



**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 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 <small>(PROVIDED FOR INFORMATIONAL PURPOSES ONLY)</small>			40 UN/AC	
PARKING - MULTI-FAMILY	2.5 SP/LIN		1.7 SP/LIN	YES
	52.5 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.

**M/S**  
**MARTIN SANTINI, FAIA**  
Architect & Planning

560 Sylvan Avenue, Suite 1290  
Englewood Cliffs, N.J. 07632  
201-888-1970  
martinsantini29@gmail.com