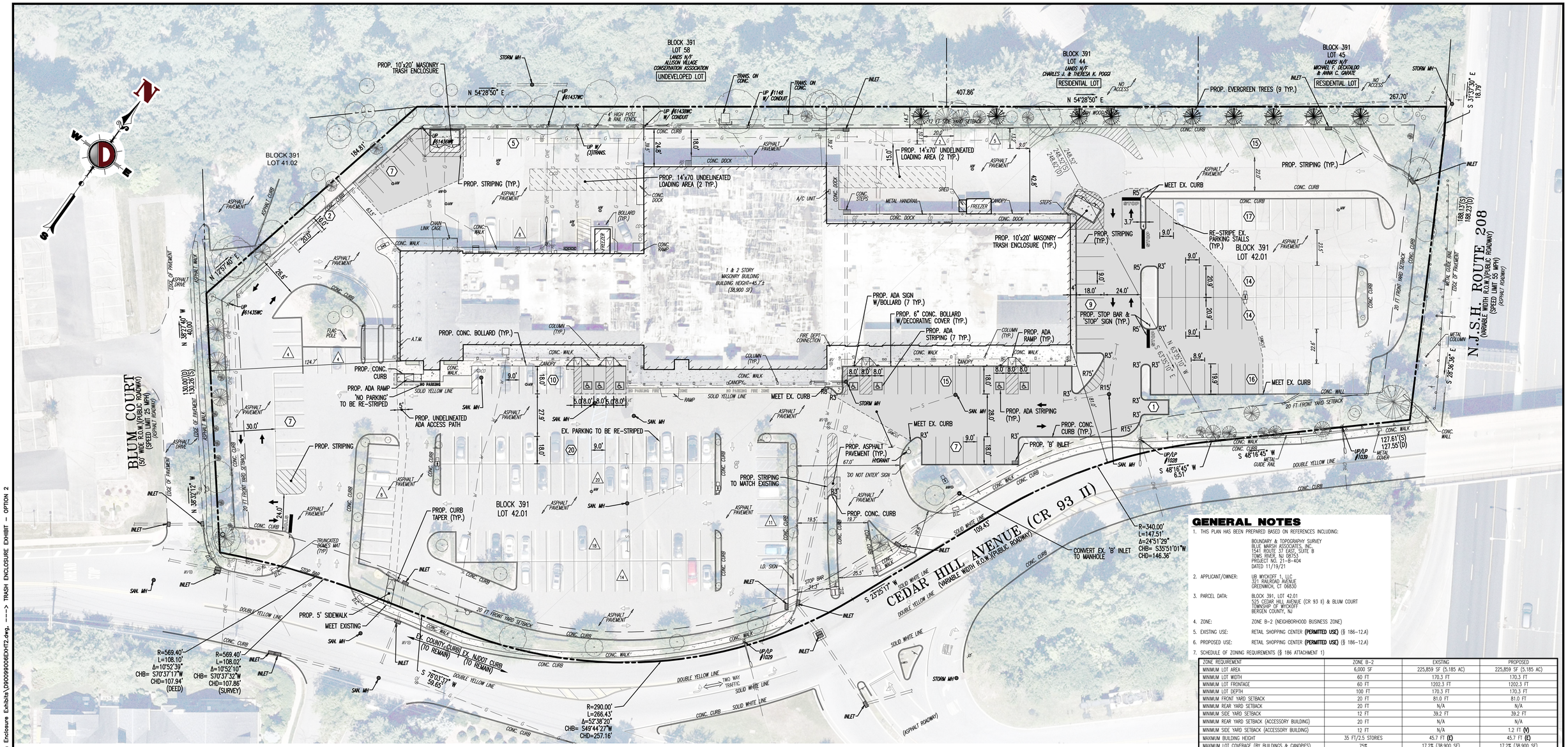

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   BOUNDARY & TOPOGRAPHY SURVEY
   BLUE MARSH ASSOCIATES, INC.
   1541 ROUTE 37 EAST, SUITE 'B'
   TOMS RIVER, NJ 08753
   PROJECT NO. 21-8-404
   DATED 11/19/21
2. APPLICANT/OWNER: UB WYCKOFF 1, LLC
   321 RAILROAD AVENUE
   GREENWICH, CT 06830
3. PARCEL DATA: BLOCK 391, LOT 42.01
   525 CEDAR HILL AVENUE (CR 93 II) & BLUM COURT
   TOWNSHIP OF WYCKOFF
   BERGEN COUNTY, NJ
4. ZONE: ZONE B-2 (NEIGHBORHOOD BUSINESS ZONE)
5. EXISTING USE: RETAIL SHOPPING CENTER **(PERMITTED USE)** (§ 186-12.A)
6. PROPOSED USE: RETAIL SHOPPING CENTER **(PERMITTED USE)** (§ 186-12.A)
7. SCHEDULE OF ZONING REQUIREMENTS (§ 186 ATTACHMENT 1)

ZONE REQUIREMENT	ZONE B-2	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 SF	225,859 SF (5.185 AC)	225,859 SF (5.185 AC)
MINIMUM LOT WIDTH	60 FT	170.3 FT	170.3 FT
MINIMUM LOT FRONTAGE	60 FT	1202.3 FT	1202.3 FT
MINIMUM LOT DEPTH	100 FT	170.3 FT	170.3 FT
MINIMUM FRONT YARD SETBACK	20 FT	81.0 FT	81.0 FT
MINIMUM REAR YARD SETBACK	20 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK	12 FT	39.2 FT	39.2 FT
MINIMUM REAR YARD SETBACK (ACCESSORY BUILDING)	20 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING)	12 FT	N/A	1.2 FT **(V)**
MAXIMUM BUILDING HEIGHT	35 FT/2.5 STORIES	45.7 FT **(E)**	45.7 FT **(E)**
MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES)	75%	17.2% (38,900 SF)	17.2% (38,900 SF)
MAXIMUM IMPERVIOUS COVERAGE	N/S	85.8% (193,831 SF)	85.3% (192,661 SF)
MINIMUM HABITABLE FLOOR AREA	600 SF	38,900 SF	38,900 SF
MINIMUM BUFFER AREA	15 FT	14.3 FT **(E)**	14.3 FT **(E)**

N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

NOTE: THE EXISTING IMPERVIOUS AREA IS 193,831 SF. THE PROPOSED IMPERVIOUS AREA IS 192,661 SF AND THE NET IMPERVIOUS AREA IS -1,780 SF.

NO BUILDING ADDITIONS ARE PROPOSED

PARKING CALCULATION:

BANKS & FINANCIAL INSTITUTIONS:
CHASE BANK: [(±1,500 SF)X(1/250 SF OFFICE AREA)] + [(±1,500 SF)X(1/200 SF CUSTOMER SERVICE AREA)] = 13.50 SPACES
MALTIN WEALTH MANAGEMENT: [(±1,500 SF)X(1/250 SF OFFICE AREA)] = 6.00 SPACES

AEROBIC/GYM FACILITY:
[(±1,760 SF)X(1/100 SF OF GFA)] + [(±1,760 SF)X(1/250 SF OFFICE AND SUPPORT AREAS] = 24.64 SPACES

BARBERSHOPS AND BEAUTY SALONS:
(±5,020 SF)X(1/200 SF OF GFA) = 25.10 SPACES

DRUGSTORES:
(±15,960 SF)X(1/150 SF OF GFA) = 106.40 SPACES

EATING AND DRINKING ESTABLISHMENTS WITH NO ON-SITE CONSUMPTION:
(±5,260 SF)X(1/150 SF OF GFA) = 35.07 SPACES

FOOD STORES, RETAIL:
(±1,200 SF)X(1/150 SF OF GFA) = 8.00 SPACES

OFFICES:
(±1,605 SF)X(1/250 SF OF GFA) = 6.42 SPACES

RETAIL SALES AND SERVICES:
(±2,520 SF)X(1/200 SF OF GFA) = 12.60 SPACES

OTHER BUSINESS USES:
(±3,785 SF)X(1/200 SF OF GFA) = 18.93 SPACES

TOTAL SPACES REQUIRED = 256.66 OR 257 SPACES
TOTAL SPACES EXISTING = 239 SPACES **(E)**
TOTAL SPACES PROPOSED = 253 SPACES **(E)**

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

BERGEN COUNTY PLANNING BOARD APPROVAL

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

ATTESTED TO BY DATE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

Rev.	Date	Comments	By

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.233.4888 | Bethlehem, Pennsylvania T: 610.598.4400

TITLE: TRASH ENCLOSURE/LANDSCAPE EXHIBIT (OPTION 2)

PROJECT: **UB WYCKOFF 1, LLC**
PROPOSED PARKING IMPROVEMENTS
BLOCK 391, LOT 42.01
525 CEDAR HILL AVENUE (CR 93 II) & BLUM COURT
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

JOB No:	0900-99-006
DRAWN BY:	DJB
DESIGNED BY:	MPD
CHECKED BY:	JEH
CHECKED BY:	_
DATE:	08/24/2022
SCALE: (H) 1"=30' (V)	
SHEET No:	2 OF 2
Rev. #	0

JAMES E. HENRY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 49266

MATTHEW J. BERSCH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

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File: P:\DECPC PROJECTS\0900 Urstadt Biddle Properties Inc\99-006 Wyckoff\Dwg\Exhibits (Misc)\Trash Enclosure Exhibits\2000990006EXH12.dwg, ----> TRASH ENCLOSURE EXHIBIT – OPTION 2