

ZONING SCHEDULE: LI-B DISTRICT, LIGHT INDUSTRIAL B LOT 11, BLOCK 69

ITEM	REQUIREMENT	EXISTING
MIN. LOT AREA	1 AC.	0.14 AC *
MIN. LOT WIDTH	100 FEET	60.00 FEET *
MIN. LOT DEPTH	150 FEET	105.00 FEET *
MIN. FRONT YARD	35 FEET	24.46 FEET *
MIN. SIDE YARD	20 FEET	8.06 FEET*
MIN. REAR YARD	30 FEET	54.78 FEET
MAX. LOT COVERAGE	50 %	12.99%
MIN. OPEN SPACE	15 %	52.54%

ZONING SCHEDULE: LI-B DISTRICT, LIGHT INDUSTRIAL B LOT 12, BLOCK 69

ITEM	REQUIREMENT	EXISTING
MIN. LOT AREA	1 AC.	0.26 AC *
MIN. LOT WIDTH	100 FEET	142.26 FEET (GRAND ST.)
MIN. LOT DEPTH	150 FEET	78.88 FEET * (MOONACHIE AVE.)
MIN. FRONT YARD	35 FEET	10.58 FEET * (GRAND ST.)
MIN. SIDE YARD	20 FEET	19.35 FEET*
MIN. REAR YARD	30 FEET	41.25 FEET
MAX. LOT COVERAGE	50 %	11.53%
MIN. OPEN SPACE	15 %	59.27%

ZONING SCHEDULE: LI-B DISTRICT, LIGHT INDUSTRIAL B LOT 13, BLOCK 69

ITEM	REQUIREMENT	EXISTING
MIN. LOT AREA	1 AC.	0.30 AC *
MIN. LOT WIDTH	100 FEET	74.30 FEET *
MIN. LOT DEPTH	150 FEET	197.54 FEET
MIN. FRONT YARD	35 FEET	11.44 FEET *
MIN. SIDE YARD	20 FEET	22.26 FEET
MIN. REAR YARD	30 FEET	140.96 FEET
MAX. LOT COVERAGE	50 %	7.11%
MIN. OPEN SPACE	15 %	6.04%

ZONING SCHEDULE: LI-B DISTRICT, LIGHT INDUSTRIAL B PROP. LOT 11.01, BLOCK 69

ITEM	REQUIREMENT	EXISTING
MIN. LOT AREA	1 AC.	0.71 AC
MIN. LOT WIDTH	100 FEET	198.57 FEET (GRAND ST.)
MIN. LOT DEPTH	150 FEET	152.21 FEET (MOONACHIE AVE.)
MIN. FRONT YARD	35 FEET	152.21 FEET * (GRAND ST.)
MIN. SIDE YARD	20 FEET	8.06 FEET *
MIN. REAR YARD	30 FEET	22.26 FEET *
MAX. LOT COVERAGE	50 %	12.37%
MIN. OPEN SPACE	15 %	38.81%

* EXISTING NON CONFORMING

CERTIFICATE OF OWNERSHIP
 THE UNDERSIGNED CORPORATION, ORGANIZED AND EXISTING, UNDER THE LAWS OF THE STATE OF NEW JERSEY HEREBY DECLARES THAT THEY ARE THE OWNERS OF THE LAND DELINEATED HEREON.
 OWNER AND APPLICANT:
 MOONACHI INVESTMENT LLC
 MR. DAVID OZGER
 I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.
 BOROUGH ENGINEER

APPROVED BY THE BERGEN COUNTY DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT.
 DATE _____
 PLANNING DIRECTOR _____
 THIS LOT CONSOLIDATION PLAN WAS APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE BOROUGH OF MOONACHIE, BERGEN COUNTY, NEW JERSEY.
 DATE _____
 CHAIRMAN _____
 SECRETARY _____

BLOCK	LOT	OWNER NAME & ADDRESS	PROPERTY ADDRESS
BLOCK 65	LOT 7	ELIGHT SAFETY INTERNATIONAL INC 600 MOONACHIE AVE MOONACHIE, NJ 07074	100 MOONACHIE AVENUE MOONACHIE, NJ 07074
BLOCK 65	LOT 8	ELIGHT SAFETY INTERNATIONAL INC 600 MOONACHIE AVE MOONACHIE, NJ 07074	100 MOONACHIE AVENUE MOONACHIE, NJ 07074
BLOCK 69	LOT 1	MOONACHI INVESTMENT LLC 101 INDUSTRIAL AVENUE HASBROUCK HEIGHTS, NJ 07604	34 GRAND STREET MOONACHIE, NJ 07074
BLOCK 69	LOT 4	888 BROADWAY LLC 888 BROADWAY MOONACHIE, NJ 07074	88 BROADWAY ST MOONACHIE, NJ 07074
BLOCK 69	LOT 8	MOONACHIE INVESTMENT LLC 101 INDUSTRIAL AVENUE HASBROUCK HEIGHTS, NJ 07604	41 ROMEO ST MOONACHIE, NJ 07074
BLOCK 69	LOT 10	MOONACHIE INVESTMENT LLC 101 INDUSTRIAL AVENUE HASBROUCK HEIGHTS, NJ 07604	44 GRAND ST MOONACHIE, NJ 07074
BLOCK 70	LOT 5.02	MOONACHIE INVESTMENT LLC 101 INDUSTRIAL AVENUE HASBROUCK HEIGHTS, NJ 07604	38 GRAND ST MOONACHIE, NJ 07074
BLOCK 76	LOT 1.02	MOONACHIE INVESTMENT LLC 101 INDUSTRIAL AVENUE HASBROUCK HEIGHTS, NJ 07604	90 MOONACHIE AVENUE MOONACHIE, NJ 07074

DESCRIPTION OF PROPERTY (Deed Bearing System, Bk V 4403, Pg 517)

Block 69, Lot 11
 Borough of Moonachie
 Bergen County, New Jersey

BEGINNING at a point in the easterly line of Grand Street (50 feet wide), said point being 150.00 feet south of intersection formed by the said easterly side of Grand Street with the southerly side of Moonachie Avenue, if both sides were produced to meet, and running thence

1. South 52 degrees 28 minutes 40 second East, 105.00 feet to a point, thence
2. South 48 degree 30 minutes 00 seconds West, 60.00 feet to a point, thence
3. North 52 degree 28 minutes 04 second West, 105.00 feet to a point on the easterly side of Grand Street, an thence
4. Along the same, North 48 degrees 30 minutes 00 seconds East, 59.98 feet to the point and place of Beginning.

FOR INFORMATIONAL PURPOSE ONLY: Also known as Lot 11 in Block 69 in the Borough of Moonachie Tax Map.

Commonly known as:
 34 Grand Street, Moonachie, NJ 07074

DESCRIPTION OF PROPERTY (Deed Bearing System, Bk V3615 , Pg 652)

Block 69, Lot 12
 Borough of Moonachie
 Bergen County, New Jersey

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situated lying and being in the Borough of Moonachie, in the County of Bergen, State of New Jersey:

BEGINNING at a point in the easterly line of Grand Street being distant 20.00 feet from the intersection formed by the (prolongation of the) easterly line of Grand Street and the present southerly line of Moonachie Avenue, and running thence

1. North 86 degrees 29 minutes 40 second East, a distance of 27.51 feet to a point in the present Southerly line of Moonachie Avenue, thence;
2. Curving to the left on a radius of 1940.86 feet along the present southerly line of Moonachie Avenue an arc distance of 61.89 feet to a point in the same, thence;
3. South 48 degree 30 minutes 00 seconds West, a distance of 142.26 feet to a point, thence;
4. North 52 degree 28 minutes 04 seconds West, a distance of 80.00 to a point in the easterly line of Grand Street; running thence
5. North 48 degrees 30 minutes East along the easterly line of Grand Street a distance of 130.00 feet to a point in the same and the point and place of Beginning.

FOR INFORMATIONAL PURPOSE ONLY: BEING known as Tax Lot 12 in Tax Block 69 Official Tax map of Moonachie Tax Map.

FOR INFORMATIONAL PURPOSE ONLY: The mailing address is: 92 Moonachie Avenue, Moonachie, NJ 07074

DESCRIPTION OF PROPERTY (Deed Bearing System, DEED V 3904, Pg 1457)

Block 69, Lot 13
 Borough of Moonachie
 Bergen County, New Jersey

All that certain lot, parcel or tract of land situate and lying in the Borough of Moonachie County of Bergen, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the SOUTHWESTERLY line of Moonachie Avenue (62 feet), said point being 78.89 feet southwest of the intersection formed by the southwesterly line of Moonachie Avenue and the southeasterly line of Grand Street (50 Feet), and running; thence

1. Along the southwesterly line of Moonachie Avenue, on a curve to the left having a radius of 1940.86 feet and a length of 74.05 feet, thence
2. South 48 degrees 30 minutes 00 seconds West, 195.37 feet to a point; thence
3. North 52 degrees 28 minutes 04 seconds West, 50.05 feet to a point; thence
4. North 48 degrees 30 minutes 00 seconds East, 60.00 feet to a point; thence
5. North 52 degrees 28 minutes 40 seconds West, 25.00 feet to a point; thence
6. North 48 degrees 30 minutes 00 seconds East, 142.26 feet to a point in the southwesterly line of Moonachie Avenue, said point also being the herein described point or place of BEGINNING.

FOR INFORMATIONAL PURPOSE ONLY: Also known as Lot 13 in Block 69 on the Borough of Moonachie Tax Map.

Commonly known as:
 93 Moonachie Avenue, Moonachie, NJ 07074

Block 69, Proposed Lot 11.01 (Bearing System NAD 83)
 Borough of Moonachie
 Bergen County, New Jersey

BEGINNING at a point in the easterly line of Grand Street (50 feet wide) being distant 20.00 feet from the intersection formed by the prolongation of the easterly line of Grand Street and the present southerly line of Moonachie Avenue (width varies), and running thence

1. North 77 degrees 26 minutes 49 second East, a distance of 27.51 feet to a point in the present Southerly line of Moonachie Avenue, thence;
2. Curving to the left on a radius of 1940.86 feet along the present southerly line of Moonachie Avenue an arc distance of 136.18 feet to a point, thence;
3. South 39 degree 27 minutes 09 second West, a distance of 197.54 feet to a point, thence;
4. North 61 degree 31 minutes 31 seconds West, a distance of 155.05 feet to a point, thence;
5. North 39 degree 27 minutes 09 second East, a distance of 190.00 feet to the point or place of BEGINNING.

Area of property described: 30,722 sq. ft. OR 0.71 acres.

DATE	BY	CHKD	DESCRIPTION
9/21/2022	RR	RLC	REVISED AS PER NUSA EMAIL DATED 9/21/22
9/20/2022	RR	RLC	REVISED AS PER NUSA LETTER DATED 8/30/2022
8/5/2022	RR	RLC	REVISED AS PER NUSA LETTER DATED 7/20/2022

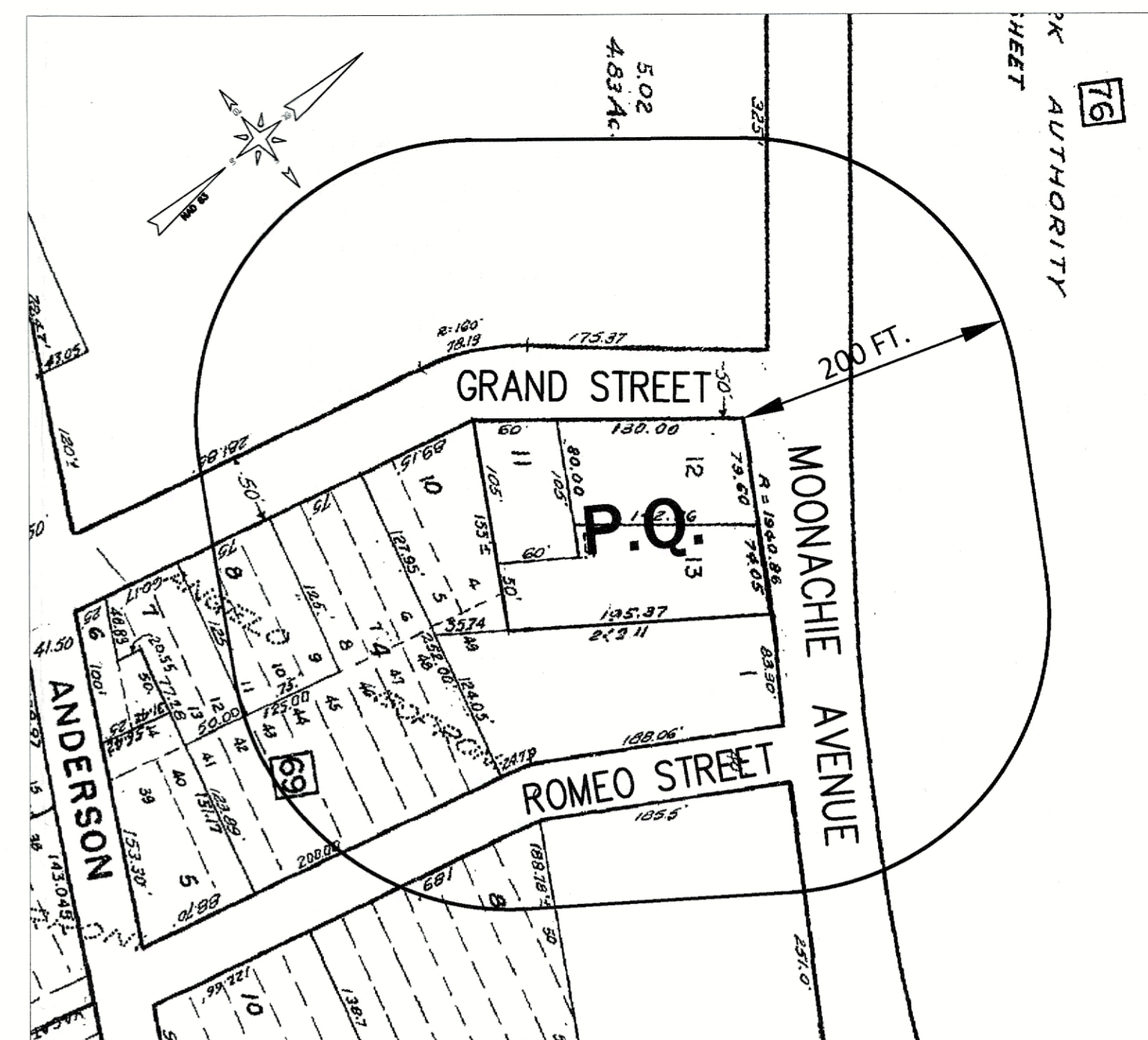
ROBERT L. COSTA N.J. LIC. NO. 34702 & 4639
 PROFESSIONAL ENGINEER AND PLANNER

SIGNED: _____ DATE: APRIL 25, 2022

This survey for this Minor Subdivision was prepared in accordance with the minimum survey detail requirements of the State Board of Professional Engineers and Land Surveyors.

I certify that to the best of my knowledge and belief this map and land survey dated February 8, 2022 meets the minimum survey detail requirements of the State Board of Professional Engineers and Land Surveyors and the map has been made under my supervision, and complies with the "map filing law" and that the outbound corner markers as shown have been found, or set.

David J. Jarmolowski, Licensed Professional Land Surveyor
 N.J.P.L.S. Lic. No. 43296



KEY MAP
 SCALE 1" = 200'

GENERAL NOTES:

1. BEING KNOWN AS LOT 11, 12, AND 13 IN BLOCK 69 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP SHEET 8 OF THE BOROUGH OF MOONACHIE, BERGEN COUNTY, NEW JERSEY.
2. PROPERTY LIES IN THE LI-B DISTRICT, LIGHT INDUSTRIAL B
3. AREA OF LOT: 6,185 S.F., 0.14 AC, BLOCK 69, LOT 11
 11,299 S.F., 0.26 AC, BLOCK 69, LOT 12
 13,238 S.F., 0.30 AC, BLOCK 69, LOT 13
4. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM
5. PROPERTY OWNER: MOONACHI INVESTMENT LLC
 34 GRAND STREET
 92 MOONACHIE AVENUE
 93 MOONACHIE AVENUE
 MOONACHIE, NJ 07074
6. APPLICANT: MOONACHI INVESTMENT LLC
 101 INDUSTRIAL AVENUE
 HASBROUCK HEIGHTS, NJ 07604
7. THE LOCATION AND DEPTHS OF ALL UTILITIES SHOWN ARE APPROXIMATE. FOR THEIR EXACT LOCATION AND DEPTHS, THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AT 1-800-272-1000. PRIOR TO ANY CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN THE ENGINEER/ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTORS INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
8. THIS PLAN REFLECTS EXISTING CONDITIONS AS OF THE BOUNDARY AND TOPOGRAPHIC SURVEY DRAWING DATE AND MAY NOT SHOW CURRENT CONDITIONS. THE PROPERTIES WERE SURVEYED ON FEBRUARY 8, 2022.
9. FEMA MAP, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY, PANEL 254 OF 332, MAP NO.34003C02544, MAP REVISED, AUGUST 28, 2019. ENTIRE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
10. PRELIMINARY FEMA MAP, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY, PANEL 254 OF 332, MAP NO.34003C02544, PRELIMINARY MAP, AUGUST 28, 2019. ENTIRE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
11. "ZONE AE", THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EXCEEDED IN ANY GIVEN YEAR. BASE FLOOD ELEVATIONS DETERMINED ELEV. 7.0 (NAVD 1988). "ZONE X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAN.
12. "ZONE AE", THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EXCEEDED IN ANY GIVEN YEAR. BASE FLOOD ELEVATIONS DETERMINED ELEV. 8.0 (NAVD 1988). "ZONE X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAN.

VERTICAL DATUM = NAVD 1988.
 ESTABLISHED VIA RAPID STATIC GPS OBSERVATION.
 (DATUM CONVERSION: NAVD 1988 + 1.0 FOOT = NVD 1929) HTTP://WWW.REGONZCOASTAL.COM/NEW-FLOOD-MAPS-DATA/
 UNDERSTANDING-VERTICAL-DATUMS/

THE EXISTING PROPERTIES DO NOT CONTAIN ANY RESTRICTIVE COVENANTS OR RESTRICTIONS AND NO COMMUNITY FACILITIES OR OR ADJACENT TO THIS PROPERTIES.

THE PROPOSED DEVELOPMENT WILL CONSIST USED CAR DEALERSHIP.

APPROVED
 For properties located in the Hackensack Meadowslands District only.
 10/13/2022
 Sara J. Sundell, P.E., P.P.
 Director of Land Use Management
 Chief Engineer

COSTA ENGINEERING CORPORATION
 PROFESSIONAL ENGINEERS • SURVEYORS • PLANNERS
 State of New Jersey Certificate of Authorization No. GA 276726.
 325 So. River Street - Suite 302, Hackensack, N.J. 07601
 TEL (201) 487-0015 FAX (201) 487-5122

DRAWING TITLE: **MINOR SUBDIVISION LOT CONSOLIDATION PLAN**
 PROJECT NAME: MOONACHI INVESTMENT LLC
 LOCATION: BLOCK 69, LOT 11, 34 GRAND STREET
 BLOCK 69, LOT 12, 92 MOONACHIE AVENUE
 BLOCK 69, LOT 13, 93 MOONACHIE AVENUE
 BOROUGH OF MOONACHIE
 BERGEN COUNTY, NEW JERSEY

PROJ. NO. 21-2273 SCALE: AS SHWN. DRAWN BY: RR

NISEA COPY 02-211