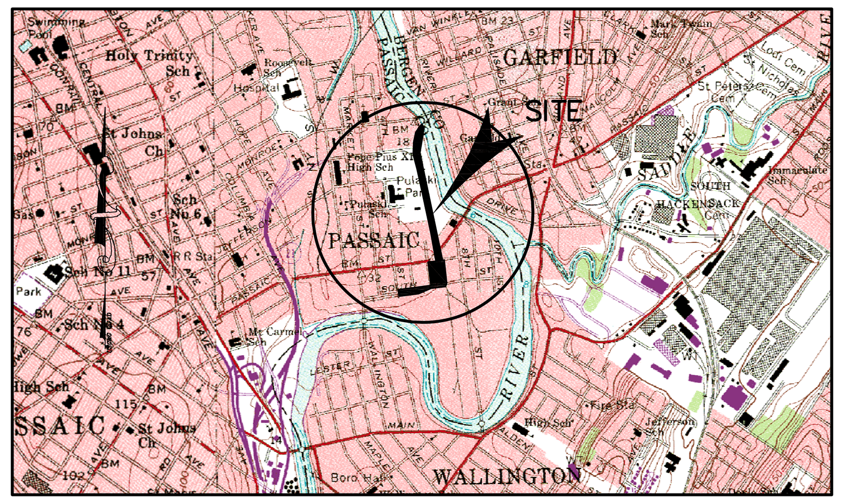


LOCATION MAP – USC&G QUAD
SCALE 1 : 2,000

CITY OF PASSAIC ZONING SCHEDULE

ZONE: CR–HD (3) MIXED COMMERCIAL–RESIDENTIAL STRUCTURES

LOT INFORMATION
Proposed Lot 21 Block 1001.01 – Area = 5,577 SF +/–.
Proposed Lot 22 Block 1001.01 – Area = 12,225 SF +/–.
Proposed Lot 26 Block 1017 – Area = 13,622 SF +/–.
Owners Passaic St. Properties LLC.
Address: 694 Main Street, Passaic, NJ, 07055
Existing Use: Former Railroad

	Req.	Provided	Variance Req.
MINIMUM LOT AREA (Sq. Ft.)	10,000	5,577 (Lot 21) 12,225 (Lot 22) 13,622 (Lot 26)	Y N N
MIN. LOT WIDTH (Feet)	75	66 (Lot 21) 66 (Lot 22) 66 (Lot 26)	Y Y Y
MIN. LOT DEPTH (Feet)	100	84.38 (Lot 21) 184.87 (Lot 22) 206.86 (Lot 26)	Y N N
MIN. FRONT YARD (Feet)	0	0 (Lot 21) 0 (Lot 22) 0 (Lot 26)	N N N
MIN. SIDE YARD (Feet)	–	– (Lot 21) – (Lot 22) – (Lot 26)	N N N
MIN. REAR YARD (Feet)	10	10 (Lot 21) 10 (Lot 22) 10 (Lot 26)	N N N
MAX. LOT COVERAGE (Percent)	50/30	N/A (Lot 21) N/A (Lot 22) N/A (Lot 26)	N N N
MAX. HEIGHT (Stories/Feet)	–	N/A (Lot 21) N/A (Lot 22) N/A (Lot 26)	N N N
MAX DENSITY (DWELLING UNITS PER Ac.)	60	N/A (Lot 21) N/A (Lot 22) N/A (Lot 26)	N N N
MIN. OPEN SPACE	–	– (Lot 21) – (Lot 22) – (Lot 26)	N N N
DENSITY FAR	3	N/A (Lot 21) N/A (Lot 22) N/A (Lot 26)	N N N

* PROPOSED LOTS 21, 22, & 26 TO BE MERGED INTO LOT 26.01 BLOCK 1017

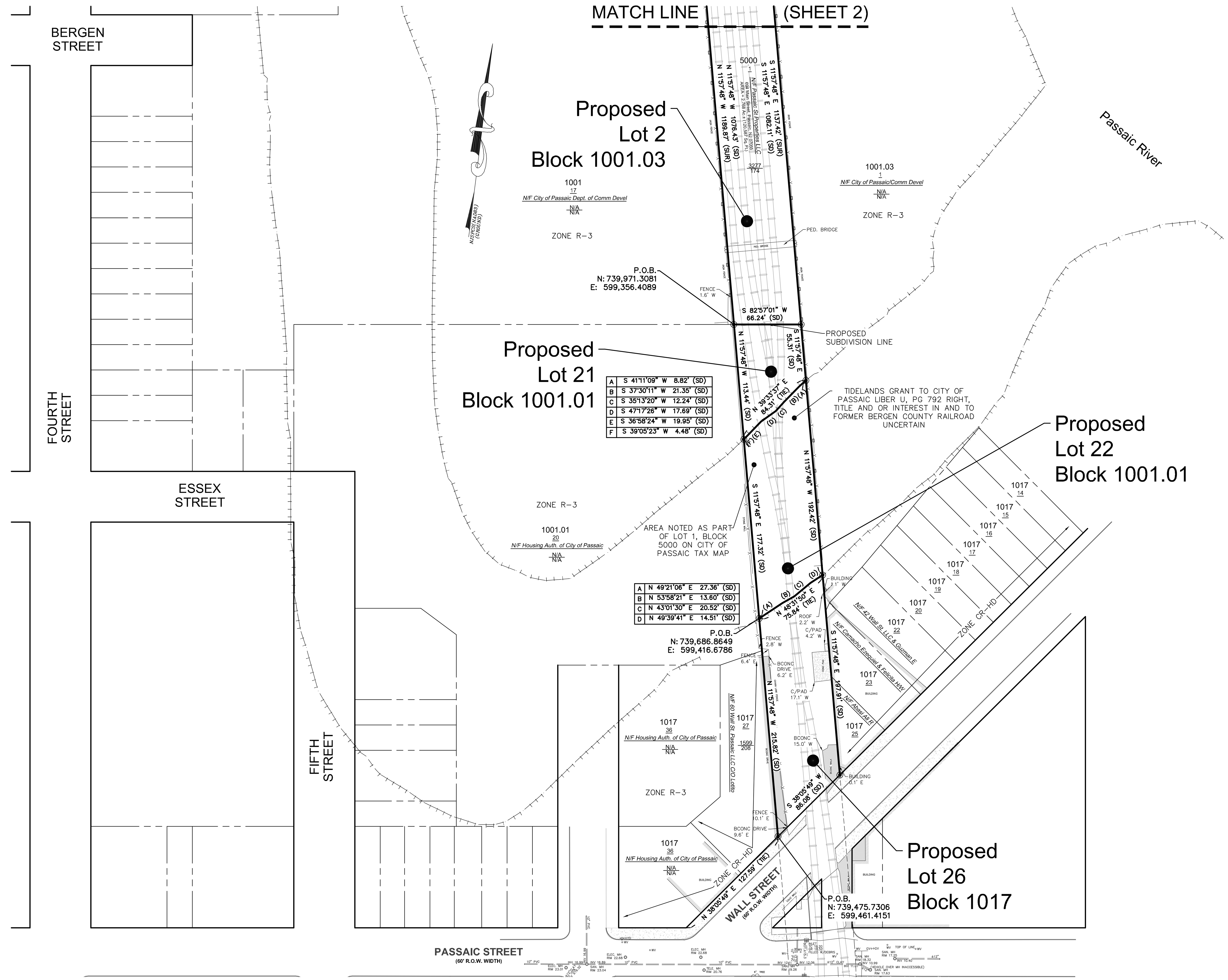
ZONE: R–3 (1–FAMILY DWELLING)

LOT INFORMATION
Proposed Lot 2 Block 1001.03 – Area = 101,388 SF +/–.
Owners Passaic St. Properties LLC.
Address: 694 Main Street, Passaic, NJ, 07055
Existing Use: Former Railroad

	Req.	Provided	Variance Req.
MINIMUM LOT AREA (Sq. Ft.)	3,000	101,388	N
MIN. LOT WIDTH (Feet)	30	66	N
MIN. LOT DEPTH (Feet)	100	1,537	N
MIN. FRONT YARD (Feet)	20	20	N
MIN. SIDE YARD (Feet)	3/8	3/8	N
MIN. REAR YARD (Feet)	25	25	N
MAX. LOT COVERAGE (Percent)	40	N/A	N
MAX. HEIGHT (Stories/Feet)	3/35	N/A	N
MAX DESSITY (DWELLING UNITS PER Ac.)	–	N/A	N
MIN. OPEN SPACE	–	N/A	N
DENSITY FAR	–	N/A	N

LEGEND

N 60°32'02" W 192.66' (SUR)	= Survey Metes & Bounds
N 60°32'02" W 192.66' (SD)	= Sub–Division Metes & Bounds
	= Line as Established by the State of New Jersey – Lands N/F Below Mean High Water
	= Property in Question Lot Line
	= Existing Right–of–Way Line
	= Existing Lot Line
	= Former Lot Line
	= Existing Easement Line
	= Monument Found
	= Iron Pipe/Capped Pin Found
	= Capped Pin Set
	= Concrete Marker Set



REFERENCES:

1. RIGHT OF WAY & TRACK MAP–BERGEN & DUNDEE RAILROAD CO., OPERATED BY ERIE RAILROAD CO. STATION 610–66 TO STATION 702–89, VALUATION MAP NO. 8, DATED JUNE 1918, REVISED THROUGH FEB 1976.
2. NJ BUREAU OF TIDELANDS CLAIMS ATLAS SHEET NO. 735–2148.
3. THIS MAP WAS DEVELOPED USING GEOGRAPHIC INFORMATION SYSTEM DIGITAL DATA DEVELOPED UNDER THE AUSPICES OF THE BUREAU OF TIDELANDS MANGEMENT, NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUT THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY NJDEP AND IS NOT STATE–AUTHORIZED.
4. DEED BOOK H–13 PG. 311

OWNER:

PASSAIC ST. PROPERTIES LLC
694 MAIN ST., PASSAIC, N.J., 07055

APPLICANT:

CITY OF PASSAIC
PASSAIC, N.J., 07055

*LOTS 21 & 22, BLOCK 1001.01, AND LOT 26, BLOCK 1017 TO BE MERGED INTO LOT 26.01, BLOCK 1017 AFTER SUBDIVISION

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTES:

1. THIS SURVEYOR IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE EXISTENCE OR NON–EXISTENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS ARE PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.
2. THIS SURVEYOR HAS NOT BEEN RETAINED TO MAKE ANY DETERMINATIONS AS TO THE EXISTENCE OR NON–EXISTENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THIS MATTER SEPARATE AND APART FROM THIS SURVEY.
3. THIS SURVEYOR CONDUCTED NO UNDERGROUND EXPLORATIONS. THEREFORE, ONLY THOSE PHYSICAL FEATURES WHICH WERE PLAINLY VISIBLE AT THE TIME OF THIS SURVEY ARE PORTRAYED HEREON.
4. SURVEY DATA PORTRAYED HEREON IS BASED UPON FIELD OBSERVATIONS COLLECTED IN OCTOBER & NOVEMBER OF 2018.
5. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A TITLE SEARCH PROVIDED BY THE CLIENT. SEARCH PREPARED BY PASSAIC VALLEY TITLE SERVICE, INC., DATED SEPTEMBER 14, 2017. SURVEY IS SUBJECT TO SUCH FACTS AS MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH INTO THE PROPERTY–IN–QUESTION AND THE IMMEDIATE ADJOINERS.
6. BASIS FOR BEARINGS IS THE NORTH AMERICAN DATUM OF 1983, NEW JERSEY STATE PLANE COORDINATE SYSTEM, UNITED STATES SURVEY FOOT.
7. RECORD TITLE DOCUMENTS PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE.

PASSAIC ST. PROPERTIES LLC HEREBY DECLARES THAT THEY ARE THE OWNERS OF ALL THE LANDS BEING SUBDIVIDED BY THIS MAP AND HEREBY CONSENTS TO THE FILING OF THIS SUBDIVISION WITH THE CITY OF PASSAIC PLANNING BOARD

____
REPRESENTATIVE FOR PASSAIC ST. PROPERTIES LLC DATE

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE CITY OF PASSAIC IS THE "PROPER AUTHORITY" AND, HAVING REVIEWED THIS MAP, FINDS IT TO BE IN COMPLIANCE WITH THE "MAP FILING LAW" AND ALL LOCAL ORDINANCES APPLICABLE THERETO AND HAS APPROVED THIS MAP FOR FILING IN THE OFFICE OF THE CLERK OF PASSAIC COUNTY ON OR BEFORE THE _____ DAY OF ___________, 2020. AFTER THIS DATE MUNICIPAL APPROVAL SHALL EXPIRE.

____
MUNICIPAL CLERK OR SECRETARY OF THE PLANNING BOARD DATE

____
CHAIRMAN OF THE 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 MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER
CITY OF PASSAIC

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED JANUARY 11, 2019 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF 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.

MICHAEL J. McGURL P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38338

No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED	RELEASED

SURVEY & MINOR SUB–DIVISION OF LANDS N/F PASSAIC ST. PROPERTIES LLC. BLOCK 5000, LOT 1
PREPARED FOR
CITY OF PASSAIC
SITUATED IN
CITY OF PASSAIC PASSAIC COUNTY, NJ

CME ASSOCIATES
CONSULTING AND MUNICIPAL ENGINEERS
(732) 727 8000 (732) 462 7400
3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859–1162 — 1460 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731–1194

JOHN H. ALLGAIR P.E. & P.P. (1983 – 2001)	DAVID J. SAMUEL P.E. & P.P. NJ PE LIC NO. 25838 NJ PP LIC NO. 2456	JOHN J. STEFANI P.E. L.S. & P.P. NJ PE & LS LIC NO. 24271 NJ PP LIC NO. 2089
JAY B. CORNELL P.E. & P.P. NJ PE LIC NO. 32962 NJ PP LIC NO. 3874	MICHAEL J. McCLELLAND P.E. & P.P. NJ PE LIC NO. 32468 NJ PP LIC NO. 3770	GREGORY R. VALESI P.E. & P.P. NJ PE LIC NO. 34458 NJ PP LIC NO. 4361

MICHAEL J. McGURL P.L.S.
NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. 38338
PRELIMINARY
DATE 12/02/19

SCALE	DATE
1"=50'	DECEMBER 2019
DRAWN BY: MLB	DESIGNED BY
CHECKED BY: MJM	SHEET: 1 of 2

REGISTERED: M.J.M.
DRAWING NO.: 1–U
FILE NO.: PYR05420.01

File Path: G:\SDSKPROJ\YR-05420-01\survey\SubDivision.dwg