

TABLE OF LAND USE AND ZONING - THROUGH LOTS			
BLOCK 717, LOT 10 / 11 AA (DUPLIX ZONE)			
LOTS TO BE CONSOLIDATED			
CATEGORY	REQUIRED	PROPOSED	VARIANCE
LOT SIZE	5,000 SF	15,118 SF	NO
LOT WIDTH (EXISTING)	50 FEET	100 FEET	NO
DWELLING UNITS	FOUR (TWO PER MIN. 50'X100' LOT)	SEVEN	YES
LOT AREA PER UNIT	2,500 SF / UNIT	2,160 SF / UNIT	YES
MAX. BUILDING COVERAGE	6,047.2 SF (40.0%) (1)	7,405 SF (48.98%)	YES
MIN. FRONT YARD SETBACK	20 FEET (2)	20 FEET	NO
MIN. RIGHT SIDE YARD SETBACK	5 FEET (1)	5.1 FEET	NO
MIN. LEFT SIDE YARD SETBACK	5 FEET (1)	5 FEET	NO
COMBINED SIDE YARD SETBACK	15 FEET (1)	10.1 FEET	YES
MIN. REAR YARD SETBACK	25 FEET	9 FEET	YES
MAX. BUILDING HEIGHT	2.5 STORIES 25 FEET (1)	3 STORIES 39.2 FT / 41.1 FT	YES
MIN. PARKING	15 PARKING (3)	20 PARKING	NO

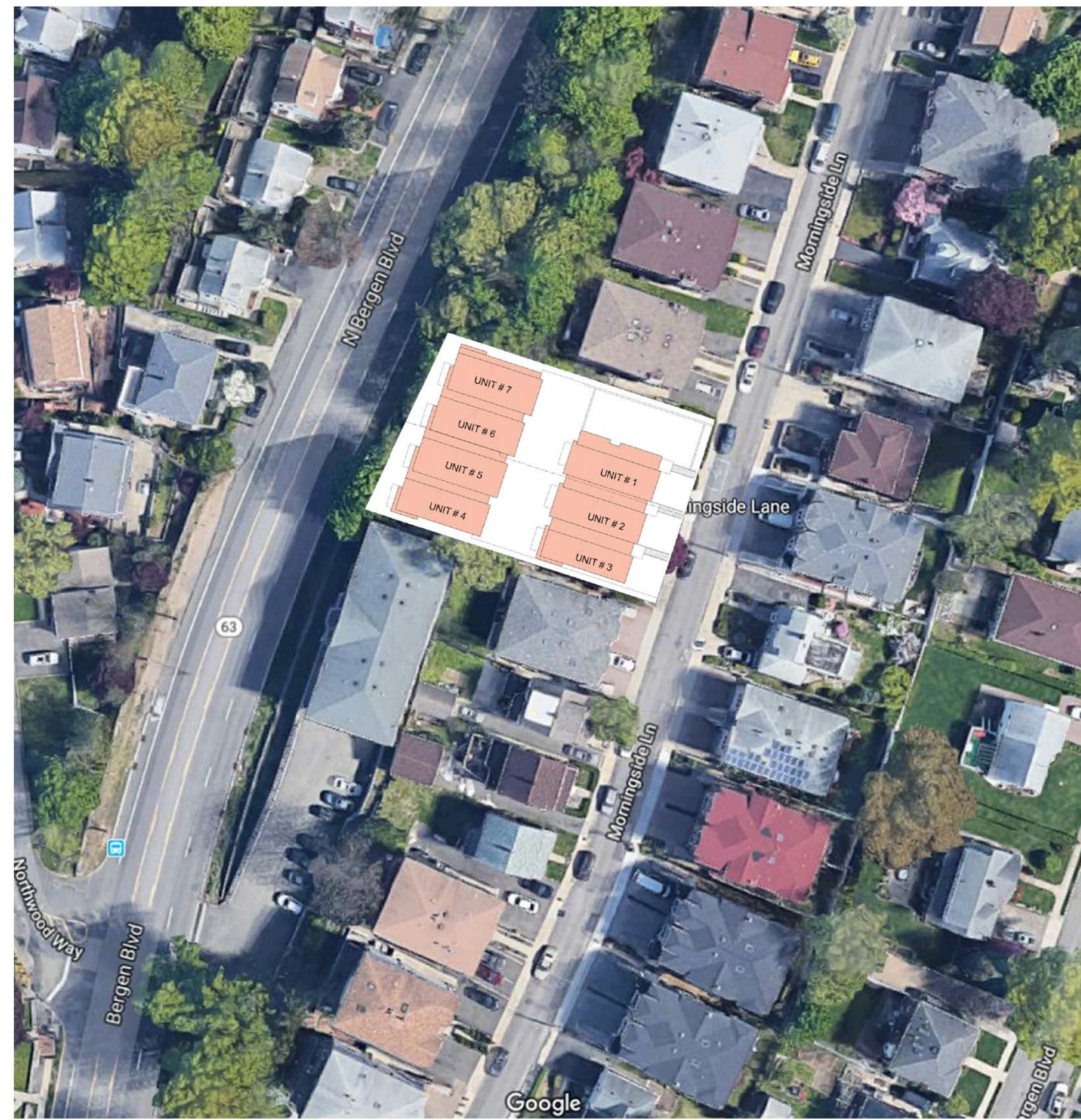
(1) BUILDING COVERAGE, SETBACK & HEIGHT BASED ON NON-DUPLIX REQUIREMENTS  
 (2) PREVAILING SETBACK ON THIS SIDE OF MORNINGSIDE LANE IS ± 20 FEET  
 (3) RSIS -2.4 THREE BEDROOM: 2.1 PARKING PER UNIT (NON-DUPLIX REQUIREMENTS)

# NEW TOWN HOUSE - 7 DWELLING UNITS

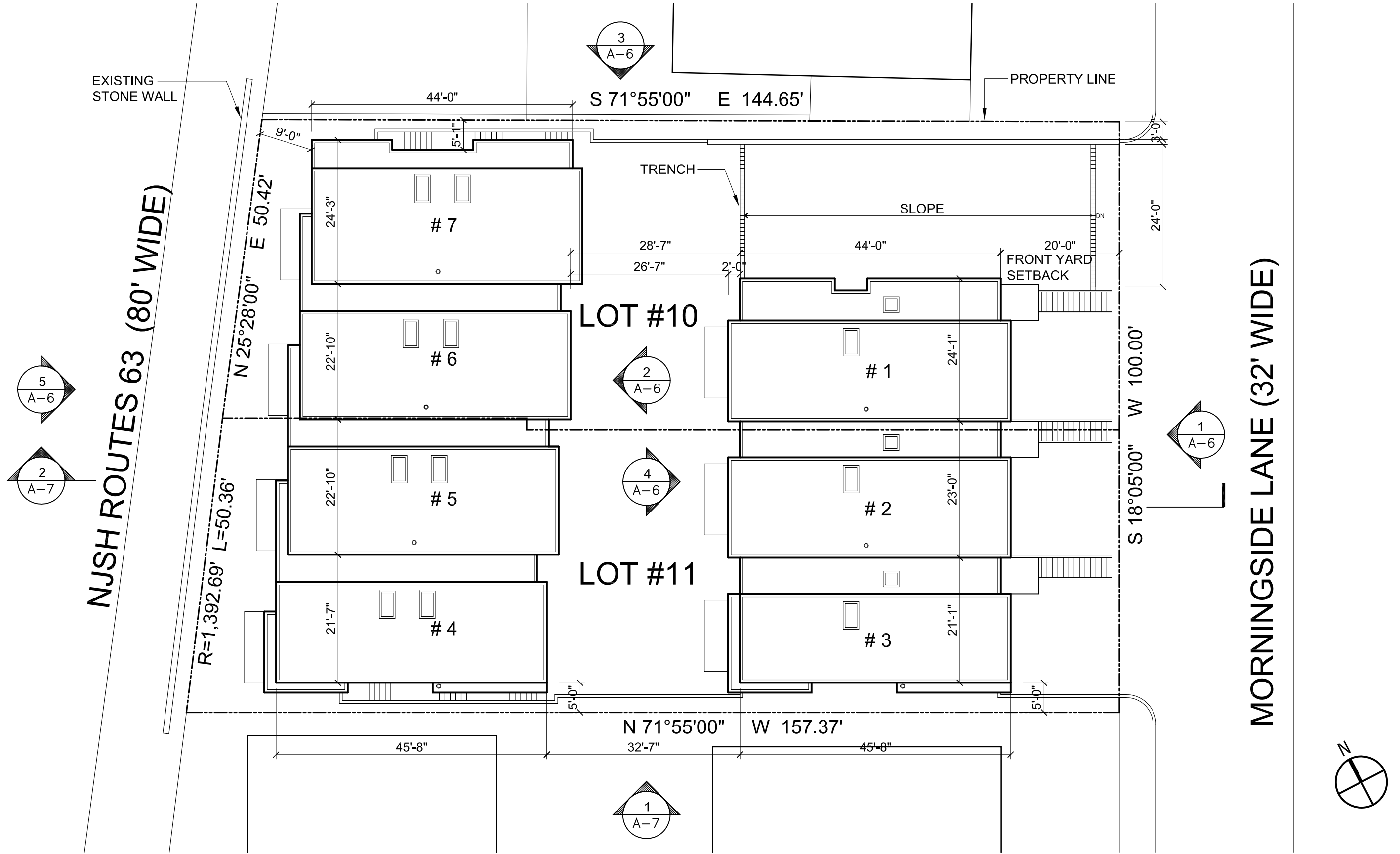
139 / 145 MORNINGSIDE LANE, PALISADES PARK, NJ

## LIST OF DRAWINGS

- A-1: ZONING DATA / SITE PLAN / GOOGLE PHOTO
- A-2: PROPOSED BASEMENT FLOOR PLANS
- A-3: PROPOSED GROUND FLOOR PLANS
- A-4: PROPOSED 2ND FLOOR PLANS
- A-5: PROPOSED 3RD FLOOR PLANS
- A-6: PROPOSED ELEVATIONS
- A-7: PROPOSED EAST ELEVATION / SITE SECTION



GOOGLE PHOTO



PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"



PROPOSED STREET ELEVATION @ MORNINGSIDE LANE  
SCALE: 3/32" = 1'-0"

SIGNATURE OF THE ZONING BOARD CHAIRMAN

SIGNATURE OF THE SECRETARY OF THE ZONING BOARD

SIGNATURE OF THE BOROUGH ENGINEER

ISSUED FOR ZONING BOARD  
OCT. 16, 2020

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Issue	Date	By	Chkd	Appd

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 139 / 145 MORNINGSIDE LANE  
 PALIASES PARK, NJ 07650

Job Title

NEW TOWNHOUSE  
 139 / 145 MORNINGSIDE LANE  
 PALIASES PARK, NJ 07650

Key Plan

Drawing Title  
ZONING DATA / SITE PLAN

Scale AS NOTED

Issue Date OCT. 16, 2020

Drawing Status

Job No	Drawing No	SD Issue
1930	A-1	



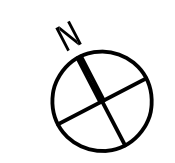
NJSH ROUTES 63 (80' WIDE)

MORNINGSIDE LANE (32' WIDE)



1

PROPOSED BASEMENT FLOOR PLANS  
SCALE: 1/8" = 1'-0"



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Key Plan

Drawing Title  
**PROPOSED BASEMENT FLOOR PLANS**

Scale  
AS NOTED

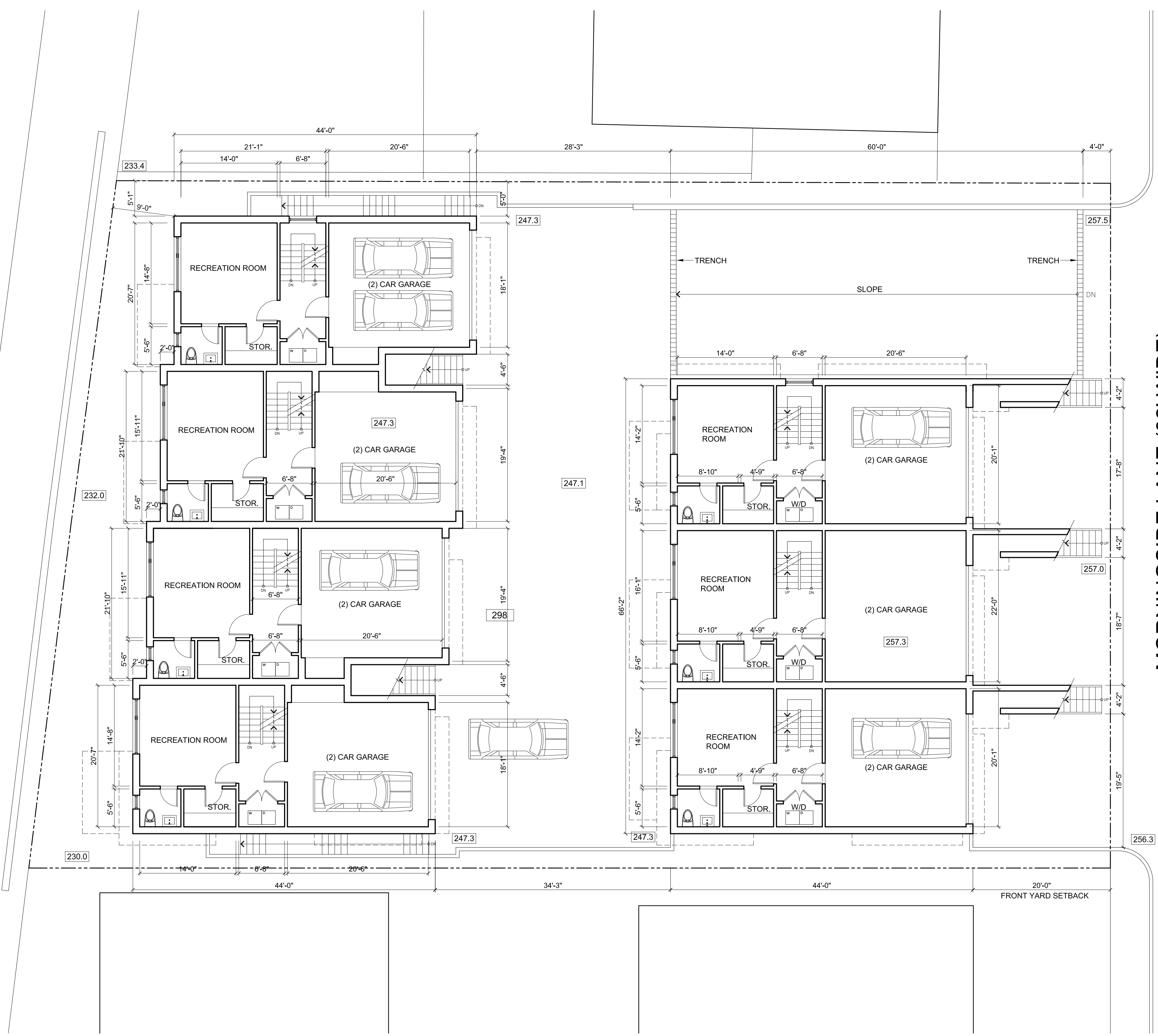
Issue Date  
OCT. 16, 2020

Drawing Status

Job No	Drawing No	Issue
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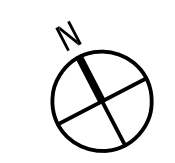
NJSH ROUTES 63 (80' WIDE)

MORNINGSIDE LANE (32' WIDE)



1

PROPOSED GROUND FLOOR PLANS  
SCALE: 1/8" = 1'-0"



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Key Plan

Drawing Title  
**PROPOSED GROUND FLOOR PLANS**

Scale **AS NOTED**

Issue Date **OCT. 16, 2020**

Drawing Status

Job No	Drawing No	Issue
1930	<b>A-3</b>	SD

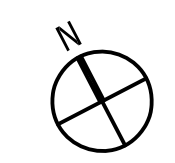
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1

PROPOSED 2ND FLOOR PLANS  
SCALE: 1/8" = 1'-0"



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Drawing Title  
PROPOSED 2ND FLOOR PLANS

Scale AS NOTED

Issue Date OCT. 16, 2020

Drawing Status

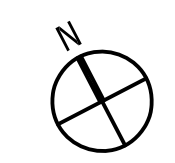
Job No	Drawing No	Issue
1930	A-4	SD

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PROPOSED 3RD FLOOR PLANS  
SCALE: 1/8" = 1'-0"



1

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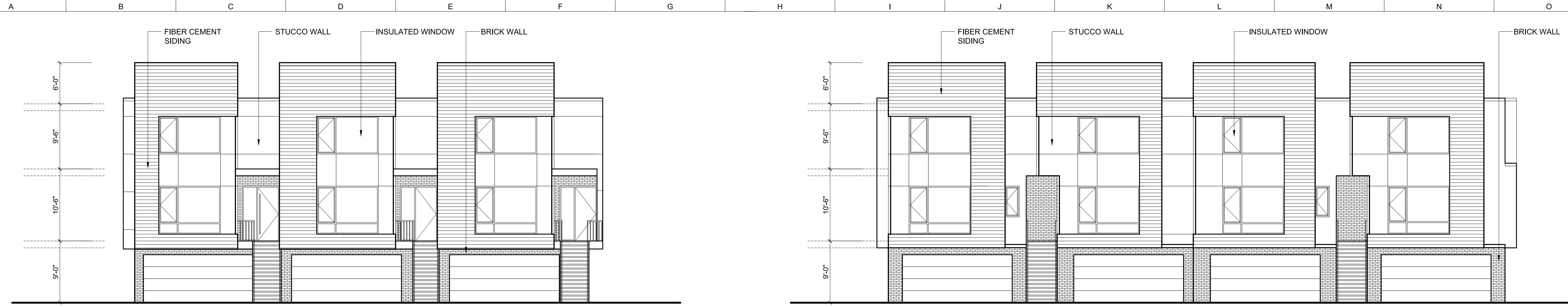
Drawing Title  
**PROPOSED 3RD FLOOR PLANS**

Scale **AS NOTED**

Issue Date **OCT. 16, 2020**

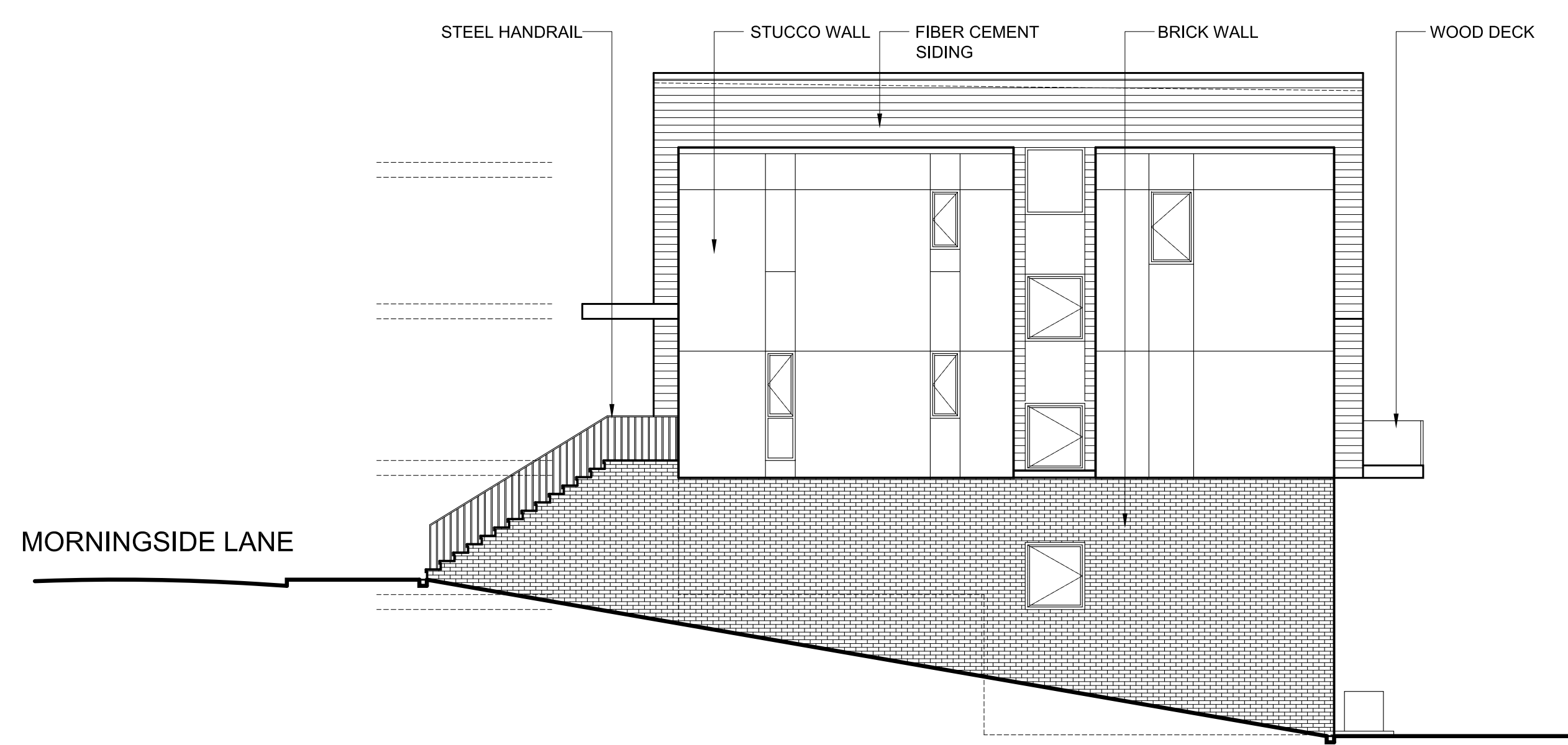
Drawing Status

Job No	Drawing No	Issue
1930	<b>A-5</b>	SD

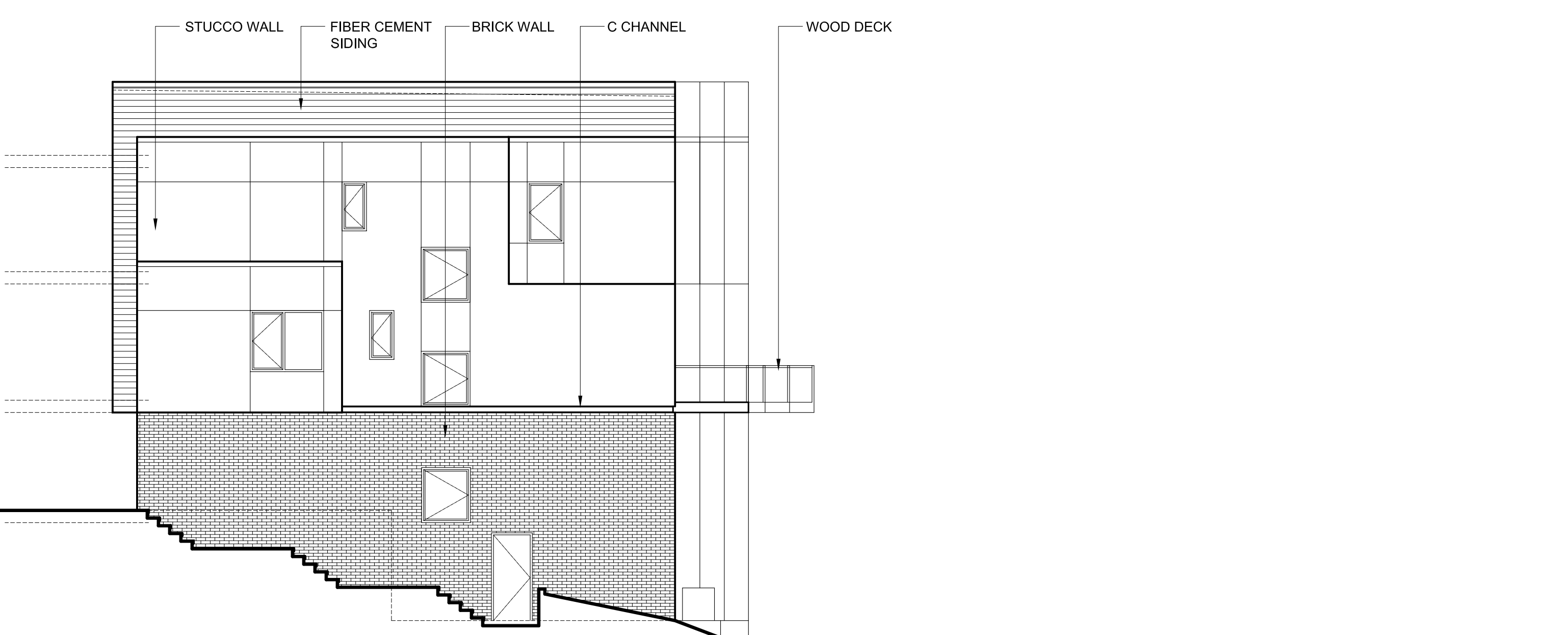


1 PROPOSED FRONT ELEVATION @ FRONT BUILDING  
SCALE: 1/8" = 1'-0"

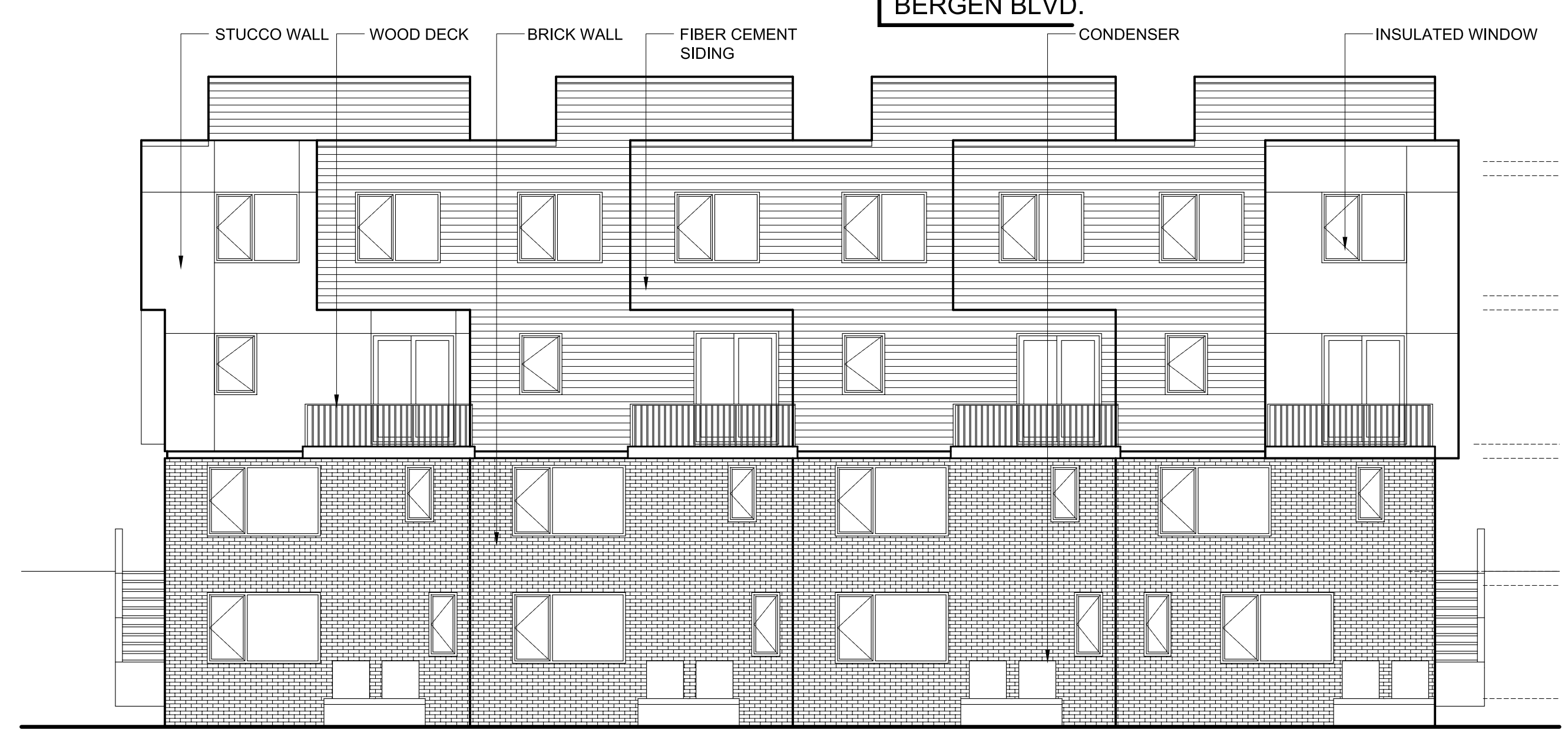
2 PROPOSED FRONT ELEVATION @ REAR BUILDING  
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 PROPOSED REAR ELEVATION @ FRONT BUILDING  
SCALE: 1/8" = 1'-0"



5 PROPOSED REAR ELEVATION @ REAR BUILDING  
SCALE: 1/8" = 1'-0"

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PROPOSED ELEVATIONS

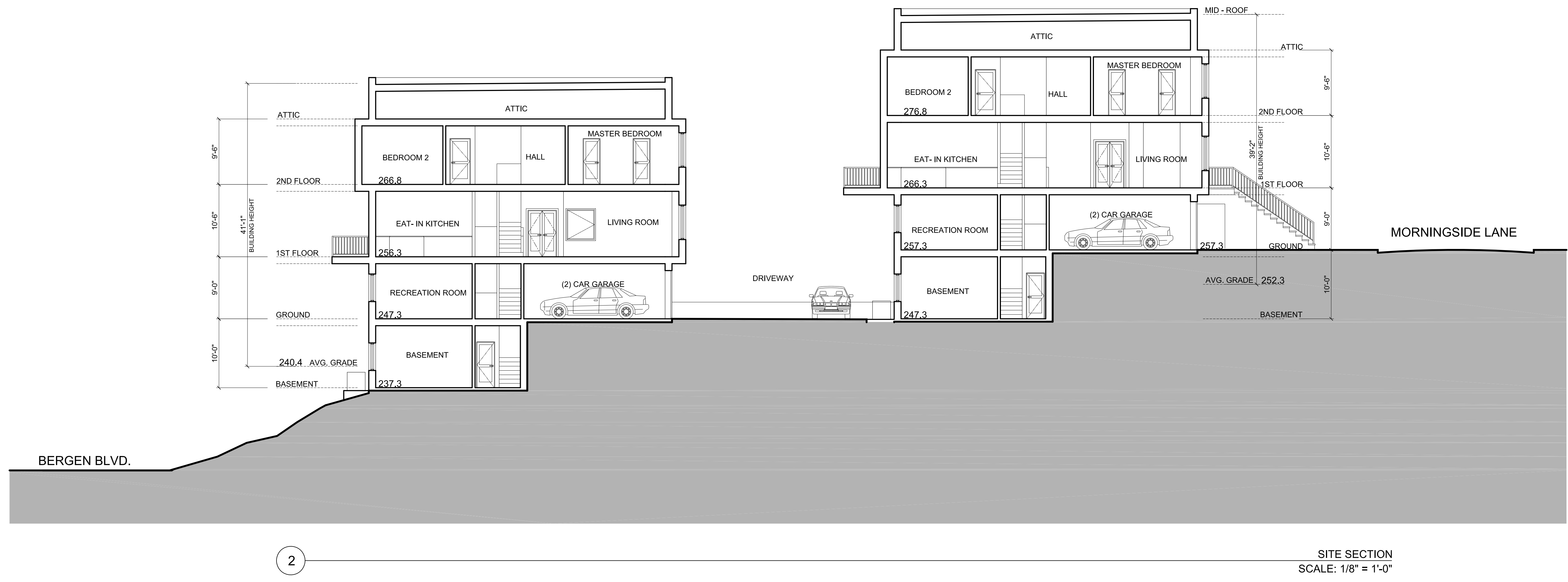
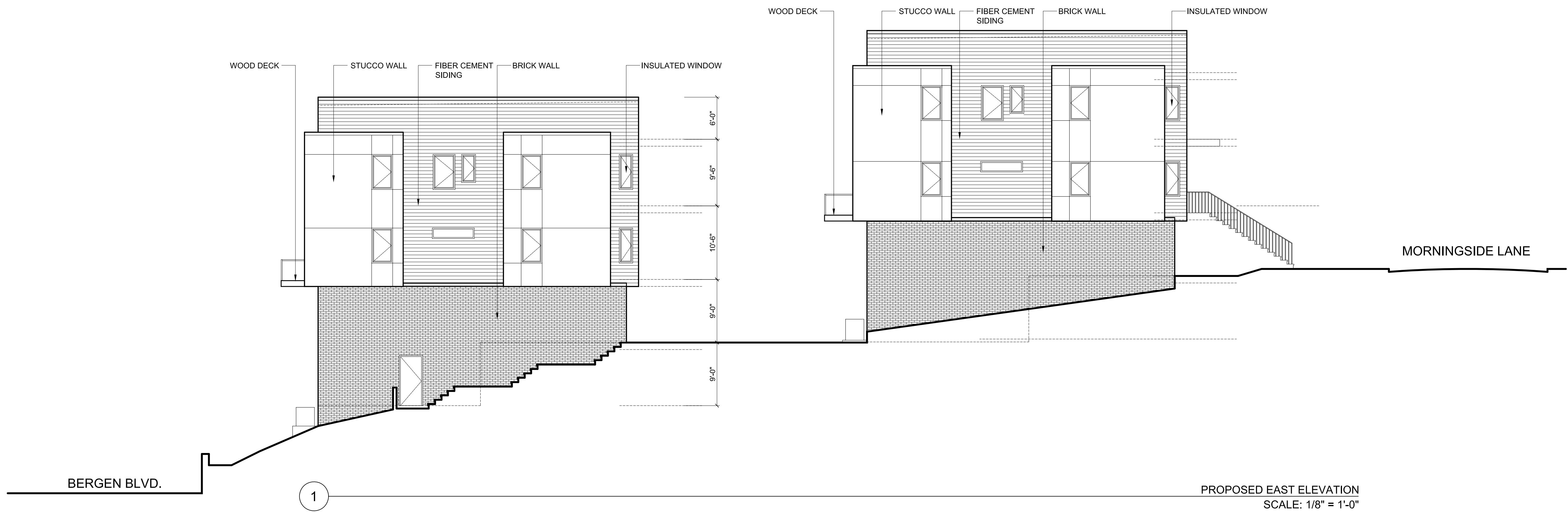
Scale AS NOTED

Issue Date OCT. 16, 2020

Drawing Status

Job No 1930 Drawing No A-6 Issue SD

PLOT TIME: 10/16/2020 2:54 PM



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Key Plan

Drawing Title  
**PROPOSED EAST ELEVATION / SITE SECTION**

Scale AS NOTED

Issue Date OCT. 16, 2020

Drawing Status

Job No	Drawing No	Issue
1930	A-7	SD