

50' WIDE R.O.W.



ZONING NOTES						
ZONE: B-BUSINESS		PERMITTED	LOT 6	LOT 7	LOT 8	ENTIRE PROPERTY
MIN. LOT AREA (SF)	5,000	5,602.9	5,537.9	5,472.8	16,113.6	
AVG. LOT WIDTH (FT)	N/A	N/A	N/A	N/A	N/A	
MIN. FRONT YARD (FT)	0.0	0.9	48.0	48.0	0.9	
MIN. REAR YARD (FT.)	10*	30.2	56.4	10.4	10.4	(30.2 RESIDENTIAL)
MIN. SIDE YARD (FT)	N/A	N/A	N/A	N/A	N/A	
MAX. BUILDING COVERAGE (%)	N/A	N/A	N/A	N/A	N/A	
MAX. TOTAL IMPERVIOUS COV'G (%)	N/A	N/A	N/A	N/A	N/A	
MAX. BUILDING HEIGHT (FT./ST.)	35/2.5	<35/2.5	<35/2.5	<35/2.5	<35/2.5	

The map shows a grid of streets and lots. The streets are labeled SUNNIT, EAGLE, STREET, and BOULEVARD. The lots are numbered 1 through 20. Some lots have handwritten annotations: lot 1 has '1306', lot 2 has '1307', lot 10 has '100', lot 11 has '100', lot 12 has '100', lot 13 has '100', lot 14 has '100', lot 15 has '100', lot 16 has '100', lot 17 has '100', lot 18 has '100', lot 19 has '100', lot 20 has '100'. A shaded area is marked with 'X' and '100'. A key at the bottom indicates 'KEY MAP' and 'NOT TO SCALE'.

1. PROPERTY KNOWN AS LOTS 6-B BLOCK 1307 AS SHOWN ON THE CURRENT TAX MAPS OF THE BOROUGH OF NEW MILFORD.
2. APPLICANT/OWNER
KOLSHAGAN
265 MAIN STREET
NEW MILFORD, NJ
3. ZONE = B-BUSINESS
4. TOTAL AREA OF LOT: 16,613.6 SF
5. IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
6. THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEEDS OF RESTRICTION.
7. VARIANCE REQUIRED: (SEE ZONING CHART)
8. SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JOHN J. BEZUYEN, PLS DATED 5/3/17.

LOT 6	EXISTING	PROPOSED
850 SF COMMERCIAL, 1 SPACE/150 SF = 5.7 SPACES	5	5
1 APARTMENT, 1.5 SPACES EACH = 1.5 SPACES		
TOTAL REQUIRED = 7.2 SPACES		
LOT 7		
450 SF COMMERCIAL, 1 SPACE/150 SF = 3.0 SPACES	6	10
2 APARTMENTS, 1.5 SPACES EACH = 3.0 SPACES		
TOTAL REQUIRED = 6.0 SPACES		
LOT 8		
1,134 SF COMMERCIAL, 1 SPACE/150 SF = 7.6 SPACES	5	5
3 APARTMENTS, 1.5 SPACES EACH = 4.5 SPACES		
TOTAL REQUIRED = 12.1 SPACES		
OVERALL TOTAL REQUIRED = 26 SPACES	16	20

65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ
201-529-5010

$$1'' = 10' \text{ H}$$

DATE 6/14/17
PROFESSIONAL ENGINEER, NJ 36679, NY 75377
PROFESSIONAL PLANNER, NJ 5204