

**PRELIMINARY & FINAL MAJOR SITE PLAN  
 WITH MINOR SUBDIVISION  
 FOR  
 UMDASCH REAL ESTATE USA, LTD.  
 PROPOSED INDUSTRIAL REDEVELOPMENT  
 BLOCK 70.01, LOTS 1.01, 1.02, 4.02, 4.03 & 4.04  
 520 MAIN AVENUE  
 BOROUGH OF WALLINGTON  
 BERGEN COUNTY, NEW JERSEY**

**200' PROPERTY OWNER'S LIST - SOUTH HACKENSACK**

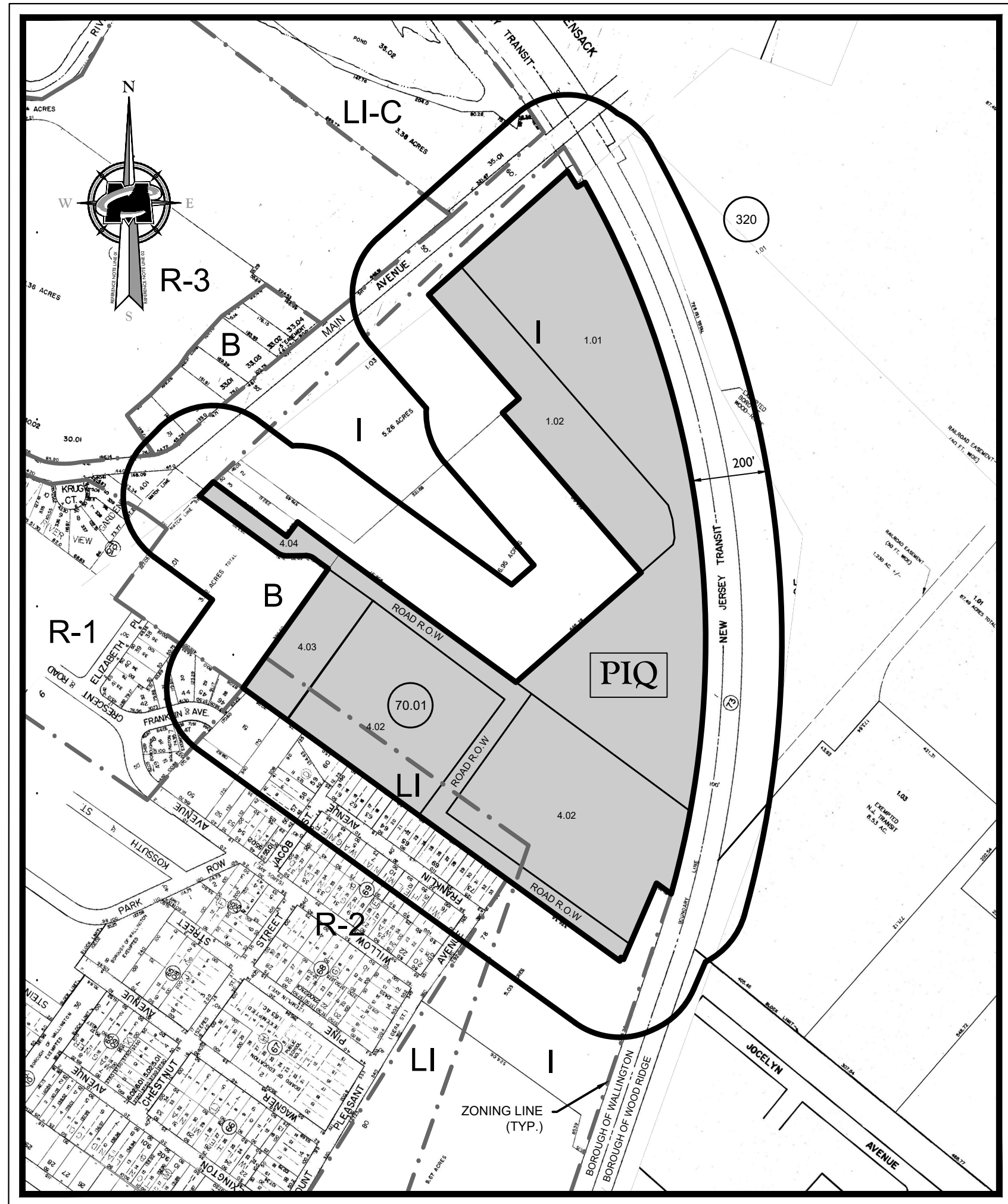
BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME/ADDRESS
102	40	71 SADDLE RIVER AVENUE	CONDEMI INTERNATIONAL CO., INC. 22 SOUTH MAIN STREET, SOUTH HACKENSACK, NJ 07066

**200' PROPERTY OWNER'S LIST - WOOD-RIDGE**

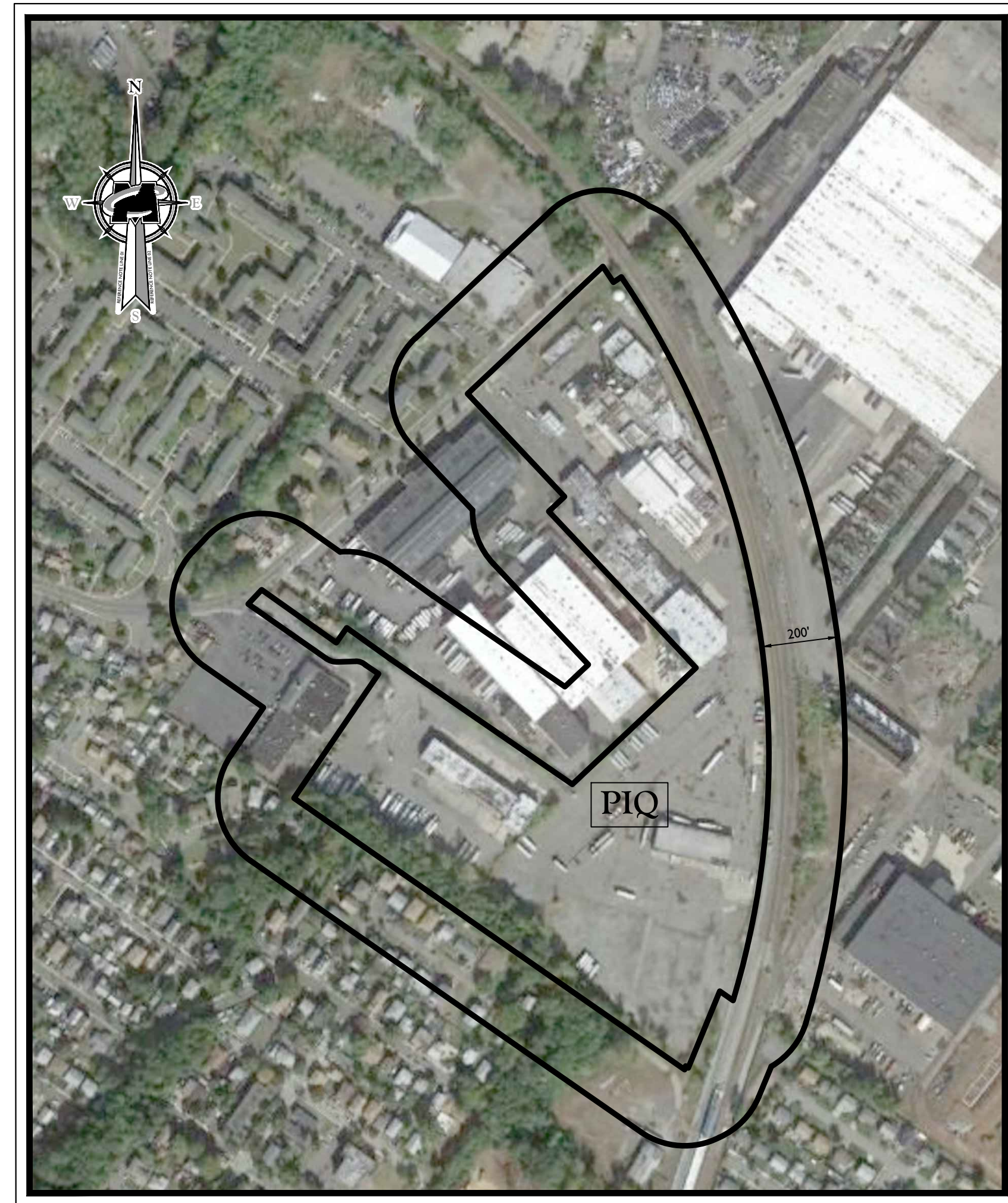
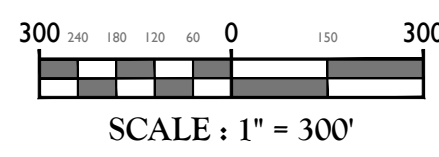
BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME/ADDRESS
285	1	150 JOCELYN AVENUE	SANTORELLI ROSE & CARFI S. & L. 130 JOCELYN AVENUE, WOOD-RIDGE, NJ 07075
285	11	131 HELM AVENUE	TOMES, HARRY J & CLAIRE E 131 HELM AVENUE, WOOD-RIDGE, NJ 07075
285	12	127 HELM AVENUE	TORRE VIA, PHILIP JR & MEREDITH 160 TERRACE AVENUE, HASBROUCK HEIGHTS, NJ 07604
286	1	JOCELYN AVENUE	BOROUGH OF WOODRIDGE 85 HUMBOLDT STREET, WOOD-RIDGE, NJ 07075
286	2	131 JOCELYN AVENUE	MACCARRONE, THOMAS J 131 JOCELYN AVENUE, WOOD-RIDGE, NJ 07075
320	1.03	PASSAIC STREET	NU TRANSIT CORPORATION PO BOX 10009, NEWARK, NJ 07101
332	1	JOHNSON DRIVE	WESMONT LIHTC, LLC 725 CUTHBERT BOULEVARD, CHERRY HILL, NJ 08002
320	1.01	1 PASSAIC STREET	WOOD-RIDGE INDUSTRIAL PROP LLC 1 PASSAIC STREET, WOOD-RIDGE, NJ 07075

**200 PROPERTY OWNER'S LIST - WALLINGTON**

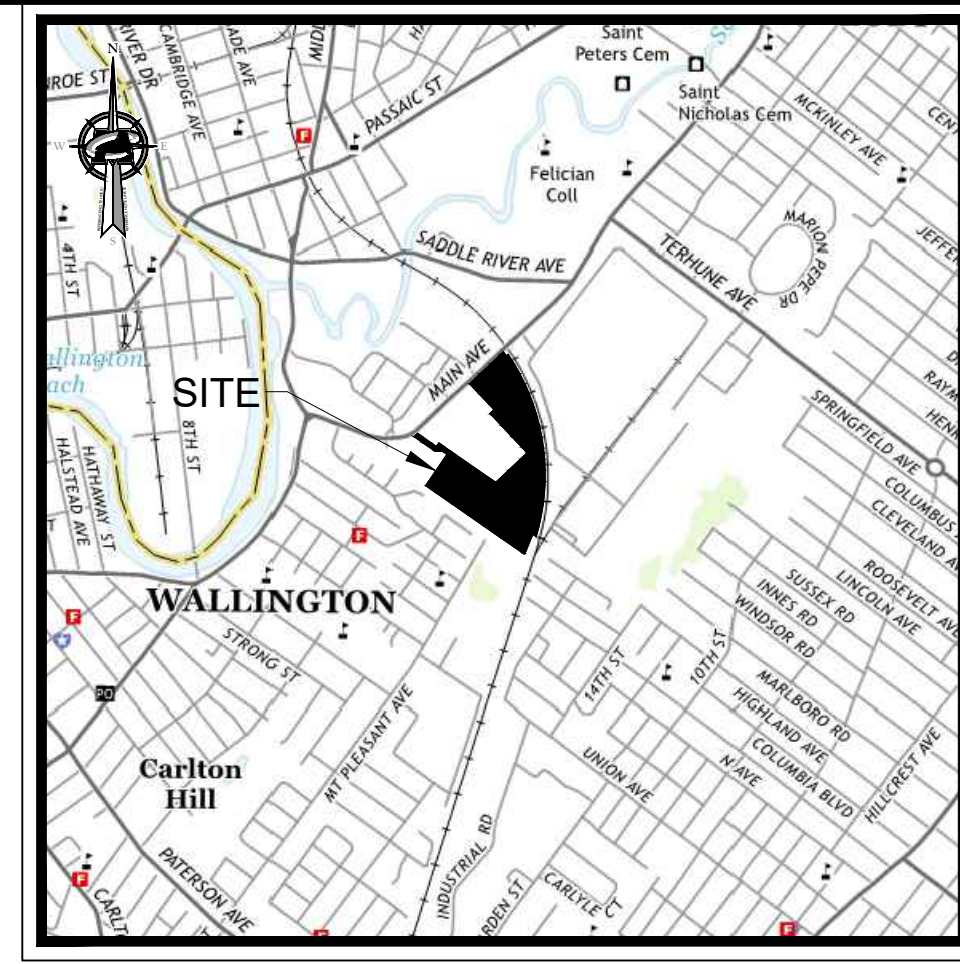
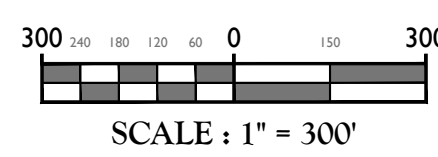
BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME/ADDRESS
69	1	2 FRANKLIN AVENUE	KOZDROJ, JACEK & AGATA 2 FRANKLIN AVENUE, WALLINGTON, NJ 07057
69	3	8 FRANKLIN AVENUE	NIEMCZYK, CHRISTINE 1 CONAMA CT #5, VERNON, NJ 07062
69	5	12 FRANKLIN AVENUE	SKUDJE, WADSLAW & LICZYNA 12 FRANKLIN AVENUE, WALLINGTON, NJ 07057
69	7	18 FRANKLIN AVENUE	ECKER, JOANNE 18 FRANKLIN AVENUE, WALLINGTON, NJ 07057
69	10	20 FRANKLIN AVENUE	CZYKIER, WOJCIECH & STANISLAW 27 WEDON DRIVE, WEST MILFORD, NJ 07480
69	12	24 FRANKLIN AVENUE	BAJERA, EWA 24 FRANKLIN AVENUE, WALLINGTON, NJ 07057
69	15	28 FRANKLIN AVENUE	BARYLSKI, STANLEY, JR. 336 RIVER DRIVE, GARFIELD, NJ 07026
69	16	365 MT PLEASANT AVENUE	SACCO, WILLIAM F & CAROLE A 365 MOUNT PLEASANT AVENUE, WALLINGTON, NJ 07057
70.01	1.03	480 MAIN AVENUE	480 MAIN AVE ASSOCIATES, LLC 480 GETTY AVENUE, CLIFTON, NJ 07011
70.01	2	460 MAIN AVENUE	460 MAIN AVENUE WALLINGTON, LLC 460 MAIN AVENUE, WALLINGTON, NJ 07057
70.01	3	438 MAIN AVENUE	REHE, RUTH ANN 438 MAIN AVENUE, WALLINGTON, NJ 07057
70.01	4.01	450 MAIN AVENUE	WALLINGTON IND. DEV. 2 ASSOC LP CO VAP INT. 1 STEVENS ROAD, WALLINGTON, NJ 07057
70.01	5	432 MAIN AVENUE	CASTRO, GIOVANNA & EMMA 432 MAIN AVENUE, WALLINGTON, NJ 07057
70.01	7	8 KRUG COURT	WOJCIK, ROBERT K & EWA 8 KRUG COURT, WALLINGTON, NJ 07057
70.01	43	49 FRANKLIN AVENUE	CZOPCH, WILLIAM & WANDA 49 FRANKLIN AVENUE, WALLINGTON, NJ 07057
70.01	44	51 FRANKLIN AVENUE	KOTULA, EDMUND & MARGARET 51 FRANKLIN AVENUE, WALLINGTON, NJ 07057
70.01	45	53 FRANKLIN AVENUE	NOSAL, WITOLD J & AGNIESKA 53 FRANKLIN AVENUE, WALLINGTON, NJ 07057
70.01	46	55 FRANKLIN AVENUE	ZIELINSKI, ARTUR & TERESA 55 FRANKLIN AVENUE, WALLINGTON, NJ 07057
70.01	47	FRANKLIN AVENUE	WALLINGTON BOROUGH 54 UNION BLVD, WALLINGTON, NJ 07057
70.01	50	5 WILLOW AVENUE	TESTA, DENNIS & MARYANN 825 LEE COURT, RIVERVALE, NJ 07675
70.01	51	57 FRANKLIN AVENUE	TESTA, MARYANN 825 LEE COURT, RIVERVALE, NJ 07675
70.01	52	15 WILLOW AVENUE	SIEKY, ROBERT 15 WILLOW AVENUE, WALLINGTON, NJ 07057
70.01	56	11 JACOB STREET	JOUSSET, GAIL 11 JACOB STREET, WALLINGTON, NJ 07057
70.01	57	15 JACOB STREET	KING, CHRISTOPHER E & MARIA B 15 JACOB STREET, WALLINGTON, NJ 07057
70.01	58	19 JACOB STREET	BOHNAK, JOSEPH & JAMES 19 JACOB STREET, WALLINGTON, NJ 07057
70.01	59	21 JACOB STREET	CIELI, PAK & GENOWIEFA 21 JACOB STREET, WALLINGTON, NJ 07057
70.01	60	1 FRANKLIN AVENUE	KOZIK, MAREK & BARBARA 29 GERANIUM PLACE, WALLINGTON, NJ 07057
70.01	61	3 FRANKLIN AVENUE	SZERSZEN, JAN & MALGORZATA 925 SYCAMORE LANE, WASHINGTON TOWNSHIP, NJ 07075
70.01	62	7 FRANKLIN AVENUE	BARSKA, STANLEY & HELEN 336 RIVER ROAD, GARFIELD, NJ 07026
70.01	63	11 FRANKLIN AVENUE	BARYLSKI, STANLEY & HELEN 336 RIVER ROAD, GARFIELD, NJ 07026
70.01	64	15 FRANKLIN AVENUE	GAWRONSKI, DAMIAN & GAWRONSKI, R E T 15 FRANKLIN AVENUE, WALLINGTON, NJ 07057
70.01	65	19 FRANKLIN AVENUE	CZYKIER, STANISLAW 19 FRANKLIN AVENUE, WALLINGTON, NJ 07057
70.01	69	27 FRANKLIN AVENUE	SAVOLIDIS, ANASTASIA 263 BAY RIDGE AVENUE, BROOKLYN, NY 11220
70.01	73	377 M PLEASANT AVENUE	ESTRADA, ERWIN R & PACHECO, ZAIDA E 377 M PLEASANT AVENUE, WALLINGTON, NJ 07057
70.01	78	380 MT PLEASANT AVENUE	WALLINGTON REAL ESTATE INV TRUST, LLC 281 LIBERTY ST, LITTLE FERRY, NJ 07643
71	3	11-21 MIDLAND AVENUE	JASONTOWN II ASSOCIATES 320 LIBERTY STREET, LITTLE FERRY, NJ 07643
71	30.01	421 MAIN AVENUE	JASONTOWN APARTMENTS, LLC CO VAP INT. 1 STEVENS ROAD, WALLINGTON, NJ 07057
71	31	463 MAIN AVENUE	IMBRUGLIA, ROSS & CAROLYN 77 UNION BLVD, WALLINGTON, NJ 07057
71	32	465 MAIN AVENUE	WOJCIK, ANTONI & BARBARA 312 KIPP AVENUE, ELMWOOD PARK, NJ 07407
71	33.01	477 MAIN AVENUE	SKUDJE, JOSEPH 485 MAIN AVENUE, WALLINGTON, NJ 07057
71	35.01	551 MAIN AVENUE	MORNINGSIDES @ WALLINGTON LLC 27 HORSENECK ROAD, 3RD FLOOR, FAIRFIELD, NJ 07004
71	35.02	MAIN AVENUE REAR	NEW WALLINGTON HOME LLC ONE STEVENS ROAD, WALLINGTON, NJ 07057



**KEY & ZONING MAP**



**AERIAL MAP**



**VICINITY MAP**  
 U.S.G.S. QUADRANGLE MAP  
 WEEHAWKEN, NJ - PANEL  
 SCALE: 1" = 2000'

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13	GRADING AND DRAINAGE PLAN - SOUTH	
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2 OF 3	ALTAIRNS LAND TITLE SURVEY	
3 OF 3	ALTAIRNS LAND TITLE SURVEY	

**ALSO TO BE NOTIFIED**

PSEG MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, 768 NEWARK, NJ 07102	WALLINGTON WATER COMPANY 24 UNION BOULEVARD WALLINGTON, NJ 07057	TRANSCO-WILLIAMS TRANS CONTINENTAL GAS COMPANY 99 FARMER ROAD PRINCETON, NJ 08540
NEW JERSEY TRANSIT HEADQUARTERS 1 PENN PLAZA EAST NEWARK, NJ 07105	WALLINGTON PUBLIC WORKS & UTILITIES 94 HATHAWAY STREET WALLINGTON, NJ 07057	CABLEVISION 40 POTASH ROAD OAKLAND, NJ 07436
VERIZON 540 BROAD STREET NEWARK, NJ 07101	BERGEN COUNTY DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT ONE BERGEN COUNTY PLAZA, 4TH FLOOR HACKENSACK, NJ 07601	NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE CN 600 TRENTON, NJ 08625
COMCAST CABLEVISION 171 RIVER ROAD NORTH ARLINGTON, NJ 07837	UNITED WATER, NJ 200 OLD HOOK ROAD HARRINGTON PARK, NJ 07640	

PREPARED BY  
**MASER CONSULTING P.A.**  
 50 CHESTNUT RIDGE ROAD, SUITE 101  
 MONTVALE, NJ 07645

**TO BE SIGNED BEFORE SUBMISSION:**

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE \_\_\_\_\_ OF THE BOROUGH OF WALLINGTON.

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

SITE PLAN OF LOT: 70.01  
 BLOCK(S): 1.01, 1.02, 4.02, 4.03, & 4.04  
 ZONE: INDUSTRIAL & LIGHT INDUSTRIAL  
 DATE: AUGUST 26, 2019 SCALE AS SHOWN ON PLANS  
 APPLICANT: UMDASCH REAL ESTATE USA, LTD.  
 ADDRESS: 214 GATES ROAD, LITTLE FERRY, NEW JERSEY 07643

**TO BE SIGNED BEFORE SUBMISSION:**

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

NAME: \_\_\_\_\_ TITLE AND LICENSE NUMBER: \_\_\_\_\_

**TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT:**

APPROVED BY THE \_\_\_\_\_ OF THE BOROUGH OF WALLINGTON.

CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

**TO BE SIGNED BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**TO BE SIGNED BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED IN ACCORDANCE WITH SECTION \_\_\_\_\_ OF THE SITE PLAN ORDINANCE.

CONSTRUCTION OFFICIAL: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

**JESSE B. COKELEY**  
 NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: 54006

**PRELIMINARY & FINAL MAJOR SITE PLAN WITH MINOR SUBDIVISION FOR UMDASCH REAL ESTATE USA, LTD. BLOCK 70.01 LOTS 1.01, 1.02, 4.02, 4.03, & 4.04 520 MAIN AVENUE**  
**BOROUGH OF WALLINGTON BERGEN COUNTY NEW JERSEY**

**MONTVALE OFFICE**  
 50 Chestnut Ridge Road  
 Suite 101  
 Montvale, NJ 07645  
 Phone: 845.352.0411  
 Fax: 845.352.2611





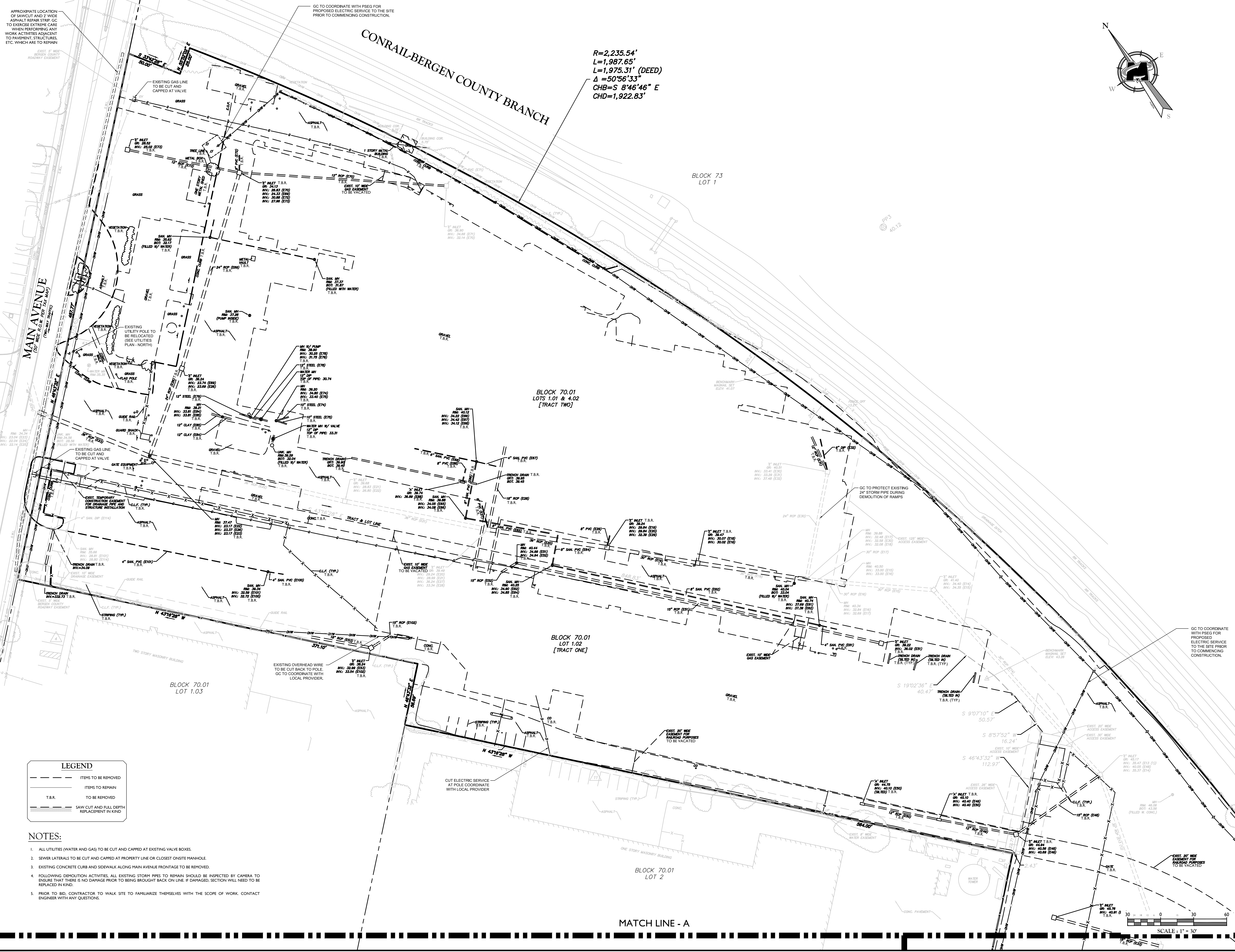
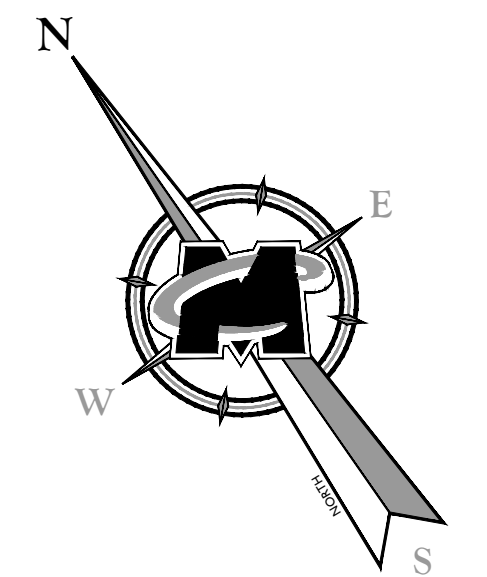












$R=2,235.54'$   
 $L=1,987.65'$   
 $L=1,975.31'$  (DEED)  
 $\Delta=50^{\circ}56'33''$   
 $CHB=S\ 8^{\circ}46'46''\ E$   
 $CHD=1,922.83'$

APPROXIMATE LOCATION OF SAWCUT AND 2" WIDE ASPHALT REPAIR STRIP GC TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN.

EXIST. 8" WIDE REGION COUNTY HOUSING EASEMENT

MAIN AVENUE (70' WIDE ROAD PER TAX MAP)

EXIST. TEMPORARY CONSTRUCTION EASEMENT FOR DRAINAGE PIPE AND STRUCTURE INSTALLATION

**LEGEND**

	ITEMS TO BE REMOVED
	ITEMS TO REMAIN
	TO BE REMOVED
	SAW CUT AND FULL DEPTH REPLACEMENT IN KIND

- NOTES:**
- ALL UTILITIES (WATER AND GAS) TO BE CUT AND CAPPED AT EXISTING VALVE BOXES.
  - SEWER LATERALS TO BE CUT AND CAPPED AT PROPERTY LINE OR CLOSEST ONSITE MANHOLE.
  - EXISTING CONCRETE CURB AND SIDEWALK ALONG MAIN AVENUE FRONTAGE TO BE REMOVED.
  - FOLLOWING DEMOLITION ACTIVITIES, ALL EXISTING STORM PIPES TO REMAIN SHOULD BE INSPECTED BY CAMERA TO ENSURE THAT THERE IS NO DAMAGE PRIOR TO BEING BROUGHT BACK ON LINE. IF DAMAGED, SECTION WILL NEED TO BE REPLACED IN KIND.
  - PRIOR TO BID, CONTRACTOR TO WALK SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK. CONTACT ENGINEER WITH ANY QUESTIONS.

REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

**JESSE B. COKELEY**  
 ENGINEER - LICENSE NUMBER 54006

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 520 MAIN AVENUE  
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 BERGEN COUNTY  
 NEW JERSEY

**MONTVILLE OFFICE**  
 50 Chestnut Ridge Road  
 Suite 101  
 Montville, NJ 07645  
 Phone: 845.352.0411  
 Fax: 845.352.2611

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/4/19	DJG	JBC
PROJECT NUMBER:	DRAWING NAME:		
16002631A	C-DEMO		

**SITE DEMOLITION PLAN - NORTH**

MATCH LINE - A

SCALE: 1" = 30'



REV	DATE	DRAWN BY	DESCRIPTION

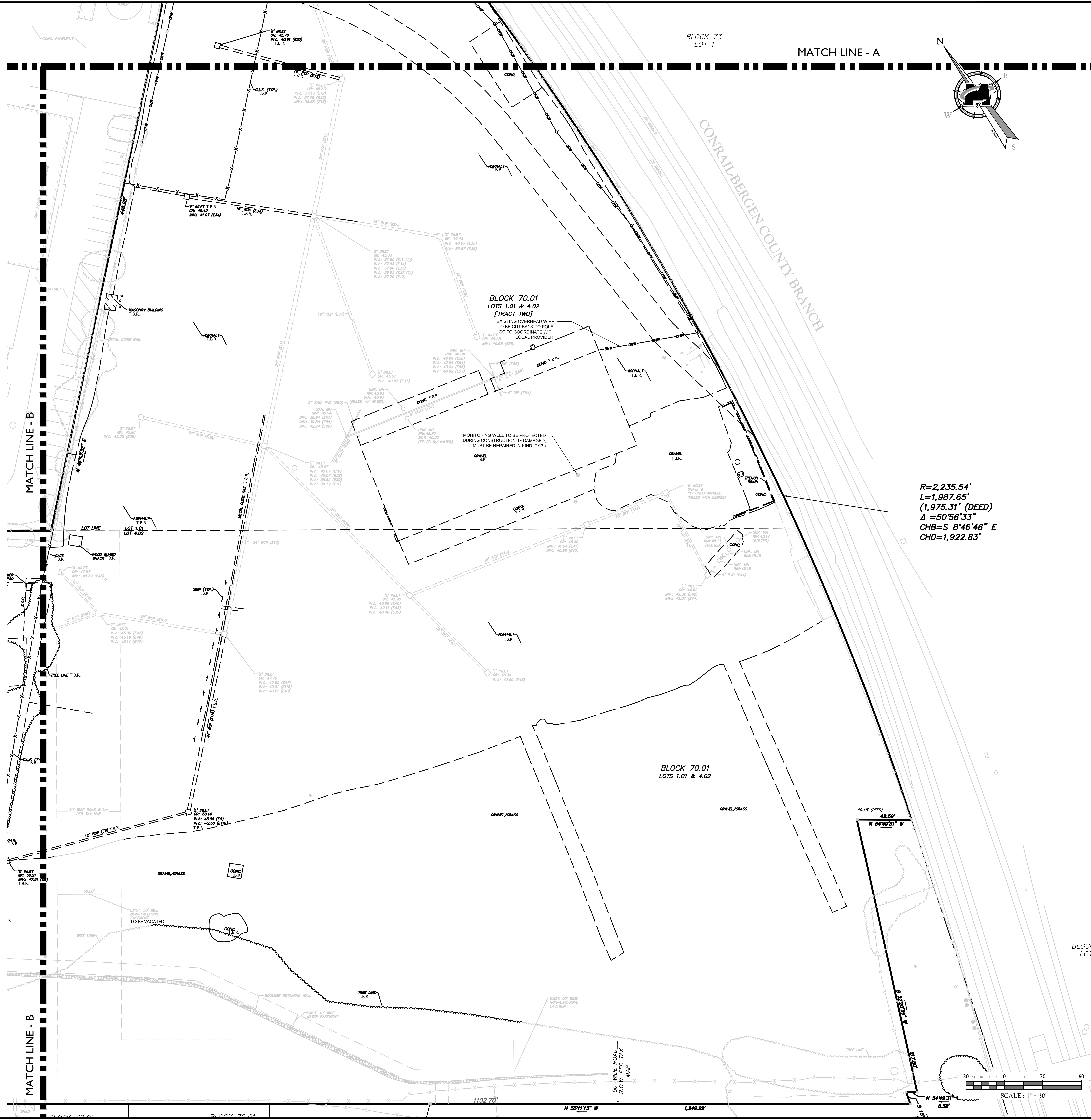
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 NEW JERSEY PROFESSIONAL  
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 BOROUGH OF WALLINGTON  
 BERGEN COUNTY  
 NEW JERSEY

**MONTVALE OFFICE**  
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 Phone: 845.352.0411  
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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	8/1/19	DJG	JBC
PROJECT NUMBER	DRAWING NAME	SHEET TITLE	
16002631A	C-DEM0	SITE DEMOLITION PLAN - EAST	



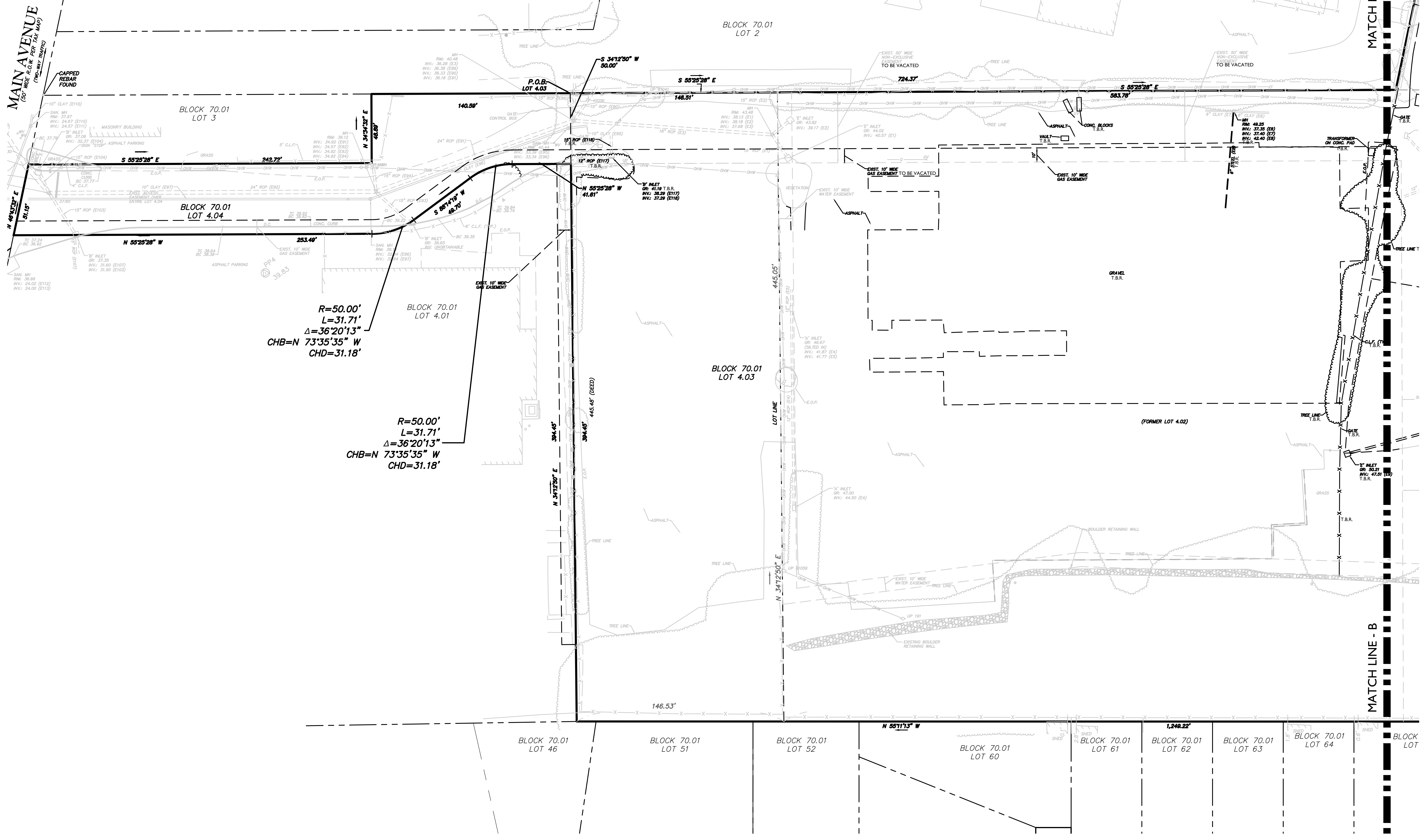
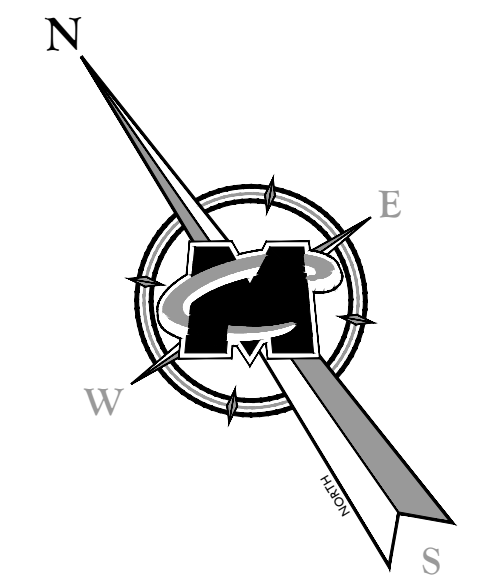
$R=2,235.54'$   
 $L=1,987.65'$   
 $\Delta=50^{\circ}56'33''$   
 $CHB=S\ 8^{\circ}46'46''\ E$   
 $CHD=1,922.83'$

**LEGEND**

	ITEMS TO BE REMOVED
	ITEMS TO REMAIN
	TO BE REMOVED
	SAW CUT AND FULL DEPTH REPLACEMENT IN KIND

20250825 10:45 AM C:\Users\jbc\OneDrive\Documents\16002631A.dwg 8/1/2019 10:45 AM





REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

**JESSE B. COKELEY**  
 NEW JERSEY PROFESSIONAL  
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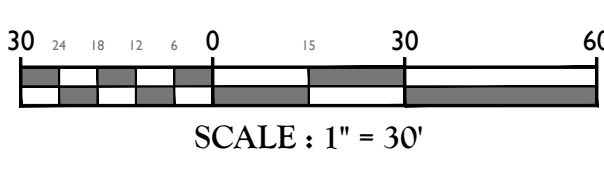
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 Montvale, NJ 07645  
 Phone: 845.352.0411  
 Fax: 845.352.2611

SCALE: AS SHOWN DATE: 8/4/19 DRAWN BY: DJG CHECKED BY: JBC  
 PROJECT NUMBER: 14002631A DRAWING NAME: C-DEMPO

SHEET TITLE:  
**SITE DEMOLITION PLAN  
 - SOUTH**

**LEGEND**

---	ITEMS TO BE REMOVED
---	ITEMS TO REMAIN
T.B.R.	TO BE REMOVED
---	SAW CUT AND FULL DEPTH REPLACEMENT IN KIND



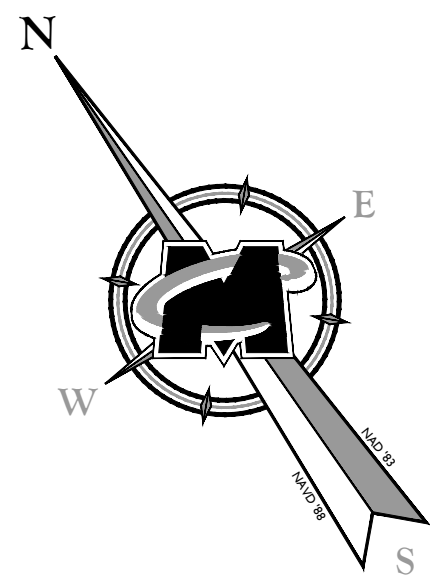












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REV	DATE	DRAWN BY	DESCRIPTION

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 NEW JERSEY PROFESSIONAL  
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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	8/4/19	DJG	JBC
PROJECT NUMBER:	1602831A	DRAWING NAME:	C-LAYT

**LAYOUT PLAN - SOUTH**  
 SHEET NUMBER:  
 10 of 27

