

AERIAL SITE LOCATION PLAN

RESIDENTIAL  
CONCEPT DESIGN "FIT" PLANS  
180 LIBERTY STREET, LITTLE FERRY, N.J.  
LOTS 23.01, 24 & 25 BLOCK 50 NOVEMBER 2022

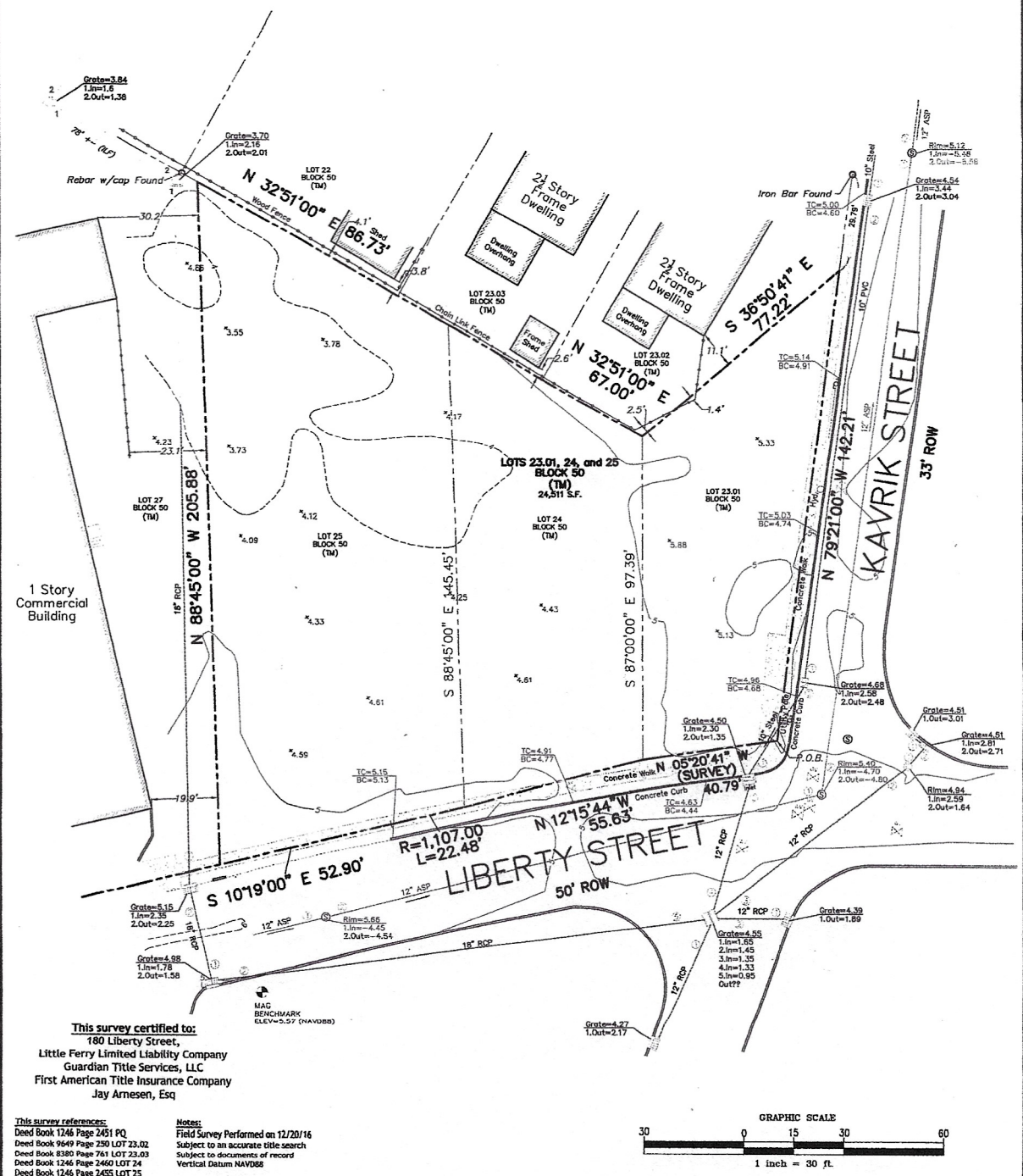
**M/S**

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EXISTING PROPERTY & TOPOGRAPHIC SURVEY

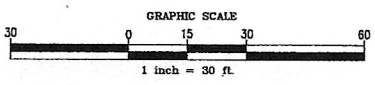
DEED



**This survey certified to:**  
 180 Liberty Street,  
 Little Ferry Limited Liability Company  
 Guardian Title Services, LLC  
 First American Title Insurance Company  
 Jay Arnesen, Esq

**This survey references:**  
 Deed Book 1246 Page 2451 P.Q.  
 Deed Book 9649 Page 250 LOT 23.02  
 Deed Book 8380 Page 761 LOT 23.03  
 Deed Book 1246 Page 2460 LOT 24  
 Deed Book 1246 Page 2455 LOT 25

**Notes:**  
 Field Survey Performed on 12/20/16  
 Subject to an accurate title search  
 Subject to documents of record  
 Vertical Datum NAVD88



REVISED 03/22/2018: REAR LEFT CATCH BASIN ADDED  
 REVISED 01-10-18 BY CMB: REVISED NOTES/SCALE + ADDED BENCHMARK

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13-40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such encumbrances, if any, below the surface of the lands not visible. This declaration is made solely to the above named parties for their transaction only and is not transferable. Survey is valid only if price has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

BOUNDARY & TOPOGRAPHIC SURVEY OF PROPERTY		PROJECT NUMBER 163346
Tax Lots 23.01, 24, and 25 - Block 50 180 Liberty Street, Borough of Little Ferry Bergen County, New Jersey		REFERENCE NUMBER GTS-23006
FIELD: JSG	DRAWN BY: JSG	CHECKED: MJC
DATE: 03/03/16	SCALE: 1"=30'	

**Lakeland Surveying**

Certificate of Authorization  
#1642809000

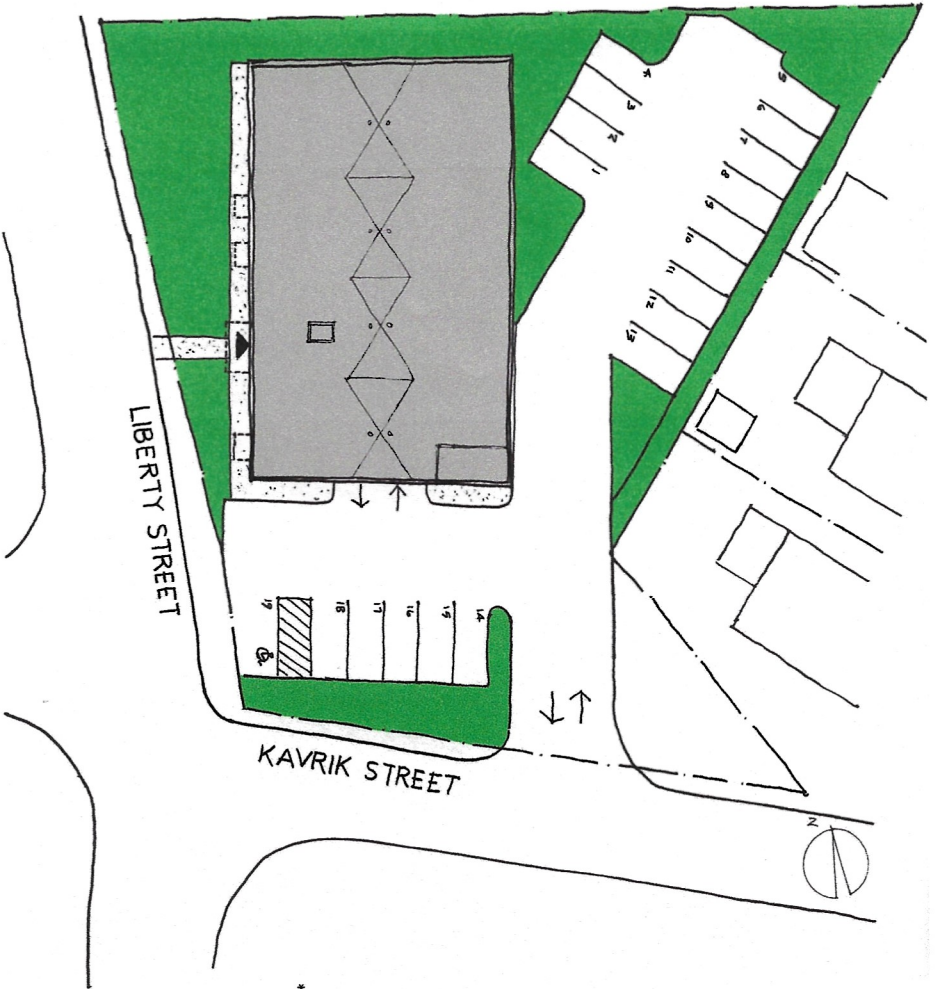
117 Hibernia Avenue | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com

Marc J. Cifone  
PROFESSIONAL LAND SURVEYOR

Jeffrey O. Males  
PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. LIC. No. 246S04132900  
Jeffrey O. Males N.J. P.L.S. LIC. No. 246S03008700





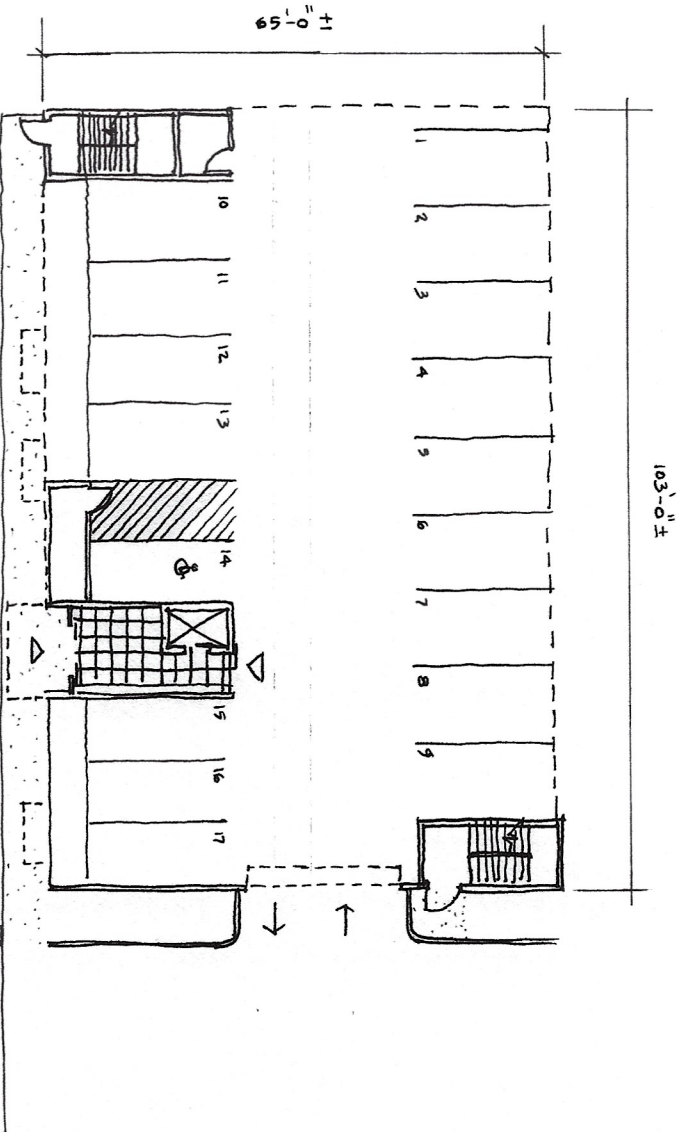
**CONCEPT SITE PLAN**  
SCALE 1" = 30'

**CONCEPTUAL ZONING ANALYSIS**  
**180 LIBERTY STREET, LITTLE FERRY, N.J.**  
**BN ZONE SCHEDULE NEIGHBORHOOD BUSINESS**

REQUIREMENT	REQUIRED	EXISTING*	PROPOSED	VARIANCE
MIN. LOT ARE	5,000 SF	(0.5164 AC) 22,499 SF	22,495 SF	NO
MAX LOT COVERAGE	50% 11,248 SF		59% 13,300 SF	YES
MIN LOT WIDTH	50 FT	IRREGULAR	169 FT	NO
MIN LOT DEPTH	100 FT	VARIES	97.39	ENC
FRONT YARD SETBACK	15 FT		VARIES 9-20 FT	YES
SIDE YARD	10 FT		59 FT	NO
BOTH SIDES	20		59 FT	NO
REAR YARD SETBACK	10 FT		22 FT	NO
MAX HEIGHT	30 FT		42 FT ±	YES
DENSITY <small>(PROVIDED FOR INFORMATIONAL PURPOSES ONLY)</small>	-		40 UN/AC	
PARKING - MULTI-FAMILY	2.5 SP/UN	-	1.7 SP/UN	YES
	52. R REQ		36 PROPOSED	

- \* NOTE: THE SUBJECT PROPERTY IS A VACANT PARCEL.
- A USE VARIANCE IS REQUIRED FOR THIS PROJECT IN ADDITION TO THE NOTED BULK VARIANCES AS OUTLINED IN THE CONCEPTUAL ZONING ANALYSIS.
  - IF THE PROJECT ADVANCES, THE APPLICANT WILL BE REQUIRED TO MEET ALL DRAINAGE REQUIREMENTS AND ORDINANCES OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN, STATE OF N.J. AND ALL OTHER REGULATIONS THAT MAY BE REQUIRED FOR THE PROPERTY.
  - THE CONCEPT DESIGN PLANS ARE REPRESENTATIVE OF WHAT THIS PROPERTY COULD SUPPORT AS RELATES TO USE, DENSITY AND PROBABLE PARKING.
  - THE PROPOSED BUILDING'S STRUCTURE, MECHANICAL & CIVIL ENGINEERING REQUIREMENTS WOULD HAVE TO BE PREPARED DURING THE PRELIMINARY DESIGN AND MUNICIPAL APPROVAL PROCESS PHASE SUBMISSION.

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# CONCEPTUAL GROUND FLOOR PARKING & ENTRANCE PLAN

**NOTE: PARKING ANALYSIS**

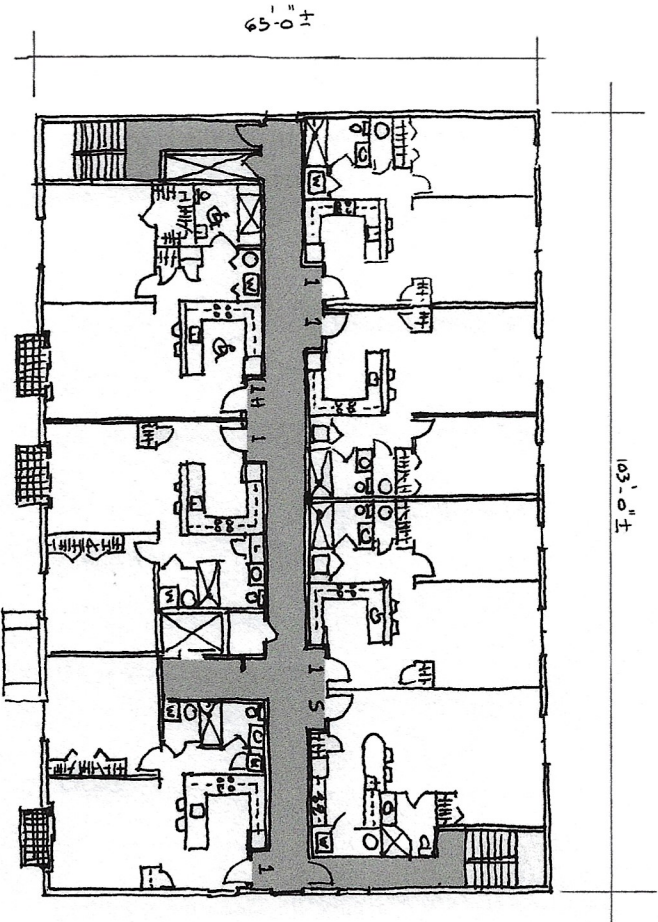
COVERED PARKING = 17 SPACES  
ON SITE PARKING = 19 SPACES  
TOTAL PARKING = 36 SPACES

SCALE 1/16" = 1' 0"

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# TYPICAL CONCEPTUAL FLOOR PLAN FOR 2ND, 3RD & 4TH FLOORS

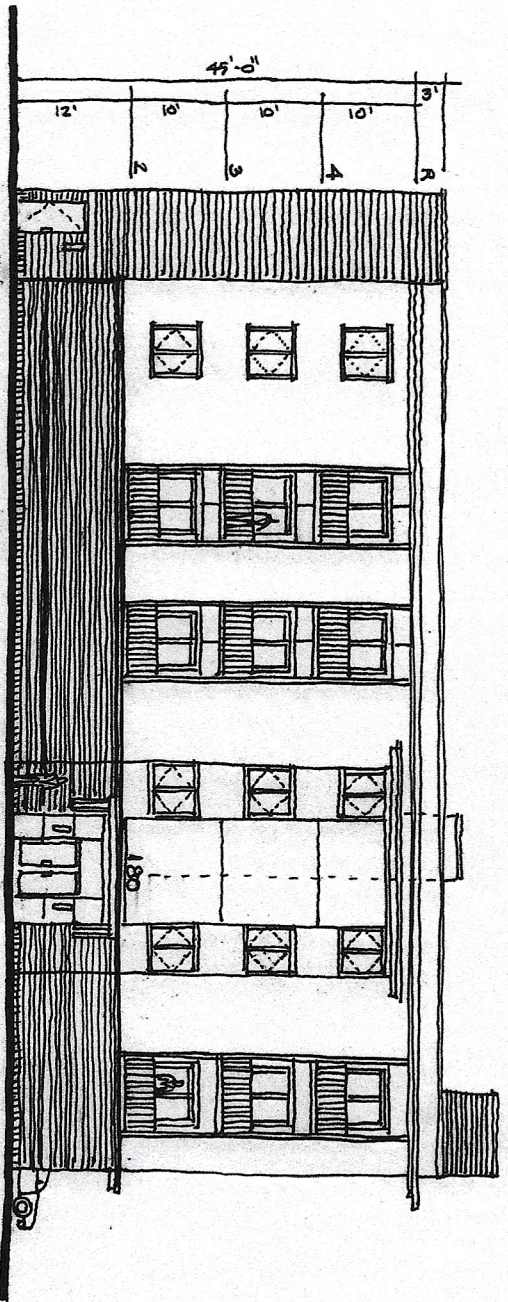
SCALE 1/16" = 1' 0"

UNIT SUMMARY

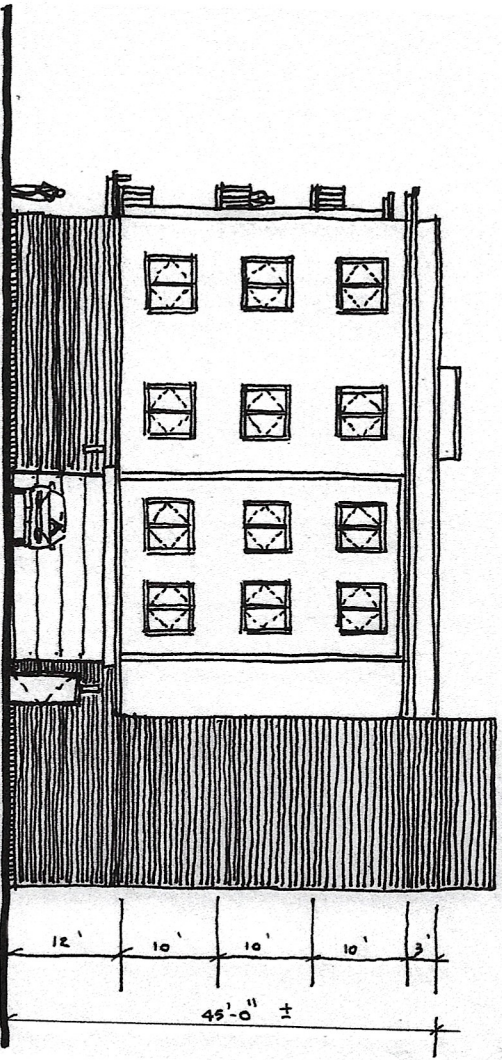
1 = 1BR UNIT	5 PER FLOOR
1H = HANDICAP UNIT	1 PER FLOOR
S = STUDIO UNIT	1 PER FLOOR
TOTAL =	7 UNITS PER FLOOR
	3 FLOORS = 21 UNITS

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LIBERTY STREET CONCEPT ELEVATION  
SCALE 1/16" = 1'.0"



KAVRIK STREET CONCEPT ELEVATION  
SCALE 1/16" = 1'.0"

**MS**

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