

PROPERTY OWNERS WITHIN 200 FT OF P.O.
(NORMAL TO WETLANDS)

Block 26.01	Lot #	Owner Name	Address
26.01	31.02	R/P JACOBI, JAMES W. & WIFE	57 BANK STREET
26.01	31.03	R/P JACOBI, JAMES W. & WIFE	57 BANK STREET
26.01	31.04	R/P JACOBI, JAMES W. & WIFE	57 BANK STREET
26.01	31.05	R/P JACOBI, JAMES W. & WIFE	57 BANK STREET
26.01	31.06	R/P JACOBI, JAMES W. & WIFE	57 BANK STREET
26.01	31.07	R/P JACOBI, JAMES W. & WIFE	57 BANK STREET
26.01	31.08	R/P JACOBI, JAMES W. & WIFE	57 BANK STREET
26.01	31.09	R/P JACOBI, JAMES W. & WIFE	57 BANK STREET
26.01	31.10	R/P JACOBI, JAMES W. & WIFE	57 BANK STREET

PARKING CALCULATIONS

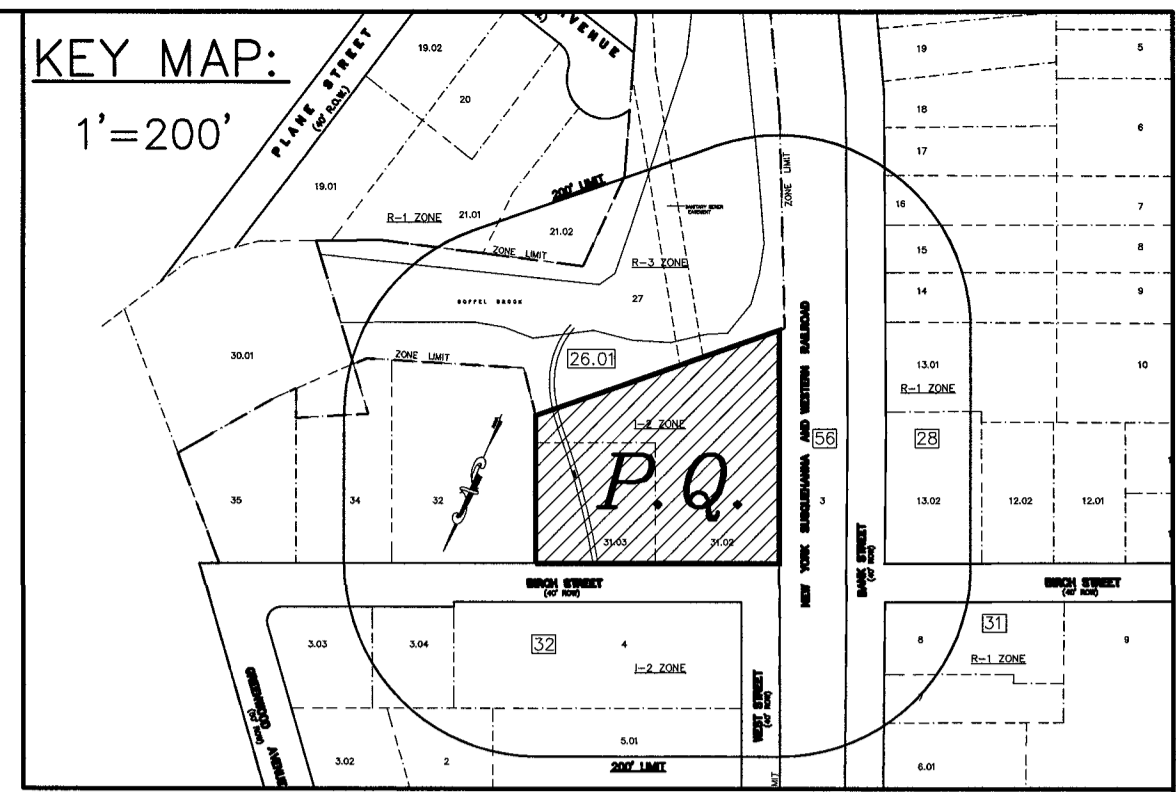
LOT 31.02, BLOCK 26.01

- INDUSTRIAL: 4,249 SF. x 2 STORES x 1 SPACE/400 SF. = 21.2 N 22 SPACES REQUIRED
- 22 SPACES PROVIDED

LOT 31.03, BLOCK 26.01

- OFFICE: 750 SF. x 2 STORES x 1 SPACE/250 SF. = 6 SPACES REQUIRED
- 6 SPACES PROVIDED

- BERGEN COUNTY SOIL CONSERVATION DISTRICT**
SOIL EROSION AND SEDIMENT CONTROL PLAN
1. All soil erosion and sediment control practices shall be installed in accordance with the Standards for Soil Erosion and Sediment Control as they have been adopted, and shall be maintained in proper sequence and maintained until permanent stabilization is established.
 2. Any disturbed area that will be exposed for more than 180 days and not subject to construction shall immediately receive a temporary seeding and mulching. If the temporary stabilization is not required, the disturbed area shall be mulched with crushed stone or approved alternative seed and mulch.
 3. Temporary seeding and mulching shall be installed on slopes of 2% or greater and on slopes of 2% or greater that will be exposed for more than 180 days and not subject to construction shall immediately receive a temporary seeding and mulching. If the temporary stabilization is not required, the disturbed area shall be mulched with crushed stone or approved alternative seed and mulch.
 4. Stabilization Practices:
 5. Temporary Seeding and Mulching:
 6. Permanent Seeding and Mulching:
 7. Temporary Erosion Control Measures:
 8. Sedimentation Control Measures:
 9. Siltation Control Measures:
 10. Runoff Control Measures:
 11. Siltation Control Measures:
 12. Runoff Control Measures:
 13. Sedimentation Control Measures:
 14. Siltation Control Measures:
 15. Runoff Control Measures:



- NOTES**
1. AREA: LOT 31.02: 34,254.7 S.F. 0.79 AC. AREA: LOT 31.03: 15,625.2 S.F. 0.36 AC.
 2. ELEVATIONS ARE BASED ON UGSS DATUM.
 3. REFERENCE MAPS:
 - ALTA/ACSM LAND TITLE SURVEY FOR KENTSHIRE INDEPENDENT SENIOR LIVING FILED MAP #25399
 - DEK:8407, PG.63 (LOT 27, BLOCK 26.01 LOT 1, BLOCK 19)
 4. DEED RESTRICTIONS: NONE
 5. NO NUDE PERMITS HAVE BEEN ISSUED TO DATE FOR THE SUBJECT PROPERTY.
 6. SUBJECT PROPERTY IS PARTIALLY LOCATED IN THE AE ZONE. PER FEMA MAP NO. 34003010574, DATED 8/28/2019.
 7. THERE ARE NO PLANTED AREAS ON THE SUBJECT PROPERTY.
 8. ALL EXISTING MOUNTED LIGHTING TO REMAIN. EXISTING BUILDING MOUNTED LIGHTING IS ADEQUATE FOR THE PROPOSED USE.
 9. NO CHANGES TO EXISTING UTILITIES ARE PROPOSED.
 10. THE PROPOSED RELOCATION OF THE STRUCTURES REQUIRE NO MODIFICATION TO EXISTING TOPOGRAPHY.
 11. THE PROPOSED SITE IMPROVEMENTS WOULD NOT RESULT IN ANY SIGNIFICANT CHANGES TO SITE TRAFFIC OF CIRCULATION.
 12. THE PROPOSED ACTIVITIES QUALIFY FOR DEP FHA PERMITS BY RULE NUMBERS 3 & 4.
 - #3- IN KIND REPLACEMENT OF A LAWFULLY EXISTING STRUCTURE.
 - #4- REMOVAL OF ANY LAWFULLY EXISTING FILL OR STRUCTURE.
- SINCE:**
1. THE FILL OR STRUCTURES ARE NOT LOCATED WITHIN A FLOODWAY.
 2. THE STRUCTURE BEING REPLACED IS NOT A RETAINING WALL OR BULKHEAD SUBJECT TO THE REQUIREMENTS OF N.J.A.C. 7:13-12.13 OR HABITABLE BUILDING AND THE FILL OR STRUCTURE IS DISPOSED OF OUTSIDE OF ANY REGULATED AREA AND IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
 3. NO RIPARIAN ZONE VEGETATION IS CLEARED, CUT, AND/OR REMOVED, EXCEPT FOR VEGETATION WITHIN 20 FEET OF THE FILL OR STRUCTURE, WHERE SUCH DISTURBANCE IS NECESSARY TO FACILITATE ITS REMOVAL; AND
 4. NO MORE THAN ONE-QUARTER ACRE OF RIPARIAN ZONE VEGETATION IS CLEARED, CUT, AND/OR REMOVED.
13. NO WETLANDS BUFFERS WILL BE IMPACTED BY THE PROPOSED IMPROVEMENTS SINCE ALL IMPROVEMENTS OR REMOVALS WILL OCCUR WITHIN PRE-EXISTING DISTURBED AREAS.
 14. NONE OF THE PROPOSED RELATED ACCESSORY STRUCTURES WILL BE USED FOR LIVING QUARTERS.
 15. PROPOSED BINS TO BE CONSTRUCTED OF PRECAST CONCRETE BLOCK, MAX. 6' HIGH. MATERIALS TO BE STORED: STONE, MULCH, & LANDSCAPE MATERIALS. SURFACE MATERIAL UNDER BINS SHALL BE COMPACTED DGA.
 16. THERE WILL BE NO SIGNIFICANT CHANGES IN STORMWATER FLOWS AS A RESULT OF THE PROPOSED IMPROVEMENTS. EXISTING INLETS AND PIPING SHALL REMAIN.
 17. DESIGN WAIVER REQUESTED FOR NOT PROVIDING PLANTED AREAS AND BUFFER ZONE. THERE ARE NO ADJUTING RESIDENTIAL USES.
 18. ALL PREVIOUSLY DISTURBED OFFSITE AREA TO BE RESTORED TO ORIGINAL CONDITION WITH TOPSOIL AND SEED.
 19. THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN STATE PLANNING AREA 1 (PDI).

COVERAGE BREAKDOWN:
EXISTING LOT 31.02, BLOCK 26.01

BUILDING:	4,249 SF.
BUILDING COVERAGE:	4,249 SF., 12.4%
TENT:	783 SF.
ACCESSORY STRUCTURE:	985 SF., 2.9%
WALK:	28 SF.
CONC. AREA:	3,645 SF.
MACADAM AREA:	7,902 SF.
GRAVEL AREA:	12,428 SF.
LOT COVERAGE:	29,237 SF., 85.4%

* EXIST. NON CONFORMITY

COVERAGE BREAKDOWN:
EXISTING LOT 31.03, BLOCK 26.01

DWELLING:	750 SF.
BUILDING COVERAGE:	750 SF., 4.8%
GRAVEL AREA:	9,344 SF.
LOT COVERAGE:	10,094 SF., 64.6%

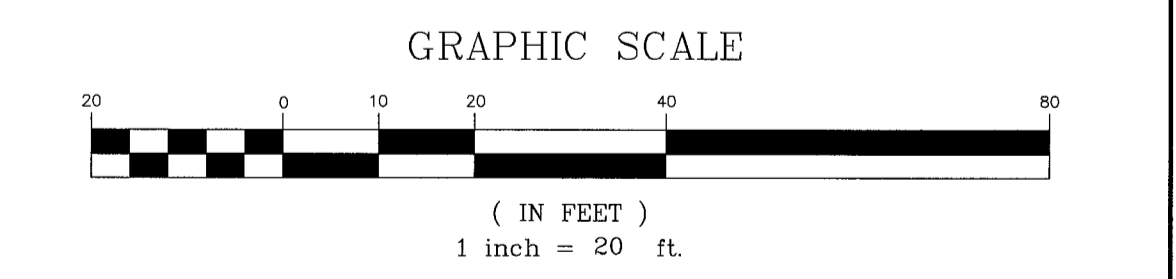
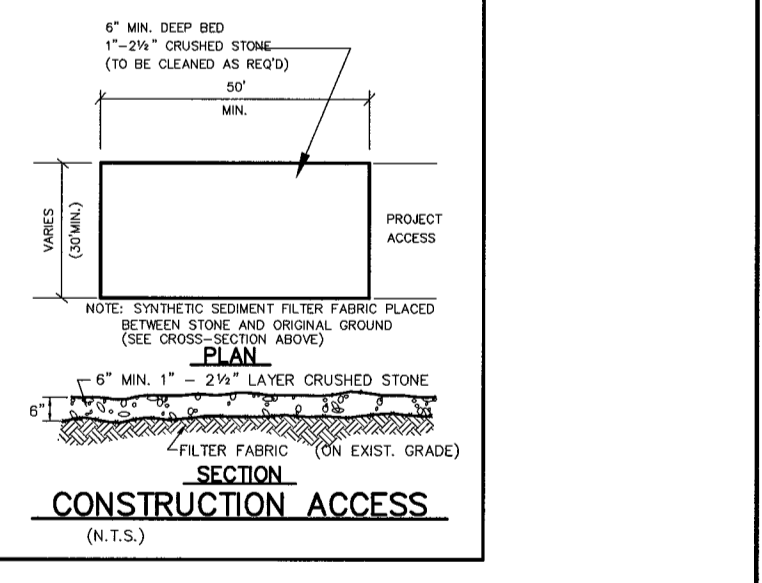
COVERAGE BREAKDOWN:
PROPOSED
LOTS 31.02 & 31.03, BLOCK 26.01

BUILDING:	4,249 SF.
DWELLING:	750 SF.
BUILDING COVERAGE:	4,999 SF., 10.0%
SHEDS:	304 SF.
TENTS:	1,474 SF.
ACCESSORY STRUCTURE:	1,778 SF., 3.6%
CONC. AREA:	3,645 SF.
MACADAM AREA:	7,902 SF.
WALK:	28 SF.
GRAVEL AREA:	21,772 SF.
LOT COVERAGE:	40,124 SF., 80.4%**

** VARIANCE GRANTED

STANDARD CONSTRUCTION SCHEDULE

1. INSTALL ALL SILT FENCING AND WHEEL TRACKING STRIP & INLET FILTERS.
2. RELOCATE TENTS, SHEDS & BINS AS PROPOSED.
3. CONSTRUCT BINS AS REQUIRED.
4. PRIOR TO APPLYING TOPSOIL, CONDUCT SOIL COMPACTION TESTING AND REMEDIATE SURFACE (SCARIFICATION/FLANGE TO MIN. DEPTH OF 4"). AS NECESSARY.
5. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
6. REMOVE ALL SILT FENCE AND OTHER SOIL CONSERVATION & SEDIMENT CONTROL MEASURES ONCE DISTURBED AREAS ARE STABILIZED. CLEAN OUT SEDIMENTATION AREAS AND PROVIDE FOR PERMANENT RESTORATION AFTER ALL CONSTRUCTION IS COMPLETED AND RESTORE AREA TO DESIGN OR ORIGINAL CONDITION.



ZONING DATA (1-2 ZONE)

ITEM	REQUIRED	EXISTING (LOT 31.02, BLOCK 26.01)	EXISTING (LOT 31.03, BLOCK 26.01)	PROPOSED (LOTS 31.02 & 31.03, BLOCK 26.01)
AREA:	-	34,254.7 SF.	15,625.2 SF.	49,879.9 SF.
PRINCIPAL BLDG:	36 FT.	30 FT.	25 FT.	30 FT.
HEIGHT (STORIES):	3	2	2	2
MAX. BUILDING COVERAGE:	40%	12.4%	4.8%	10.0%
MAX. IMP. LOT COVERAGE:	80%	85.4%*	64.6%	80.4%**
ACCESSORY STRUCTURE:	25%	2.9%	-	3.6%
MIN. FRONT YARD:	25 FT.	26.1 FT.	24.6 FT.	26.1 FT.
MIN. SIDE YARD ONE:	15 FT.	4.0 FT.*	4.6 FT.*	4.0 FT.*
BOTH SIDE YARDS:	30 FT.	86.6 FT.	100.2 FT	86.6 FT.
MIN. REAR YARD:	25 FT.	92.6 FT.	64.8 FT.	92.6 FT.
ACCESSORY STRUCTURE (SHEDS/TENT) REAR 15 FT.	OVER LINE	-	-	2 FT.**
ACCESSORY STRUCTURE (SHEDS/TENT) SIDE 15 FT.	OVER LINE	-	-	2 FT. & 5 FT.**

* EXIST. NON CONFORMITY
** VARIANCE GRANTED

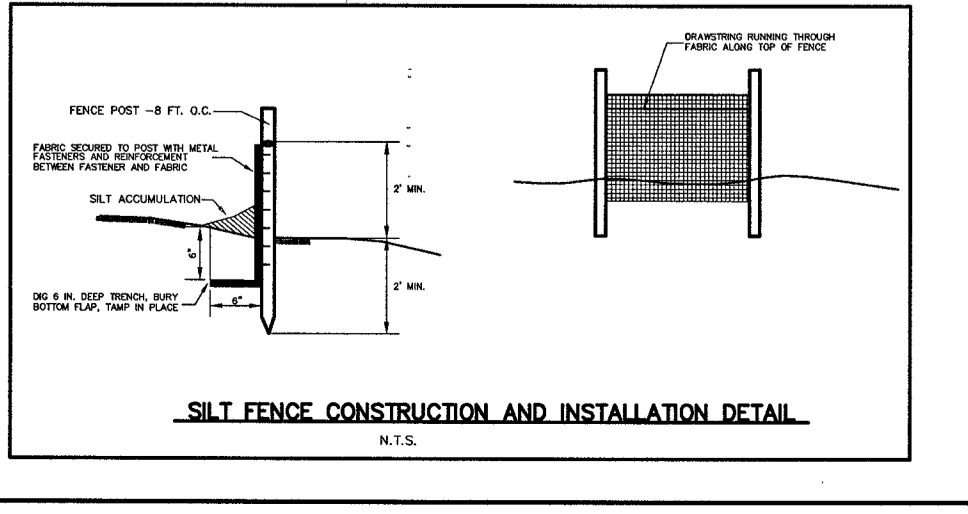
Under authority of revised State Statute 40:27-1, et seq., the Department of Planning and Economic Development, Division of development Review, on behalf of the County Planning Board, County of Bergen, has reviewed this application and has determined that it is not subject to County Planning Board Approval.

ATTESTED TO BY: _____ DATE: _____

THIS SITE PLAN WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF MIDLAND PARK, BERGEN COUNTY, NEW JERSEY.

CHAIRMAN: _____ SECRETARY: _____

DATE: _____ ENGINEER: _____



SILT FENCE PROVISIONS

1. SLOPE PROTECTIVE:
 - A. APPLY PROTECTIVE COVERS AT A RATE OF 1/4\"/>
2. PERMANENT SLOPE PROTECTION:
 - A. APPLY PROTECTIVE COVERS AT A RATE OF 1/4\"/>

OWNER/APPLICANT:
GLENN JACOBSEN
37 BIRCH STREET
MIDLAND PARK, NEW JERSEY 07432

NO.	DATE	DESCRIPTION	BY
5	3/28/24	WETLANDS LIMITS SHOW & RELOCATED SHEDS	R/JW
4	3/14/24	PER ENG. 2/25/24 LTR.	R/JW
3	7/12/23	PER ENG. 5/23/23 LTR.	R/JW
2	6/12/23	PER B.C.S.C.D. 6/9/23 COMMENTS	R/JW
1	5/1/23	PER ENG. 3/16/23 LTR. & 3/20/23 P.B. MTG.	R/JW

SITE PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN
LOTS 31.02 & 31.03, BLOCK 26.01
CURRENT TAX ASSESSMENT MAP NO. 9
37 & 41 BIRCH STREET
BOROUGH OF MIDLAND PARK, BERGEN COUNTY, NEW JERSEY

SCALE: 1"=20' DRAFTED BY: JDL DATE: 12/9/22 JOB NO: 2020-237 SHEET: 1 OF 1
CHECKED BY: RJW

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
E-mail: info@weissmanengineeringpc.com
CERTIFICATION OF AUTHORIZATION # 24GA27926800

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