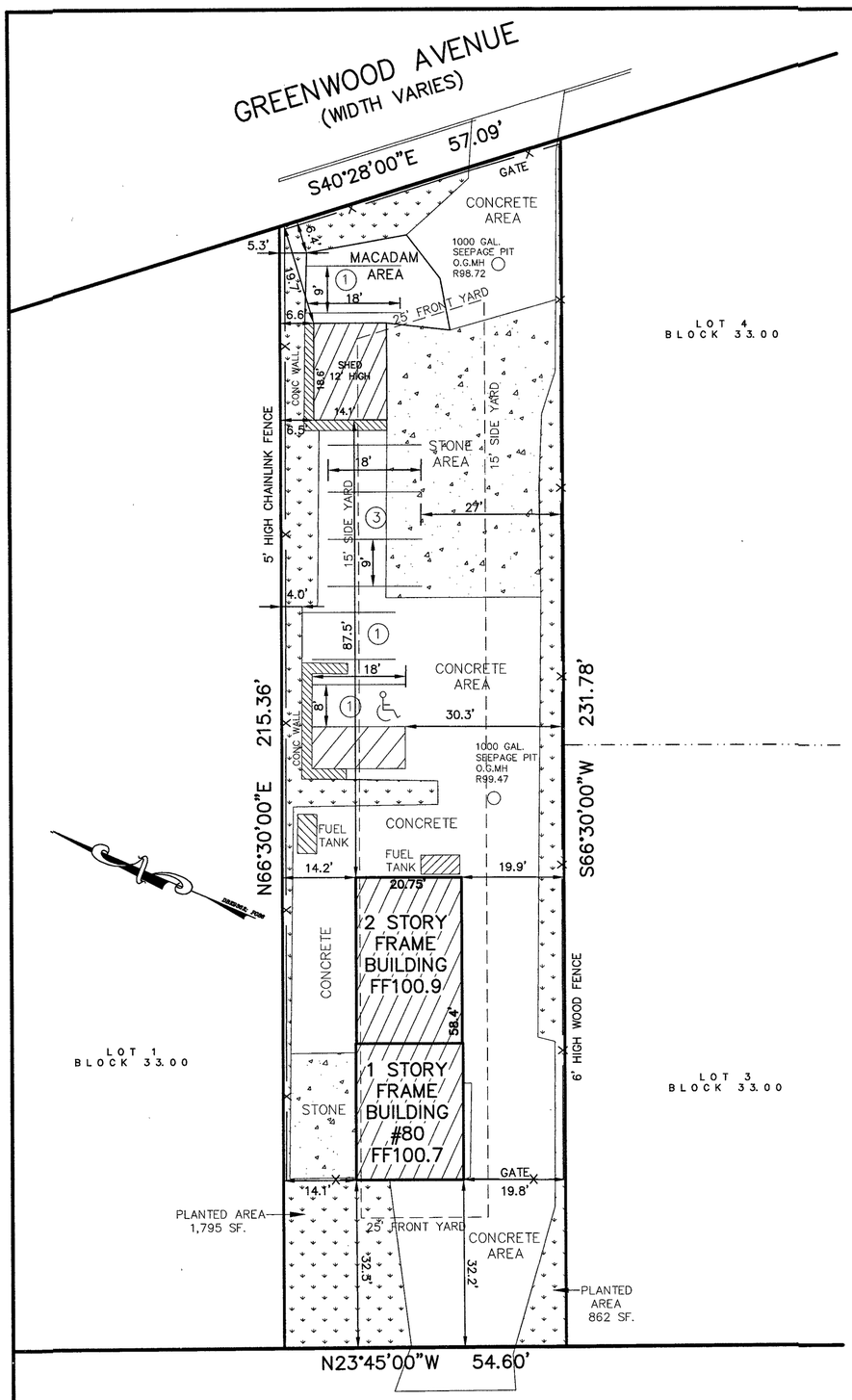


ZONING DATA (I-2 INDUSTRIAL ZONE)

ITEM	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BLDG	36 FT.	28 FT.	28 FT.
HEIGHT (STORIES):	3	1 & 2 STORY	1 & 2 STORY
BUILDING COVERAGE:	40%	9.8%	9.8%
IMP. LOT COVERAGE:	80%	58.0%	58.0%
FRONT YARD:	25 FT.	32.2 FT.	32.2 FT.
SIDE YARD ONE:	15 FT.	14.1 FT. *	14.1 FT. *
BOTH:	30 FT.	33.9 FT.	33.9 FT.
REAR YARD:	25 FT.	N/A/	N/A/
BUFFER AREA:	15%	21.8%	21.8%

* EXISTING NONCONFORMITY

COVERAGE BREAKDOWN:

EXISTING

BUILDING:	1,202 SF.
BUILDING COVERAGE:	1,202 SF. = 9.8%
MACADAM AREA:	707 SF.
CONC. AREA:	4,905 SF.
SHED:	262 SF.
LOT COVERAGE:	7,076 SF. = 58.0%

PARKING CALCULATIONS

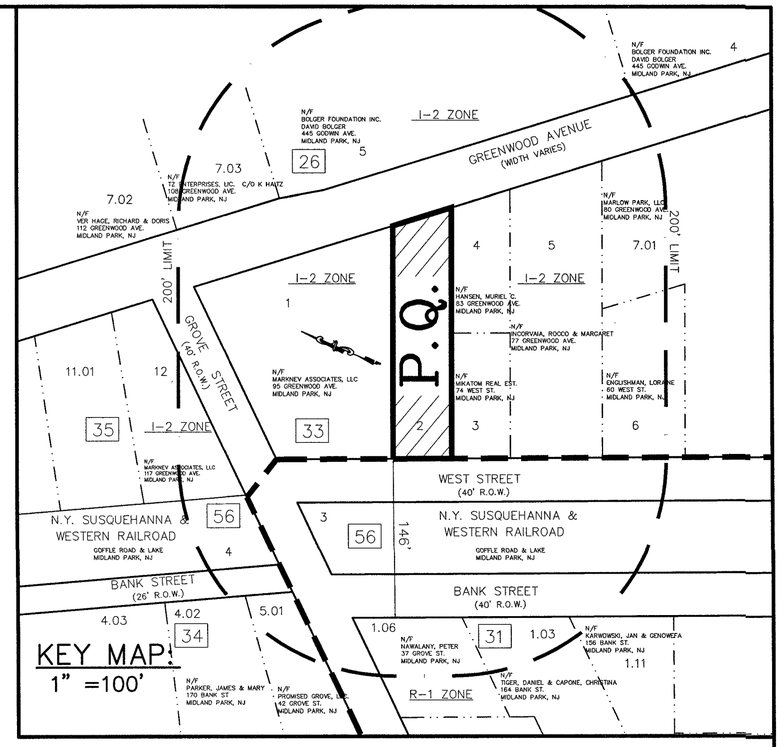
PARKING REQUIRED:
-OFFICE AREA:
668 SF./250 = 2.67 SPACES
-GARAGE/WAREHOUSE:
1,212 SF./400 = 3.03 SPACES
TOTAL REQUIRED: 5.7~6 SPACES
TOTAL SPACES PROVIDED: 6 SPACES

OWNER & ADDRESS REPORT

MIDLAND PARK

MIDLAND PARK 200' LIST BLOCK 33 LOT 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
26	4.01		4A	MARLOW PARK, LLC 80 GREENWOOD AVE MIDLAND PARK, NJ 07432	445 GODWIN AVE
26	7.03		4B	TZ ENTERPRISES,LLC C/O K HAITZ 108 GREENWOOD AVE MIDLAND PARK, NJ 07432	108 GREENWOOD AVE
31	1.03		2	TIGER, DANIEL & CAPONE,CHRISTINA 164 BANK STREET MIDLAND PARK, NJ 07432	164 BANK ST
31	1.08		2	NAWALANY, PETER 37 GROVE ST MIDLAND PARK, NJ 07432	37 GROVE ST
31	1.11		2	KARWOWSKI, JAN & GENOWEFA 616 WINNEBAGO DRIVE FRANKLIN LAKES, NJ 07417	156 BANK ST
33	1		4B	MARKNEY ASSOC LLC 95 GREENWOOD AVE MIDLAND PARK, NJ 07432	95 GREENWOOD AVE
33	3		2	MIKATOM REAL EST ENTERPRIS LLC 74 NIGHWOOD AVE MIDLAND PARK, NJ 07432	74 WEST ST
33	4		2	HANSEN, MURIEL C. 83 GREENWOOD AVE MIDLAND PARK NJ 07432	83 GREENWOOD AVE
33	5		4B	INCORVAIA, ROCCO & MARGARET 353 CENTRAL AVE HAWTHORNE, NJ 07506	77 GREENWOOD AVE
33	6		4B	ENGLISHMAN, LORAINE 8 BYRON CT ALLENDALE, NJ 07401	60 WEST ST
33	7.01		4B	MARLOW PARK LLC 80 GREENWOOD AVE MIDLAND PARK, NJ 07432	59 GREENWOOD AVE
34	4.02		4A	PARKER, JAMES & MARY 705 FRANKLIN TURNPIKE ALLENDALE, NJ 07401	170 BANK ST
34	5.01		4B	PROMISED GROVE, L.L.C. 42 GROVE ST MIDLAND PARK, NJ 07432	34 GROVE ST
35	12		4A	MARKNEY ASSOCIATES, LLC 95 GREENWOOD AVE MIDLAND PARK NJ 07432	109 GREENWOOD AVE



NOTES

1. LOT 12,208 S.F. 0.28 Ac.
2. ELVATIONS BASED ON ASSUMED FFF EL: 100.9.
3. REFERENCE MAPS:
   ORIGINAL SURVEY PROVIDED BY OWNER; PREPARED BY:
   JOHN J. BEZUYEN, P.L.S., DATED 6/22/05, REVISED THROUGH 8/12/05
4. DEED RESTRICTIONS: NONE
5. THIS SITE IS NOT SUBJECT TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) FLOOD HAZARD AREA (FHA) OF FRESHWATER WETLANDS (FWW) REGULATIONS.
6. EXISTING NON CONFORMITY ACCESSORY STRUCTURE SECTION 34-13.1b SHED IS LOCATED IN FRONT YARD PROPOSED TO REMAIN vs NOT ALLOWED.
7. EXISTING NO CONFORMITY ACCESSORY STRUCTURE SECTION 34-13.1b.1 6.5' PROPOSED TO REMAIN vs 15' REQUIRED..
8. EXISTING NO CONFORMITY ACCESSORY STRUCTURE SECTION 34-13.1b.3 19.7' PROPOSED TO REMAIN vs 25' REQUIRED..

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

ATTESTED TO BY: DATE:

TITLE:

APPROVED AT A REGULAR MEETING OF THE BOROUGH OF MIDLAND PARK PLANNING BOARD ON _____

*CHAIRMAN*_____

*SECRETARY*_____

*BOROUGH ENGINEER*_____

OWNER/APPLICANT:
JOHN PANARINELLO
80 WEST STREET
MIDLAND PARK, N.J. 07436

NO.	DATE	DESCRIPTION	BY
1	4/20/20	PER ENG. 4/3/20 LTR.	RJW

SITE PLAN

LOT 2, BLOCK 33.00

CURRENT TAX ASSESSMENT MAP NO. 33

80 WEST STREET
BOROUGH OF MIDLAND PARK, BERGEN COUNTY, NEW JERSEY

SCALE:	DRAFTED BY: GAC CHECKED BY: RJW	DATE:	JOB. NO.	SHEET:
1"=20'		11/11/19	2019-221 P:\PANARINELLO\SITE PLAN	1 OF 1

ROBERT J. WEISSMAN, P.E. & L.S.
WEISSMAN ENGINEERING CO., P.C.
PROFESSIONAL ENGINEER AND LAND SURVEYOR
686 GODWIN AVENUE, MIDLAND PARK, NJ 07432
VOICE(201) 445-2799, FAX(201) 445-0483
CERTIFICATION OF AUTHORIZATION # 24GA27926800
E-mail: weissmanengineering@yahoo.com

N.J. P.E. & L.S. LIC. NO. 29,624