ZONING TABLE

TABLE OF BULK REQUIREMENTS (ZONE: "I" INDUSTRIAL)		
ITEM	REQUIREMENT	PROPOSED (LOT 1.04)
MIN. LOT AREA	25,000 S.F.	1,034,667 SF (23.75 ACRES)
MIN. LOT WIDTH *	75'	485.24'
MIN. STREET YARD SETBACK	BUILDING SHALL BE MIN. 40' FROM CENTER LINE OF STREET	108.27'
MIN. SIDE YARD **	ONE SIDE YARD SHALL BE NOT LESS THAN 10% THE AVERAGE WIDTH OF THE PLOT, BUT NO LESS THAN 5'. NO REQUIREMENT FOR OTHER SIDE YARDS - 10% AVG. WIDTH = 48.52'	PRINCIPAL BLDG A = 177.40' FOR ONE SY - PRINCIPAL BLDG B: = 117.42' FOR ONE SY - PRINCIPAL BLDG C. = 161.26' FOR ONE SY
MIN. REAR YARD	10'	516.50'
MAX. BUILDING COVERAGE	50%	15.95%
BLDG. HGHT. MAX ***	45'	BUILDING A = 32.03' - BUILDING B = 29.21' - BUILDING C = 29.21'

TABLE OF BULK REQUIREMENTS (ZONE: "LI" LIGHT INDUSTRY)		
ITEM	REQUIREMENT	PROPOSED (LOT 4.05)
MIN. LOT AREA	7,500 S.F.	124,019 SF (2.85 ACRES)
MIN. LOT WIDTH	75'	139.75'
MIN. LOT DEPTH	100'	887.83'
MIN. STREET YARD SETBACK	BUILDING SHALL BE MIN. 40' FROM CENTER LINE OF STREET	N/A
MIN. SIDE YARD	ONE SIDE YARD SHALL BE NOT LESS THAN 10% THE AVERAGE WIDTH OF THE PLOT, BUT NO LESS THAN 5'. NO REQUIREMENT FOR OTHER SIDE YARDS - 10% AVG. WIDTH = 13.98'	N/A
MIN. REAR YARD	10'	N/A
MAX. BUILDING COVERAGE	50%	N/A
BLDG. HGHT. MAX	25'	N/A

* LOT WIDTH: THE HORIZONTAL DISTANCE BETWEEN SIDE LOT LINES MEASURED AT THE REQUIRED FRONT YARD SETBACK LINE.

** YARD, SIDE: AN OPEN, UNOCCUPIED SPACE BETWEEN THE SIDE LINE OF THE LOT AND THE NEAREST LINE OF THE PRINCIPAL BUILDING AND EXTENDING FROM THE FRONT TO THE REAR YARD. THE WIDTH OF THE SIDE YARD SHALL BE MEASURED HORIZONTALLY AND SHALL BE THE MINIMUM DISTANCE BETWEEN THE SIDE LOT LINE AND THE BUILDING FOUNDATION.

*** BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE TO THE TOP OF THE ROOF SURFACE FOR MANSARD AND FLAT ROOFS AND TO THE VERTICAL MIDPOINT BETWEEN THE BASE OF THE ROOF AND ITS PEAK FOR PEAKED ROOFS. DEFINED IN SECTION 365-7.

PARKING AND LOADING

PARKING:
REQUIRED: WAREHOUSE USE: 1 SPACE PER 1 1/2 EMPLOYEES ON LARGEST SHIFT OR A TOTAL OF 1/2 THE BUILDING AREA, WHICHEVER IS GREATER

80 EMPLOYEES / 1.5 = 54 SPACES REQUIRED
OFFICES (ALL TYPES): 1 SPACE PER 250 SF GROSS FLOOR AREA
27,928 SF / 250 SF = 111.7 = 112 SPACES REQUIRED

TOTAL SPACES REQUIRED = 54 + 112 = 166 SPACES

PROVIDED: 167 REGULAR SPACES
6 HANDICAP SPACES
173 TOTAL SPACES

LOADING:
REQUIRED: WAREHOUSE USE: 1 LOADING SPACE AT 5,000 SF, 1 ADDITIONAL SPACE AT 40,000 SF, AND 1 ADDITIONAL SPACE PER ADDITIONAL 35,000 SF.

31,346 SF WAREHOUSE = 1 SPACES REQUIRED
OFFICE USE: 1 LOADING SPACE AT 10,000 SF, 1 ADDITIONAL SPACE AT 100,000 SF
27,928 SF OFFICE = 1 SPACE REQUIRED

PROVIDED: THE MAJORITY OF THE SITE CONSISTS OF LOADING/UNLOADING OPERATIONS, SO THIS REQUIREMENT IS MET.

INFORMATION OF FACT

1. THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:

	YES	NO	ITEM
a.) OWNER	X		UMDASCH REAL ESTATE US, LTD
b.) DEED OF RECORD	X		DEED BOOK 2738, PAGE 1040
c.) FIELD SURVEY	X		FIELD LOCATED ON DECEMBER 14, 2016
d.) FILED MAP	X		SEE NOTE #4
e.) TAX MAP	X		LOTS 1.01, 1.02, 4.02, 4.03 & 4.04, BLOCK 70.01, SHEET 7
f.) TITLE REPORT		X	FIRST AMERICAN TITLE INSURANCE COMPANY TOWN TITLE AGENCY, LLC - ISSUING AGENT DATED: DECEMBER 6, 2016
g.) OTHER (SEE REFERENCES)	X		SEE NOTE #4

2. PROPERTY KNOWN AS LOTS 1.01, 1.02, 4.02, 4.03 & 4.04, BLOCK 70.01, AS SHOWN ON THE TAX MAP SHEET 7 OF BOROUGH OF WALLINGTON, BERGEN COUNTY, STATE OF NEW JERSEY.
3. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
4. REFERENCES
   a. A MAP ENTITLED: "MAP OF RIVER VIEW GARDENS, BORO. OF WALLINGTON, BERGEN CO., N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON NOVEMBER 14, 1960, AS MAP NO. 5615.
   b. A MAP ENTITLED: "PROPERTY OF STAR HOMES, INC., WALLINGTON, BERGEN COUNTY, N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON AUGUST 1, 1941, AS MAP NO.3261.
   c. A MAP ENTITLED: "MAP OF PROPERTY OF WALLINGTON LAND COMPANY, WALLINGTON, BERGEN COUNTY, NEW JERSEY." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON DECEMBER 5, 1917, AS MAP NO.1637.
   d. A MAP ENTITLED: "ALTA/NSPS LAND TITLE SURVEY FOR BLOCK 70.01, LOTS 1.01, 1.02, 4.02, 4.03 & 4.04, 520 MAIN AVENUE, BOROUGH OF WALLINGTON, BERGEN COUNTY, NEW JERSEY,; DATED: JULY 17, 2017 AND REVISED THROUGH SEPTEMBER 05, 2017.
5. HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD 83) (NEW JERSEY STATE PLANE COORDINATE SYSTEM) AND VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
6. A PORTION OF THE SITE IS LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE BERGEN COUNTY, NJ, PANEL NUMBER 251, MAP NUMBER 34003C0251G, EFFECTIVE DATE SEPTEMBER 30, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

OWNER/APPLICANT
I/WE HEREBY CONSENT TO THE FILING OF THIS MAP IN THE BERGEN COUNTY CLERK'S OFFICE.

UMDASCH REAL ESTATE USA, LTD. — DATE
314 GATES ROAD
LITTLE FERRY, NEW JERSEY 07643

SWORN AND SUBSCRIBED BEFORE ME THIS ___ DAY OF _____ 2020

NOTARY PUBLIC — DATE

MY COMMISSION EXPIRES ON _____

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE BOROUGH OF WALLINGTON IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23-9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____ 2020 WHICH SAID DATE IS 95 DAYS FROM THE SIGNING OF THIS MAP.

SECRETARY OF PLANNING BOARD — DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW" RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER — DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK — DATE

BERGEN COUNTY PLANNING BOARD DATE

ACTION TAKEN _____

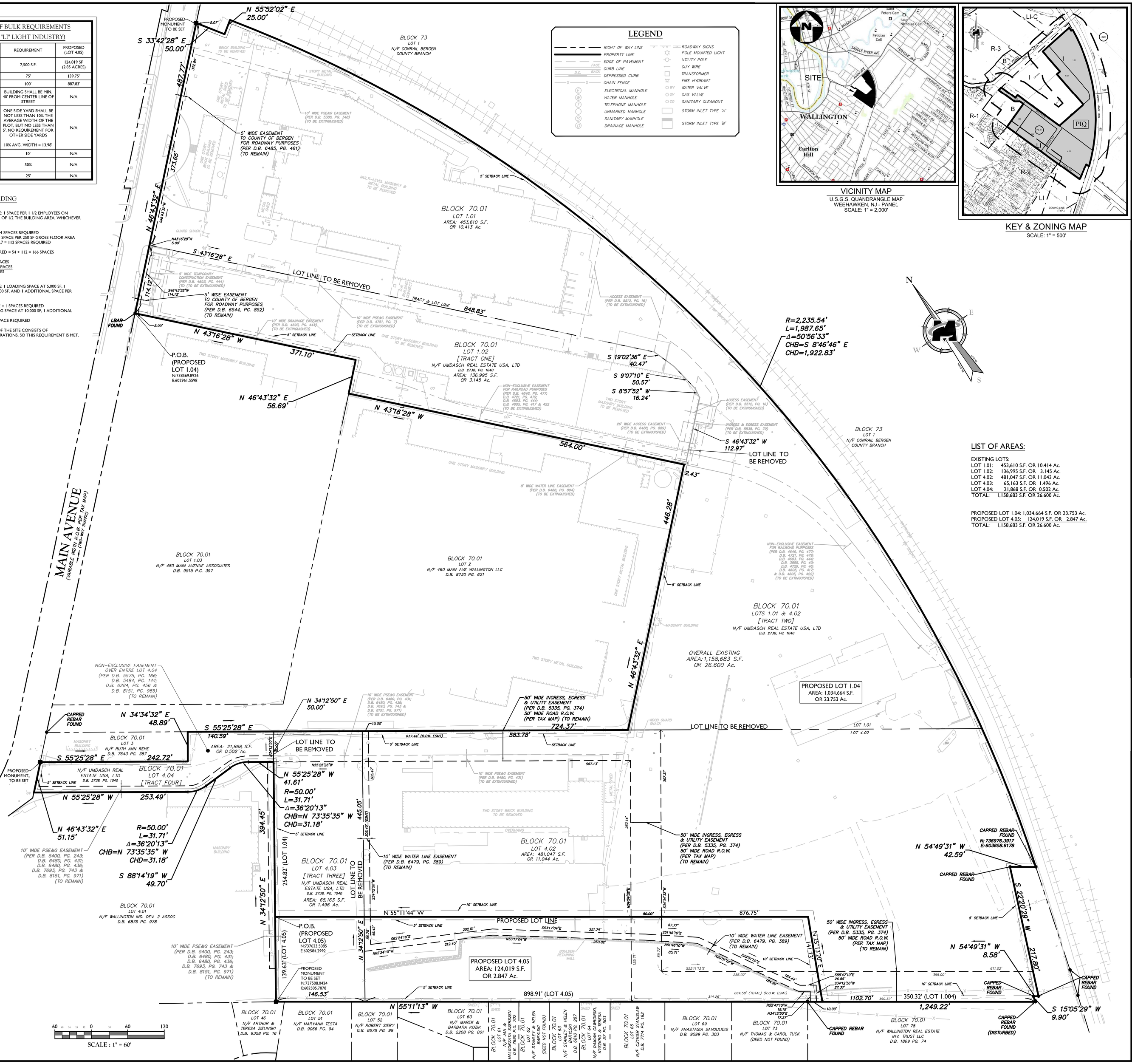
SIGNATURE

APPROVED BY THE BERGEN COUNTY PLANNING BOARD ON _____

PLANNING DIRECTOR — DATE

RECORDING SECRETARY — DATE

FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON: _____
AS MAP No. _____



VICINITY MAP
U.S.G.S. QUANDRANGLE MAP
WEEHAWKEN, NJ - PANEL
SCALE: 1" = 2,000'

KEY & ZONING MAP
SCALE: 1" = 500'

LIST OF AREAS:

EXISTING LOTS:
LOT 1.01: 453,610 S.F. OR 10.414 Ac.
LOT 1.02: 136,995 S.F. OR 3.145 Ac.
LOT 4.02: 481,047 S.F. OR 11.043 Ac.
LOT 4.03: 65,163 S.F. OR 1.496 Ac.
LOT 4.04: 21,868 S.F. OR 0.502 Ac.
TOTAL: 1,158,683 S.F. OR 26.600 Ac.

PROPOSED LOT 1.04: 1,034,664 S.F. OR 23.753 Ac.
PROPOSED LOT 4.05: 124,019 S.F. OR 2.847 Ac.
TOTAL: 1,158,683 S.F. OR 26.600 Ac.

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REV	DATE	DRAWN BY	DESCRIPTION

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY DATED DECEMBER 14, 2016 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

12-30-2019
JEFFREY D. BUNCE
NEW JERSEY PROFESSIONAL LAND SURVEYOR - LICENSE NUMBER: GS41045

MINOR SUBDIVISION PLAN

FOR

BLOCK 70.01
LOTS 1.01, 1.02, 4.02, 4.03 & 4.04

520 MAIN AVENUE

BOROUGH OF WALLINGTON
BERGEN COUNTY
NEW JERSEY

MT. ARLINGTON OFFICE
400 Valley Road
Suite 304
Mount Arlington, NJ 07856
Phone: 973.398.3110
Fax: 973.398.3199

SCALE	DATE	DRAWN BY	CHECKED BY
1"=60'	12-30-2019	JP	JDB

PROJECT NUMBER: 16002631A
DRAWING NAME: V-SUBD

SHEET TITLE: SUBDIVISION PLAN

SHEET NUMBER: 1 of 1

I:\2016\02631A\Survey\Plans\V-SUBD.mxd By: JPATEL