

Drawn by: PF  
Checked: MF

**BOROUGH OF WESTWOOD  
SCHEDULE A  
AREA AND BULK REGULATIONS**

**C.O. - CENTRAL OFFICE DISTRICT ZONE**

REQUIRED	EXISTING CONDITION		PROPOSED CONDITION	
	LOT 2	LOT 3	EASTERLY LOT	WESTERLY LOT
MINIMUM LOT AREA (S.F.)	7,500	14,407.9	14,868.8	7,501.2
MINIMUM LOT WIDTH (FT.)	75	97.40	149.14	147.40
MINIMUM LOT DEPTH (FT.)	100	147.92	101.76	50.89**
MINIMUM FRONT YARD (FT.)	20	26.3	26.3	15**
MINIMUM SIDE YARD EA/TOTAL (FT.)	10/20	20/40	1.6"/14.1"	20/90
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.25	0.54*	0.28*	0.53**
MINIMUM REAR YARD (FT.)	20	67.0	19.1*	20.9
MAXIMUM BUILDING COVERAGE (%)	50	19.2	24.0	18.6
MAXIMUM IMPERVIOUS COVERAGE (%)	65	64.4	33.6	59.1
MAXIMUM BUILDING HEIGHT (STORIES)	3	3	2.5	3
MAXIMUM BUILDING HEIGHT (FT.)	35	34.13	28.50	33.02
NUMBER OF PARKING SPACES	31.36	17*	3	10

- NUMBER OF REQUIRED OFFICE SPACES = 1 SPACE PER 250 SF GFA. 7840 SF GFA / 1 SPACE PER 250 SF GFA = 31.36 SPACES.
- NUMBER OF EXISTING OFFICE SPACES = 17\*
- NUMBER OF PROPOSED OFFICE SPACES = 17\*\*
- NUMBER OF REQUIRED TOWNHOMES PARKING SPACES = 9.6
- NUMBER OF PROPOSED TOWNHOMES PARKING SPACES = 10

TOWNHOUSE - FOR THREE BEDROOM UNIT, 2.4 SPACES INCLUDING 2 GARAGE SPACES.  
FOR FOUR UNITS, 9.6 SPACES REQUIRED. 10 PROPOSED SPACES.

\* DENOTES EXISTING NON-CONFORMITY.  
\*\* DENOTES VARIANCE REQUEST.

**FOR COMPARISON PURPOSES ONLY:**

ARTICLE XV  
SUPPLEMENTARY REGULATIONS GOVERNING CERTAIN USES  
§ 195-129. CERTAIN PRINCIPAL PERMITTED USES  
C. TOWNHOUSES, TOWNHOUSE DEVELOPMENTS SHALL COMPLY WITH THE FOLLOWING:

REQUIRED	PROVIDED
(1) MINIMUM LOT AREA: THREE ACRES	0.11 ACRES**
(2) MINIMUM LOT FRONTAGE: 300 FEET.	147.40 FEET**
(3) MINIMUM LOT DEPTH: 200 FEET.	50.89 FEET**
(4) MAXIMUM DENSITY: 12 DWELLING UNITS PER ACRE.	23.5 DU/ACRE**
(5) MAXIMUM UNITS PER BUILDING: SEVEN.	4 UNITS/BLDG.
(6) MAXIMUM BUILDING HEIGHT (STORIES/FEET): 2 1/2 STORIES/35 FEET.	3 STORIES* / 33.02 FEET
(7) MINIMUM PARKING SPACES: ONE GARAGE SPACE, ONE DRIVEWAY SPACE, PLUS ONE VISITOR SPACE PER THREE UNITS.	10 SPACES - 4 UNITS YIELDS 9.33 REQUIRED SPACES -
(8) MAXIMUM BUILDING LENGTH: 175 FEET.	127.33 FEET
(9) BUILDING-TO-BUILDING SETBACKS:	N/A
(a) FRONT-TO-FRONT: 60 FEET.	
(b) FRONT-TO-SIDE: 45 FEET.	
(c) SIDE-TO-SIDE: 15 FEET	
(d) BACK-TO-BACK: 40 FEET.	
(10) MINIMUM BUILDING SETBACK FROM PUBLIC RIGHT-OF-WAY: 25 FEET.	15 FEET**

NOTE: THE PROPOSED DEVELOPMENT OF TOWNHOMES IS NOT LISTED AS A PRINCIPAL OR ACCESSORY PERMITTED USE IN THE CENTRAL OFFICE DISTRICT AND REQUIRES A USE VARIANCE. \*\*

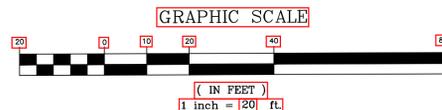
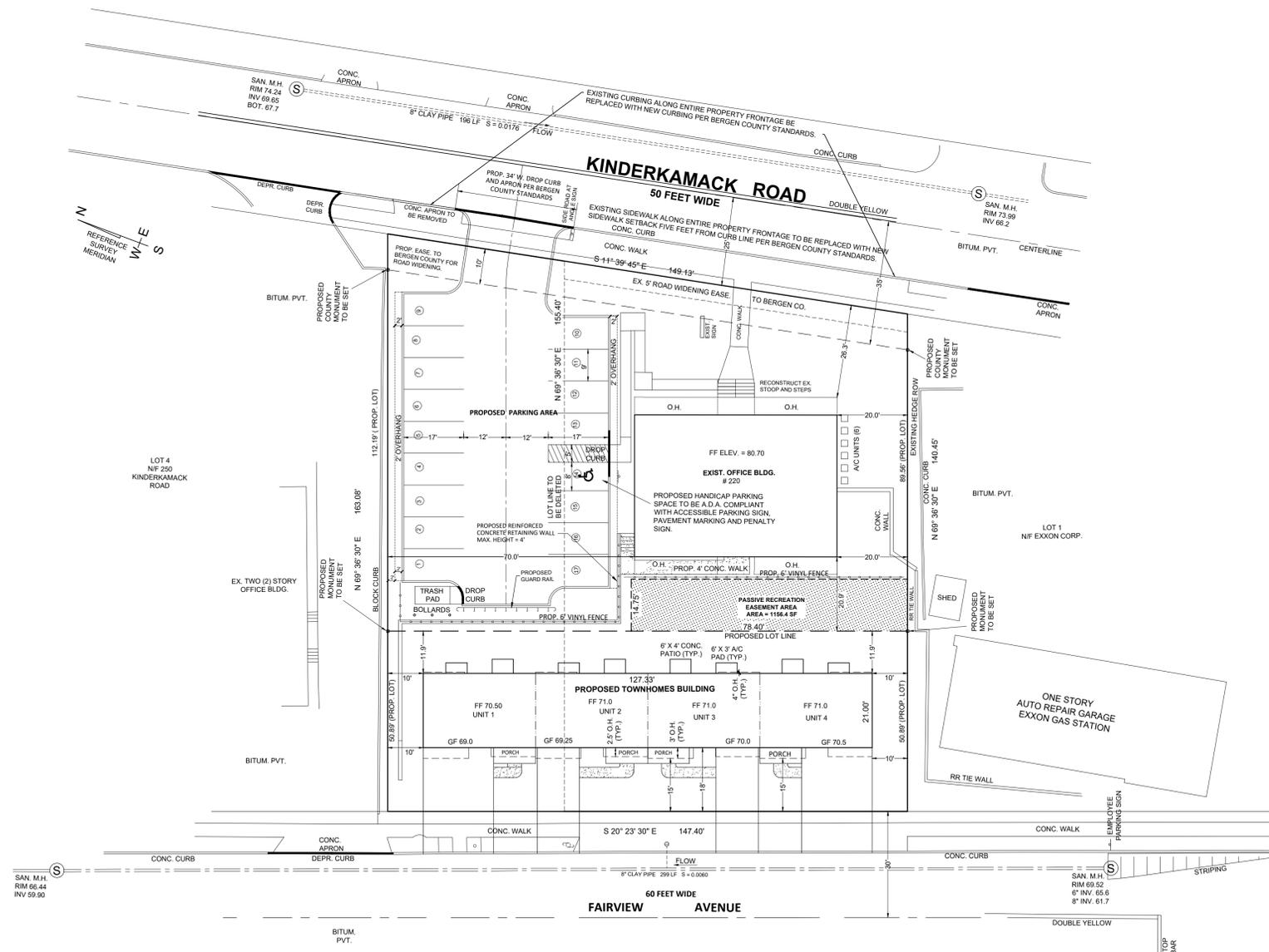
**PROPOSED GROSS FLOOR AREA CALCULATIONS:**

**EASTERLY LOT:**

BASEMENT FLOOR AREA = 2296 SF  
FIRST FLOOR AREA = 2772 SF  
SECOND FLOOR AREA = 2772 SF  
TOTAL GROSS FLOOR AREA = 7840 SF  
FLOOR AREA RATIO = 7840 SF / 14868.8 SF = 0.53

**WESTERLY LOT:**

TOTAL GROSS FLOOR AREA = 2135 SF PER UNIT \* 4 UNITS = 8540 SF  
FLOOR AREA RATIO = 8540 SF / 7501.2 SF = 1.14



NOTE:  
OFFSETS SHOWN TO PROPOSED TOWNHOMES BUILDING ARE TO PROPOSED FOUNDATION WALLS UNLESS OTHERWISE NOTED.

**A-10**

THE INFORMATION SHOWN HEREON IS CERTIFIED TO BE CORRECT.  
*Matthew R. Fox*  
**MATTHEW R. FOX**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
NEW JERSEY LICENSE NO. 37567  
DATE: DECEMBER 31, 2019

APPROVED BY THE COUNTY PLANNING BOARD  
COUNTY OF BERGEN, NEW JERSEY.

ATTESTED TO BY \_\_\_\_\_ DATE \_\_\_\_\_

**EXISTING IMPERVIOUS AREAS:**

LOT 2  
CONC WALK = 161.1 SF  
STEPS = 41.5 SF  
STOOP = 52.2 SF  
SIGN = 4.7 SF  
FOUNDATION = 2,301.6 SF  
OVERHANGS = 469.7 SF  
PARKING LOT, CONC. ENTRANCE AND WALLS = 5,985.0 SF  
CONC. TILE PAD = 45.0 SF  
A/C UNITS = 20.5 SF  
GRAVEL BEDS = 191.6 SF  
TOTAL IMPERVIOUS AREA = 9,272.9 SF / 14,407.9 SF = 64.4 %

**LOT 3**

BITUM PVT = 432.5 SF  
APRON = 16.2 SF  
GARAGE = 358.8 SF  
CONC WALK = 242.6 SF  
FOUNDATION = 1,081.4 SF  
CHIMNEY = 4.3 SF  
OVERHANGS = 23.5 SF  
PORCH = 445.5 SF  
STEPS = 71.0 SF  
TOTAL IMPERVIOUS AREA = 2,675.8 SF  
TOTAL IMPERVIOUS COVERAGE = 2,675.8 SF / 7,962.1 SF = 33.6 %

**TOTAL IMPERVIOUS AREAS OF LOTS 2 AND 3 = 11,948.7 SF = 0.27 ACRES**

**PROPOSED IMPERVIOUS AREAS**

EASTERLY LOT:  
PROPOSED PARKING AND CURB AREA = 5210.6 SF  
PROPOSED DUMPSTER PAD AND CONC APRON AREA = 65.00 SF  
EXISTING SIGN AREA = 6.2 SF  
EXISTING STOOP, STEPS AND WALK AREA = 254.8 SF  
EXISTING FOUNDATION AREA = 2296 SF  
EXISTING OVERHANG AREA = 476 SF  
EXISTING A/C UNITS AREA 20.5 SF  
PROPOSED CONCRETE AND STEPS AREA NOT UNDER OVERHANG = 92.9 SF  
PROPOSED WALL AREA = 91.7 SF  
EXISTING CONCRETE WALL AREA = 39.5 SF  
PROPOSED HANDICAP RAMP = 277.6 SF

TOTAL IMPERVIOUS AREA = 8830.8 SF  
TOTAL IMPERVIOUS COVERAGE = 8830.8 SF / 14868.8 SF = 59.4%

**WESTERLY LOT:**

PROPOSED WALL AREA = 45.3 SF  
PROPOSED CONCRETE PATIO AND A/C PADS AREA = 168 SF  
PROPOSED FOUNDATION AREA = 2674 SF  
PROPOSED OVERHANG AREA = 296.4 SF  
PROPOSED PORCH NOT UNDER OVERHANG AREA = 82.8 SF  
PROPOSED DRIVEWAYS NOT UNDER OVERHANG AREA = 1016.7 SF  
PROPOSED TOWNHOMES WALKWAY AREA = 153.0 SF

TOTAL IMPERVIOUS AREA = 4436.2 SF  
TOTAL IMPERVIOUS COVERAGE = 4436.2 SF / 7501.2 SF = 59.1%

NO.	REVISIONS	BY	DATE
2.	REVISED FOR RESUBMISSION	PF	8-26-2020
1.	REVISED FOR RESUBMISSION	PF	5-13-2020

**MINOR SUBDIVISION PLAN  
BLOCK 1501, LOTS 2 AND 3  
TOWNHOMES AT PLAZA ONE**

**BOROUGH OF WESTWOOD, BERGEN COUNTY, NEW JERSEY**

**CANGER ENGINEERING ASSOCIATES**  
A NEW JERSEY CORPORATION SINCE 1948  
CERTIFICATE NO. 24GA27985900  
ENGINEERS - CONSULTANTS - SURVEYORS  
P.O. BOX 93, TRANQUILITY, NEW JERSEY 07879

DRAWN BY: PF	DATE: DECEMBER 2019	SHEET NO: 10
CHECKED BY: MF	SCALE: AS SHOWN	DRAWING NO: 17327
		SHEETS IN SET: 10