



**ZONING SCHEDULE
ZONE R-1 ONE FAMILY**

ITEM	REQUIRED	LOT 8A	LOT 8B
LOT AREA (S.F.)	7,500	24,428.87	26,441.45
LOT WIDTH (FT.)	75	87	103
LOT DEPTH (FT.)	100	209	252
LOT COVERAGE %	30	TBD	--
MAX. BUILDING HEIGHT (FT./STY.)	28/2.5	7	--
FRONT YARD (FT.)	25	31.3	--
SIDE YARD - ONE	8	8.3 (E)	--
= BOTH	18	18.3	--
REAR YARD - 25 % LOT DEPTH/40' MAX.	25%	N/A	N/A
F.A.R. (%)	0.75	TBD	--
FIRST FLOOR ABOVE GRADE PLANE	3.0' MAX	TBD	--
GROSS AREA OF LANDSCAPING (S.F.)	--	--	--

ACCESSORY STRUCTURES

(SEE ZONING 410-35A.)	REQUIRED	LOT 8A	LOT 8B
MIN. FRONT YARD SETBACK (FT.)	25	13' (E)	--
MIN. SIDE YARD SETBACK (FT.)	5.35	12	--
MAX. REAR YARD COVERAGE (%)	30	N/A	--
MIN. DISTANCE TO PRINCIPAL BLDG. (FT.)	10	28	--

(E) - EXISTING VARIANCE CONDITION

REFERENCE:
LOTS 12 & 13 AND PART OF LOTS 5 & 6 BLOCK 2 MAP No. 936
FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 29, 1906
ENTITLED, "SECTION ONE, PAUSAIDE PROPERTY OF HUDSON RIVER
REALTY COMPANY, BERGEN COUNTY, N.J."
ALSO KNOWN AS LOT 8 BLOCK 765 AS SHOWN ON THE TAX MAP
OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, NEW JERSEY.

- DEED REFERENCES:
1) DEED BOOK 8417 PAGE 100;
2) DEED BOOK 5484 PAGE 284;
3) DEED BOOK 6814 PAGE 219 (SEWER).

THIS CONCEPT SHOWS THE EXISTING RESIDENCE TO REMAIN, THE
EXISTING SEWER LINE TO REMAIN AND WITHOUT VARIANCES

CONCEPT A

ADDITIONS 12-02-2016-CERT. 12-9-16-DEED REF. 1-11-2016-A 03-24-2018	75 BLUFF ROAD LOT 8 BLOCK 756 BOROUGH OF FORT LEE BERGEN COUNTY, NEW JERSEY COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS 1810 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774	DRAWN BY I.G./A.G.C. CHECKED BY S.C. SCALE 1" = 20' DATE 11-18-2015 FILE No. 32,049 SHEET No. 1 OF 1
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ZONING SCHEDULE ZONE R-1 ONE FAMILY

ITEM	REQUIRED	LOT 8A	LOT 8B	LOT 8C
LOT AREA (SQ. FT.)	7,800	22,630.27	15,484.02	12,371.61
LOT WIDTH (FT.)	75	97	102	97
LOT DEPTH (FT.)	100	208	128	135
LOT COVERAGE %	35	180	-	-
MAX. BUILDING HEIGHT (FT./STY.)	28/2.5	2	-	-
FRONT YARD (FT.)	25	31.3	-	-
SIDE YARD - ONE	8	6.3 (E)	-	-
-EOTH	18	16.3	-	-
REAR YARD - 25% LOT DEPTH/40' MAX.	35%	N/A	CAN COMPLY	CAN COMPLY
F.A.R. (SQ.)	6.75	180	-	-
FIRST FLOOR ABOVE GRADE PLANE	3.0' MAX	180	-	-
CROSS AREA OF LANDSCAPING (SQ. FT.)	-	-	-	-

ACCESSORY STRUCTURES

(SEE ZONING 410-35A)

REQUIRED	LOT 8A	LOT 8B	LOT 8C
MIN. FRONT YARD SETBACK (FT.)	25	13 (E)	-
MIN. SIDE YARD SETBACK (FT.)(1)	5.35	12	-
MAX. REAR YARD COVERAGE (%)	30	N/A	-
MIN. DISTANCE TO PRINCIPAL BLDG. (FT.)	10	25	-


E - EXISTING CONDITION

REFERENCE:
 LOTS 12 & 13 AND PART OF LOTS 5 & 6 BLOCK 2 MAP No. 936
 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 29, 1906
 ENTITLED, "SECTION ONE, FAUSCIE PROPERTY OF HUDSON RIVER
 REALTY COMPANY, BERGEN COUNTY, N.J."
 ALSO KNOWN AS LOT 8 BLOCK 756 AS SHOWN ON THE "AX MAP
 OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, NEW JERSEY."

- DEED REFERENCES:
 1) DEED BOOK 8417 PAGE 180;
 2) DEED BOOK 5484 PAGE 284;
 3) DEED BOOK 6814 PAGE 219 (SEWER).

THIS CONCEPT SHOWS THE EXISTING RESIDENCE TO REMAIN, THE
 EXISTING SEWER TO BE RELOCATED AND WITHOUT VARIANCES

CONCEPT B

ADDITIONS 12-02-2015-CERT. 12-8-15-DEED REF. 1-12-16-B 3-24-16	75 BLUFF ROAD LOT 8 BLOCK 756 BOROUGH OF FORT LEE BERGEN COUNTY, NEW JERSEY COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS  1810 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 844-7774 120 1/2 NO. BROADWAY NEW YORK, NEW YORK 1 (845) 388-1510 STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE No. 31,285	DRAWN BY I.G./J.G.C. CHECKED BY S.C. SCALE 1" = 20' DATE 11-16-2015 FILE No. 32,049 SHEET No. 1 OF 1
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ZONING SCHEDULE ZONE R-1 ONE FAMILY

ITEM	REQUIRED	LOT 7A	LOT 7B	LOT 7C	LOT 7D	LOT 7E
LOT AREA (S.F.)	7,500	8,034	14,804	11,136	7,520	7,636
LOT WIDTH (FT)	75	60'	60'	100'	50'	80'
LOT DEPTH (FT)	100	23.86'	136'	69.2'	147'	127'
LOT COVERAGE %	35	-	-	-	-	-
MAX. BUILDING HEIGHT (FT./STY.)	28/2.5	25'	31.3'	25'	25'	25'
FRONT YARD SETBACK (FT.)	25	25'	25'	25'	25'	25'
SIDE YARD - ONE	8	10'	6.3' E	20'	8'	8'
-80IN	18	30'	18.3'	6'	14'	16'
REAR YARD - 25% LOT DEPTH/40' MAX.	-	18.6/16"	N/A	N/A	38.75'	40'
F.A.R. (%)	0.75	-	-	-	-	-
FIRST FLOOR ABOVE GRADE PLANS	3.0' MAX	-	-	-	-	-
GROSS AREA OF LANDSCAPING (S.F.)	-	-	-	-	-	-

ACCESSORY STRUCTURES

(SEE ZONING 410-35A.)	REQUIRED	LOT 7A	LOT 7B	LOT 7C	LOT 7D	LOT 7E
MIN. FRONT YARD SETBACK (FT.)	25	N/A	N/A	N/A	N/A	N/A
MIN. SIDE YARD SETBACK (FT./X)	5.35	-	-	-	-	-
MAX. REAR YARD COVERAGE (%)	30	-	-	-	-	-
MIN. DISTANCE TO PRINCIPAL BLDG. (FT.)	10	-	-	-	-	-

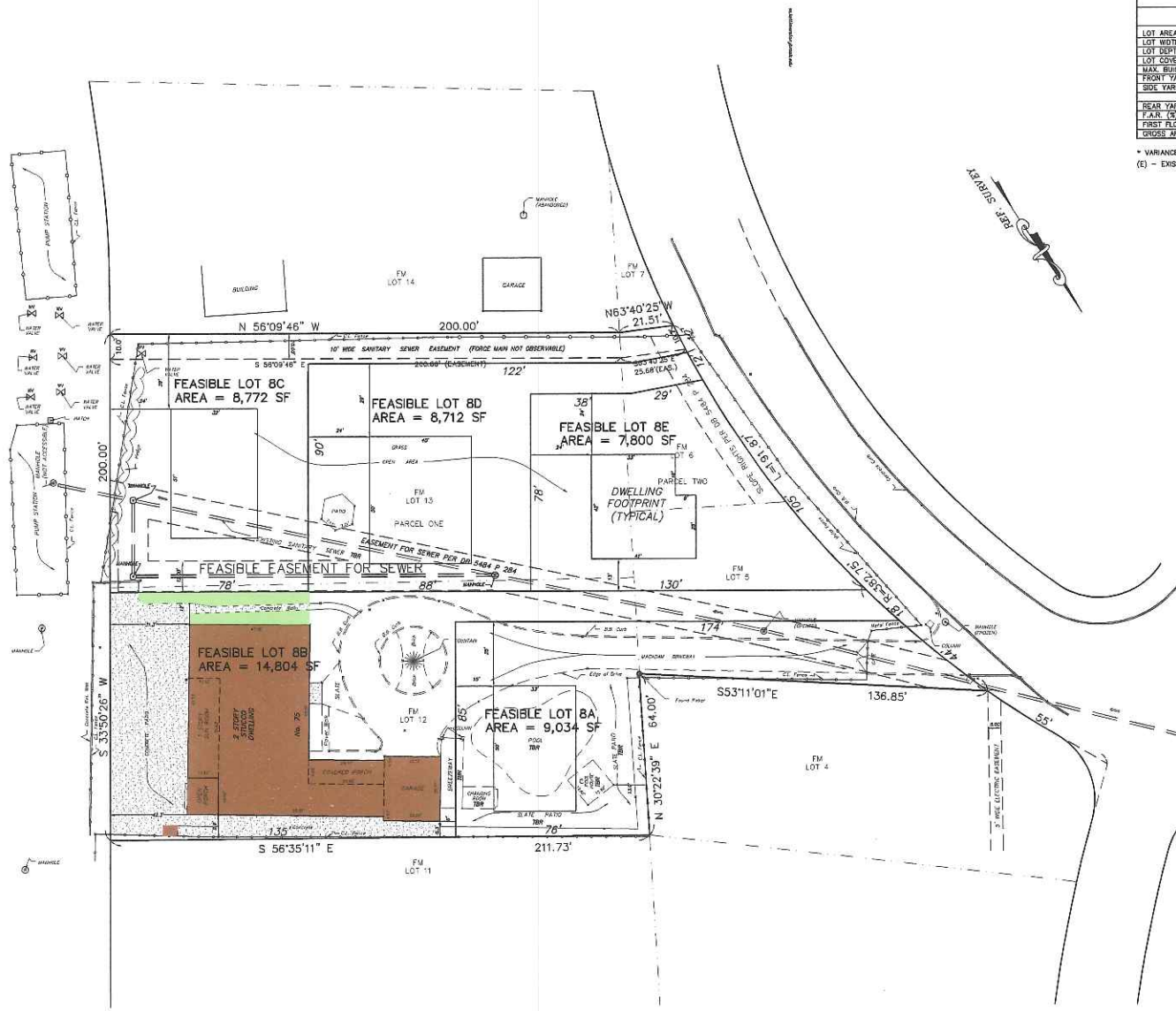
E - EXISTING CONDITION
* - VARIANCE REQUIRED

REFERENCE:
LOTS 12 & 13 AND PART OF LOTS 5 & 6 BLOCK 2 MAP No. 936
FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 29, 1906
DITILED "SECTION ONE, PAULDOR PROPERTY OF HUDSON RIVER
REALTY COMPANY, BERGEN COUNTY, N.J.",
ALSO KNOWN AS LOT 8 BLOCK 756 AS SHOWN ON THE TAX MAP
OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, NEW JERSEY.

DEED REFERENCES:
1) DEED BOOK 5417 PAGE 190;
2) DEED BOOK 5484 PAGE 284;
3) DEED BOOK 6814 PAGE 219 (SEWER).

THIS CONCEPT SHOWS THE EXISTING RESIDENCE TO REMAIN,
EXISTING SEWER LINE TO REMAIN AND VARIANCES REQUIRED WITH
MAXIMUM NUMBER OF LOTS

CONCEPT C		
ADDITIONS: 12-02-2015-CERT. 12-9-16-DEED REF. 1-13-16 C 03-24-16	75 BLUFF ROAD LOT 8 BLOCK 756 BOROUGH OF FORT LEE BERGEN COUNTY, NEW JERSEY COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERING & LAND SURVEYORS 1810 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774 130 1/2 NO. BROADWAY IRVING, NEW YORK 1 (845) 358-1810	DRAWN BY J.S./A.G.C. CHECKED BY S.C. SCALE 1" = 20' DATE 11-18-2015 FILE No. 32,048 SHEET No. 1 OF 1



ZONING SCHEDULE ZONE R-1 ONE FAMILY

ITEM	REQUIRED	LOT 7A	LOT 7B	LOT 7C	LOT 7D	LOT 7E
LOT AREA (S.F.)	7,500	9,034	14,804	8,772	8,712	7,800
LOT WIDTH (FT)	75	85	88	102	80	78
LOT DEPTH (FT)	100	74	136	78	88	102
LOT COVERAGE %	35	-	TBD	-	-	-
MAX. BUILDING HEIGHT (FT./STY.)	28/2.5	-	-	-	-	-
FRONT YARD (FT.)	25	25	8'	20'	25	25
SIDE YARD - ONE	8'	10'	8.3' F	41'	10'	13'
SIDE YARD - BOTH	18	34	18.3	30	38	27
REAR YARD - 25% LOT DEPTH/40' MAX.	-	18'	33.7/28.3 E	19.5/24	22/24	23.5/24
F.A.R. (%)	0.75	18.5	-	-	-	-
FIRST FLOOR ABOVE GRADE PLANE	3.0' MAX	-	-	-	-	-
CROSS AREA OF LANDSCAPING (S.F.)	-	-	-	-	-	-

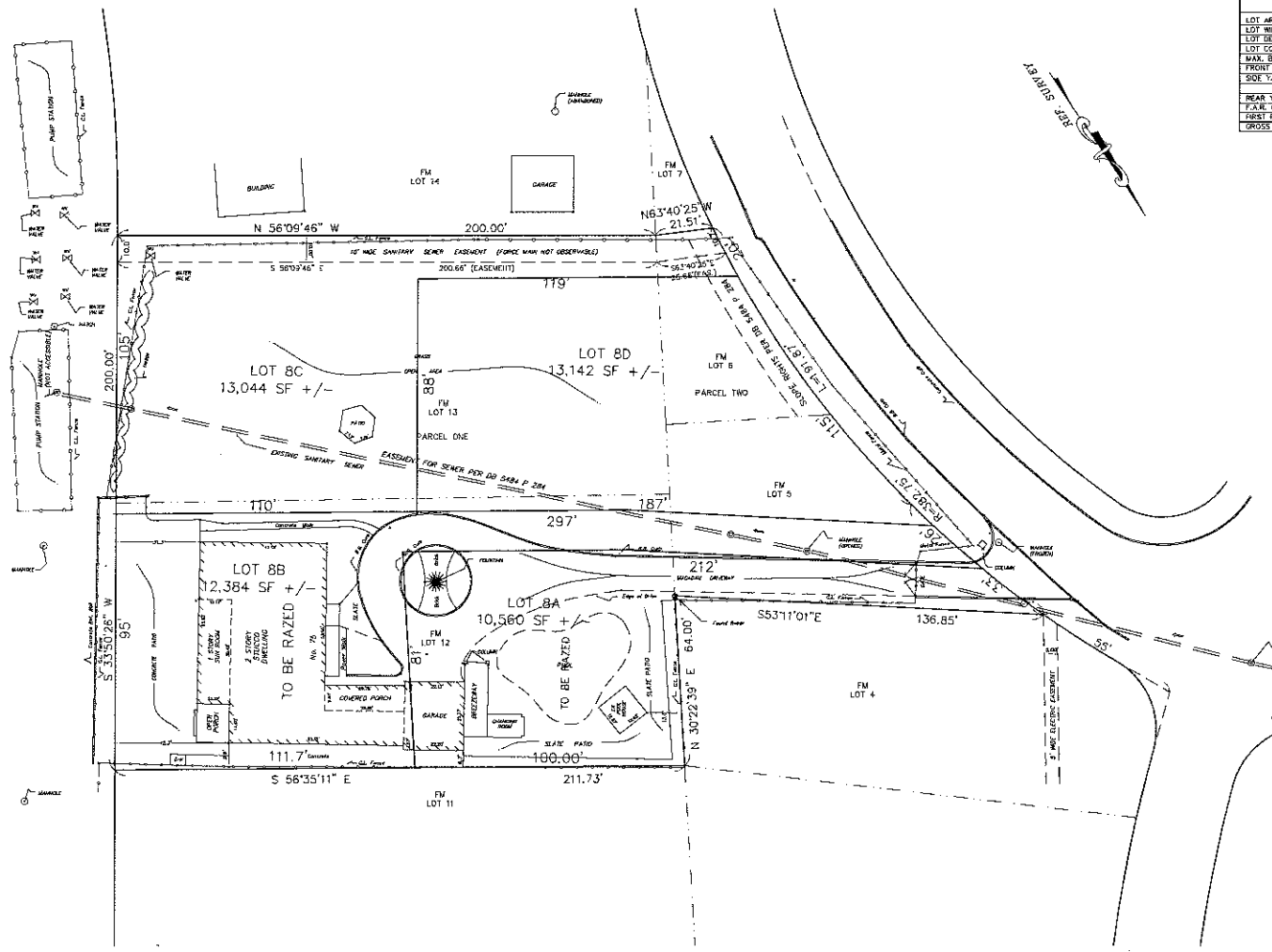
* VARIANCE REQUIRED
(E) - EXISTING CONDITION

REFERENCE:
LOTS 12 & 13 AND PART OF LOTS 5 & 6 BLOCK 2 MAP NO. 936 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 29, 1906 ENTITLED, "SECTION ONE, PALISADE PROPERTY OF HUDSON RIVER REALTY COMPANY, BERGEN COUNTY, N.J." ALSO KNOWN AS LOT 8 BLOCK 756 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, NEW JERSEY.

- DEED REFERENCES:
1) DEED BOOK 5417 PAGE 180;
2) DEED BOOK 5484 PAGE 284;
3) DEED BOOK 8814 PAGE 219 (SEWER).

THIS CONCEPT SHOWS THE EXISTING RESIDENCE TO REMAIN, THE EXISTING SEWER TO BE RE-LOCATED, AND VARIANCES REQUIRED FOR MAXIMUM NUMBER OF LOTS

CONCEPT D		DRAWN BY
75 BLUFF ROAD LOT 8 BLOCK 756		I.G.
BOROUGH OF FORT LEE BERGEN COUNTY, NEW JERSEY		CHECKED BY
COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC		S.C.
PROFESSIONAL ENGINEERS & LAND SURVEYORS		SCALE
1810 CENTER AVENUE FORT LEE, NEW JERSEY 07024 1 (201) 844-7774		1" = 20'
120 1/2 NO. BROADWAY IRVING NEW YORK, NY 10314 1 (845) 328-1313		DATE
STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE No. 31,285		11-18-2015
		FILE No.
		32,049
		SHEET No.
		1 OF 1



ZONING SCHEDULE					
ZONE R-1 ONE FAMILY					
ITEM	REQUIRED	LOT 8A	LOT 8B	LOT 8C	LOT 8D
LOT AREA (S.F.)	7,500	10,860	13,384	13,044	13,142
LOT WIDTH (F.T.)	75	80	85	105	90
LOT DEPTH (F.T.)	100	111	100	112	144
LOT COVERAGE %	25	-	-	-	-
MAX. BUILDING HEIGHT (F.T./STY.)	28/2.5	CAN COMPLY	CAN COMPLY	CAN COMPLY	CAN COMPLY
FRONT YARD (F.T.)	25	25	25	25	25
SIDE YARD - ONE	5'	5'	5'	5'	5'
SIDE YARD - BOTH	18	18	18	18	18
REAR YARD = 25 % LOT DEPTH/40' MAX.	25%	CAN COMPLY	CAN COMPLY	CAN COMPLY	CAN COMPLY
FLOOR (S)	2.75	-	-	-	-
FIRST FLOOR ABOVE GRADE PLANE	3.0' MAX	-	-	-	-
GROSS AREA OF LANDSCAPING (S.F.)	-	-	-	-	-

REFERENCE:
 LOTS 12 & 13 AND PART OF LOTS 5 & 6 BLOCK 2 MAP No. 936
 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MAR-23, 1908
 ENTITLED, "SECTION ONE, PALSADE PROPERTY OF HUDSON RIVER
 REALTY COMPANY, BERGEN COUNTY, N.J."
 A.S.O. KNOWN AS LOT 8 BLOCK 756 AS SHOWN ON THE TAX MAP
 OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, NEW JERSEY.

- DEED REFERENCES:
 1) DEED BOOK 3417 PAGE 180;
 2) DEED BOOK 2484 PAGE 284;
 3) DEED BOOK 3814 PAGE 219 (SEWER).

THIS CONCEPT SHOWS THE EXISTING RESIDENCE TO BE RAZED, THE EXISTING SEWER LINE TO REMAIN AND WITHOUT VARIANCES IF POSSIBLE.

CONCEPT E		
ADDITIONS 12-02-2015-CERT. 12-9-15-DEED REF.	75 BLUFF ROAD LOT 8 BLOCK 756 BOROUGH OF FORT LEE BERGEN COUNTY, NEW JERSEY COLLAZUO ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS 1810 CENTER AVENUE FORT LEE, NEW JERSEY (201) 944-7774	DRAWN BY 1.G. CHECKED BY S.C. SCALE 1" = 20' DATE 11-18-2015 FILE NO. 32,049 SHEET NO. 1 OF 1
		140 1/2 RD BROADWAY BRACKEN NEW YORK 1 (845) 268-1510
STEVEN J. COLLAZUOLO PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE NO. 31,265		

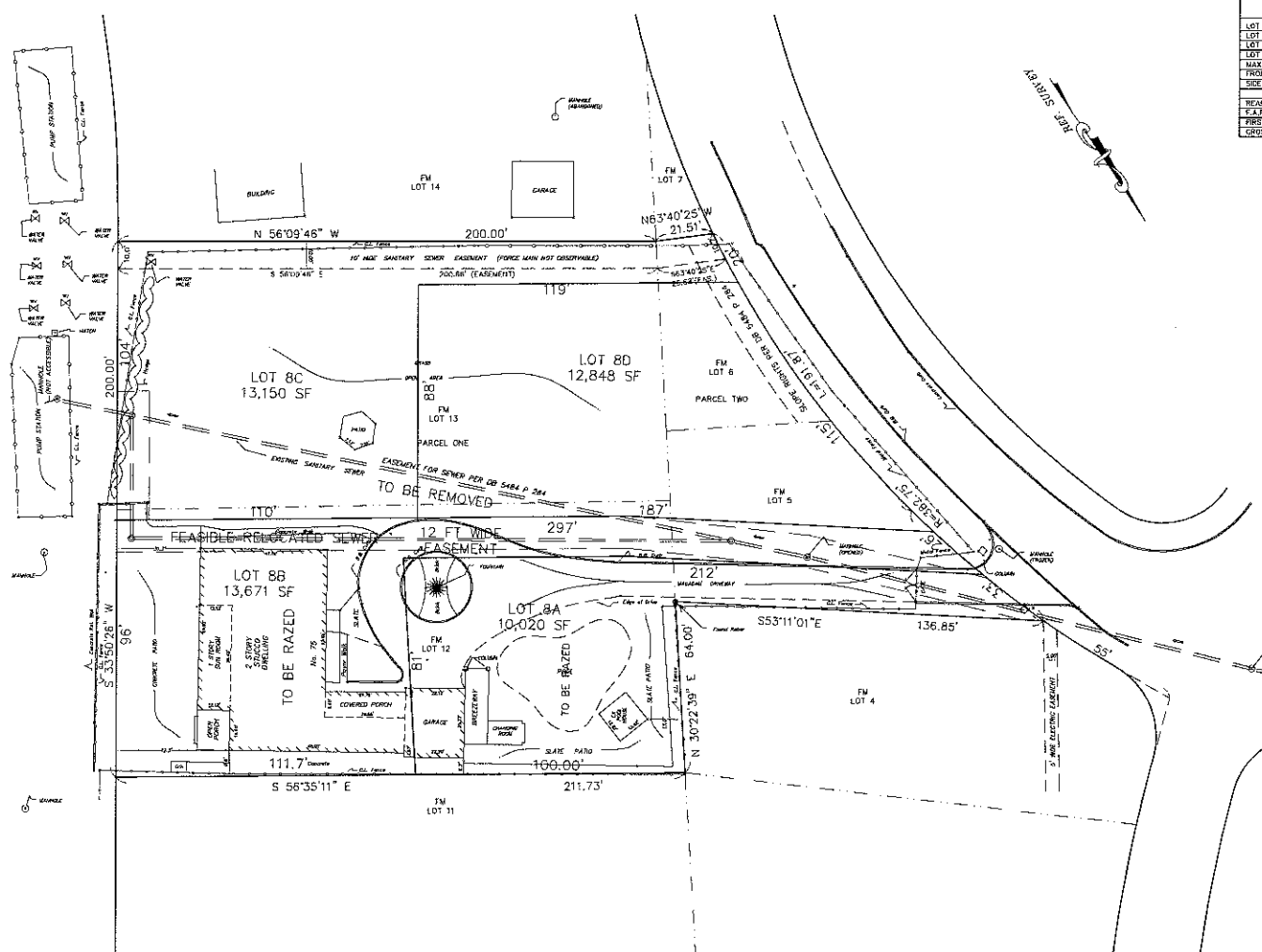
ZONING SCHEDULE					
ZONE R-1 ONE FAMILY					
ITEM	REQUIRED	LOT 8A	LOT 8B	LOT 8C	LOT 8D
LOT AREA (S.F.)	7,500	10,020	13,671	13,150	12,848
LOT WIDTH (FT.)	75	51	98	104	85
LOT DEPTH (FT.)	100	100	111	110	146
LOT COVERAGE %	35	-	-	-	-
MAX. BUILDING HEIGHT (FT./STY.)	26/2.5	CAN COMPLY	CAN COMPLY	CAN COMPLY	CAN COMPLY
FRONT YARD (FT.)	25	25	25	25	25
SIDE YARD - ONE	5	5	5	5	5
-BOTH	18	18	18	18	18
REAR YARD - 25' LOT DEPTH/40' MAX.	25%	CAN COMPLY	CAN COMPLY	CAN COMPLY	CAN COMPLY
F.S.R. (S)	0.75	-	-	-	-
FIRST FLOOR ABOVE GRADE PLANE	3/4" MAX	-	-	-	-
GRASS AREA OF LANDSCAPING (S.F.)	-	-	-	-	-

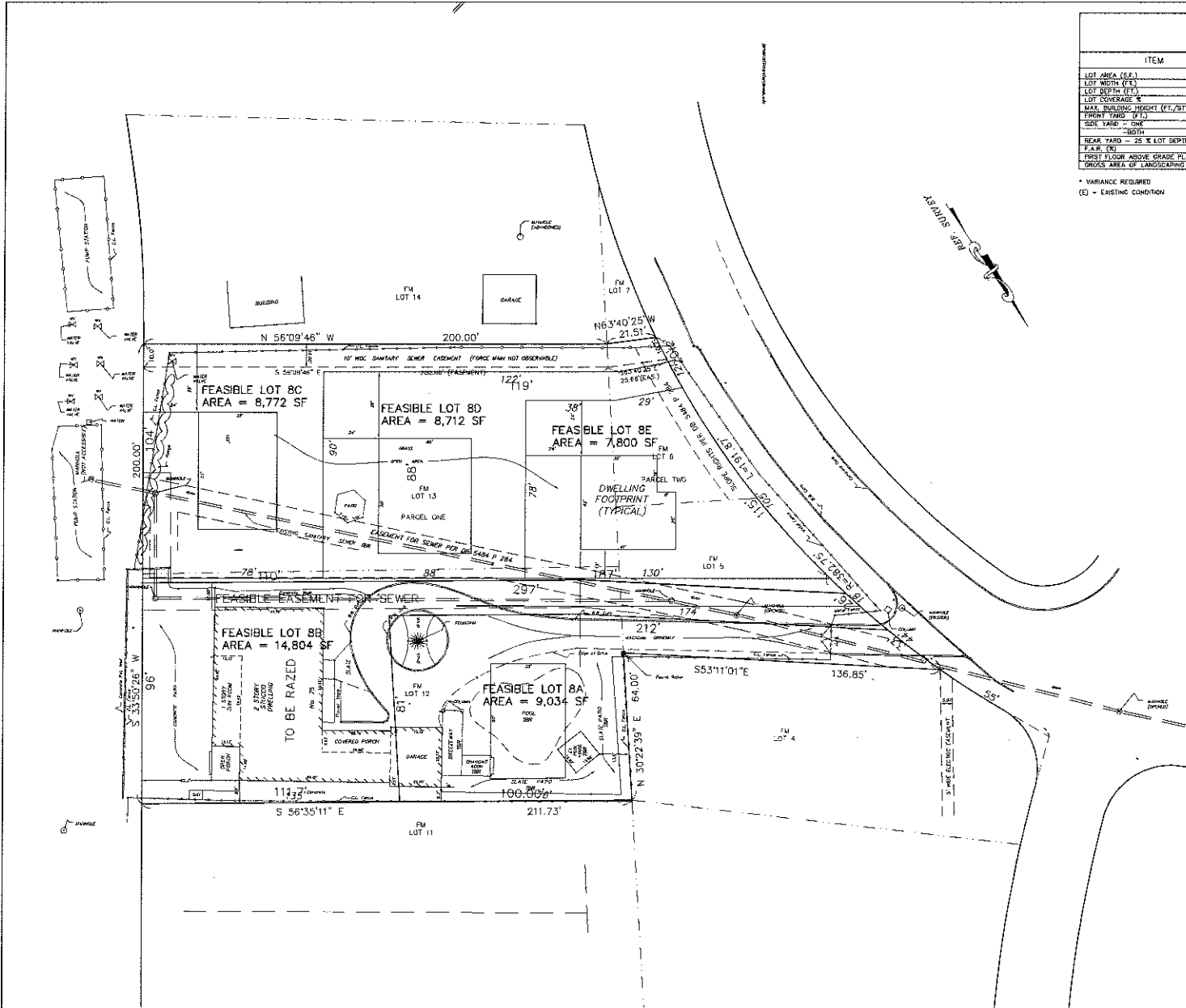
REFERENCE:
 LOTS 12 & 13 AND PART OF LOTS 5 & 6 BLOCK 2 MAP No. 035
 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 29, 1906
 ENTITLED "SECTION ONE, PALISADE PROPERTY OF HUDSON RIVER
 REALTY COMPANY, BERGEN COUNTY, N.J."
 & SO KNOWN AS LOT 8, BLOCK 755 AS SHOWN ON THE TAX MAP
 OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, N.J.

DEED REFERENCES:
 1) DEED BOOK 5417 PAGE 180;
 2) DEED BOOK 5484 PAGE 284;
 3) DEED BOOK 5814 PAGE 219 (SEWER).

THIS CONCEPT SHOWS THE EXISTING RESIDENCE TO BE RAZED, THE EXISTING SEWER LINE TO BE RELOCATED AND WITHOUT VARIANCES IF POSSIBLE.

CONCEPT F		
75 BLUFF ROAD		
LOT 8 BLOCK 756		
BOROUGH OF FORT LEE		
BERGEN COUNTY, NEW JERSEY		
ADDITIONS 17-02-PAYD-COBT. 12-5-15-DEED REF. 02-23-18 F	COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS 1810 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774	SCALE 1" = 20' DATE 11-18-2016 FILE No. 32,049 SHEET No. 1 OF 1
DRAWN BY L.B. CHECKED BY S.C.		170 1/2 NO. HERSHAWKAY WAY, NEW YORK 1 (845) 356-1500
STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE NO. 31,285		





ZONING SCHEDULE D ZONE R-1 ONE FAMILY


ITEM	REQUIRED	LOT 8A	LOT 8B	LOT 8C	LOT 8D	LOT 8E
LOT AREA (SQ. FT.)	7,800	9,034	14,804	8,772	8,712	7,800
LOT WIDTH (FT.)	75	85	96	102	90	78
LOT DEPTH (FT.)	105	74	135	86	68	80
LOT COVERAGE %	35	-	100	-	-	-
MAX. BUILDING HEIGHT (FT./STY.)	28/2/3	-	-	-	-	-
FRONT YARD (FT.)	25	25	6'	20'	25	25
SIDE YARD - ONE	0	10'	6.5' E	8'	10'	13'
"- BOTH	18	14	18.3	30	39	17
REAR YARD - 25 % LOT DEPTH/40' MAX.	0.75	18.5	35.7/31.5 E	18.5/24	22/24	22.5/24
F.F.R. (%)	-	-	-	-	-	-
FIRST FLOOR ABOVE GRADE PLANE	3.0' MAX	-	-	-	-	-
CROSS AREA OF LANDSCAPING (SQ. FT.)	-	-	-	-	-	-

* VARIANCE REQUIRED
(E) - EXISTING CONDITION

REFERENCE:
LOTS 12 & 13 AND PART OF LOTS 5 & 6 BLOCK 2 MAP No. 936
FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 29, 1906
ENTITLED, "SECTION ONE, PAUSADE PROPERTY OF HUDSON RIVER
REALTY COMPANY, BERGEN COUNTY, N.J."
ALSO KNOWN AS LOT 8 BLOCK 756 AS SHOWN ON THE TAX MAP
OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, NEW JERSEY.

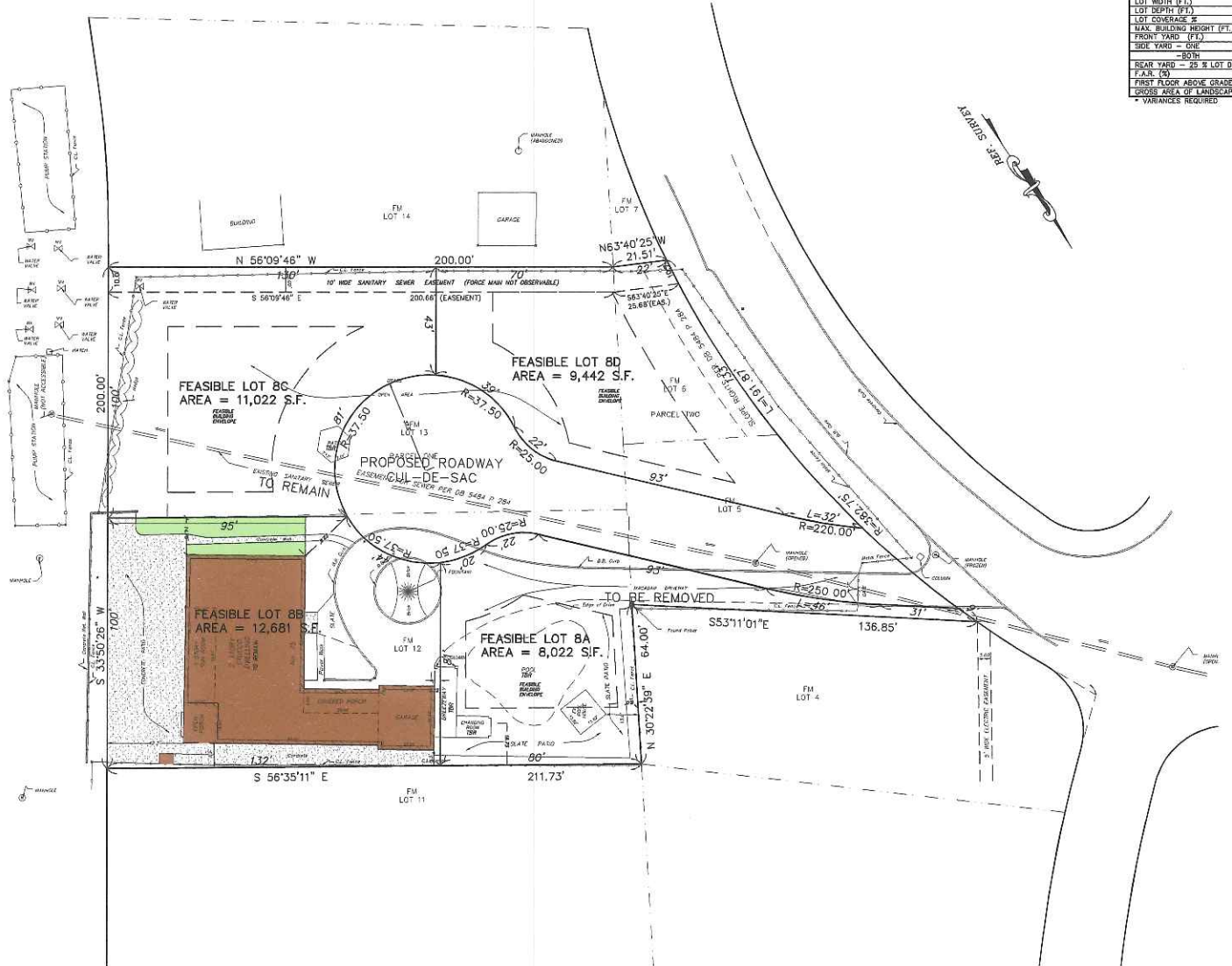
- DEED REFERENCES:
1) DEED BOOK 9417 PAGE 120;
2) DEED BOOK 5484 PAGE 284;
3) DEED BOOK 6814 PAGE 219 (S.W.M.).

THIS CONCEPT SHOWS THE EXISTING RESIDENCE TO BE REMOVED
THE EXISTING SEWER TO BE RELOCATED AND VARIANCES
REQUIRED FOR MAXIMUM NUMBER OF LOTS

CONCEPT G		
ADDITIONS: 12-02-2015-CERT. 12-03-15-DEED REF 3-4-19 G	75 BLUFF ROAD LOT 8 BLOCK 756 BOROUGH OF FORT LEE BERGEN COUNTY, NEW JERSEY COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC <small>PROFESSIONAL ENGINEERS & LAND SURVEYORS</small> 1810 CENTER AVENUE FORT LEE, NEW JERSEY 1 (201) 944-7774  120 1/2 N.W. BOGARTWAY WALKER TWP. N.J. 1 (848) 258-1910	DRAWN BY L.C. CHECKED BY S.C. SCALE 1" = 20' DATE 11-18-2015 PLOT No. 102,049-G SHEET No. 1 OF 1
STEVEN J. COLLAZUOL <small>PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE NO. 31326</small>		

ZONING SCHEDULE ZONE R-1 ONE FAMILY


ITEM	REQUIRED	LOT 8A	LOT 8B	LOT 8C	LOT 8D
LOT AREA (S.F.)	7,500	8,022	12,681	11,022	9,442
LOT WIDTH (FT.)	75	76	77	102	115
LOT DEPTH (FT.)	100	82*	106	85*	75*
LOT COVERAGE %	35	-	-	-	-
MAX. BUILDING HEIGHT (FT./STY.)	28.75	-	-	-	-
FRONT YARD (FT.)	5	-	22.5*	-	-
SIDE YARD - ONE	5	-	5.15*	-	-
-BOTH	18	-	16.85*	-	-
REAR YARD - 25 % LOT DEPTH/40' MAX.	18	21.00	8.3*	23.75	18.75
FIRST FLOOR ABOVE GRADE PLANE	0.75	-	-	-	-
GROSS AREA OF LANDSCAPING (S.F.)	3.0' MAX	-	-	-	-
* VARIANCES REQUIRED	-	-	-	-	-



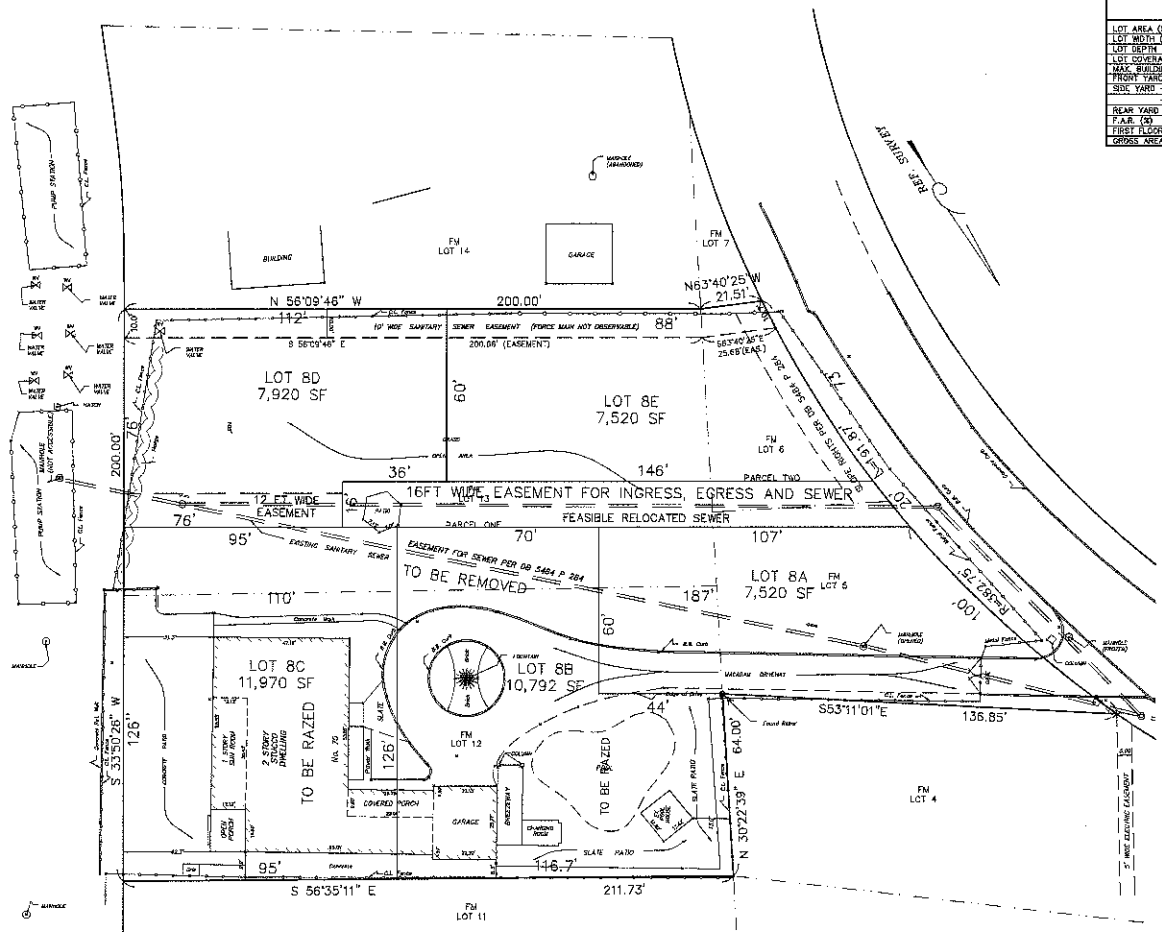
REFERENCE:
 LOTS 12 & 13 AND PART OF LOTS 5 & 6 BLOCK 2 MAP No. 936
 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 29, 1906
 ENTITLED, "SECTION ONE, PAUSAIDE PROPERTY OF HUDSON RIVER
 REALTY COMPANY, BERGEN COUNTY, N.J."
 ALSO KNOWN AS LOT 8 BLOCK 756 AS SHOWN ON THE TAX MAP
 OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, NEW JERSEY.

DEED REFERENCES:
 1) DEED BOOK 5417 PAGE 180;
 2) DEED BOOK 5484 PAGE 284;
 3) DEED BOOK 6814 PAGE 219 (SEWER).

THIS CONCEPT SHOWS THE EXISTING RESIDENCE TO REMAIN, THE
 EXISTING SEWER TO REMAIN, A NEW ROADWAY TO BE PROPOSED
 TO ACCESS THE MAXIMUM NUMBER OF NEW LOTS WITH
 VARIANCES REQUIRED.

CONCEPT H		
ADDITIONS 03-24-16	75 BLUFF ROAD LOT 8 BLOCK 756 BOROUGH OF FORT LEE BERGEN COUNTY, NEW JERSEY COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS 1810 CENTER AVENUE FORT LEE, NEW JERSEY (1.201) 944-7774	DRAWN BY L.O. CHECKED BY S.C. SCALE 1" = 20' DATE 03-01-16 FILE No. 32,049 SHEET No. 1 OF 1
	120 1/2 NO. BROADWAY HUDSON, NEW YORK (1.845) 358-1810 	
	STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE No. 31,285	

ZONING SCHEDULE E						
ZONE R-1 ONE FAMILY						
ITEM	REQUIRED	LOT 6A	LOT 8B	LOT 8C	LOT 8D	LOT 8E
LOT AREA (S.F.)	7,500	7,550	10,792	11,970	7,920	7,920
LOT WIDTH (F.T.)	75	89	128	128	76	86
LOT DEPTH (F.T.)	100	132	118.7	95	112	128
LOT COVERAGE %	35	--	--	--	--	--
MAX. BUILDING HEIGHT (FT./STY.)	28/2.5	CAN. COMPLY	CAN. COMPLY	CAN. COMPLY	CAN. COMPLY	CAN. COMPLY
FRONT YARD (F.T.)	25	25	25	25	25	25
SIDE YARD - ONE	5'	5'	5'	5'	5'	5'
SIDE YARD - BOTH	18	18	18	18	18	18
REAR YARD - 25 X LOT DEPTH/40' MAX.	25'	CAN. COMPLY	CAN. COMPLY	CAN. COMPLY	CAN. COMPLY	CAN. COMPLY
F.A.R. (%)	0.75	--	--	--	--	--
TREES FLOOR ABOVE GRADE PLANE	3.0' MAX.	--	--	--	--	--
GRASS AREA OF LANDSCAPING (S.F.)	--	--	--	--	--	--



REFERENCE:
 LOTS 12 & 13 AND PART OF LOTS 5 & 6 BLOCK 2 MAP NO. 536
 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON MARCH 29, 1905
 ENTITLED, "SECTION ONE PALISADE PROPERTY OF HUDSON RIVER
 REALTY COMPANY, BERGEN COUNTY, N.J."
 ALSO KNOWN AS LOT 8 BLOCK 756 AS SHOWN ON THE TAX MAP
 OF THE BOROUGH OF FORT LEE, BERGEN COUNTY, NEW JERSEY.

DEED REFERENCES:
 1) DEED BOOK 5417 PAGE 180;
 2) DEED BOOK 5484 PAGE 284;
 3) DEED BOOK 88-4 PAGE 219 (SEWER).

THIS CONCEPT SHOWS THE EXISTING RESIDENCE TO BE RAZED, THE
 EXISTING SEWER LINE TO BE RELOCATED A FEASIBLE SUBDIVISION
 SHOWING AN EASEMENT FOR INGRESS AND EGRESS AND THE
 MAXIMUM NUMBER OF LOTS WITH VARIANCES.

CONCEPT I		
ADDITIONS: 12-02-2015-CUR. 12-9-13-DEED REF. 03-08-2018	75 BLUFF ROAD LOT 8 BLOCK 756 BOROUGH OF FORT LEE BERGEN COUNTY, NEW JERSEY	DRAWN BY: I.G. CHECKED BY: S.O. SCALE: 1" = 20'
COLLAZUOL ENGINEERING & SURVEYING ASSOC., LLC PROFESSIONAL ENGINEERS & LAND SURVEYORS		DATE: 11-18-2015
1810 CENTURY AVENUE FORT LEE, NEW JERSEY 07024 1 (201) 844-7774		FILE NO. 32,048
STEVEN J. COLLAZUOL PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW JERSEY LICENSE NO. 5,285		SHEET NO. 1 OF 1

