

NEW MIXED USE BUILDING

BLOCK 614, LOT 23
50 BROAD AVENUE, PALISADES PARK, NJ

ZONING TABLE - PALISADES PARK, NJ

PROJECT	NEW MIXED USE BUILDING
ZONE	B2 (GENERAL BUSINESS DISTRICT)
LOCATION	BLOCK 614, LOT 23
USE - PROPOSED	FL. 1: RETAIL & PARKING, FL. 2: PARKING, FL. 3-4: RENTAL APT. DWELLINGS
ADDRESS	50 BROAD AVENUE, PALISADES PARK, NJ 07650

ZONING COMPLIANCE	REQUIRED	PROPOSED	VARIANCE REQ'D
MIN. LOT AREA (EXIST.)	NOT REQUIRED	12,320 SF (0.28 ACRE)	NO
MIN. LOT FRONTAGE (EXIST.)	NOT REQUIRED	101.08 FT	NO
MIN. LOT DEPTH (EXIST.)	NOT REQUIRED	115.82 FT / 130.56'	NO
MIN. FRONT YARD	0.00 FT	0.00 FT	NO
MIN. SIDE YARDS (LEFT)	NOT REQUIRED	0.00 FT / 3.00 FT	NO
MIN. SIDE YARDS (RIGHT)	NOT REQUIRED	0.00 FT	NO
MIN. REAR YARD	15 FT	3.00 FT	YES
MAX. BUILDING HEIGHT	3 ST / 35 FT	4 ST / 40.5 FT	YES
MAX. COVERAGE	50% (6,160 SF)	100% (12,320 SF)	YES
DENSITY (FAR)	NOT REQUIRED	2.12 (26,170 SF)	NO
USE	GENERAL BUSINESS	RETAIL / RENTAL APT.	YES
PARKING *	64 SPACES	44 SPACES	YES

- TOTAL DWELLING UNITS = 26
(13 UNITS PER FLOOR OVER 2 FLOORS;
12 ONE-BEDROOM UNITS, 14 STUDIO UNITS)

* PARKING REQUIREMENT BREAKDOWN
- RETAIL
PROPOSED GROSS RETAIL AREA: 3,450 SF
PARKING REQUIREMENT: 1 SPACE / 200 SF
REQUIRED FOR RETAIL: 17 SPACES

- RENTAL APARTMENT
PROPOSED APARTMENT UNIT: 12 UNITS (1 BED), 14 UNITS (STUDIO)
PARKING REQUIREMENT (RSIS) : 1 BED & STUDIO (1.8 SPACE / UNIT)
REQUIRED FOR RENTAL APARTMENT: 47

THEREFORE TOTAL REQUIRED PARKING: 64 SPACES
PROPOSED PARKING: 19 (1ST FLOOR) 25 (2ND FLOOR)
TOTAL 44 PARKING SPACES

IT IS A VIOLATION OF NEW JERSEY STATE LAW TO ALTER PLANS, SPECIFICATIONS OR REPORTS TO WHICH THE SEAL OF AN ARCHITECT HAS BEEN APPLIED.

PROJECT TITLE
50 BROAD AVENUE
NEW MIXED- USE BUILDING
50 BROAD AVENUE, PALISADES PARK, NEW JERSEY

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STAMP

PETER C. PARK
RA, AIA, NCARB, LEED AP ND
NJ ARCHITECT: AI-20070

NO.	DATE	REVISION
03	02.08.2021	ZONING REVIEW
02	10.05.2020	ZONING REVIEW
01	07.09.2020	ZONING REVIEW

DOB APPROVAL STAMP

DOB NO.

ISSUED DATE 02/08/2021

PROJECT NUMBER 20016

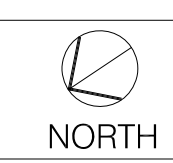
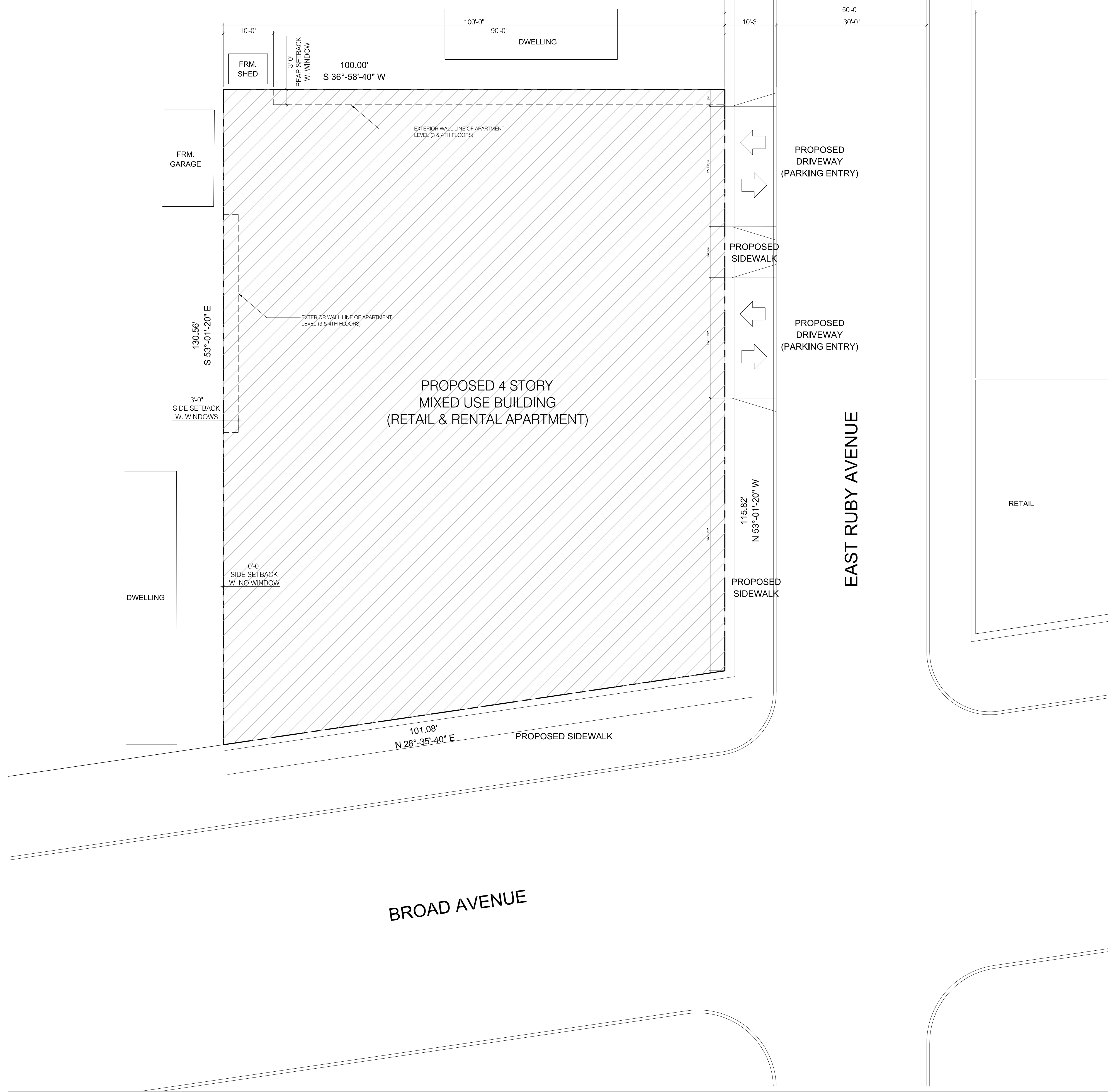
SCALE AS NOTED

SHEET NAME

SITE PLAN & NOTES

SHEET NUMBER

Z-101



AVG. GRADE CALC: 87.77 FT.
 FOUR CORNERS (per survey)
 82.68 83.48 96.93 90.42
 MID POINTS (per survey)
 83.33 86.00 93.29 86.00
 702.13 / 8 = 87.78 FT.
 MAX. BLDG. HT: 128.28 FT.
 MAX. BLDG. HT. CALC:
 128.28 - 87.78 = 40.50 FT.

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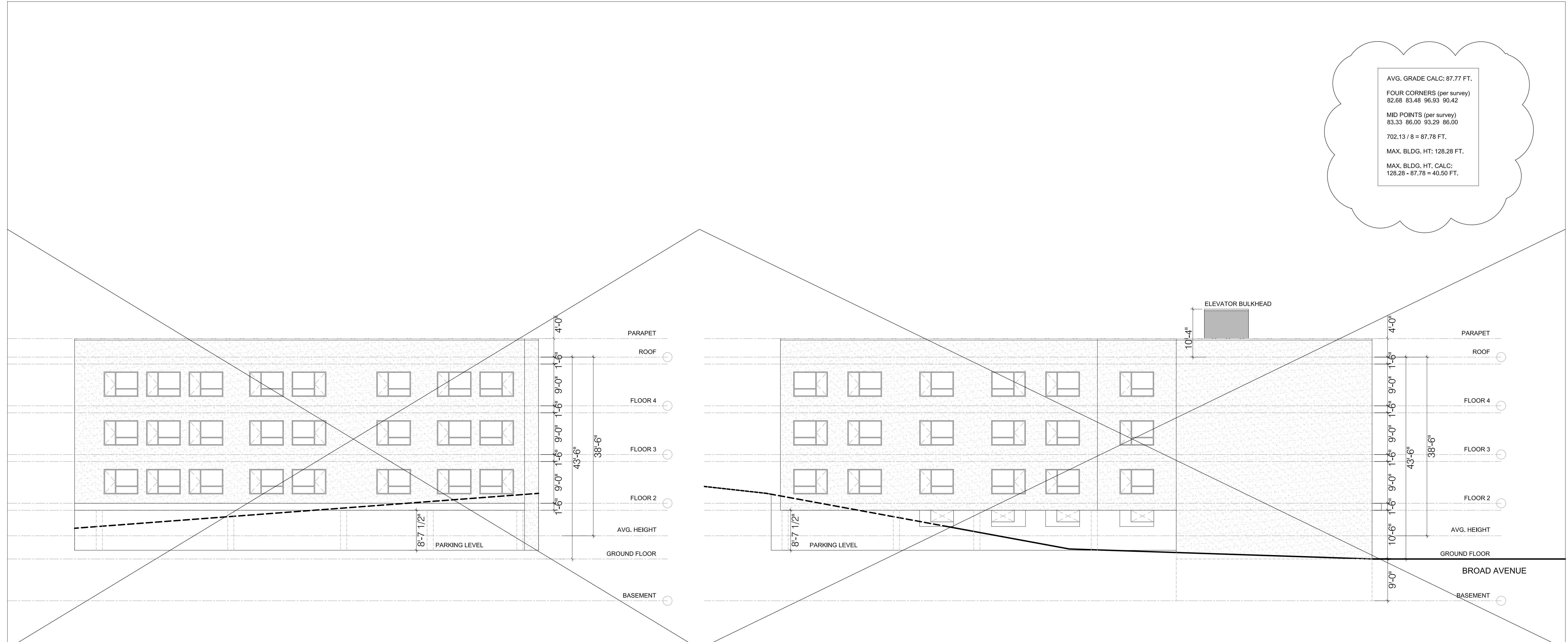
SCALE AS NOTED

SHEET NAME

ELEVATIONS

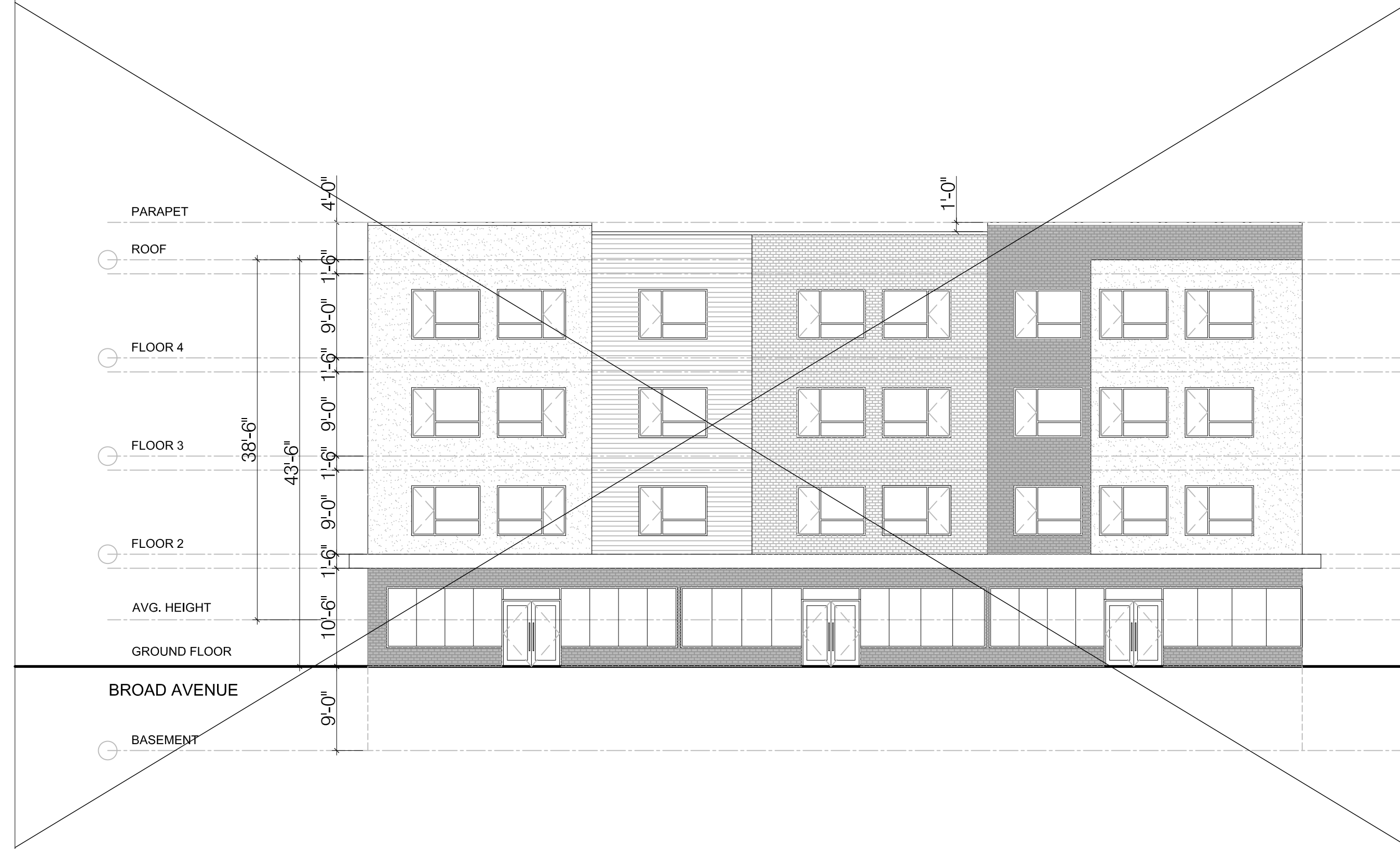
SHEET NUMBER

Z-102

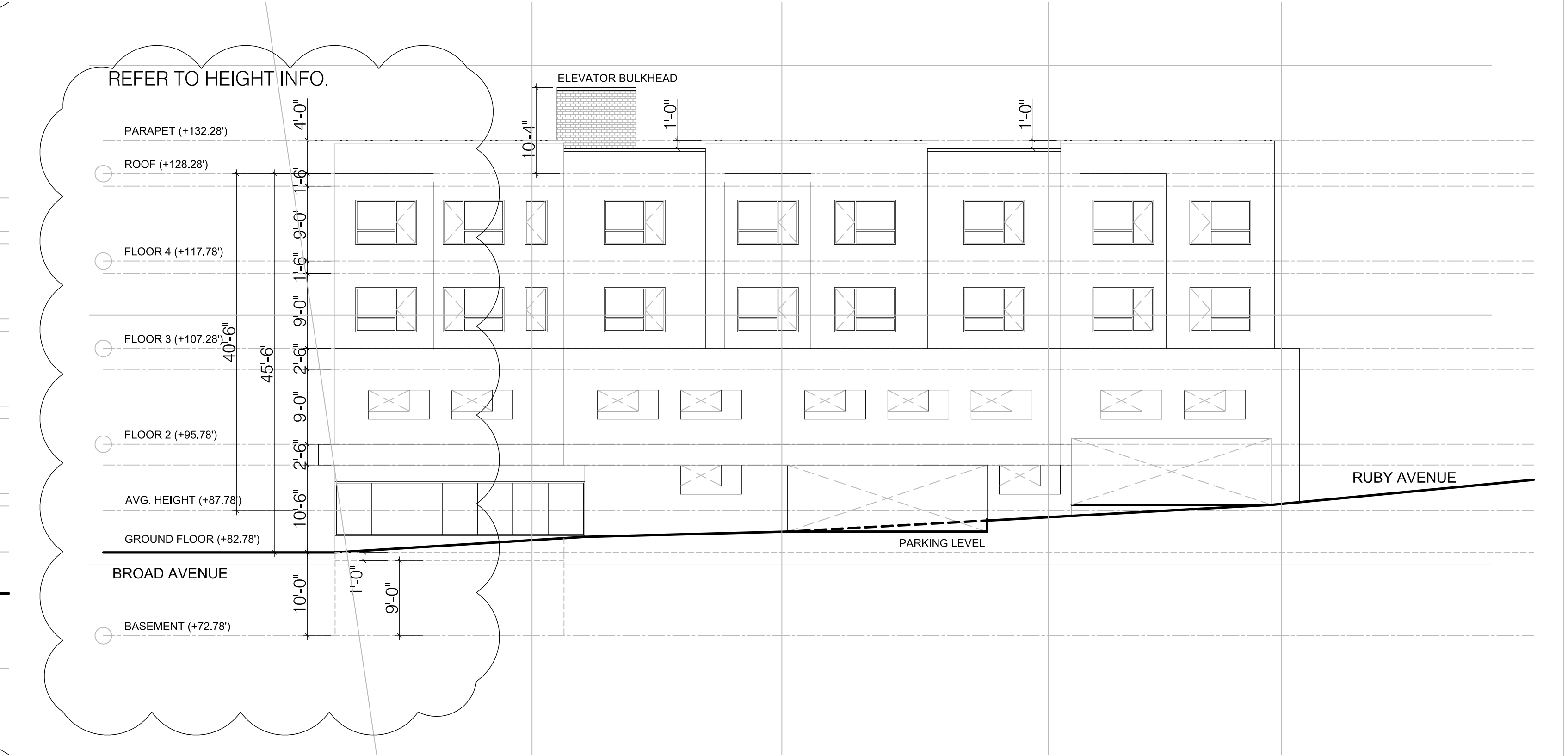


3 PROPOSED REAR ELEVATION
 Z-102 SCALE: 3/32"=1'-0"

4 PROPOSED LEFT ELEVATION
 Z-102 SCALE: 3/32"=1'-0"



1 PROPOSED FRONT ELEVATION
 Z-102 SCALE: 3/32"=1'-0"



2 PROPOSED RIGHT ELEVATION
 Z-102 SCALE: 3/32"=1'-0"

REFER TO HEIGHT INFO.

PARAPET (+132.28') 4'-0"

ROOF (+128.28')

FLOOR 4 (+117.78')

FLOOR 3 (+107.28')

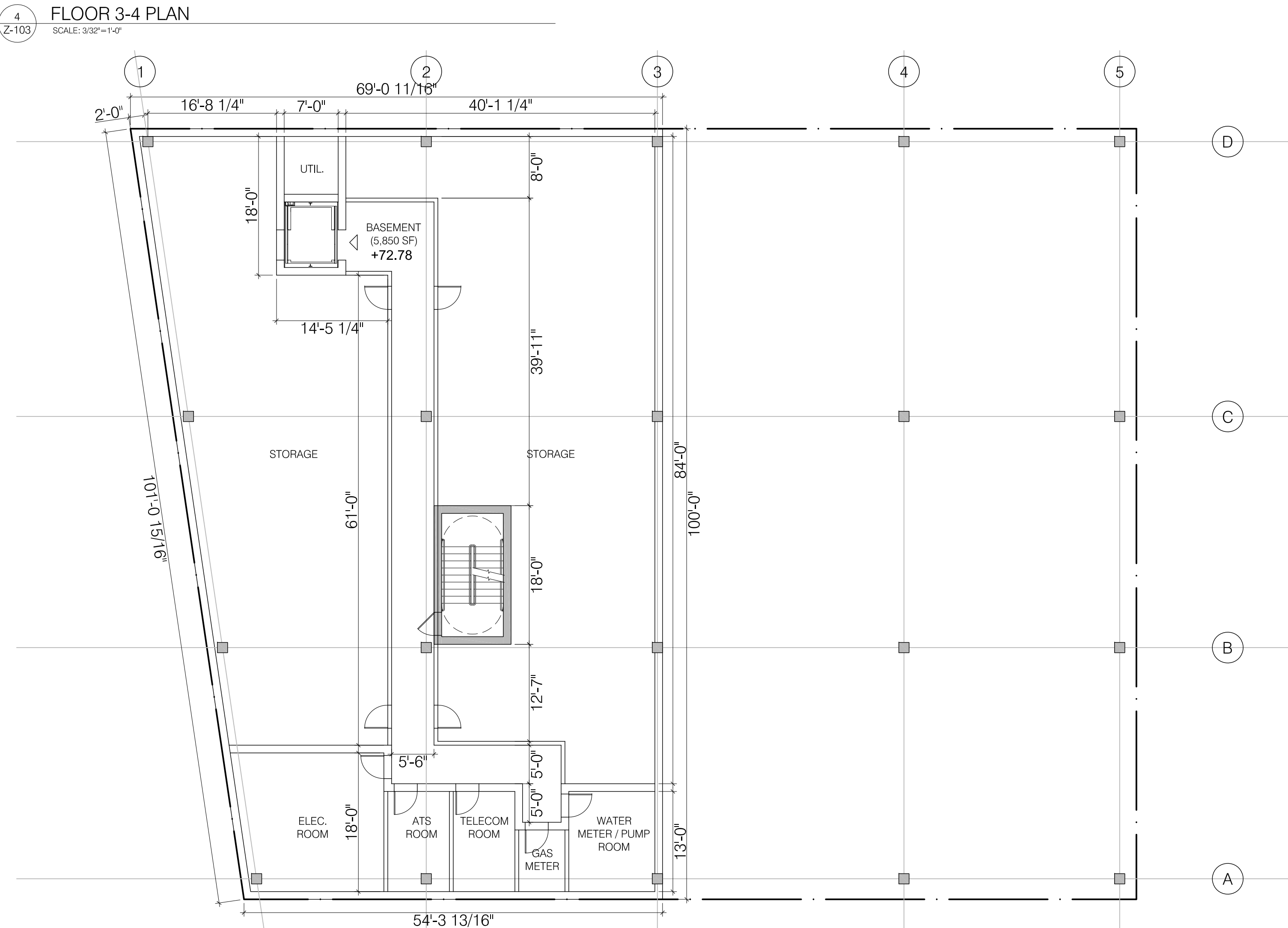
FLOOR 2 (+95.78')

AVG. HEIGHT (+87.78')

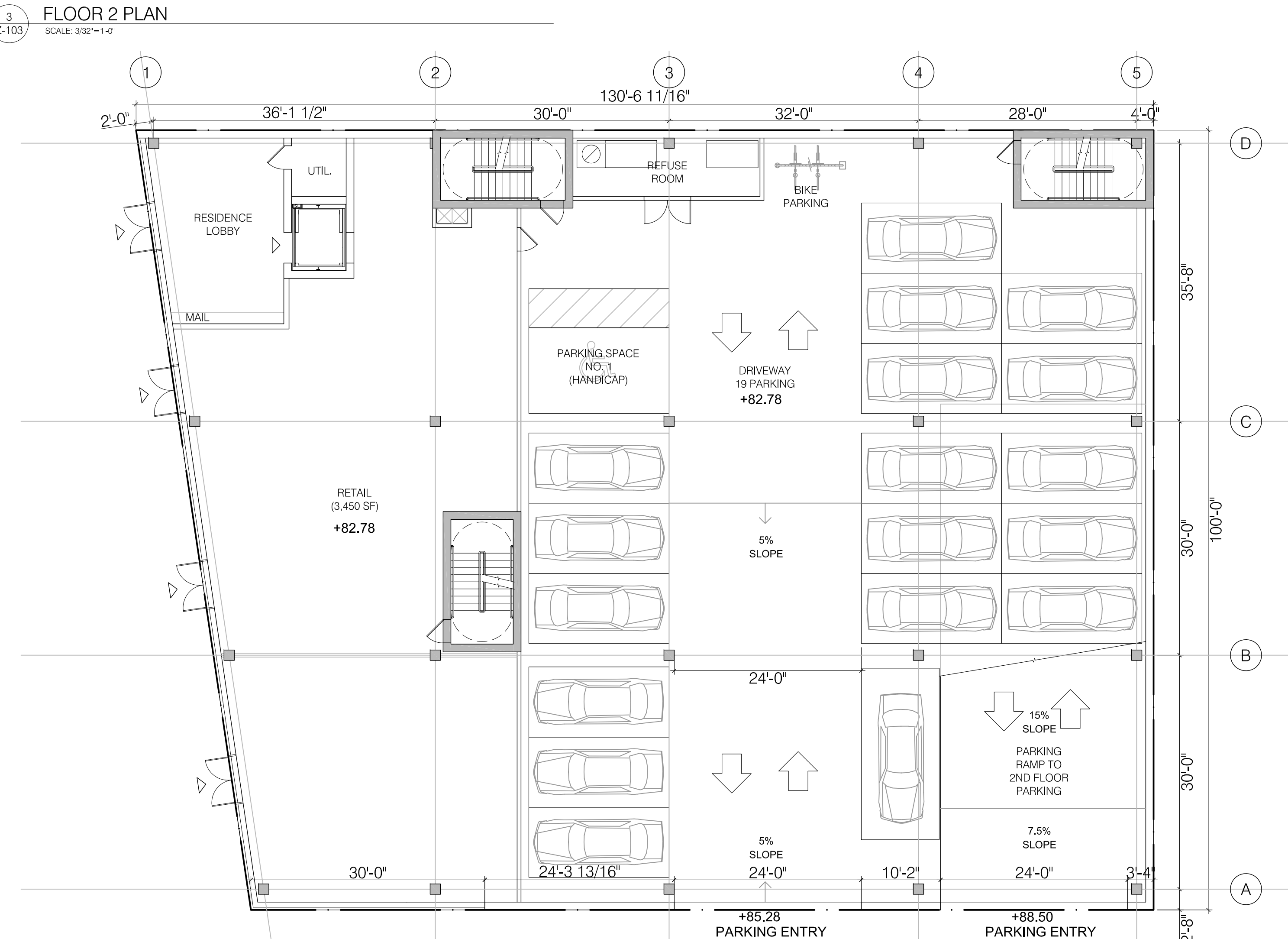
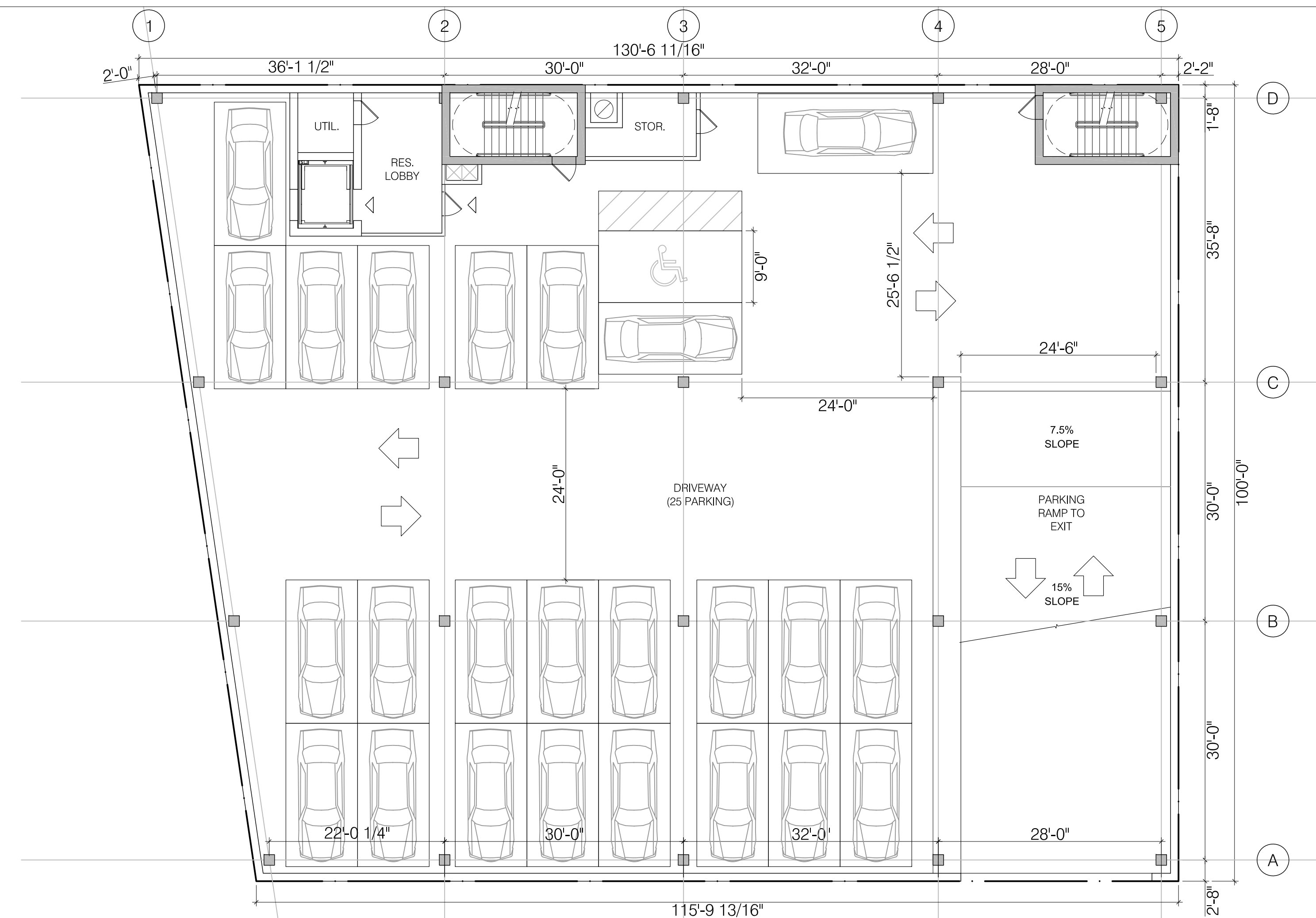
GROUND FLOOR (+82.78')

BROAD AVENUE

BASEMENT (+72.78')



1 Z-103 **BASEMENT PLAN**
SCALE: 3/32"=1'-0"



2 Z-103 **GROUND FLOOR PLAN**
SCALE: 3/32"=1'-0"

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DOB APPROVAL STAMP

NORTH
DOB NO.

ISSUED DATE 02/08/2021

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SCALE AS NOTED

SHEET NAME

FLOOR PLANS

SHEET NUMBER

Z-103