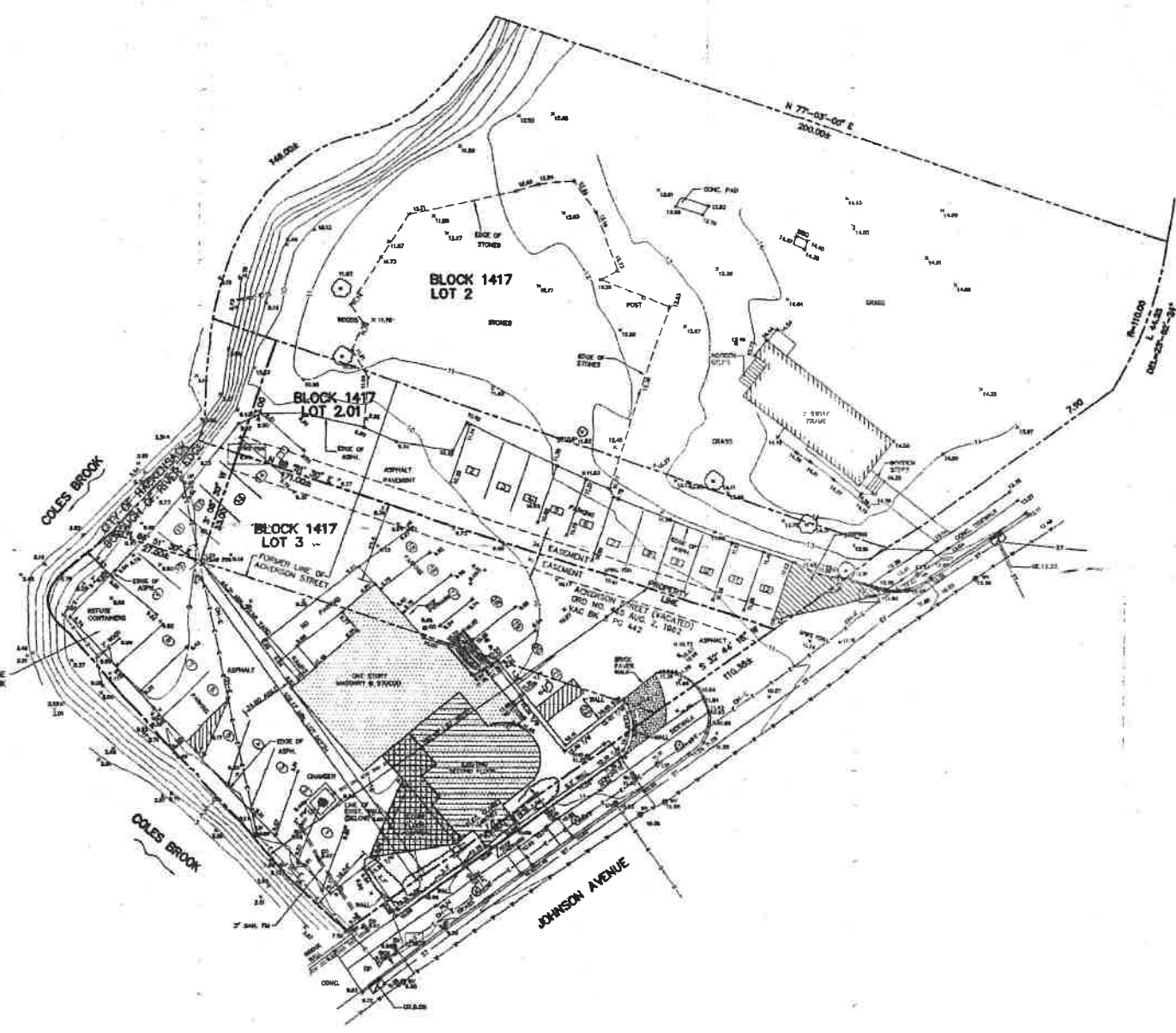
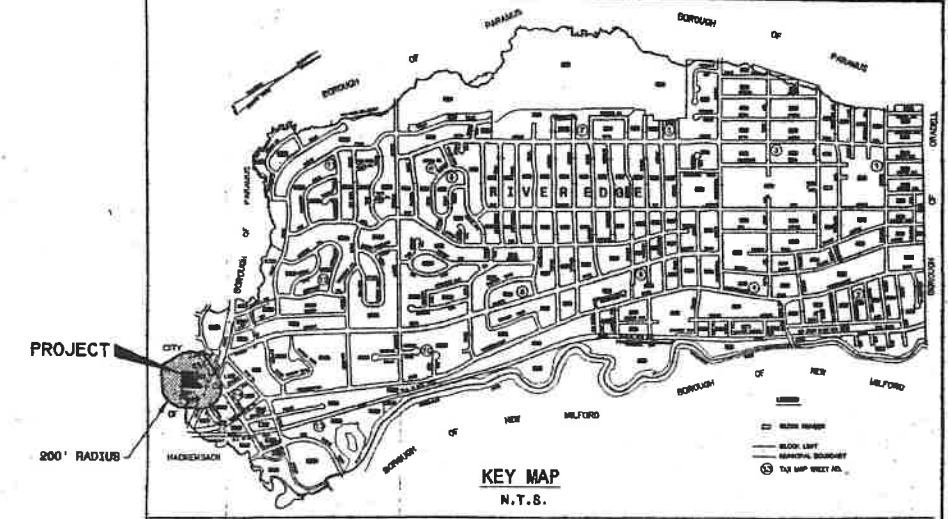


LOCAL SYSTEM



EXISTING REFUSE CONTAINERS TO BE REMOVED WITH BLATTED CHAIN-LINK FENCE OR EQUIVALENT.



| ZONING SCHEDULE: | | | | |
|--------------------------------------|-------------|----------|----------|-----------|
| C-2, COMMERCIAL | | | | |
| ITEM | REQUIRED | EXISTING | PROPOSED | COMMENTS: |
| MIN. LOT AREA (S.F.) | 10,000 | 13714.30 | 13714.30 | |
| MIN. LOT WIDTH (FT.) | 100 | 130.48 | 130.48 | |
| MIN. LOT DEPTH (FT.) | 100 | 109.17 | 109.17 | |
| MAX. BUILDING HEIGHT (FT.) (STORIES) | 30 2.5 | 20 2 | 20 2 | |
| MAX. LOT COVERAGE (%) | 10 | 20 | 20 | (E) |
| MAX. IMPROVED LOT COVERAGE | 20 | 91% | 91% | (E) |
| MIN. FRONT YARD 1ST. FLOOR (FT.) | 30 | -3.44 | -3.44 | (E) |
| 2ND. FLOOR (FT.) | 30 | -3.44 | 2.08 | (E) (V) |
| MIN. SIDE YARD ONE SIDE (FT.) | 15 | 21.40 | 19.54 | |
| BOTH SIDES (FT.) | 35 | 44.90 | 43.04 | |
| MIN. REAR YARD (FT.) | 20 | 44.21 | 44.21 | |
| BUFFER ZONE (FT.) | 5 | 0 | 0 | (E) |
| PARKING SPACES | 59.2 | 34 (P) | 34 (P) | (E) |
| PARKING AXLE WIDTH (FT.) | 24 | 14.79 | 14.79 | (E) |
| PARKING FRONT YARD | NOT ALLOWED | 4 SPACES | 4 SPACES | (E) |
| PARKING REAR YARD (FT.) | 8 | 9.23 | 9.23 | |
| PARKING SIDE YARD (FT.) | 8 | 4.39 | 4.39 | (E) |
| FIRST FLOOR AREA (S.F.) | -- | 2764.23 | 2764.23 | |
| SECOND FLOOR AREA (S.F.) | -- | 914.00 | 1390.12 | |
| TOTAL AREA | -- | 3678.23 | 4154.35 | |

(E) DENOTES EXISTING NON-COMFORMITY
 (V) DENOTES VARIANCE REQUIRED FOR THIS PROJECT
 (P) DENOTES ON-SITE AND OFF-SITE SPACES
 PARKING SPACE CALCULATION:
 (1 SPACE / 2.5 SEATS) x 148 = 59.2 SPACES

- ZONING NOTES:**
- Being known and designated as Lot 3 in Block 1417 as shown on the current Tax Assessment Maps of the Borough of River Edge, Bergen County, New Jersey.
 - Property lies in the C-2 Zone, Commercial.
 - Area of lot: 13,714.3 S.F. or 0.3148 acres.
 - Elevations shown are based on N.S.V.D. 1989 Datum.
 - All construction to be in accordance with the Borough of River Edge Ordinances and/or Specifications.
 - Property applicant: 259 Johnson Avenue, Inc. 259 Johnson Avenue River Edge New Jersey, 07881
 - The location of all utilities shown are approximate. For their exact location and depths, the Contractor shall contact the respective utility companies at 1-800-272-1000. Prior to any construction contractor shall verify existing site conditions.
 - This plan reflects conditions as of the drawing date and may not show current conditions. Original topo survey was completed in April 1990 by Gordon State Engineering, Surveying & Planning and updated topo survey was completed in December 1990.
 - Dinallo's is currently using paved portion of vacated Ackerman Street on Lot 2.01, Block 1417 for parking.
 - Applicant does not own any contiguous property.

- REFERENCE DRAWINGS:**
- BOUNDARY AND TOPOGRAPHIC SURVEY "WEDO ENTERPRISES INC." Dwg NO. 88-170 PREPARED BY LAPATKA ASSOC. INC.
 - PROPERTY MAP FOR ZABRISKIE AND ACKERSON FILED ON JUNE 22 1870 AS MAP NO. 145.

| REV. | DATE | BY | CHKD | DESCRIPTION | REFERENCE DRAWING | DWG. NO. |
|------|----------|----|------|---------------------------------------|-------------------|----------|
| 0 | 10/29/00 | ZV | TC | ISSUE FOR PLANNING BOARD | | |
| 1 | 12/07/00 | ZV | TC | SITE PLAN REVIEW COMM. MTL. #11/28/00 | | |

THOMAS A. CRIMMINS
 LICENSED PROFESSIONAL ENGINEER
 N.J.P.E. LIC. NO. 22632
Thomas A. Crimmis

BERNARD TOMULICH
 LICENSED PROF. LAND SURVEYOR
 N.J. LIC. NO. 30388
Bernard Tomulich



DRAWN: ZV
 DESIGNED:
 CHECKED:
 APPROVED: KK

PROJECT NAME: DINALLO'S RESTAURANT
 259 JOHNSON AVENUE
 RIVER EDGE, NEW JERSEY

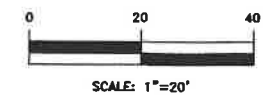
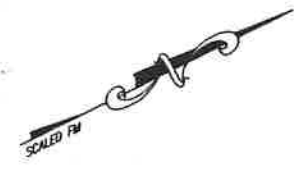
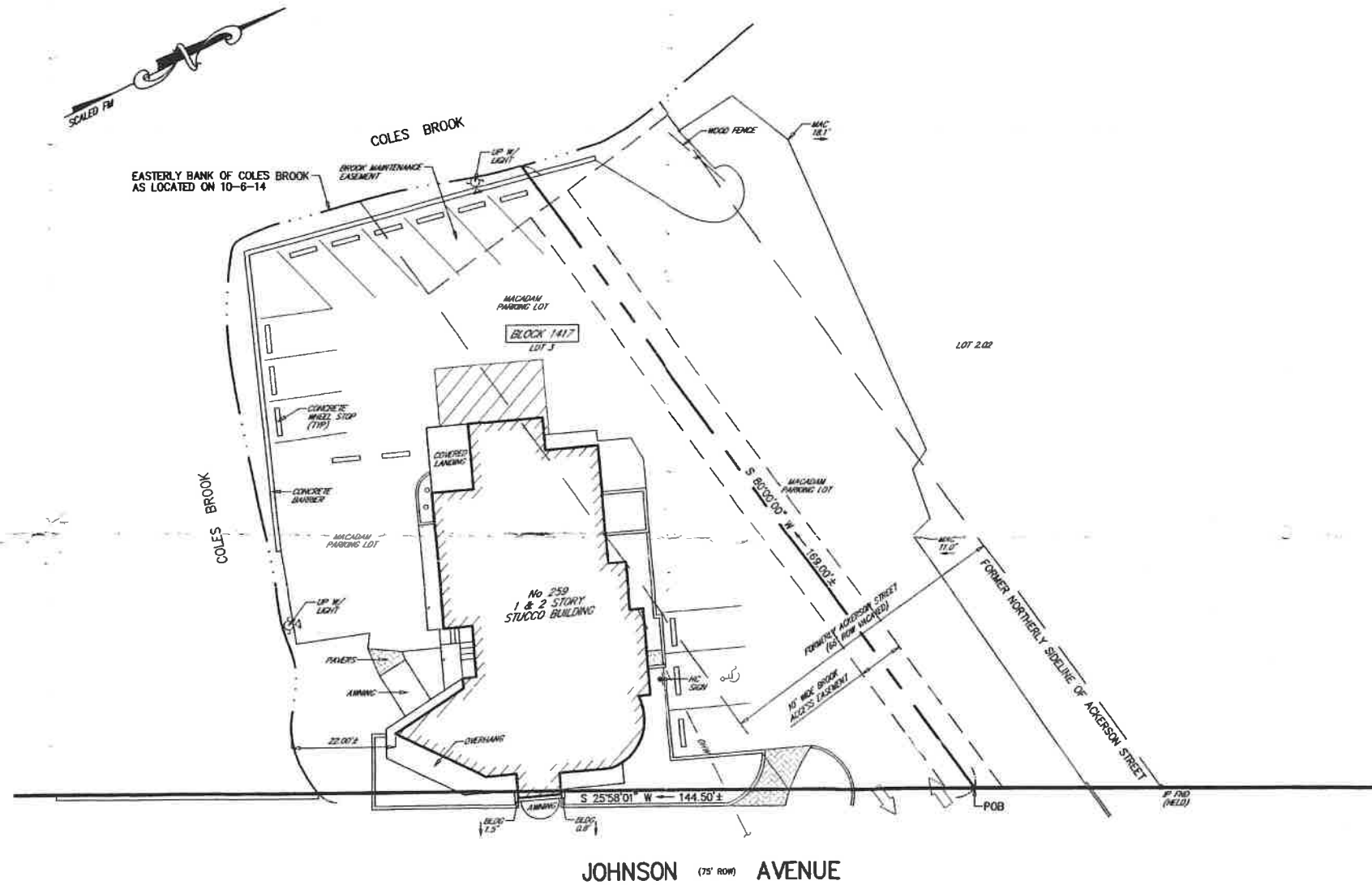
PROJECT NO.: 99-63
 CLASSIFICATION: SURVEY/SITE

DRAWING TITLE: SITE PLAN
 BLOCK 1417, LOT 3

DRAWING No.: 99-63-201

REV. 12/07/00
 1

Y:\PROJECTS\River Edge\001110\SAPLANNING\BOARD\001110\12-07-00\21 - 0000



CERTIFIED TO

• PAUL SCHMIDT

REFERENCES

- 1) DEED BOOK 5743, PAGE 01.
- 2) A CERTAIN MAP ENTITLED "MAP OF PROPERTY OF ZABRISKIE AND ACKERSON AT CHERRY HILL, BERGEN COUNTY, NEW JERSEY" FILED IN THE B.C.C.O. ON JUNE 22, 1870 AS MAP No. 143; BEING LOT 1 IN BLOCK 16 ON SAID MAP.
- 3) ROAD VACATION BOOK B, PAGE 442.
- 4) BOROUGH OF RIVER EDGE TAX MAPS.

"A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.114(C45-8-38.3) AND N.J.A.C. 13-40-5.1(d). THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITION FOUND AT, AND AS OF DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD FACILITIES, WETLANDS OR ENVIRONMENTAL RESTRICTIONS OTHER THAN THAT WHICH IS SHOWN.

"SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP WAS PREPARED FOR A SPECIFIC TRANSACTION INVOLVING ONLY THE PARTIES "CERTIFIED TO" ON THIS MAP.

ONLY COPIES OF THIS MAP BEARING THE EMBOSSED SEAL OF ROBERT J. MUELLER ARE VALID. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TAX LOT 3 IN BLOCK 1417

| | |
|---|--|
| LOCATION SURVEY | |
| BOROUGH OF RIVER EDGE BERGEN COUNTY, NEW JERSEY | |
| HUBSCHMAN ENGINEERING ENGINEERS LAND SURVEYORS PLANNERS 263 S. WASHINGTON AVE., BERGENFIELD NEW JERSEY 07621 (201) 384-5666 | |
| ROBERT J. MUELLER, P.L.S. PROFESSIONAL LAND SURVEYOR N.J. LIC. 37206 | |

| | | | |
|---------|------------|---------------|----------------|
| REV. | DWN. A.J. | 10-28-14 | JOB No. |
| 11-3-14 | CHK'D. RJM | SCALE: 1"=20' | 2014044 |