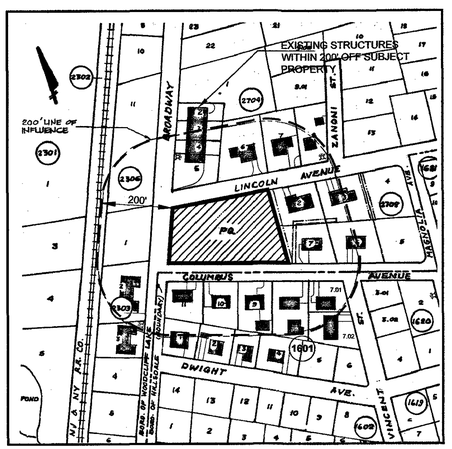
SITE PLAN

FOR

WOODCLIFF LAKE COMMONS

BLOCK 2708 LOT 1

BOROUGH OF WOODCLIFF LAKE BERGEN COUNTY NEW JERSEY



EXISTING HYDRANT

AREA MAP

SCALE: 1" = 200'±

PROPERTY OWNERS WITHIN 200 FEET

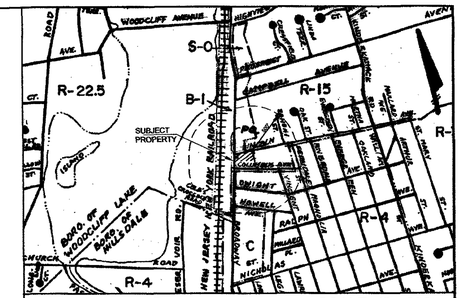
BOROUGH OF WOODCLIFF LAKE		
BLOCK	LOT	PROPERTY OWNER
2708	2	Jaffin, Michael & Sharon
2708	3	Duffy, C & E
2708	4	McMorrow, William & Elizabeth
2708	5	Chong, Thomas P & Elena
2708	6	Carlson, Raymond & Christine A
2708	7	Schumacher, Raymond & Suzanne
2704	3	Kaczala, Theodore
2704	4	Kaczala, Theodore
2704	5	Kaczala, Theodore
2704	6	Funke, Michael & Jessica
2704	7	Blackton, Raymond & Rosemarie
2704	8	Brosnahan, Lorraine
2706	11	United Water New Jersey
2303	1	United Water New Jersey
2303	2,3&4	Bergen County Community Housing
BOROUGH OF HILLSDALE		
BLOCK	LOT	PROPERTY OWNER
1601	1	Misha, John S & Patricia M
1601	2	Carty, Donald J.
1601	3	Maltsev, Boris & Marena
1601	4	Breitenbeck, Richard C & Kathleen E
1601	7.01	Rezen, James & Ann Marie
1601	7.02	Conte, Donald & Aleksandra
1601	8	McManus, Kevin & Gulinan, Laura
1601	9	Keady, Thomas K. & Patricia M.
1601	10	Gazzillo, Richard P. & Maureen
1601	11	Forcellati, Marco Fmly Ltd. Partnership

Services provided by the following utilities:

1. PSE & G
2. United Water of New Jersey
3. Bergen Co. Dept. of Planning & Economic Development
4. Cablevision
5. Bell Atlantic of NJ
6. Park Ridge Water Utility
7. Bergen County Utilities Authority (sewer)

SHEET INDEX

DWG. NO.	TITLE
1	TITLE SHEET
2	SITE PLAN
3	LAYOUT PLAN - OUTDOOR DINING



KEY/ZONING MAP SCALE: 1" = 800'±

NOTES

1. SUBJECT PROPERTY KNOWN AS BLOCK 2708, LOT 1 AS INDICATED ON SHEET 27 OF THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF WOODCLIFF LAKE. SUBJECT PROPERTY ALSO KNOWN AS: 62 BROADWAY.
2. SUBJECT PROPERTY IS LOCATED IN THE B-1 BUSINESS DISTRICT.
3. OWNER: WCL BROADWAY REALTY ASSOCIATES, LLC
   270 SYVAN AVENUE
   ENGLEWOOD CLIFFS, NEW JERSEY 07632

   APPLICANT: RAY'S BRICK OVEN PIZZA, LLC
   777 TERRACE AVENUE, SUITE 303
   HASBROUCK HEIGHTS, NJ 07604
4. TRACT AREA = 55,165 ± SF (1.2664 ± ACRES)
5. THESE PLANS ARE A MODIFICATION OF PLANS WHICH RECEIVED PLANNING BOARD APPROVAL ON DECEMBER 12, 2011. VARIANCES OBTAINED UNDER THAT APPROVAL WILL BE APPLIED TO THE PROPOSED SITE DESIGN MODIFICATIONS. THESE MODIFICATIONS INCLUDE A USE VARIANCE WHICH MUST BE OBTAINED ALLOWING RESIDENTIAL USE ON THE SECOND AND THIRD FLOORS OF THE PROPOSED BUILDING, WITHIN THE B-1 BUSINESS DISTRICT.

REVISIONS

10 5 0 10 20 30

GRAPHIC SCALE

TITLE SHEET

FOR

WOODCLIFF LAKE COMMONS

BLOCK 2708 LOT 1
BOROUGH OF WOODCLIFF LAKE BERGEN COUNTY NEW JERSEY

R.L. ENGINEERING INC.
24 WAMPUM ROAD, SUITE B
PARK RIDGE, NEW JERSEY 07656
PHONE: (201) 391-5855
FAX: (201) 391-5837

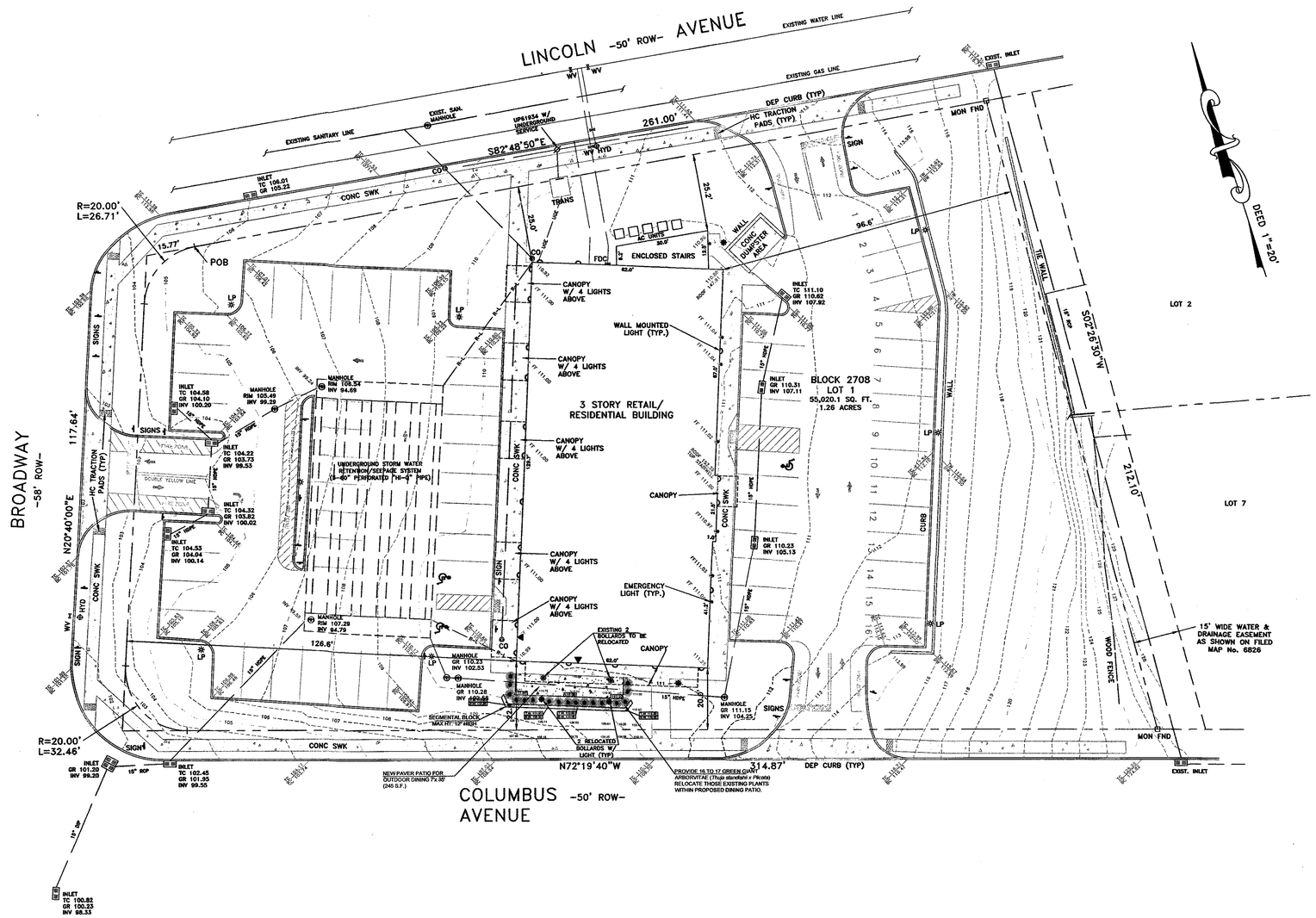
DATE: 9/28/2020

RICHARD L. EICHENLAUB, JR. NEW JERSEY PROFESSIONAL ENGINEER 27805
CERTIFICATE # 24GA28066200

DRAWN BY: KE CHECKED BY: RLE DATE: 03/12/18

JOB #: 30-054 SCALE: AS NOTED DRAWING: 1 OF 3

REFERENCE: EXISTING CONDITIONS TAKEN FROM A SURVEY ENTITLED, "ASBUILT SURVEY, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY, BLOCK 2708, LOT 1", AS PREPARED BY BRUNSWICK SURVEYING INCORPORATED, DATED 11/3/17, LAST REVISED 1/30/18.



APPROVED BY THE ZONING BOARD OF THE BOROUGH OF WOODCLIFF LAKE:

BY:_____ DATE:_____
Chairman

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER:_____ DATE:_____

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1. SUBJECT PROPERTY KNOWN AS BLOCK 2708, LOT 1 AS INDICATED ON SHEET 27 OF THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF WOODCLIFF LAKE. SUBJECT PROPERTY ALSO KNOWN AS: 62 BROADWAY.

2. SUBJECT PROPERTY IS LOCATED IN THE B-1 BUSINESS DISTRICT.

3. OWNER / APPLICANT: WCL BROADWAY REALTY ASSOCIATES, LLC
270 SYVAN AVENUE
ENGLEWOOD CLIFFS, NEW JERSEY 07632

4. TRACT AREA = 55,165 ± SF (1.2664 ± ACRES)

5. PROPOSED B-1 ZONING SPECIFICATIONS:

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE (S.F.)	10,000	55,165
MAX. BUILDING COVERAGE (%)	40	15.02
MAX. TOTAL SURFACE COVERAGE (%)	50	63.33 (V)*

(c) EXISTING NON-CONFORMITY (V) VARIANCE / WAIVER REQUIRED
* UNDER ORIGINAL APPROVAL VARIANCE ORIGINALLY GRANTED FOR 62.89%
** BUILDING HEIGHT BASED ON REFERENCED ARCHITECTURAL PLANS WITH A

6. OTHER THAN SHOWN HEREON, THIS OFFICE KNOWS OF NO OTHER DEED RESTRICTIONS, EXCEPTIONS OR COVENANTS AFFECTING THIS PROPERTY.

7. VERTICAL DATUM BASED ON U.S.G.S. DATUM [N.G.V.D. 1929].

8. SLOPE LIMITATIONS – CONSTRUCTION PROPOSED FOR THIS LOT DOES NOT AFFECT ANY EXISTING TOPOGRAPHIC SLOPES GREATER THAN 15%.

9. ALL CONSTRUCTION IS TO CONFORM TO THE BOROUGH OF WOODCLIFF LAKE'S SPECIFICATIONS.

10. THE CONTRACTOR IS REQUIRED TO CALL FOR THE MARK-OUT OF ALL EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION AND/OR EXCAVATION. IN ADDITION, THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.

11 IMPERVIOUS COVERAGES:

ITEM	EXISTING	PROPOSED
BUILDING	8,288 SF	8,288 SF
PARKING / DRIVEWAY	23,739 SF	23,739 SF
WALKS, STEPS, ETC.	2,668 SF	2,668 SF
DINING PATIO	-	245 SF
MAX IMPERVIOUS COVERAGE	34,695 SF (62.89%)	34,940 SF (63.33%) V

12. VARIANCE FOR RESTAURANT USE (WITH OUTSIDE DINING) IS BEING SOUGHT UNDER THIS PROPOSAL.

13. THE RESTURANT WILL OCCUPY 2,078 SF OF THE FIREST FLOOR OF THE BUILDING ON SITE. WITHIN THE INTERIOR SPACE THERE IS PROPOSED 48 SEATS WITH 16 ADDITIONAL SEATS PROPOSED FOR OUTDOOR DINING.

14. PARKING REQUIREMENTS
SECTION §300-78.A(8) OFF-STREET PARKING AND LOADING
RETAIL [1SPACE PER 175 SF FLOOR AREA DOES NOT INCLUDE ENTRY LOBBY, STAIR WELLS AND ELEVATOR]:
FLOOR AREA – 5,065 SF / 175 SF PER SPACE = 28.9

RESTURARNT [1 SPACE PER EVERY 2 SEATS + 1 SPACE PER EMPLOYEE]
48 SEATS INTERIOR + 16 SEATS OUTDOOR = 64 SEATS / 2 SEATS PER SPACE = 32 SPACES
6 EMPLOYEES / 1 SPACE PER EMPLOYEE = 6 SPACES
REQUIRED = 38 SPACES
NOTE: RESTARANT AREAS WILL OCCUPY 2,077 SF (GROSS) OF FIRST FLOOR.

RESIDENTIAL [2 SPACES PER 2 BEDROOM UNITS, 1.8 SPACES PER 1 BEDROOM UNIT (NOTE PARKING REQUIREMENTS PER RSIS)]:
2 BEDROOM 10 UNITS x 2 = 20
1 BEDROOM 4 UNITS x 1.8 = 7.2
27.2

TOTAL SPACES REQUIRED: 28.9 +38 + 27.2 = 94.1 USE 94 (V)
TOTAL SPACES PROVIDED: 65
[VARIANCE PREVIOUSLY GRANTED FOR 69 REQUIRED PARKING SPACES]

- VARIENCE IS REQUESTED FROM 65 SPACES PROVIDED WHERE 94 SPACES REQUIRED.
- AREAS USED IN CALCULATIONS ARE BASED ON ARCHTECHTURAL PLANS ENTITLED, "PROPOSED PIZZERIA / RESTURANT IN EXISTING RETAIL SPACE, 62 BROADWAY, WOODCLIFF LAKE, NEW JERSEY", AS PREPARED BY VIRGONA + VIRGONA ARCHITECTS, DATED 2/7/18, LAST REVISED 7/5/18.

15. IN THE CALCULATIONS ABOVE, THE REQUIREMENTS FOR RETAIL SPACE IS BASED ON NET FLOOR AREA. THE BOROUGH ZONING CODE REQUIRES PARKING BE BASED ON GROSS FLOOR AREA, AND THE BOROUGH SITE PLAN ORDINANCE MAKES REFERENCE TO JUST FLOOR AREA. IN PRIOR APPLICATIONS AND APPROVALS BEFORE THE PLANNING AND ZONINGS BOARDS, SPECIFICALLY THE PLANNING BOARD UNDER RESOLUTION 2011 – 04 AND THE ZONING BOARD APPROVAL OF OCTOBER 27, 2015, THE APPLICANT SEPARATED OUT COMMON AREAS FROM THE NET RETAIL FLOOR AREA AND PARKING REQUIREMENTS WERE ESTABLISHED BASED UPON NET FLOOR AREA, WHICH FACTS WERE EMBODIED WITHIN BOTH APPROVALS. APPLICANT HAS CONTINUED TO UTILIZE NET FLOOR AREA WHICH HAS BEEN UTILIZED IN PRIOR PARKING CALCULATIONS APPROVED BY THIS BOARD AS WELL AS THE WORK OF FLIGHT PLANNING BOARD.

REVISED 7/9/18 REDUCTION IN RESTAURANT SEATING / AREA.

REVISIONS

20 10 0 20 40 60
GRAPHIC SCALE

SITE PLAN- OUTDOOR DINING

FOR

WCL BROADWAY REALTY ASSOCIATES, LLC.

(B-1 ZONE)

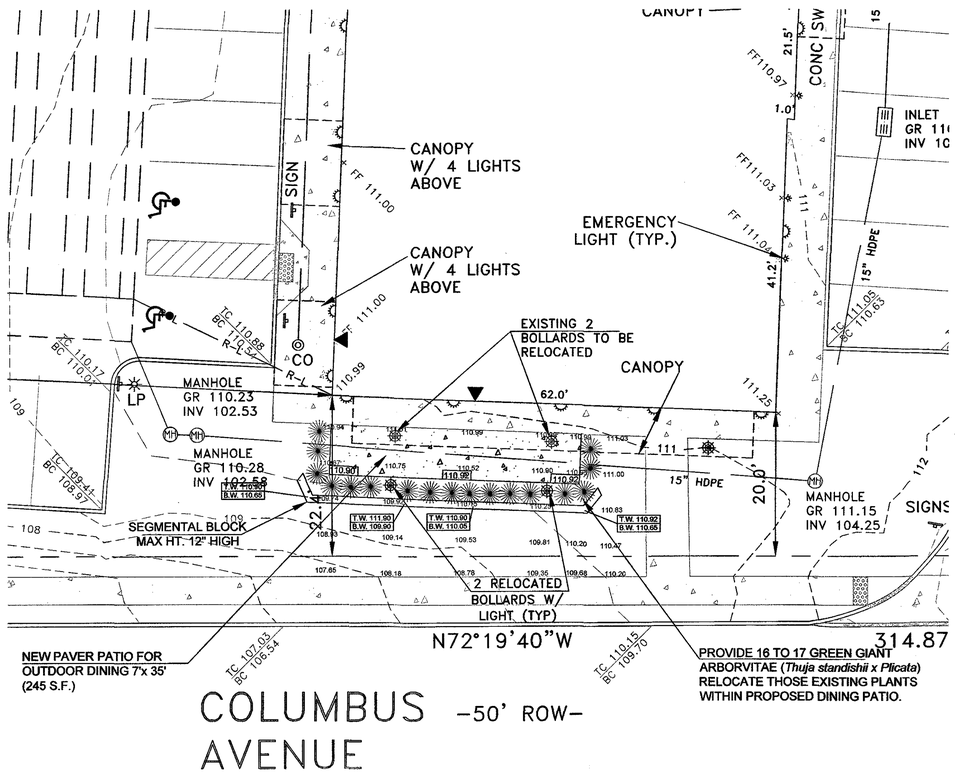
BLOCK 2708 — LOT 1
BOROUGH OF WOODCLIFF LAKE — BERGEN COUNTY — NEW JERSEY

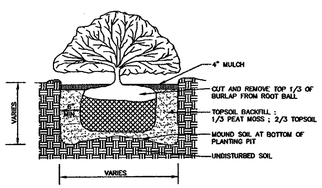
R.L. ENGINEERING INC.
24 WAMPUM ROAD, SUITE B
PARK RIDGE, NEW JERSEY 07656
PHONE: (201) 391-5855
FAX: (201) 391-5837

RICHARD L. EICHENLAUB, JR. — DATE: 9/28/2020
NEW JERSEY PROFESSIONAL ENGINEER 27805
CERTIFICATE # 24GA28066200

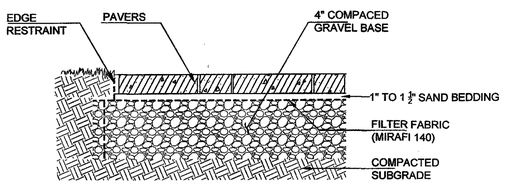
DRAWN BY: KE — CHECKED BY: RLE — DATE: 03/12/18
JOB #: 30-054 — SCALE: 1" = 20' — DRAWING: 2 OF 3

REFERENCE: EXISTING CONDITIONS TAKEN FROM A SURVEY ENTITLED, "ASBUILT SURVEY, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY, BLOCK 2708, LOT 1", AS PREPARED BY BRUNSWICK SURVEYING INCORPORATED, DATED 11/3/17, LAST REVISED 1/30/18. SEE SHEET 2 OF 3.





SHRUB PLANTING DETAIL



PAVER DETAIL

N.T.S.

APPROVED BY THE ZONING BOARD OF THE BOROUGH OF WOODCLIFF LAKE:

BY:_____DATE:_____
Chairman

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER:_____DATE:_____

06/19/18 REVISED PER ENGINEER'S LETTER DATED 6/8/18

REVISIONS

10 5 0 10 20 30

GRAPHIC SCALE

LAYOUT PLAN - OUTDOOR DINING

FOR

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BLOCK 2708 LOT 1
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RICHARD L. EICHENLAUB, JR.
NEW JERSEY PROFESSIONAL ENGINEER 27805
CERTIFICATE # 24GA28066200

DATE: 9/08/2020

DRAWN BY: KE CHECKED BY: RLE DATE: 03/12/18
JOB #: 30-054 SCALE: 1" = 10' DRAWING: 3 OF 3