

A PLOT PLAN
1/4" = 1'-0"

PLOT PLAN PREPARED WITH INFORMATION TAKEN FROM PROPERTY SURVEY LOT 4 BLOCK 509, 452 BROAD AVENUE NEW JERSEY PERFORMED BY SCHMIDT SURVEYING 66 HUNTING DRIVE, DUMONT NEW JERSEY DATED 11 13 2019.

SECTION 290-24 DISTRICT D AREA, YARD & BUILDING REQUIREMENTS
LOT 4 BLOCK 509
Z-ONE (BUSINESS) RESTAURANT (PERMITTED USE)

	REQUIRED	EXISTING	PROPOSED
LOT AREA	NONE	1385 FT	NO CHANGE
LOT WIDTH	NONE	13.85 FT	NO CHANGE
LOT DEPTH	NONE	100 FT	NO CHANGE
FRONT YARD	NONE	- 0 -	NO CHANGE
REAR YARD	10 FT	37'-6" +/-	NO CHANGE
SIDE YARD (S)	NONE	- 0 -	NO CHANGE
BUILDING HEIGHT	3 STY/ 36 FT	1 STORY/ 15'-0"	NO CHANGE

SECTION 290-47 (D) FENCES & WALLS
FENCE 6'-0" HEIGHT MAX

(V) EXISTING 7'-11" +/- FROM GRADE (V) PROPOSED 7'-11" +/- FROM GRADE

290-45 ACCESSORY STRUCTURES

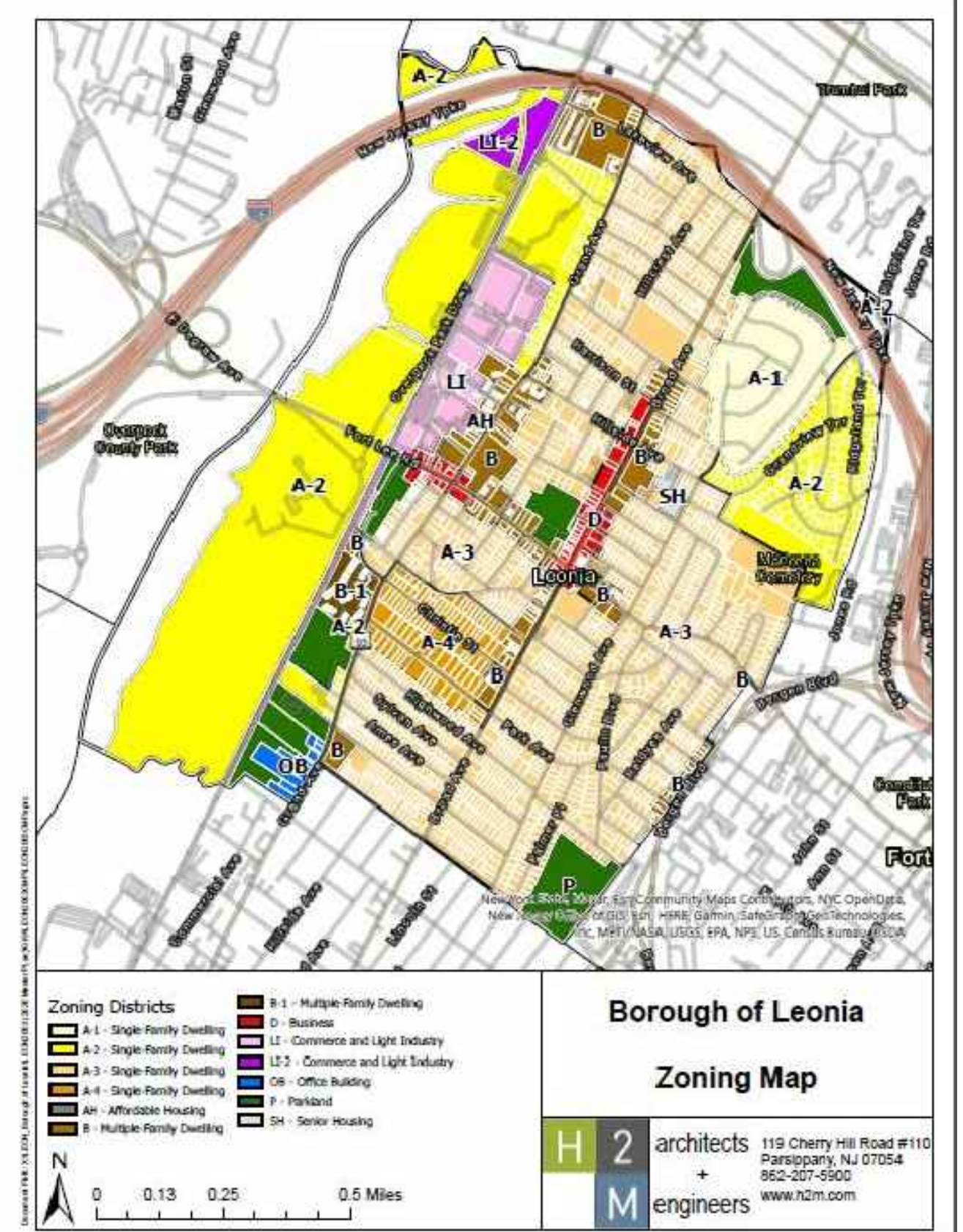
	REQUIRED	PROPOSED	REMARKS
(1) HEIGHT OF ACCESSORY STRUCTURE	10 FT	(V) 9'-6" +/-, 10'-8" +/-	
(4) STRUCTURES IN REAR YARD SHALL BE AT LEAST 3'-0" FROM SIDE OR REAR OF PROPERTY LINE	3 FT	(V) 1'-11" +/-	
(5) ACCESSORY STRUCTURES SHALL BE AT LEAST 10 FEET FROM PRINCIPAL BUILDING AND AT LEAST 6 FEET FROM ANOTHER ACCESSORY STRUCTURE	10 FT 6 FT	(V) 8'- 4 1/2" +/- (V) 1'-0"	DISTANCE PRINCIPAL BUILDING OTHER ACCESSORY STRUCTURE
(7) NOT MORE THAN 25% OF REAR YARD AREA MAY BE DEVOTED TO ACCESSORY STRUCTURES.	131.5 FT	(V) 160 SF	

(V) VARIANCE REQUIRED

BUILDING AND IMPERVIOUS CALCULATIONS

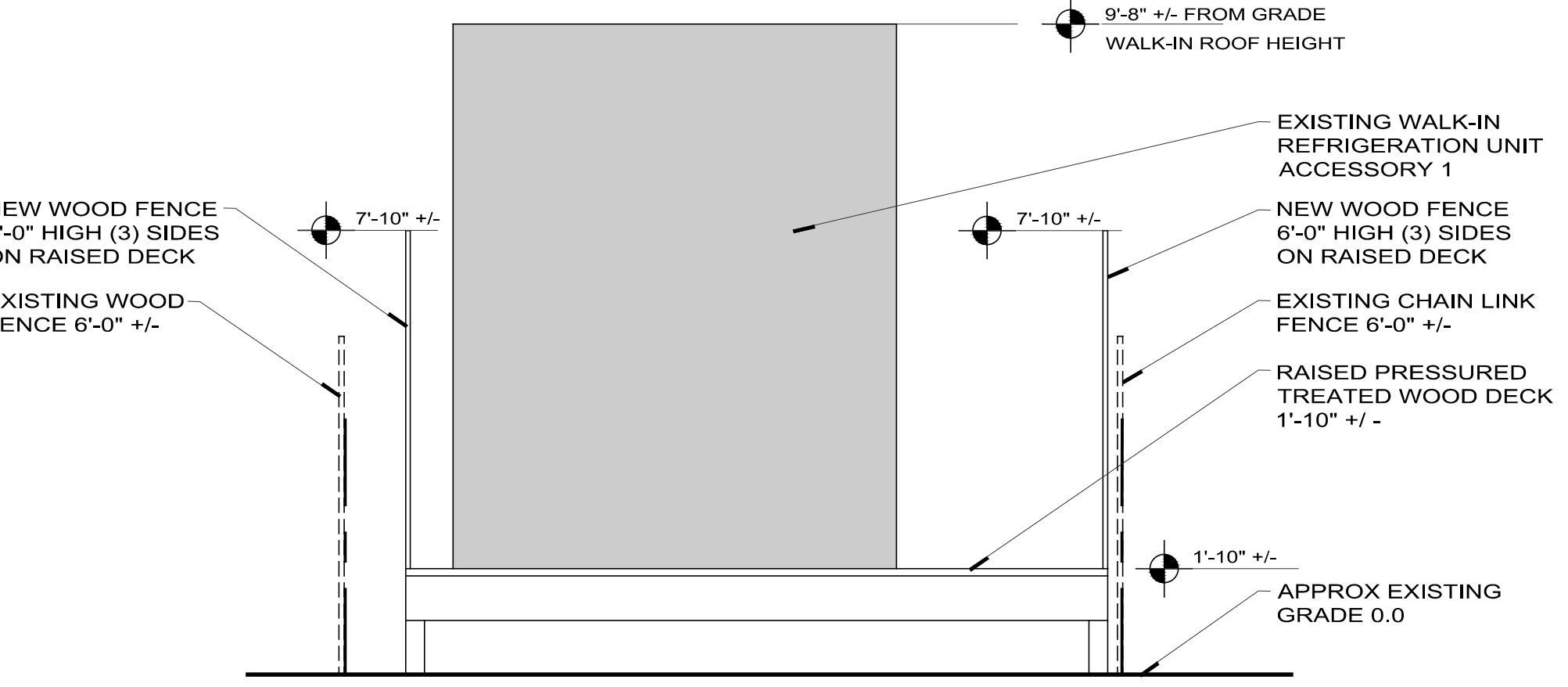
	EXISTING	PROPOSED	REMARKS
BUILDING AREA	806 SF (58%)	966 SF (69.7%) (V)	INCLUDES ACCESSORY 1 & 2
IMPERVIOUS AREA	88 SF (SHED & A/C UNIT /CONCRETE) (6%)	273 SF (DECK/ COMPRESSOR) (19.3%)	
TOTAL COVERAGE	894 SF (64.5%)	1239 SF/ 1385 SF (89.4%) (V)	

- 1 AREA OF NEW DECK 268.4 SF
- 2 APPLICANT SEEKS ALL ADDITIONAL VARIANCES AND/OR WAIVERS DEEMED TO BE NECESSARY REQUIRED DURING THESE PROCEEDINGS.

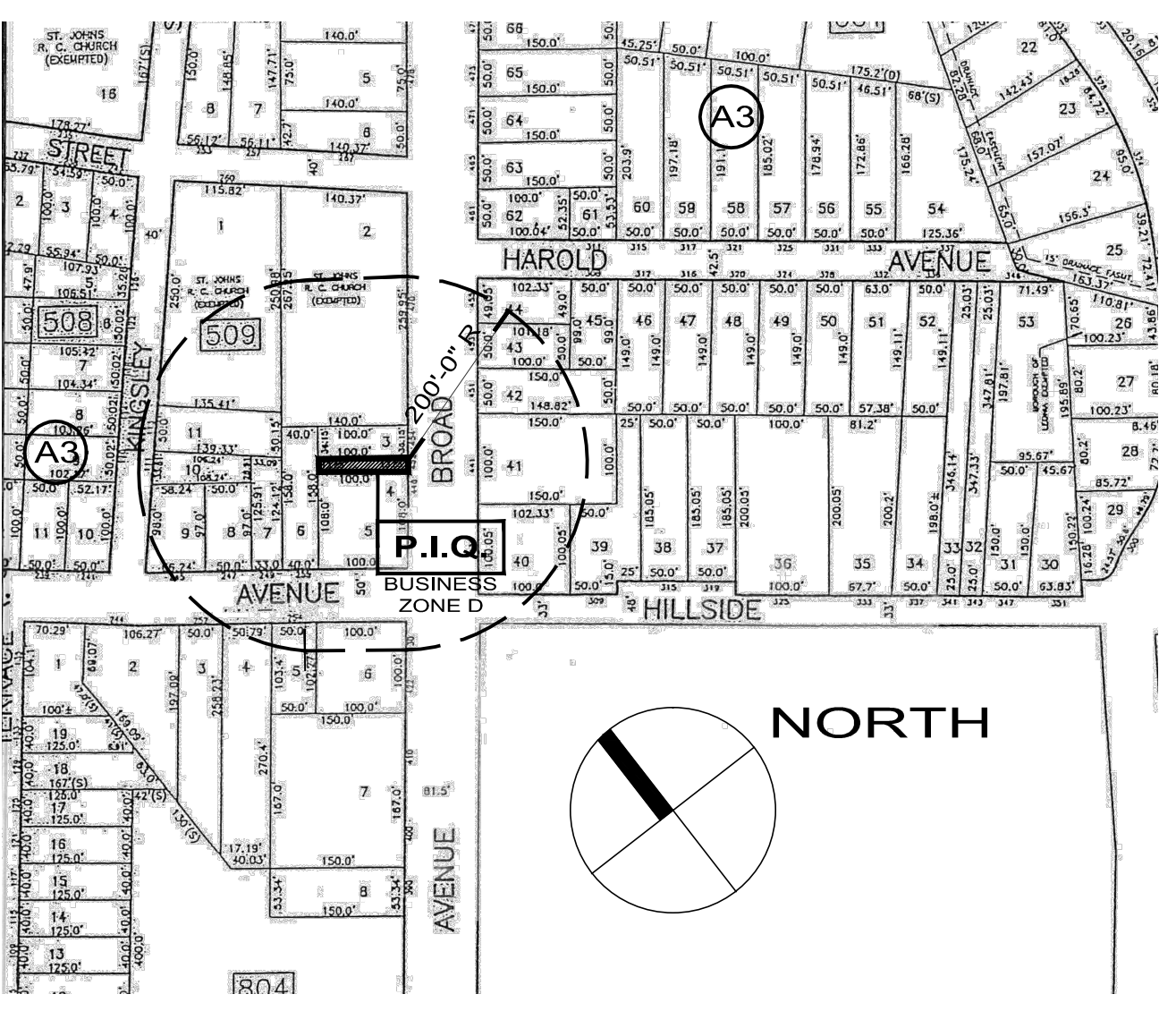


452 Broad Av

Owner Name	Address	Block	Lot	County
ST JOSEPH CHURCH	251 HARRISON ST	100A	1	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	2	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	3	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	4	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	5	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	6	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	7	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	8	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	9	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	10	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	11	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	12	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	13	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	14	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	15	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	16	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	17	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	18	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	19	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	20	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	21	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	22	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	23	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	24	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	25	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	26	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	27	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	28	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	29	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	30	LEONIA, NJ 07024
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ST JOSEPH CHURCH	251 HARRISON ST	100A	94	LEONIA, NJ 07024
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ST JOSEPH CHURCH	251 HARRISON ST	100A	96	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	97	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	98	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	99	LEONIA, NJ 07024
ST JOSEPH CHURCH	251 HARRISON ST	100A	100	LEONIA, NJ 07024



1 SCHEMATIC SECTION
3/8" = 1'-0"



2 ZONE MAP / 200' INFLUENCE MAP
NTS

PROPERTY LIST

Address	Owner Name	Block	Lot	County
452 BROAD AV #100	LEONIA MANOR ASSOCIATES LLC	100A	100	LEONIA, NJ 07024
452 BROAD AV #101	LEONIA MANOR ASSOCIATES LLC	100A	101	LEONIA, NJ 07024
452 BROAD AV #102	LEONIA MANOR ASSOCIATES LLC	100A	102	LEONIA, NJ 07024
452 BROAD AV #103	LEONIA MANOR ASSOCIATES LLC	100A	103	LEONIA, NJ 07024
452 BROAD AV #104	LEONIA MANOR ASSOCIATES LLC	100A	104	LEONIA, NJ 07024
452 BROAD AV #105	LEONIA MANOR ASSOCIATES LLC	100A	105	LEONIA, NJ 07024
452 BROAD AV #106	LEONIA MANOR ASSOCIATES LLC	100A	106	LEONIA, NJ 07024
452 BROAD AV #107	LEONIA MANOR ASSOCIATES LLC	100A	107	LEONIA, NJ 07024
452 BROAD AV #108	LEONIA MANOR ASSOCIATES LLC	100A	108	LEONIA, NJ 07024
452 BROAD AV #109	LEONIA MANOR ASSOCIATES LLC	100A	109	LEONIA, NJ 07024
452 BROAD AV #110	LEONIA MANOR ASSOCIATES LLC	100A	110	LEONIA, NJ 07024
452 BROAD AV #111	LEONIA MANOR ASSOCIATES LLC	100A	111	LEONIA, NJ 07024
452 BROAD AV #112	LEONIA MANOR ASSOCIATES LLC	100A	112	LEONIA, NJ 07024
452 BROAD AV #113	LEONIA MANOR ASSOCIATES LLC	100A	113	LEONIA, NJ 07024
452 BROAD AV #114	LEONIA MANOR ASSOCIATES LLC	100A	114	LEONIA, NJ 07024
452 BROAD AV #115	LEONIA MANOR ASSOCIATES LLC	100A	115	LEONIA, NJ 07024
452 BROAD AV #116	LEONIA MANOR ASSOCIATES LLC	100A	116	LEONIA, NJ 07024
452 BROAD AV #117	LEONIA MANOR ASSOCIATES LLC	100A	117	LEONIA, NJ 07024
452 BROAD AV #118	LEONIA MANOR ASSOCIATES LLC	100A	118	LEONIA, NJ 07024
452 BROAD AV #119	LEONIA MANOR ASSOCIATES LLC	100A	119	LEONIA, NJ 07024
452 BROAD AV #120	LEONIA MANOR ASSOCIATES LLC	100A	120	LEONIA, NJ 07024
452 BROAD AV #121	LEONIA MANOR ASSOCIATES LLC	100A	121	LEONIA, NJ 07024
452 BROAD AV #122	LEONIA MANOR ASSOCIATES LLC	100A	122	LEONIA, NJ 07024
452 BROAD AV #123	LEONIA MANOR ASSOCIATES LLC	100A	123	LEONIA, NJ 07024
452 BROAD AV #124	LEONIA MANOR ASSOCIATES LLC	100A	124	LEONIA, NJ 07024
452 BROAD AV #125	LEONIA MANOR ASSOCIATES LLC	100A	125	LEONIA, NJ 07024
452 BROAD AV #126	LEONIA MANOR ASSOCIATES LLC	100A	126	LEONIA, NJ 07024
452 BROAD AV #127	LEONIA MANOR ASSOCIATES LLC	100A	127	LEONIA, NJ 07024
452 BROAD AV #128	LEONIA MANOR ASSOCIATES LLC	100A	128	LEONIA, NJ 07024
452 BROAD AV #129	LEONIA MANOR ASSOCIATES LLC	100A	129	LEONIA, NJ 07024
452 BROAD AV #130	LEONIA MANOR ASSOCIATES LLC	100A	130	LEONIA, NJ 07024
452 BROAD AV #131	LEONIA MANOR ASSOCIATES LLC	100A	131	LEONIA, NJ 07024
452 BROAD AV #132	LEONIA MANOR ASSOCIATES LLC	100A	132	LEONIA, NJ 07024
452 BROAD AV #133	LEONIA MANOR ASSOCIATES LLC	100A	133	LEONIA, NJ 07024
452 BROAD AV #134	LEONIA MANOR ASSOCIATES LLC	100A	134	LEONIA, NJ 07024
452 BROAD AV #135	LEONIA MANOR ASSOCIATES LLC	100A	135	LEONIA, NJ 07024
452 BROAD AV #136	LEONIA MANOR ASSOCIATES LLC	100A	136	LEONIA, NJ 07024
452 BROAD AV #137	LEONIA MANOR ASSOCIATES LLC	100A	137	LEONIA, NJ 07024
452 BROAD AV #138	LEONIA MANOR ASSOCIATES LLC	100A	138	LEONIA, NJ 07024
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452 BROAD AV #155	LEONIA MANOR ASSOCIATES LLC	100A	155	LEONIA, NJ 07024
452 BROAD AV #156	LEONIA MANOR ASSOCIATES LLC	100A	156	LEONIA, NJ 07024
452 BROAD AV #157	LEONIA MANOR ASSOCIATES LLC	100A	157	LEONIA, NJ 07024