

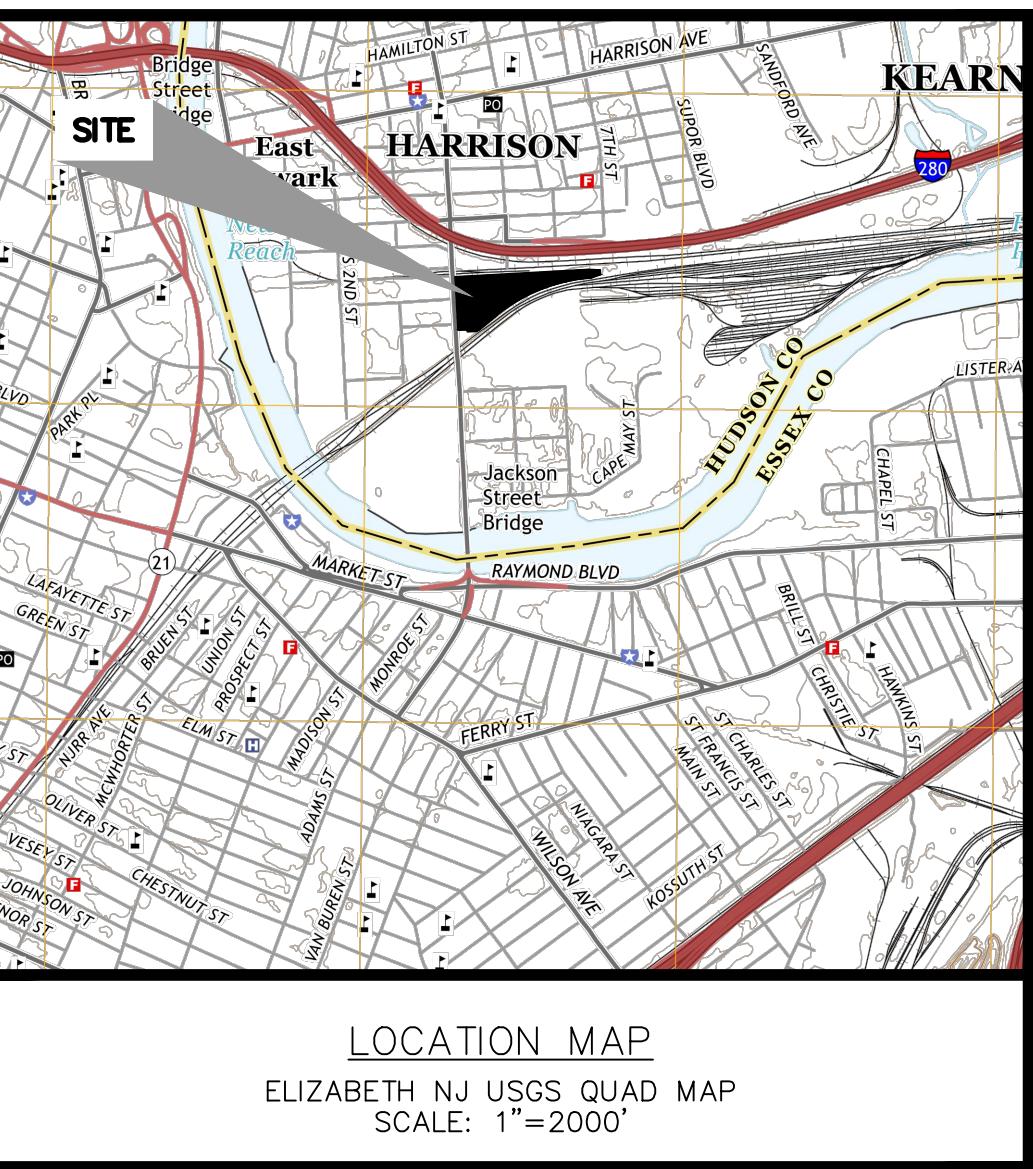
ZONING		
Zoning Requirements of the Mixed-Use District per the Amended Harrison Waterfront Redevelopment Plan 2012:		
Permitted Use: Retail, Multi-family Residential, Office, Restaurants, Movie Theater, Entertainment, Financial Institutions, Fitness Centers, Wellness Centers, Childcare, Hotels, Parks, Public Uses, Structured Parking.		
Permitted Accessory Use: Laundry, Gym, Parking, Signage, Outdoor dining, Plazas, Parks, Public Spaces, Lobbies, Tenant Storage, Management/Leasing Office		
Bulk Standards:		
Setbacks:	Required	Existing
Min: 0 Ft (1) Max: 10 Ft (2)	Bldg. A Bldg. D	0.8 ft. 0.6 ft.
Building Height:	4-30 stories	Bldg. A-D 5 Stories
Retail Facade:	Min. 80% of Street Frontage At Ground Floor FFR Blvd.	Bldg. A >80%
Retail Depth:	Min. Unit Depth 40 ft.	Bldg. A >40 ft.

SUMMARY OF AREAS

BLOCK 133			
LOT	EXISTING LOT AREAS	PROPOSED LOT AREAS	
EXISTING LOT 1.04	114,746 SF 2.63 AC	55,448 SF 1.27 AC	
PROPOSED LOT 1.06		59,298 SF 1.36 AC	
PROPOSED LOT 1.07		114,746 SF 2.63 AC	
TOTAL TRACT	114,746 SF 2.63 AC	114,746 SF 2.63 AC	

OWNER/APPLICANT

ACCORDIA HARRISON URBAN RENEWAL, LLC
600 FRANK E. RODGERS BLVD, SOUTH
HARRISON, NJ 07029
PH: 917-330-9615



MAP & DEED REFERENCES

- MAP ENTITLED "PRELIMINARY MAJOR SUBDIVISION PLAN, BLOCK 133, LOT 1.04, 1.06, 1.07, HARRISON" STATED IN TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED SEPTEMBER 10, 2015, LAST REVISED SEPTEMBER 13, 2016, AND FILED IN THE HARRISON COUNTY CLERK'S OFFICE NOVEMBER 30, 2016.
- BOUNDARY INFORMATION SHOWN BASED ON A MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOTS 1.03, 1.04 AND 1.05, BLOCK 133 600-798 FRANK E. RODGERS BOULEVARD SITUATED IN TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED SEPTEMBER 10, 2015, LAST REVISED SEPTEMBER 13, 2016, AND FILED IN THE HARRISON COUNTY CLERK'S OFFICE NOVEMBER 30, 2016.
- VESTING DEED, DEED BOOK 9357, PAGE 592.

GENERAL NOTES

- PROPERTY BEING KNOWN AND DESIGNATED AS BLOCK 133, LOT 1.04 AS SHOWN ON A MAP ENTITLED "PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN, BLOCK 133, LOT 1.04, 1.06, 1.07, HARRISON" STATED IN TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED SEPTEMBER 10, 2015, LAST REVISED SEPTEMBER 13, 2016, AND FILED IN THE HARRISON COUNTY CLERK'S OFFICE NOVEMBER 30, 2016.
- PROPERTY IS PARTIALLY LOCATED IN ZONE X AND ZONE AF (E 2). ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 34017C0082D HAVING AN EFFECTIVE DATE OF AUGUST 16, 2006. PROPERTY ALSO PARTIALLY LOCATED IN ZONE X AND ZONE AF (E 2). ACCORDING TO FLOOD INSURANCE RATE MAP 34017C0082D, HAVING A PRELIMINARY DATE OF DECEMBER 13, 2014. PROPERTY IS TOGETHER WITH AN APPROVED FHA PERMIT.
- THE HORIZONTAL DATUM OF THIS PLAN IS REFERENCED TO THE NEW JERSEY PLANE COORDINATE GRID SYSTEM AS ESTABLISHED BY GPS OBSERVATIONS USING LEICA SMARTNET (NAD 83). THE MERIDIAN AND BEARINGS HEREON MAY NOT MATCH PRIOR RECORDS, RECORDS OR MAPS.
- BUILDING TIES ARE TO THE OUTERMOST EXPOSED FACE OF BUILDING.
- IF THIS DOCUMENT DOES NOT CONTAIN THE EMBOSSED SEAL OF THE UNDERSIGNED PROFESSIONAL OR A DIGITAL ID, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR Suzanne E. Warren, P.L.S. PROFESSIONAL LAND SURVEYOR N.J.L.S. No. G50389700	DATE 9/21/21	DRAWN BY: WKS DATE: 9/21/21 RELEASED BY: SEW VERTICAL SCALE: N/A
APPLICANT NUMBER Suzanne E. Warren, N.J.P.L.S. No. G50389700 DATE 9/21/21		PROJECT No.: EEO-201
CERTIFICATIONS		
APPLICATION NUMBER		
THIS PLAN IS HEREBY APPROVED BY THE HARRISON COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE HARRISON COUNTY PLANNING BOARD.		
CHAIRMAN		
THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWN OF HARRISON.		
CHAIRMAN		
SECRETARY		
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS TO THE PROVISIONS OF THE RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS		
PLANNING BOARD ENGINEER (AFFIX SEAL)		
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND A LAND SURVEY DATED 11/09/20 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET. I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.		
Suzanne E. Warren N.J.P.L.S. No. G50389700 DATE 9/21/21		
THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975c.291 (C-40-550-1 et seq.) OR LOCAL ORDINANCE.		
I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.		
MUNICIPAL CLERK I HEREBY CERTIFY THAT I AM THE OWNER/APPLICANT OF RECORD OF THE SITE DEPICTED HEREIN AND THAT I CONCUR WITH THE PLAN.		
OWNER/APPLICANT ACCORDIA HARRISON URBAN RENEWAL, LLC 600 FRANK E. RODGERS BLVD, SOUTH HARRISON, NJ 07029 PH: 917-330-9615		
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____ BEFORE ME, A NOTARY PUBLIC OR ATTORNEY AT LAW OF NEW JERSEY, PERSONALLY APPEARED, _____ WHO I AM SATISFIED IS THE PERSON WHO HAS SIGNED THE ABOVE CONSENT.		
SIGNATURE OF NOTARY PUBLIC OR ATTORNEY AT LAW INCLUDE AND DATE COMMISSION EXPIRES		
I HEREBY CERTIFY THAT THE PROPER AUTHORITY HAS APPROVED THIS MAP AND THE SAME IS IN COMPLIANCE WITH NJ STATUTE 46:26B ET.SEQ.		
COUNTY ENGINEER APPROVED BY THE HARRISON COUNTY PLANNING BOARD IN ACCORDANCE WITH NJ STATUTE 40-27.6.2 ON _____		
PRINCIPAL PLANNER Sheet Number 1 OF 1		

PRELIMINARY/FINAL MINOR SUBDIVISION PLAN
BLOCK 133, LOT 1.04
HARRISON YARDS
SITUATED IN
TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY

