

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

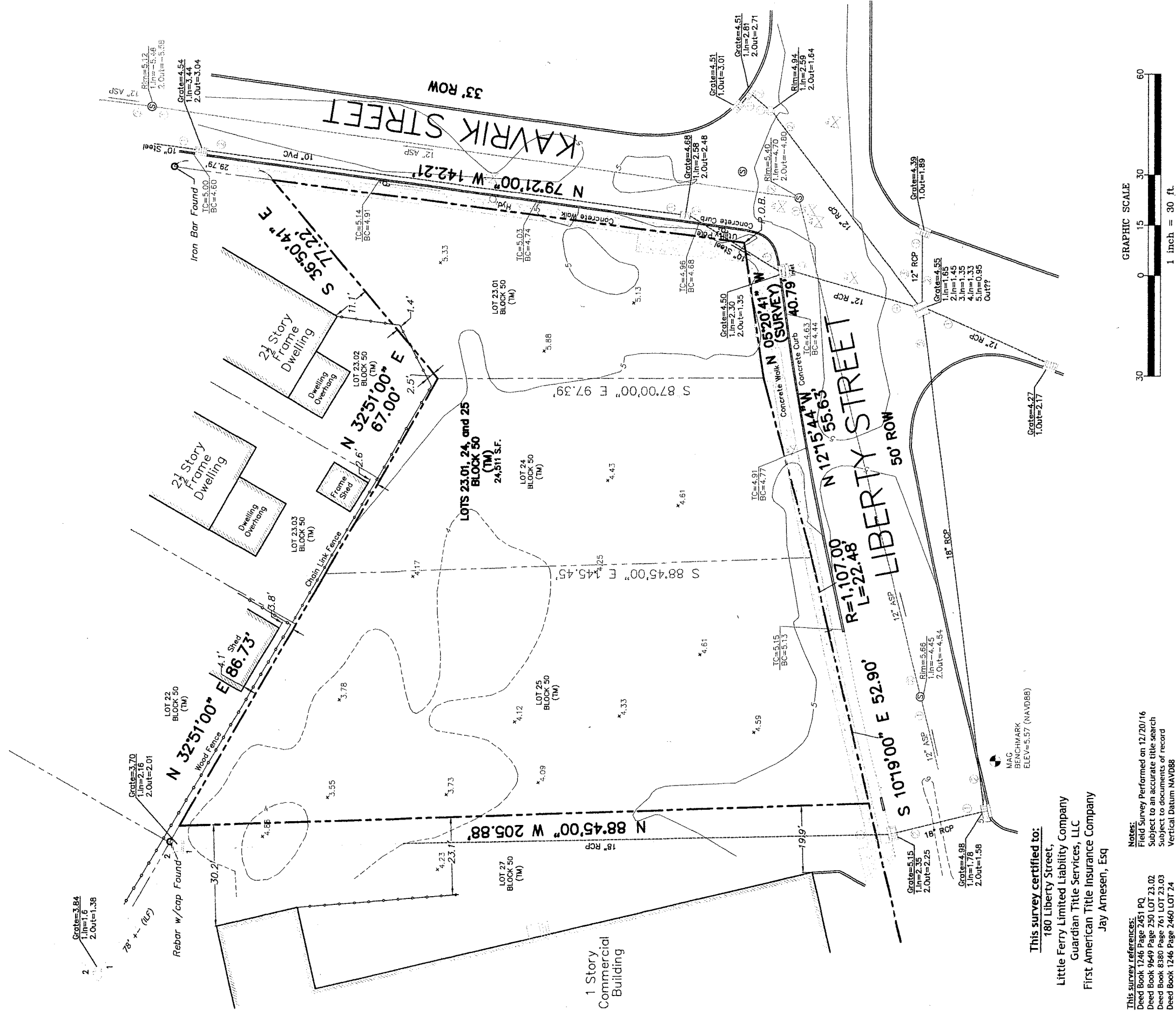
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MARTIN SANTINI, FAIA
Architecture • Planning

560 Sylvan Avenue, Suite 1290
Englewood Cliffs, N.J. 07632

201-888-1970

martinsantini29@gmail.com



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 easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print 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 herein.

This survey references:
 Deed Book 1246 Page 2451 P.O.
 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

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

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

Lakeland Surveying
 Certificate of Authorization
 #74GAZ8090000
 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

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

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

REQUIREMENT	REQUIRED	EXISTING*	PROPOSED	VARIANCE
MIN. LOT AREA	5,000 SF	(0.5164 AC) 22,499 SF	22,499 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 (PROVIDED FOR INFORMATIONAL PURPOSES ONLY)	-	-	40 UN/AC	
PARKING - MULTI-FAMILY	1.8 SP/UN	-	1.7 SP/UN	YES
	38 REQ	-	36 PROPOSED	

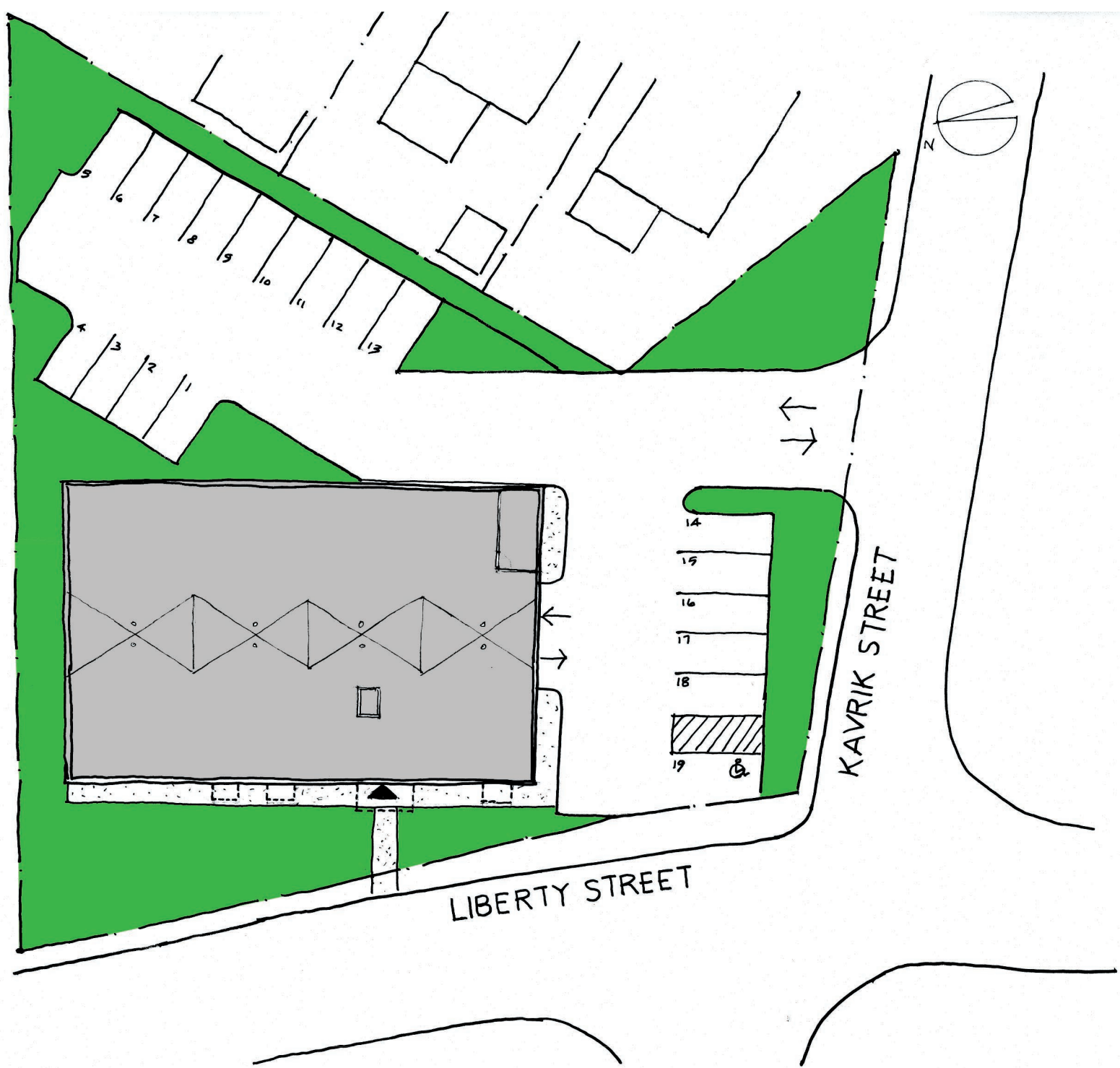
- NOTE: THE SUBJECT PROPERTY IS A VACANT PARCEL.
- A USE VARIANCE IS REQUIRED FOR THIS PROJECT IN ADDITION TO THE NOTED BULK VARIANCES AS OUTLINED IN THE CONCEPTUAL ZONING ANALYSIS.
 - IF THE PROJECT ADVANCES, THE APPLICANT WILL BE REQUIRED TO MEET ALL DRAINAGE REQUIREMENTS AND ORDINANCES OF THE BOROUGH 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.
 - PARKING BASED ON RSIS STANDARDS FOR GARDEN APARTMENTS.
 - 2-ELECTRIC CHARGING STATIONS (EV) ARE PROPOSED, SEE 4 OF 6

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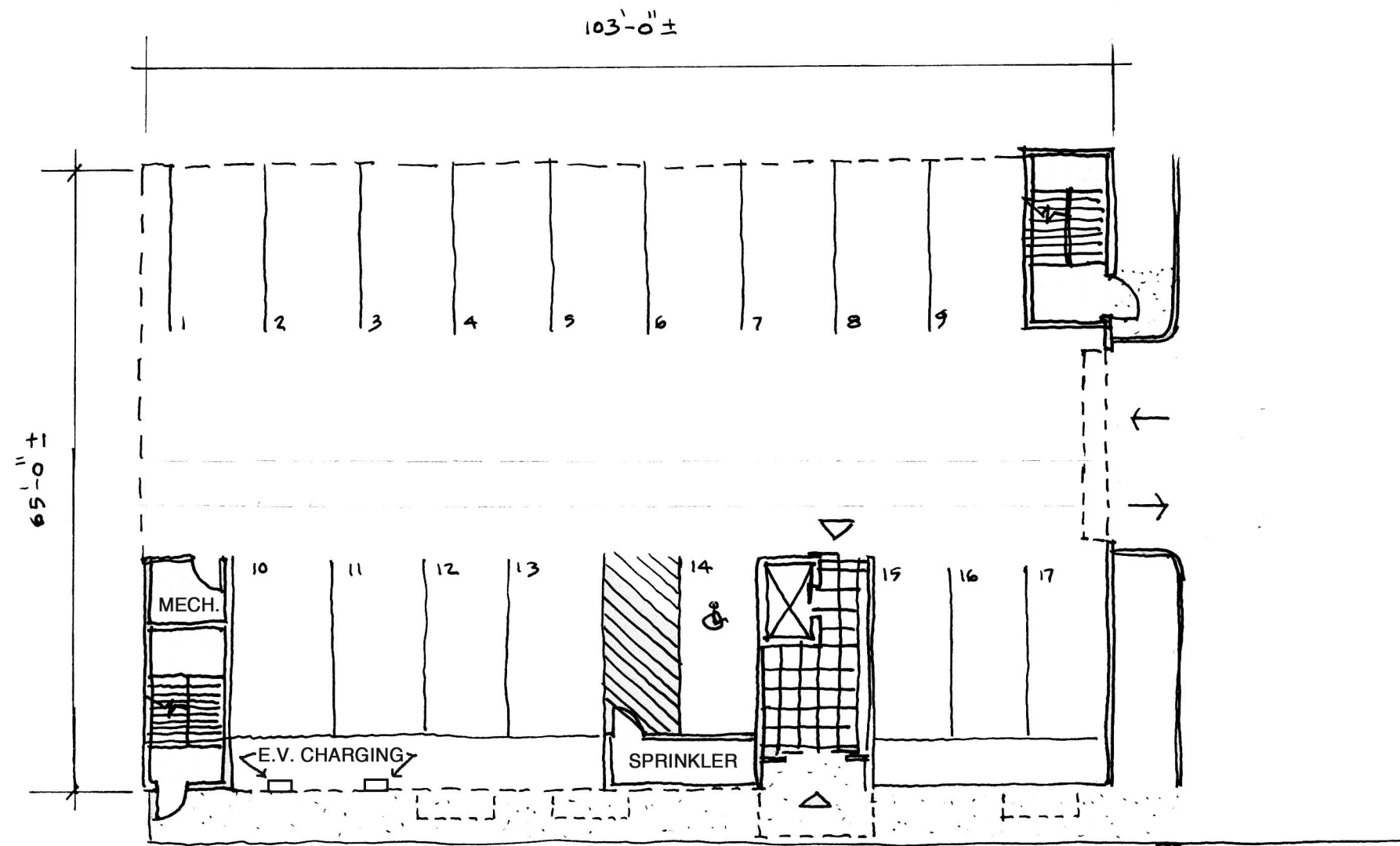
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CONCEPT SITE PLAN
SCALE 1"=30'



CONCEPTUAL GROUND FLOOR PARKING & ENTRANCE PLAN

NOTE: PARKING ANALYSIS

SCALE 1/16" = 1' 0"

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

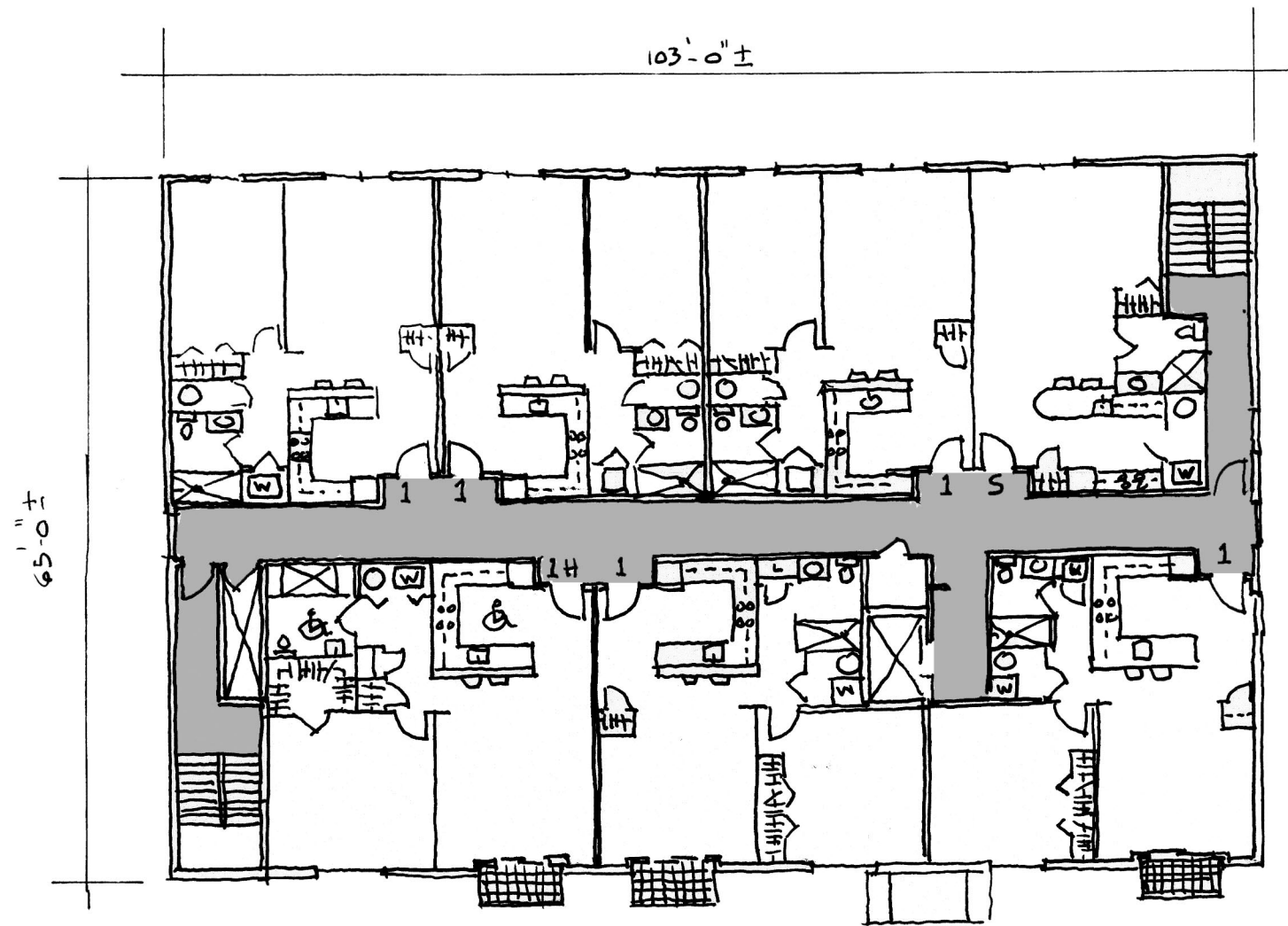
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TYPICAL CONCEPTUAL FLOOR PLAN FOR
2ND, 3RD & 4TH FLOORS

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

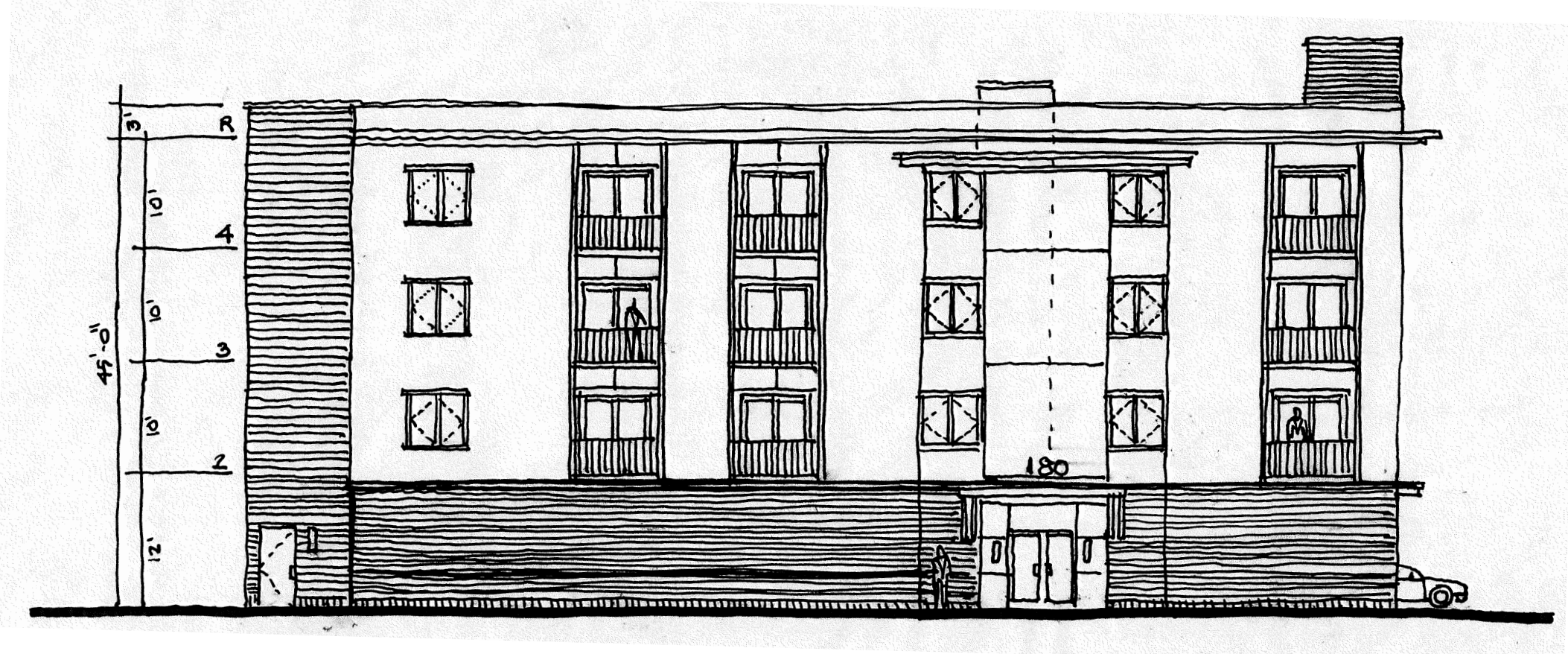
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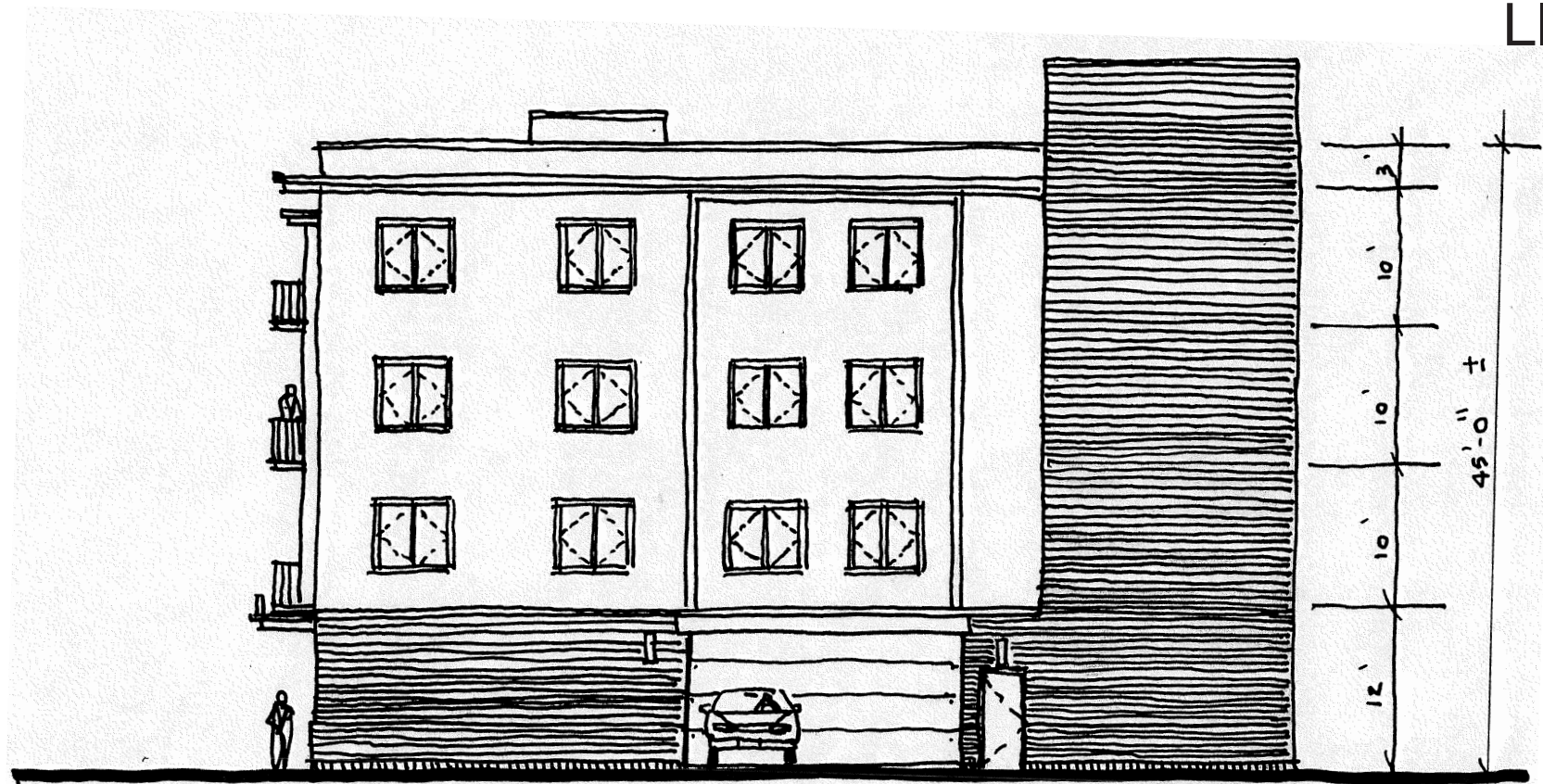
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LIBERTY STREET CONCEPT ELEVATION
SCALE 1/16" = 1'.0"



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

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