

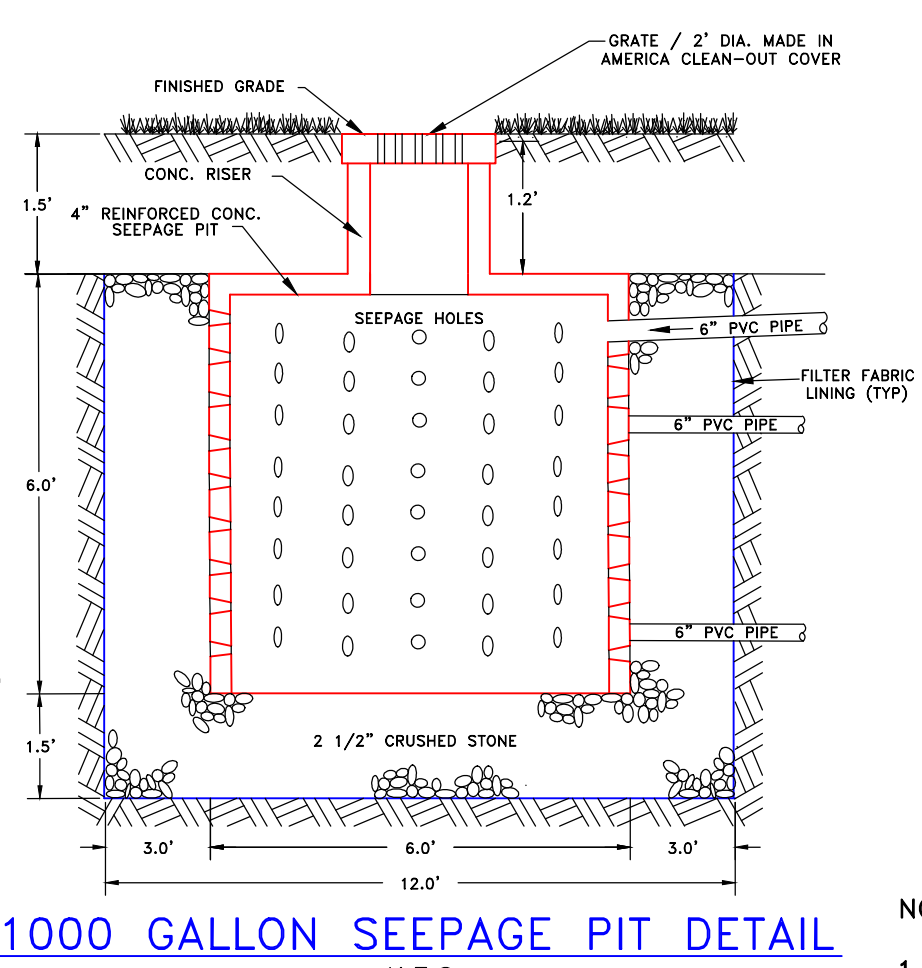
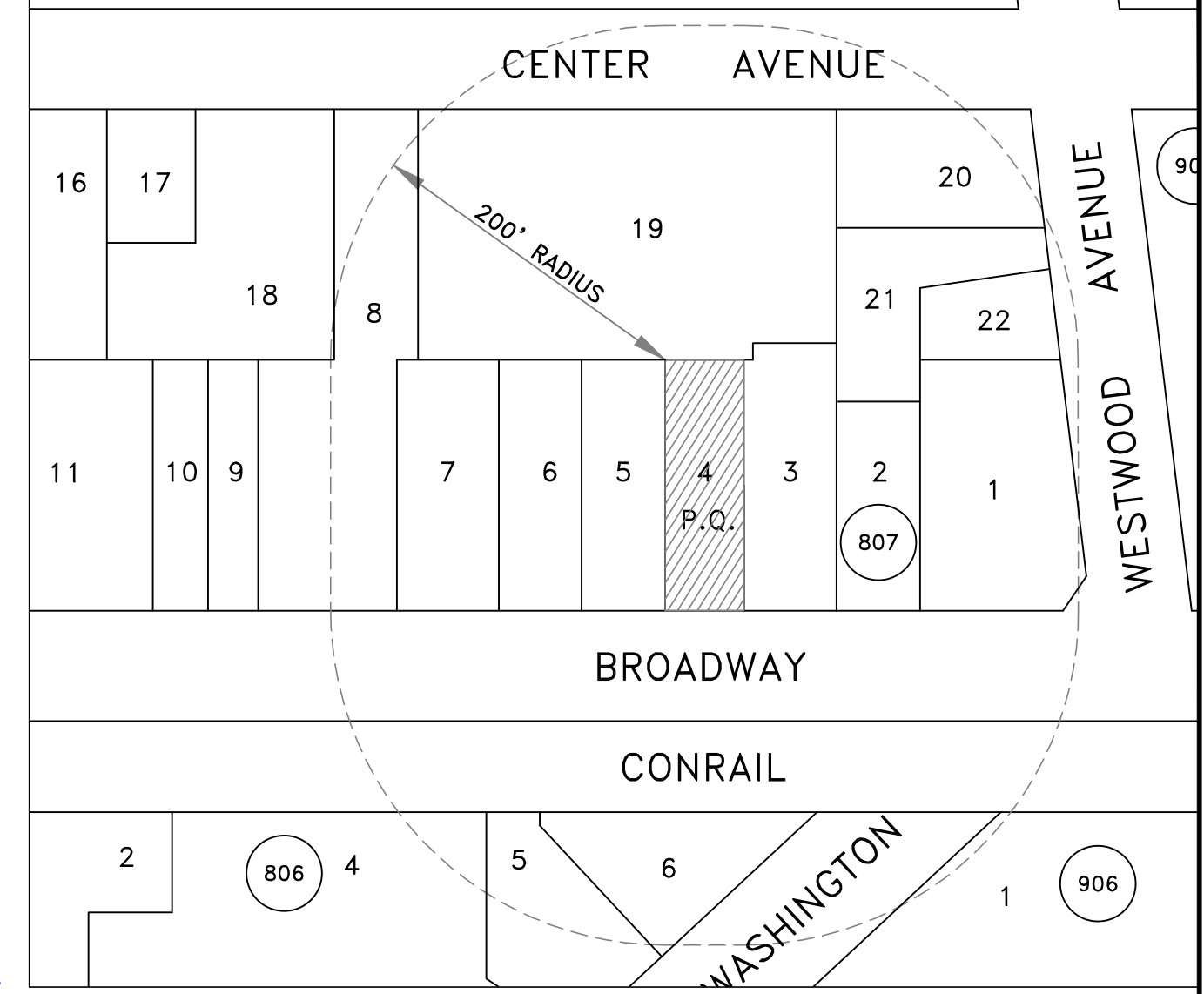
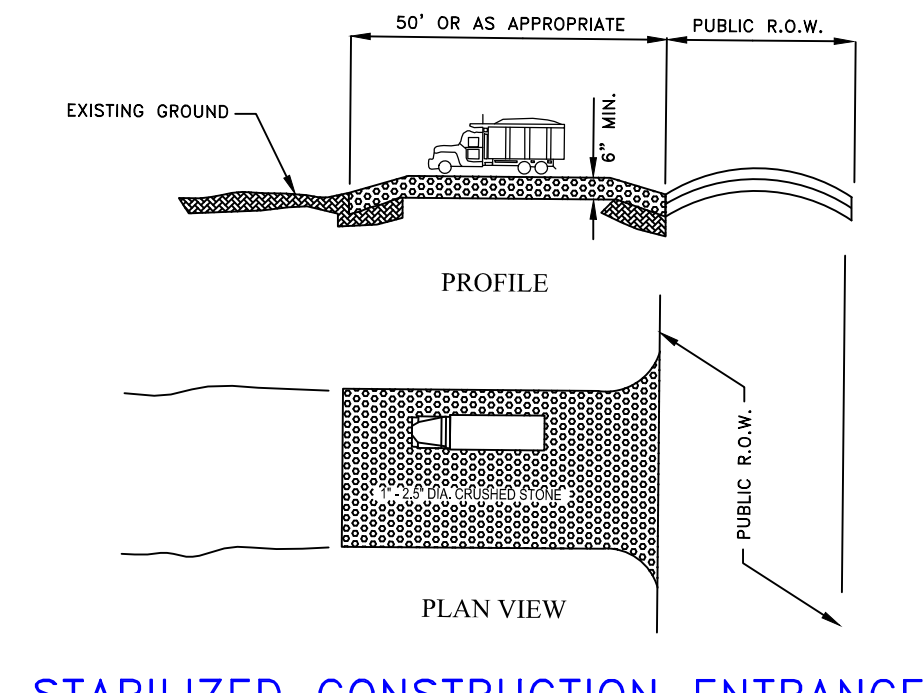
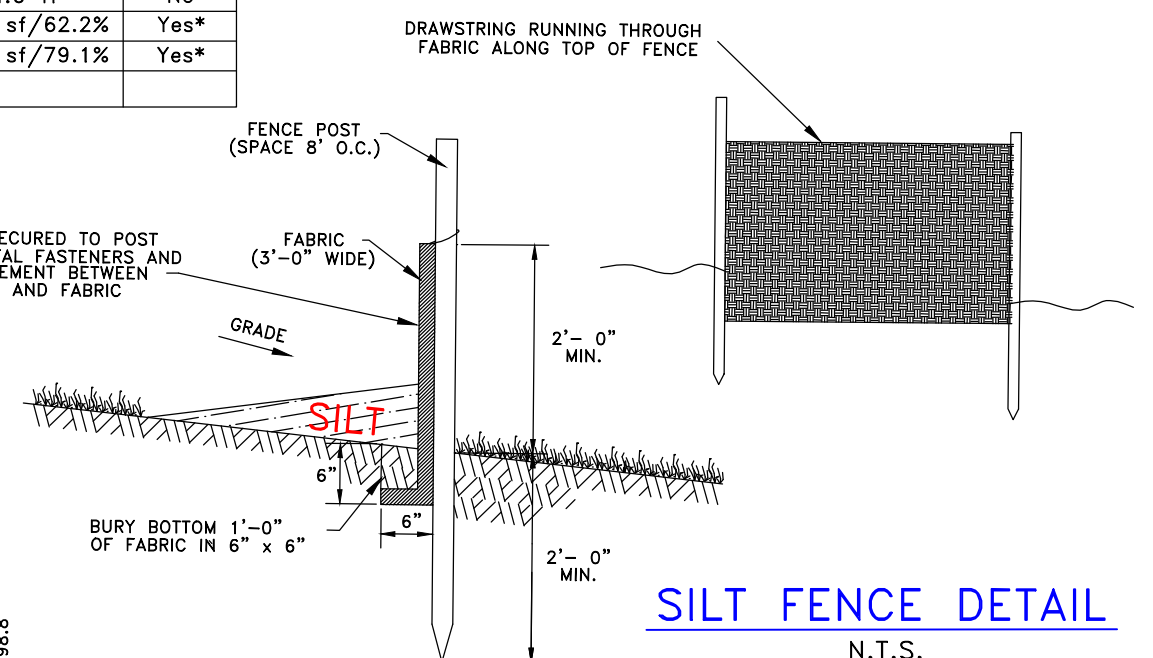
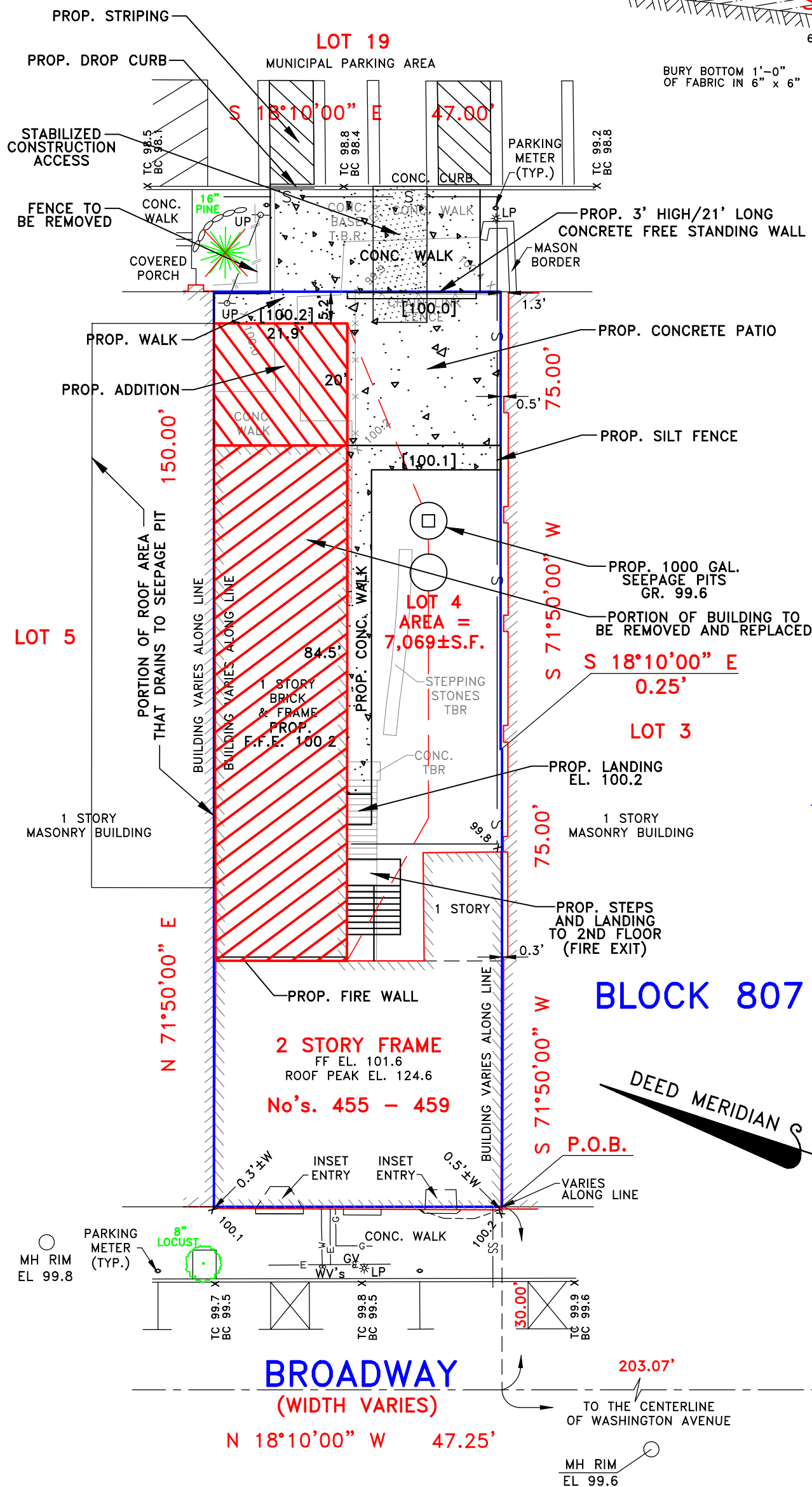
Central Business District				
Requirements		Existing	Proposed	Variance
Lot Area	15,000 sf	7,069 sf	7,069 sf	No*
Lot Width	100 ft	47.25 ft	47.25 ft	No*
Lot Depth	100 ft	150.00 ft	150.00 ft	No
Setbacks				
Front Yard	20 ft	0.0 ft	0.0 ft	No*
Side Yard	10 ft	0.0 ft	0.0 ft	No*
Side Yard(Both)	20% Lot Width	0.0 ft	0.0 ft	No*
Rear Yard	30 ft	25.2 ft	5.2 ft	Yes*
Max. F.A.R.	-	-	-	No
Building Height	2 Sty / 30 ft	24.6 ft	24.6 ft	No
Building Coverage	40%	3994 sf/56.5%	4415 sf/62.2%	Yes*
Impervious Coverage	60%	4448 sf/62.9%	5504 sf/79.1%	Yes*

* Existing Non-Conformity.
** See Architectural Plans.

LOT COVERAGE CALCULATIONS

EXISTING DWELLING	3994 sf
TOTAL BUILDING	3994 sf = 56.5%
LANDING & STEPS	161
CONC. WALK	228
STEPPING STONES	65
TOTAL	4448 sf = 62.9%

PROPOSED DWELLING	4415 sf
TOTAL BUILDING	4415 sf = 62.2%
LANDINGS & STEPS	147
CONCRETE PATIO	604
CONC. WALKS	423
TOTAL	5589 sf = 79.1%



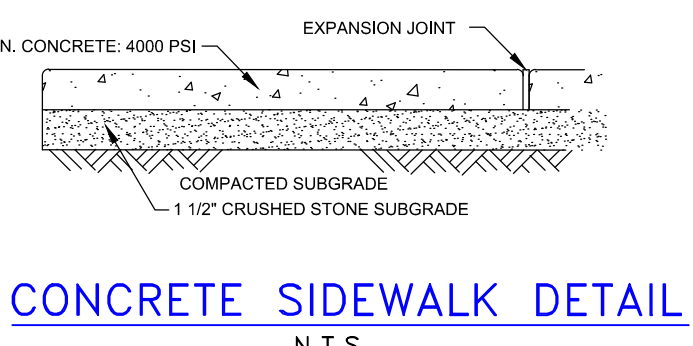
DRAINAGE CALCULATIONS			
10 Year Storm (I=2"/hr., 60 min. duration)			
Roof Area(Addition/Renovation and portion of Adjacent Building)	Area	CIA	
Runoff Coef.	.99	4120 sf	0.095 Acres
Volume = (60*Qpeak)(60)	Volume = 674.2 CF	5043 Gallons	
Lawn Area			
Runoff Coef.	.45	1570 sf	0.036 Acres
Volume = (60*Qpeak)(60)	Volume = 116.8 CF	873 Gallons	
Total Storage Required:	5,916 Gallons		
Storage Provided:	2 x 3030 = 6,060 Gallons		

Soil Moving Requirements	
Foundation	
Foundation - 64 L.ft	
(64 ft)(4.5)(4.5)	48 yds cut
Backfill (2/3)(48)	32 yds fill
Seepage Pits	
	96 yds cut
	16 yds fill
Total Cut	144 yds cut
Total Fill	48 yds fill
Net Soil Removed from Site	96 yds

- NOTES:**
- Applicant: 459 Broadway Realty, LLC
 - Property address: 459 Broadway, Westwood, NJ.
 - Property known as Block 807, Lot 4 in accordance with the Tax Assessment Map of the Borough of Westwood.
 - Property is located in the Central Business District.
 - Elevations based on an assumed datum.
 - Existing spot elevations indicated with an X. Proposed spot elevations in [].
 - Underground utility locations to be verified and marked-out in the field prior to commencement of construction activities.
 - Existing utility connections from previous structure are to be inspected. If same are not in acceptable condition, new service connections shall be installed in accordance with Borough specifications.
 - The applicant shall be responsible for the replacement of any curbing or pavement damaged or destroyed as a result of construction activities or in disrepair as determined by the Borough Engineer. The applicant shall be responsible to immediately remove any soil tracked or washed onto the street.
 - Property survey and topography performed October 12, 2018, by Lantelme, Kurens & Associates, P.C.

OWNERS WITHIN 200 FEET

BOROUGH OF WESTWOOD	LOT	OWNER	ADDRESS
806	4.01	11 Madison Realty LLC 263 Center Street Westwood, NJ 07675	11 Madison Avenue
806	5	Andrews Realty Corp	40-48 Washington Avenue
806	6	Parkcrest Realty Inc	26 Washington Avenue
807	1	Kaywest RLTY C/O Moskowitz 70 Grand Avenue River Edge, NJ 07661	30-38 Westwood Avenue
807	2	Kaywest RLTY C/O Moskowitz 70 Grand Avenue River Edge, NJ 07661	435 Broadway
807	3	447 Properties, LLC Layfield 75 Elmwood Avenue Ho-Ho-Kus, NJ 07423	447 Broadway
807	5	Nikkie, LLC 700 Hillcrest Road Washington, NJ 07676	467 Broadway
807	6	Cornicelli, Thomas & Maureen	475 Broadway
807	7	Lefkara Realty, LLC 66 Fairview Avenue Park Ridge, NJ 07656	487 Broadway
807	8	CP Management Group II LLC 192 Route 22 West Green Brook, NJ 08812	499 Broadway
807	18	Andel Properties, LLC B. Meisel 263 Center Street Westwood, NJ 07675	336 Center Avenue
807	19	Borough of Westwood 101 Washington Avenue Westwood, NJ 07675	308 Center Avenue
807	20	90 Center LLC C/O NIA Realty 66 RT 17N Suite 900 Paramus, NJ 07652	90-98 Westwood/262-266 CE
807	21	Kaywest RLTY C/O Moskowitz 70 Grand Avenue River Edge, NJ 07661	72 Westwood Avenue
807	22	54-68 Westwood Ave LLC	68 Westwood Avenue
906	1	Borough of Westwood 101 Washington Avenue Westwood, NJ 07675	Madison-Washington
906	2	NJ Transit Corp PO Box 1549 Newark, NJ 07193	Broadway



BOROUGH OF WESTWOOD PLANNING BOARD

Board Chairperson	Date
Secretary	Date
Board Engineer	Date

Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors
101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642 (201) 666-2450

SITE PLAN FOR 459 BROADWAY REALTY, LLC
Lot 4 Block 807 459 Broadway,
Borough of Westwood, Bergen County, N.J.

SCALE: 1"=20'
DATE: MAY 9, 2019
PARTY: GB
PREPARED BY: C.JL
DRAWN BY: SPM
LOT No. 4
BLOCK No. 807
FILE No. SP459BROAD

PROPERTY SITUATED IN THE BOROUGH OF WESTWOOD, BERGEN COUNTY, NEW JERSEY.
MAP SOURCE: TAX ASSESSMENT MAP OF THE BOROUGH OF WESTWOOD, BERGEN COUNTY, NEW JERSEY.

CERTIFIED TO:
Christopher Lantelme
P.E. & L.S. 39580

REVISED 1-07-20 PER 1-6-20 MEETING WITH ENGINEER
REVISED 12-19-19 PER ENGINEER'S 10-10-19 LETTER