

# MINOR SUBDIVISION PLAN

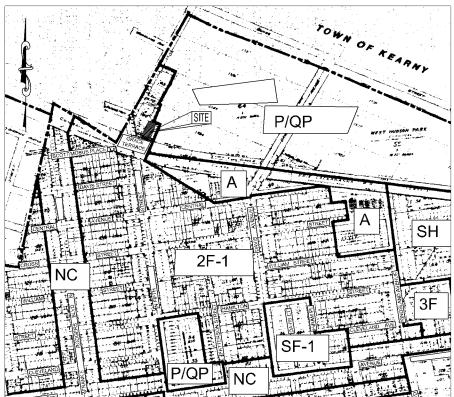
## 3 GRACE TERRACE TAX LOT 7.01 BLOCK 62 TOWN OF HARRISON HUDSON COUNTY, NEW JERSEY

### 200 FEET OWNERS LIST (TOWN OF HARRISON) BLOCK LOT PROPERTY OWNER & ADDRESS

BLOCK	LOT	PROPERTY OWNER & ADDRESS
26	22	GENLAND L. TAXAGT ERIC LACK MIDLAND 00:00 CLEVELAND, OH 44115
26	24	GENARO A & GEORGIA PAZ 10 N 20TH ST HARRISON, NJ 07029
26	25	FRANCISCO & GONCALVES SOUSA 1 WICKETT AVE HARRISON, NJ 07029
38	1	MY BUDDY HOLDING LLC 516 CENTRAL AVE HARRISON, NJ 07029
62	1	LURA MARIA SANTOS 613 N FIFTH ST HARRISON, NJ 07029
62	2	JAMES A. VITALE AND MARIO ESTEVES 611 N FIFTH ST HARRISON, NJ 07029
62	3	CARLOS & ANGELA ROMELIA GALLEGOS 611 N FIFTH ST HARRISON, NJ 07029
62	4	EGUL TRUST CO CUSTODIAN 1415 FIFTH ST FAIR LAWN, NJ 07410
62	5	FUNG TEE CHAN 1415 FIFTH ST HARRISON, NJ 07029
62	6	FRANCISCO & NELLY LEOCA 603 N FIFTH ST HARRISON, NJ 07029
62	6	FRANCISCO & NELLY LEOCA 603 N FIFTH ST HARRISON, NJ 07029
62	6	POŁAK-TOSIŃSKA ANNA M & EDWARD 602 N FIFTH ST HARRISON, NJ 07029
62	6	EDWARD J. HETRICK AND DENISE HETRICK 48 CHESTNUT ST NORTH ARLINGTON, NJ 07031
62	7	FRANCIS J. MASTROPIETRO LLC 47 BALSAM AVE EAST HANOVER, NJ 07936
62	7	JIN A. JOY VAN 104 N 20TH ST LIVINGSTON, NJ 07039
62	9	JIRAN HOLDINGS LLC 104 N 20TH ST EAST HANOVER, NJ 07936
63	7	KENNETH J & MASTERSON C STROHECKER 704-706 N FIFTH ST WEST HUDDISON PARK WEST HUDDISON PARK, NJ 07029
63	9	600 DAVIS AVE HARRISON, NJ 07029
64	3	CONRAD 1717 ARCH ST 13TH FL PHILADELPHIA, PA 19101
64	4	CONRAD 516 CENTRAL AVE HARRISON, NJ 07029
64	4	HUDSON COUNTY PLANNING BOARD 516 CENTRAL AVE HARRISON, NJ 07029

### 200 FEET OWNERS LIST (TOWN OF KEARNY) BLOCK LOT PROPERTY ADDRESS PROPERTY OWNER & ADDRESS

BLOCK	LOT	PROPERTY ADDRESS	PROPERTY OWNER & ADDRESS
4	13	148-150 JOHNSTON AVE	SARAH FERRUGIATI 148-150 JOHNSTON AVE KEARNY, NJ 07032
4	14	152 JOHNSTON AVE	ROMERO, TOMAS ETUX 152 JOHNSTON AVE KEARNY, NJ 07032
4	15	154 JOHNSTON AVE	HERREIRA, CLINET 154 JOHNSTON AVE KEARNY, NJ 07032
4	16	JOHNSTON AVE	CONRAD CORP C/O PROP TAX DEPT PO BOX 8499 PHILADELPHIA, PA 19101
13	25	15 DEVO ST	15 DEVO ST KEARNY, NJ 07032
13	26	11 DEVON ST	FRANCIS J. MASTERSON 11 DEVON ST KEARNY, NJ 07032
13	27	9 DEVON ST	FRANKOWSKI, FRANCISZEK ETUX 9 DEVON ST KEARNY, NJ 07032
13	28	153 JOHNSTON AVE	R&A DREAMS LLC 153 JOHNSTON AVE HORNBLICK, NJ 07881
13	29	151 JOHNSTON AVE	REIS, HORACIO A ETUX 136 LINDEN AVE HORNBLICK, NJ 07881
13	30	149 JOHNSTON AVE	SANTOS, DORALICE ETIR 207 WINDSOR ST HORNBLICK, NJ 07881
		TOWN OF KEARNY C/O TOWN CLERK	402 KEARNY AVE KEARNY, NJ 07032
		TOWN OF HARRISON C/O TOWN CLERK	318 HARRISON AVE HARRISON, NJ 07029
		HUDSON COUNTY PLANNING BOARD	830 BERGEN AVE, SUITE 6A JERSEY CITY, NJ 07306



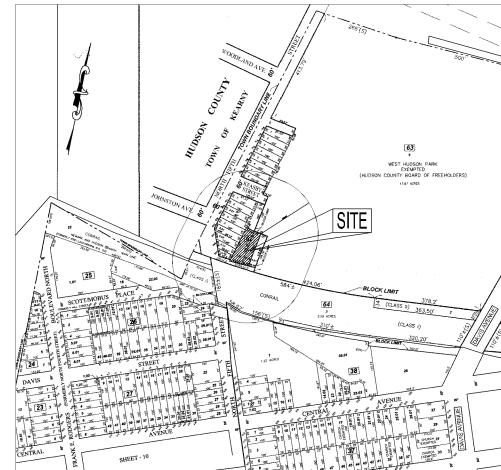
ZONING MAP

SCALE: ±1"=400'



SITE MAP

SCALE: ±1"=100'



TAX MAP

SCALE: ±1"=200'

DESIGN WAIVER SCHEDULE			
LOT 7.01, BLOCK 62 - 3 GRACE TERRACE - TOWN OF HARRISON	Required	Proposed 7.01	Proposed 7.02
2 Size of sites. The width of sites shall be providing direct access to individual parking spaces shall be in accordance with the requirements set forth below. Only one-way traffic shall be permitted in addition to the parking spaces placed at an angle other than ninety (90) degrees 90 (perpendicular parking), aisle width = 23.07 feet	Not Applicable	90 (perpendicular parking), aisle width = 23.07 feet	

### SCHEDULE OF GENERAL DISTRICT REQUIREMENTS ZONE 2F-1 (TWO FAMILY DETACHED DISTRICT) BLOCK 62 - 3 GRACE TERRACE - HARRISON

Regulation	General Requirements	Existing	Proposed Lot 7.01	Proposed Lot 7.02	Comment
Principal Permitted Uses	Single-Family Detached Dwelling, 2-Family Detached Dwelling, Attached 2-Family Dwelling	S-Family Detached Dwelling (ft)	2-Family Detached Dwelling	3-Family Detached Dwelling (ft)	Conforming
Min. Lot Area	2,000 sf	7,774.00 sf	3,235.00 sf	4,544.00 sf	Conforming
Min. Lot Width	25 ft	68.23 ft	25 ft	42.66 ft	Conforming
Min. Lot Depth	140 ft	121.5 ft	121.5 ft	121.5 ft	Conforming
Min. Front Yard Setback	20 ft	8.35 ft (e)	20.00 ft	8.35 ft (e)	Conforming
Min. Side Yard Setback (each)	3 ft	2.40 ft (e)	3.00 ft	2.40 ft (e)	Conforming
Min. Rear Yard Setback	20 ft	9.75 ft	24.25 ft	9.75 ft	Conforming
Max. Building Height	35 ft	53.5 ft	34.27 ft	53.5 ft	Conforming
Max. Density	N/A	N/A	N/A	N/A	Not Applicable

\* The front yard requirement shall be such that where the existing principal building on the same side of the street and within 200 feet of any subject or create an established setback, new buildings shall conform to the established setback or, if none is established, to the average of the setbacks of the principal buildings within 200 feet, provided that in residential zones the minimum front yard setback shall be 20 feet.

NOTE:  
N = Not Applicable  
NA = Denotes Not Available  
N/A = Denotes Not Available

### PARKING ANALYSIS

PARKING ANALYSIS	Required	Proposed Lot 7.01	Proposed Lot 7.02	Comment
Residential Dwellings (RSV) - Single Family Detached, Two Family Duplex				
2 Bedrooms - 1.5 Spaces/Unit (4 Units)	6 Spaces	6 Spaces	6 Spaces	Conforming
3 Bedrooms - 2 Spaces/Unit (1 Unit)	2 Spaces	2 Spaces	N/A	Conforming
<b>TOTAL (Car Parking)</b>	<b>8 Spaces</b>	<b>3 Spaces</b>	<b>6 Spaces</b>	<b>Conforming</b>
* When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.				
** Off-Street Parking* - Single Family Detached				
2 Bedrooms - 1.5 Spaces/Unit (4 Units)	6 Spaces	6 Spaces	6 Spaces	Conforming
3 Bedrooms - 2 Spaces/Unit (1 Unit)	2 Spaces	2 Spaces	N/A	Conforming
<b>TOTAL (Car Parking)</b>	<b>8 Spaces</b>	<b>3 Spaces</b>	<b>6 Spaces</b>	<b>Conforming</b>

\* Fractional spaces. Whenever the application of Schedule V-1 standards results in the requirement of a major fraction of a space in excess of fifty (50) percent, a full space shall be required.

**PROTECT YOURSELF**  
A PHONE CALL  
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.  
THE STATE OF NEW JERSEY REQUIRES EARTHTAMING OF SCAFFOLDING,  
DEBRIS, AND CONCRETE FORMS AND THE CATCHES  
SURFACE ANYWHERE IN THE STATE.

APPROVED BY ZONING BOARD - TOWN OF HARRISON	
BOARD SECRETARY:	DATE:
BOARD CHAIRMAN:	DATE:
BOARD ENGINEER:	DATE:

### OWNER / APPLICANT:

JRMR HOLDINGS LLC  
47 BALSAM AVENUE  
EAST HANOVER, NJ 07936

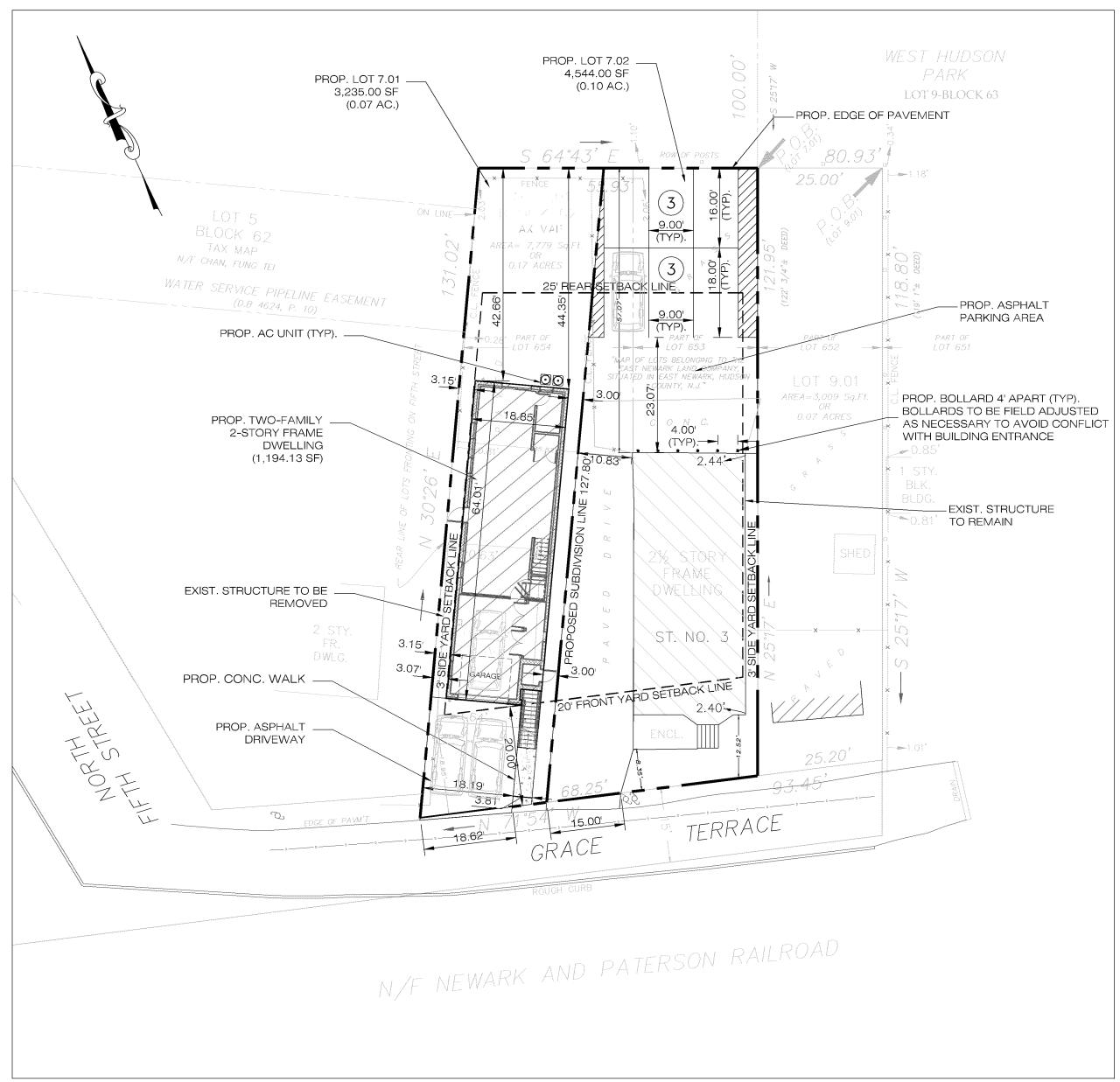
SHEET	INDEX OF DRAWINGS	ISSUED	REVISED
1	COVER SHEET	10/16/20	N/A
2	GENERAL SITE PLAN	10/16/20	N/A
3	GRADING/UTILITY, LIGHTING & LANDSCAPING PLAN	10/16/20	01/25/21
4	CONSTRUCTION DETAILS	10/16/20	N/A
5	SOIL EROSION AND SEDIMENT CONTROL PLAN	10/16/20	N/A
6	SOIL EROSION AND SEDIMENT CONTROL NOTES & DETAILS	10/16/20	N/A

JOHN A. KHAN, P.E., C.M.E.	PROFESSIONAL ENGINEER	REGISTRATION NO. 04837	DATE
<i>John A. Khan</i>			
ADNAN A. KHAN, P.E., C.M.E.	PROFESSIONAL ENGINEER	REGISTRATION NO. 04838	DATE
<i>Adnan A. Khan</i>			
MAIN OFFICE: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-2700, Fax: 973-588-3759 www.a2kengineering.com New Jersey Certified Professional Engineer No. 04837 Pennsylvania Certified Professional Engineer No. 04838 Pennsylvania Certificate of Authority No. 3771534			

ANZ ENGINEERING, INC.	ENGINEERS • SCIENTISTS • CONSULTANTS	MAIN OFFICE: 150 RIVER ROAD, SUITE B3, MONTVILLE, NJ 07045	TEL: 973-588-2700
<i>ANZ</i>			
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C-01	COVER SHEET

JOB NUMBER:	20-0403
SCALE: AS SHOWN	



**GENERAL NOTES:**

1. PARCEL IS KNOWN AS TAX LOT 7.01 IN BLOCK 62 AS SHOWN ON THE TAX MAPS OF THEN TOWN OF HARRISON.
2. AREA OF PARCEL = 7,779 S.F. OR 0.17 ACRES.
3. PARCEL IS LOCATED ENTIRELY IN THE 25-1 (RESIDENTIAL) DISTRICT AS SHOWN ON THE ZONING MAP OF THE TOWN OF HARRISON.
4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
5. THIS IS A LOT DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DIMINISHES FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
7. ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY BORRER, MCDONALD & WATSON LAND SURVEYORS OF BLOOMFIELD, NJ. DATED 01/07/2020 AND IS BASED ON THE KEARNY SEWER MPS.
8. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EVIDENCE OF UTILITY LINES TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
9. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS PLACED IN A POSITION LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
10. UTILITY CONNECTIONS SHALL COMPLY WITH THE COUNTY/MUNICIPAL ROAD OPENING PERMIT REQUIREMENTS.
11. SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
12. NO DETERMINATION WAS MADE AS TO THE PRESENCE OR NONEXISTENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THESE PLANS.
13. NO ON-SITE SOIL, GROUNDWATER AND GROUNDRADWATER ASSESSMENT HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE DUTY OF THE CONTRACTOR AND CONTRACTORS TO DETERMINE THE EXISTENCE, TYPE AND AMOUNT OF HAZARDOUS MATERIALS AND GROUNDRADWATER CONDITION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS. CONSTRUCTABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDRADWATER CONDITIONS.
14. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MOORED PROCT DENSITY.
15. THIS SET OF PLANS SHALL BE PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
16. ALL MATERIAL, MACHINERY AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
  - NUJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", A CURRENTLY AMENDED.
  - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - "RESIDENTIAL SITE IMPROVEMENT STANDARDS", NJ. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS CURRENTLY AMENDED.
  - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
17. CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES AND SAFETY STANDARDS. SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THEREOF TO THE FEDERAL BUREAU OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA), "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE FEDERAL BUREAU OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, "SAFETY AND ENGINEERING AND SAFETY"; "CONSTRUCTION SAFETY CODE"; AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION"; AND "BUILDING CODE".
18. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE PLANS, METHODS, AND SEQUENCING OF CONSTRUCTION ACTIVITIES. IT SHALL NOT BE THE RESPONSIBILITY OF THE ENGINEER. ANY CONSTRUCTION PROVIDED HERE IS TO BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
19. ALL REQUIRED SOL, EROSION AND SEDIMENT CONTROL DEVICE MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AND INSTALL SOL, EROSION AND SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
20. TOP SOILING & SEDDING SHALL BE PLACED IN THE AREAS DISTURBED DURING CONSTRUCTION AND / OR AS DIRECTED BY THE ENGINEER.
21. ANY EXISTING CURB OR OTHER OBJECTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR RELOCATED TO THE SATISFACTION OF THE TOWN ENGINEER.

OF 7401 BLOC  
3 GRACE TERRACE  
TOWN OF HARRISON  
HUDSON COUNTY, NEW JERSEY  
SITE DEVELOPMENT PLAN

JOB NUMBER:	
20-0303	
SCALE: AS SHOWN	
C-02	
SHEET 2 OF 4	



