

**CERTIFIED LIST OF PROPERTY OWNERS  
WITHIN 200' OF SITE**

LOT	BLOCK	PROPERTY LOCATION	OWNERS NAME & ADDRESS
1	102	WEST OF RR	COUNTY OF BERGEN 21 MAIN ST., ADM. BLDG. HACKENSACK, NJ 07601
21	00149	503 149 SCHOR AVE.	PAPADOPOULOS, GABRIEL & KAREN 149 SCHOR AVENUE LEONIA, NJ 07605
21	00151	503 151 SCHOR AVE.	WANG, XIN & ZHE 151 SCHOR AVE. LEONIA, NJ 07605
21	00153	503 153 SCHOR AVE.	MARAVILLA, FLORENCIO & JESSICA 153 SCHOR AVE. LEONIA, NJ 07605
21	00155	503 155 SCHOR AVE.	LU, YUNF 155 SCHOR AVE. LEONIA, NJ 07605
23	503	143 SCHOR AVE.	SCHOR GARDENS, LLC 162 LIBERTY STREET HACKENSACK, NJ 07601
24	503	SCHOR AVE.	SCHOR AVENUE LLC KWULITE 1 WILLOW TREE ROAD LEONIA, NJ 07605
25	503	SCHOR AVE.	SCHOR AVENUE LLC KWULITE 1 WILLOW TREE ROAD LEONIA, NJ 07605
26	503	SCHOR AVE.	KURTZ, ANTHONY & NORA KURTZ III, LLC ONE WILLOW TREE RD LEONIA, NJ 07605
27	503	GRAND AVE. REAR	PUBLIC SERV. & G TAX DEPT-68 80 PARK PLAZA NEWARK, NJ 07102
1	701	MEADOWS W OF RR	BOROUGH OF LEONIA 372 BROAD AVE. LEONIA, NJ 07605
1	702	FT. LEE RD.	CONSOLIDATED RAIL CORP. PROP. TAX 3 COMMERCIAL PLACE NORFOLK, VA 23510
1	802	120 SCHOR AVE.	NLM ASS. MINMETALS 120 SCHOR AVE. LEONIA, NJ 07605
2	802	124 SCHOR AVE.	MT. ZION BAPTIST CHURCH 124 SCHOR AVE. LEONIA, NJ 07605
3	802	140 SCHOR AVE.	ASERICO AND LINGLINGAY 140 SCHOR AVE. LEONIA, NJ 07605
3	00001	802 132 SCHOR AVE.	CHOI, DONG SIK & SHIN-JA CHIN 132 SCHOR AVE. LEONIA, NJ 07605
3	00002	802 136 SCHOR AVE.	TITTELBAUM, MARC A. & JONI RABNER 136 SCHOR AVE., #136 LEONIA, NJ 07605
3	00003	802 140 SCHOR AVE.	LACANALE, J. K., M. & C. 140 SCHOR AVE. LEONIA, NJ 07605
4	802	144 SCHOR AVE.	CASTELLON, MAN & MADRID, E. 144 SCHOR AVE. LEONIA, NJ 07605
5	00001	802 400 GRAND AVE.	LEGRAND REALTY, LLC 285 KNIX AVENUE CLIFFSIDE PARK, NJ 07010
5	00002	802 402 GRAND AVE.	JOO, RICHARD H. & JUNEJUI 402 GRAND AVE., APT. #2 LEONIA, NJ 07605
5	00003	802 404 GRAND AVE.	CHA, SENGHEN 404 GRAND AVE., #3 LEONIA, NJ 07605
5	00004	802 406 GRAND AVE.	LEGRAND REALTY, LLC 285 KNIX AVENUE CLIFFSIDE PARK, NJ 07010
5	00005	802 408 GRAND AVE.	LEGRAND REALTY, LLC 285 KNIX AVENUE CLIFFSIDE PARK, NJ 07010
5	00006	802 410 GRAND AVE. #6	DEGODI, MICHAEL B. 410 GRAND AVE. #6 LEONIA, NJ 07605
5	00007	802 412 GRAND AVE.	LEGRAND REALTY, LLC 285 KNIX AVENUE CLIFFSIDE PARK, NJ 07010
6	00001	802 392 GRAND AVE.	DIAZ, MINERVA 392 GRAND AVE., UNIT 1 LEONIA, NJ 07605
6	00002	802 392 GRAND AVE.	HANNON, KAREN 392 GRAND AVE., APT 2 LEONIA, NJ 07605
6	00003	802 392 GRAND AVE.	GARCIA, MONICA 392 GRAND AVE., APT 3 LEONIA, NJ 07605
6	00004	802 392 GRAND AVE.	TORO, RAMIRO A. 392 GRAND AVE., APT 4 LEONIA, NJ 07605
6	00005	802 392 GRAND AVE.	MAURICE, LYDIA 392 GRAND AVE., APT 5 LEONIA, NJ 07605
6	00006	802 392 GRAND AVE.	OYCHARIK, Y. A. Y. AND W605 392 GRAND AVE., APT 6 LEONIA, NJ 07605
6	00007	802 392 GRAND AVE.	DILLON, H. & POLYANSKAYA, P. & A. 392 GRAND AVE., UNIT 7 LEONIA, NJ 07605
6	00008	802 392 GRAND AVE.	DE SILVA, GORREY & AYOMI 392 GRAND AVE., APT 8 LEONIA, NJ 07605
6	00009	802 392 GRAND AVE.	ABDASS, MUHAMMAD J. & UZMA 392 GRAND AVE., APT 9 LEONIA, NJ 07605
6	00010	802 392 GRAND AVE.	ABROSOVETA, MARIO ELY 392 GRAND AVE., UNIT 10 LEONIA, NJ 07605
7	802	388 GRAND AVE.	388 GRAND AVE. LLC 1 WILLOW TREE RD. LEONIA, NJ 07605
8	802	380 GRAND AVE.	380 GRAND AVE. LLC 1 WILLOW TREE RD. LEONIA, NJ 07605
9	802	372 GRAND AVE.	HARPER MGMT CORP. 215 LAFAYETTE AVE. WESTWOOD, NJ 07675
10	802	368 GRAND AVE.	SAL, NOBUAKI & GRETA 368 GRAND AVE. LEONIA, NJ 07605
11	802	356-364 GRAND AVE.	WALKER, WALKER & GROSSMAN, LLC P.O. BOX 833 MAYHURD, NJ 07840
17	802	125 FORT LEE RD.	117 FORT LEE RD. LLC 117 FORT LEE RD., SUIT B7 LEONIA, NJ 07605
18	802	123 FORT LEE RD.	117 FORT LEE RD. LLC 3000 KENNEDY BLVD. #113 JERSEY CITY, NJ 07306
19	802	117 FORT LEE RD.	117 FORT LEE RD. LLC 3000 KENNEDY BLVD. #113 JERSEY CITY, NJ 07306
20	802	2 WILLOW TREE RD.	KURTZ, ANTHONY D. II, LLC 1 WILLOW TREE ROAD LEONIA, NJ 07605
34	803	363 GRAND AVE.	FAIRLAWN CO. GARRET MGMT 52 NORTH AVENUE NEW ROCHELLE, NY 10801
38	803	401 GRAND AVE.	ESTATE OF CONCEZIO PETRELLA 112 FRONTIER DRIVE POTSDAM, NY 03076
39	803	403 GRAND AVE.	URBANO, IRENE 403 GRAND AVE. JERSEY CITY, NJ 07306
40	803	407 GRAND AVE.	BROAD, GIANNINO & JOSEPHINE 234 TREELINE LANE GRAND BEACH, FL 32714
41	803	415 GRAND AVE.	411-415 GRAND LLC P.O. BOX 100 HACKENSACK, NJ 07602

**CERTIFIED LIST OF UTILITY CONTACTS**

BERGEN COUNTY PLANNING & ECONOMIC DEVELOPMENT DIVISION OF DEVELOPMENT REVIEW ADMINISTRATION BUILDING COURT PLAZA SOUTH 21 MAIN STREET ROOM 204W HACKENSACK, NJ 07601-7000	UNITED WATER REAL ESTATE DEPARTMENT 200 OLD HOOK ROAD HARRINGTON PARK, NJ 07640
THE WARNER CABLE 200 ROOSEVELT PLACE PALISADES PARK, NJ 07650	DEPARTMENT OF ENVIRONMENTAL PROTECTION P.O. BOX 432 410 E. STATE STREET TRENTON, NJ 08646
VERIZON COMMUNICATIONS 540 BROAD STREET FLOOR 15 NEWARK, NJ 07101	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY RICHARD HIG 250 BROADWAY NEW YORK, NY 10007-1866
NEW YORK CENTRAL LINE LLC 500 WATER STREET J-210 JACKSONVILLE, FL 32202	
NEW YORK CENTRAL LINE LLC 2565 W 5TH STREET JACKSONVILLE, FL 32254 (904) 359-1698	

APPROVED BY THE  
COUNTY PLANNING BOARD  
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY: \_\_\_\_\_ DATE: \_\_\_\_\_

# MINOR SITE PLAN

## KULITE SEMICONDUCTOR PRODUCTS, INC.

### LOT 21 BLOCK 802

#### BOROUGH OF LEONIA, BERGEN COUNTY, NEW JERSEY

**DRAWING LIST**

SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	GENERATOR PLAN
4	LIGHTING PLAN

**ZONING DATA**

LJ ZONE (INDUSTRIAL)  
LOT 21 AREA = 152,961 S.F. or 3.51 ACRES

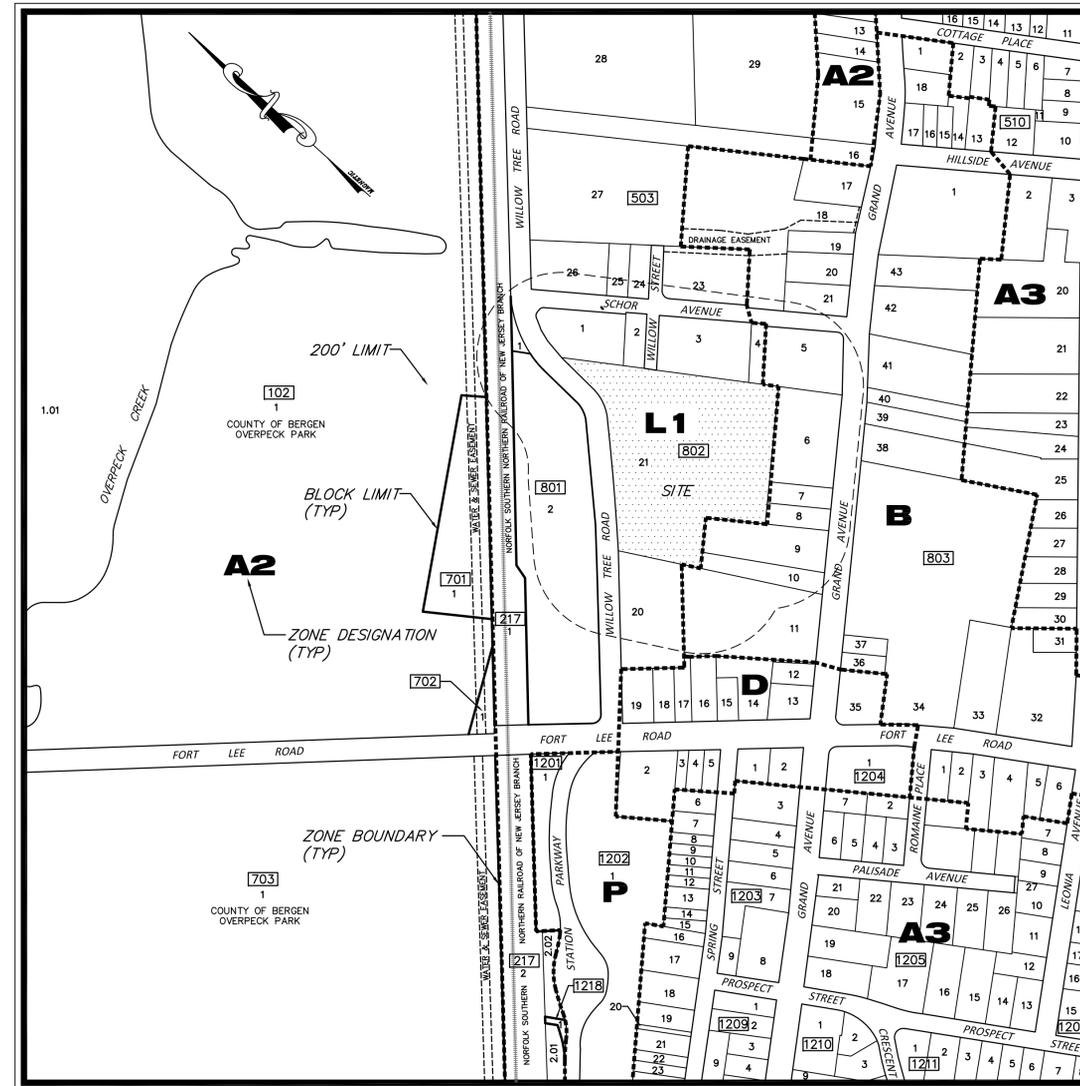
EXISTING USE: INDUSTRIAL: OFFICE BUILDING  
PROPOSED USE: INDUSTRIAL: OFFICE BUILDING

**SCHEDULE OF BULK REQUIREMENTS**

DESCRIPTION	REQUIRED	EXISTING LOT 2	PROPOSED
MIN. LOT AREA	40,000 S.F.	152,961 S.F.	152,961 S.F.
MIN. LOT WIDTH	150 FEET	441 FEET	441 FEET
MIN. LOT DEPTH	150 FEET	389 FEET	389 FEET
PRINCIPAL BUILDING			
MIN. FRONT YARD	35 FEET	35.04 FEET	35.04 FEET
MIN. REAR YARD	50 FEET	117 FEET	117 FEET
MIN. SIDE YARD	25 FEET	60 FEET	60 FEET
MAX. BLDG. HEIGHT	50 FEET	36 FEET	36 FEET
TOTAL OPEN SPACE AREA		16.7%(25,570 S.F.)	16.7%(25,570 S.F.)
MAX. % LOT COVERAGE	50%	24.4%	24.4%
PARKING SPACES		37,338 S.F.	37,338 S.F.
		202	198

**PARKING REQUIREMENTS**

OFFICE:  
1 SPACE/250 S.F.: 37,338 SF OF OFFICE SPACE = 150 SPACES  
TOTAL SPACES REQUIRED = 150 SPACES



SUBJECT PREMISES AS SHOWN ON BOROUGH OF LEONIA TAX MAP SHEET #8

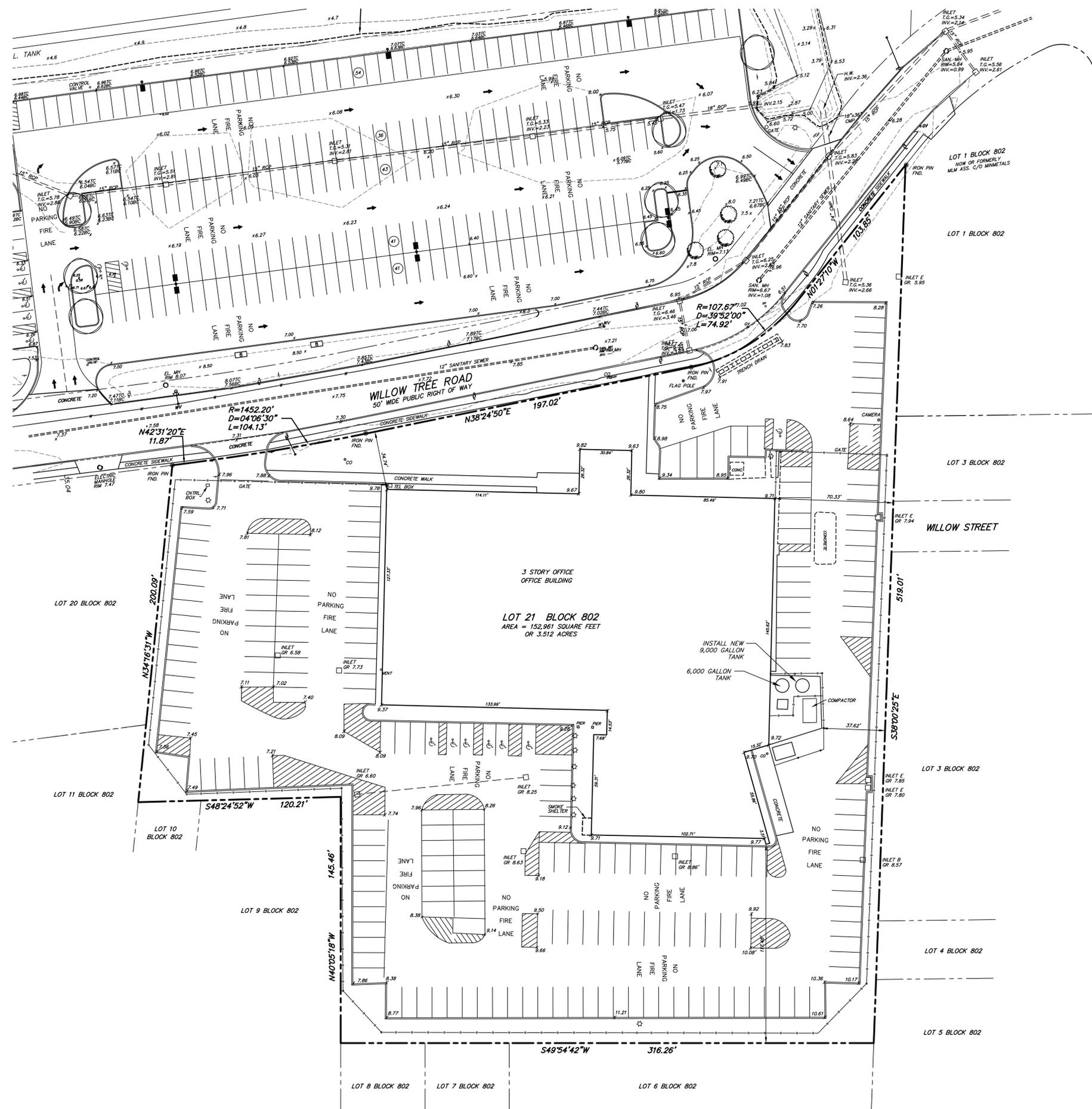
**KEY MAP**  
SCALE 1" = 200'±

**OWNER/APPLICANT**

KULITE SEMICONDUCTOR PRODUCTS, INC.  
1 WILLOW TREE ROAD  
LEONIA, NJ 07605

DATE	REVISION	BY
<b>COVER SHEET</b>		
<b>KULITE SEMICONDUCTOR PRODUCTS, INC.</b>		
LOT 21 BLOCK 802		
BOROUGH OF LEONIA BERGEN COUNTY NEW JERSEY		
<b>STIRES ASSOCIATES, P.A.</b>		
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS		
43 West High Street, Somerville, New Jersey 08876 Phone (908) 725-0230 Fax (908) 707-0831		
DESIGNED BY: KDG	PROFESSIONAL ENGINEER	N.J. LICENSE No. 39078
DRAWN BY: KDG	CHECKED BY: CWS	DATE: 02/06/20
SHEET NUMBER		SCALE: AS SHOWN
1 OF 4		PROJECT No. 18361

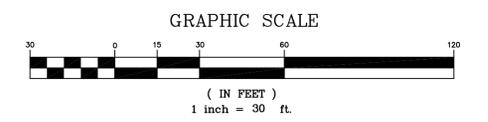
NOTE: If this document does not contain the raised representation seal of the professional, it is not an authorized original document and may have been altered.



SCHOR AVENUE

**GENERAL NOTES**

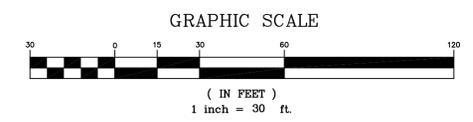
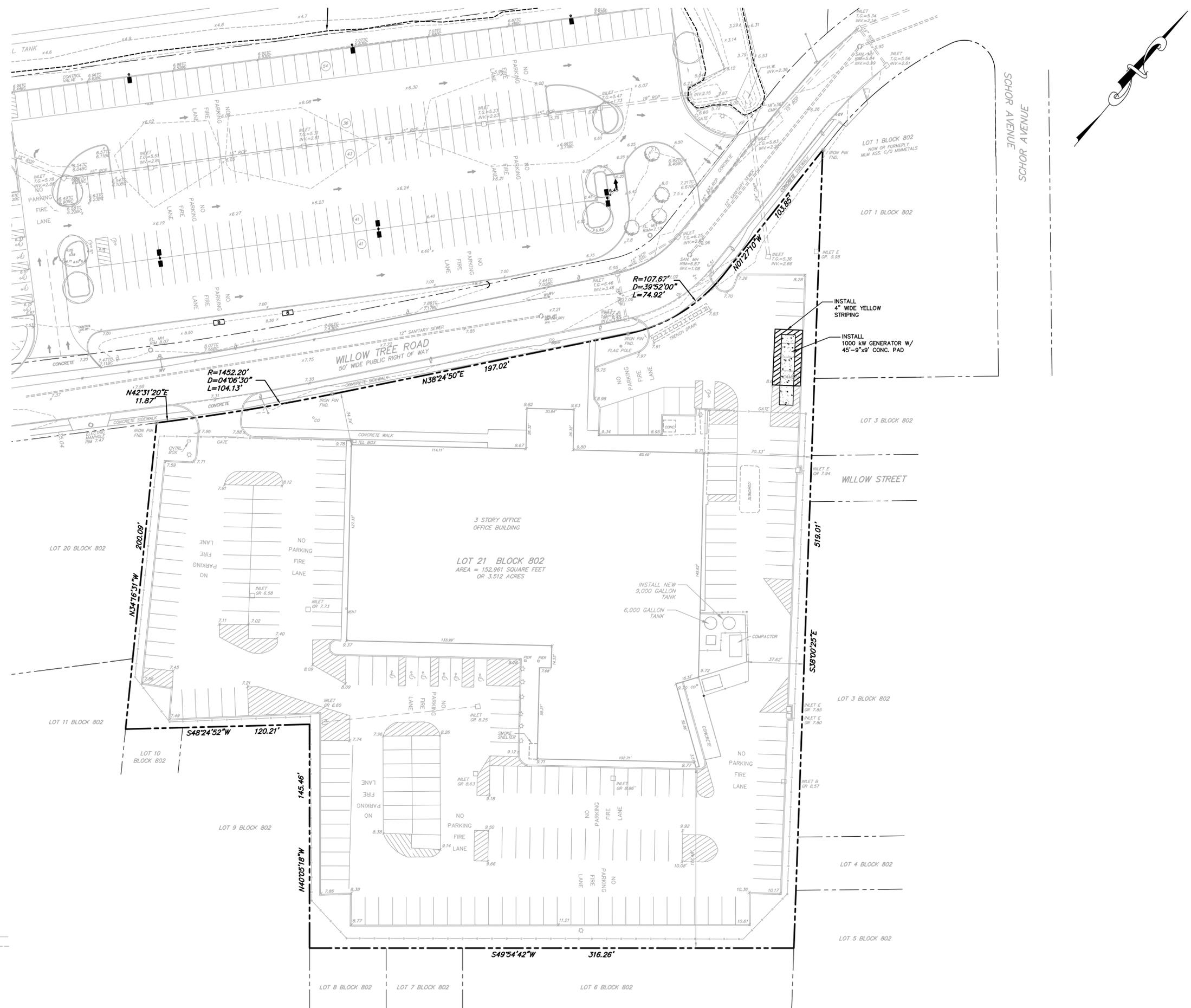
1. TOPOGRAPHIC INFORMATION HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY STIRES ASSOCIATES, P.A. SURVEY PERSONNEL DURING NOVEMBER, 2014. ADDITIONAL INFORMATION HAS BEEN TAKEN FROM A PLAN ENTITLED FINAL SITE AND GRADING PLAN, PROPOSED OFFICE/WAREHOUSE, KULITE SEMICONDUCTOR PRODUCTS, INC. LAST REVISED 3/31/31, PREPARED BY WILLIAM O. SCHWANWADE, P.E./L.S. INFORMATION SHOWN IS BASED ON NAVD 1988 AND N.J.S.P.C.S. NAD 1983. TO CONVERT FROM NGVD 1929 SUBTRACT 1.0'
2. BEARINGS AND COORDINATES REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 1983
3. BENCH MARK REFERENCED TO NORTH AMERICAN VERTICAL DATUM NAVD 1988.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS, REVISIONS AS MAY BE REQUIRED BY DESIGN DEVELOPMENT, OR FIELD REVISIONS THERETO. FIELD CHANGES MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING PRIOR TO SUBMITTAL TO THE TOWNSHIP ENGINEER, OR HIS DESIGNATED REPRESENTATIVE, FOR APPROVAL.
5. ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
6. IN INSTANCES WHERE THE BOROUGH SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF "THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
7. ANY EXCESS FILL OR ANY OTHER MATERIAL IS TO BE REMOVED FROM THE SITE, THE PROJECT OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL AND WILL NOTIFY THE BERGEN COUNTY SOIL CONSERVATION DISTRICT AS TO THE PLANNED DISPOSAL SITE LOCATION. IF APPLICABLE, A SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO, REVIEWED AND CERTIFIED BY THE BERGEN COUNTY SOIL CONSERVATION DISTRICT PRIOR TO ANY MATERIAL REMOVAL FROM THE PROJECT SITE.
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11. BOROUGH ENGINEER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY SITE WORK.



<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>	
400 WILLOW TREE ROAD LOT 21 BLOCK 802 BOROUGH OF LEONIA BERGEN COUNTY NEW JERSEY	
	<b>STIRES ASSOCIATES, P.A.</b> ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS 43 West High Street, Somerville, New Jersey 08876 Phone (908) 725-0230 Fax (908) 707-0831
<b>RICHARD C. MATHEWS</b> PROFESSIONAL LAND SURVEYOR <i>Richard C. Mathews</i>	N.J. LICENSE No. 29353 DATE <u>02/06/20</u>
DESIGNED BY: DRAWN BY: EGI CHECKED BY: JMH	SHEET NUMBER <b>2</b> OF <b>4</b>
SCALE: 1" = 30' PROJECT No. 18361	CAUTION: If this document does not contain the raised impression seal of the professional, it is not an authorized original document and may have been altered.
DATE	REVISION
BY	BY

**GENERAL NOTES**

1. TOPOGRAPHIC INFORMATION HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY STIRES ASSOCIATES, P.A. SURVEY PERSONNEL DURING JUNE, 2011.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. STIRES ASSOCIATES, P.A. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN NOR LACK THEREOF. THE CONTRACTOR SHALL CONTACT THE UTILITY MARK OUT SERVICE BY CALLING 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS, REVISIONS AS MAY BE REQUIRED BY DESIGN DEVELOPMENT, OR FIELD REVISIONS THERETO. FIELD CHANGES MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING PRIOR TO SUBMITTAL TO THE TOWNSHIP ENGINEER, OR HIS DESIGNATED REPRESENTATIVE, FOR APPROVAL.
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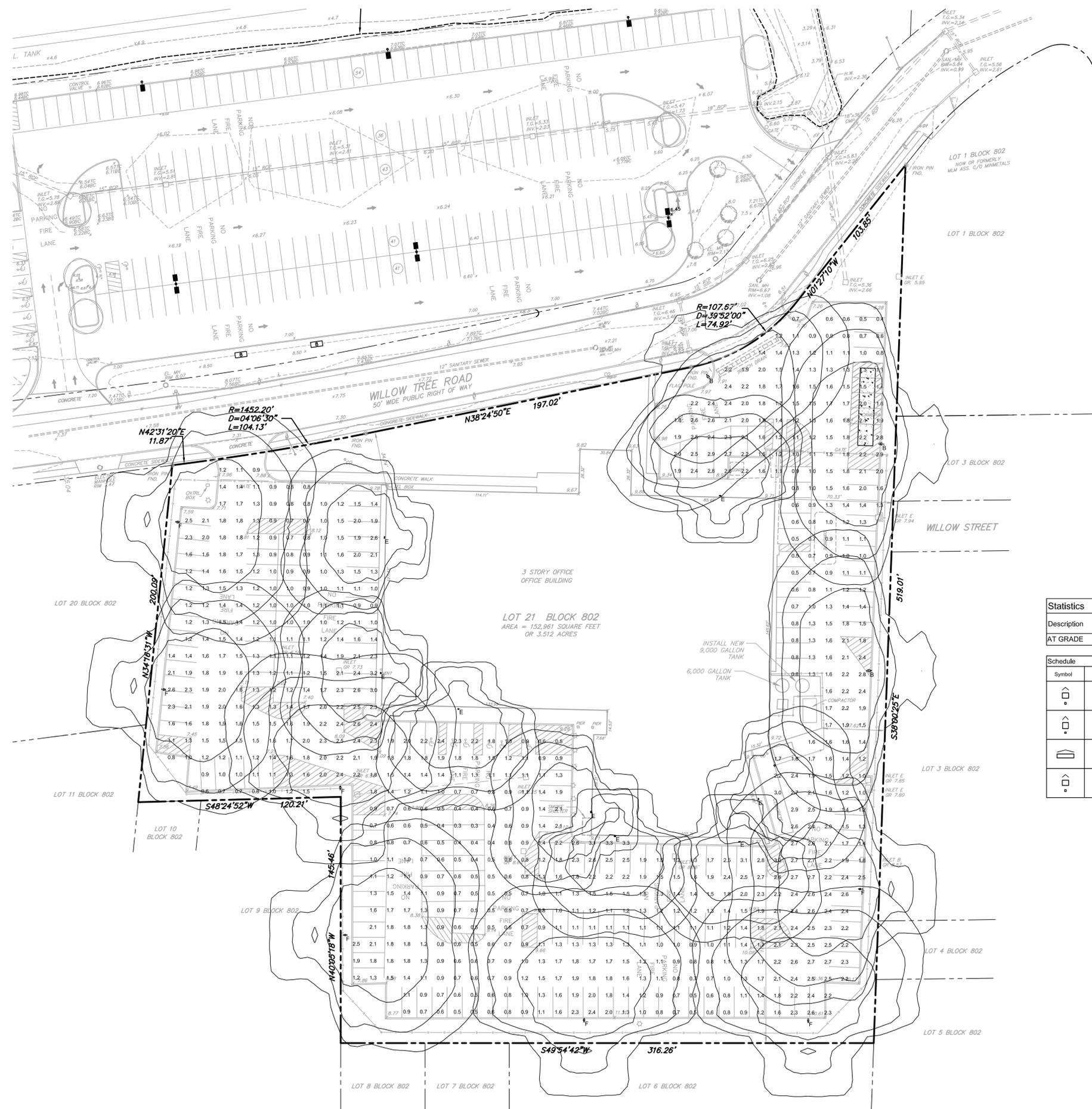
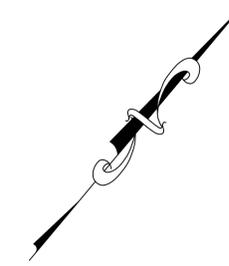


<b>GENERATOR PLAN</b>	
400 WILLOW TREE ROAD LOT 21 BLOCK 802 BOROUGH OF LEONIA BERGEN COUNTY NEW JERSEY	
<b>STIRES ASSOCIATES, P.A.</b> ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS 43 West High Street, Somerville, New Jersey 08876 Phone (908) 725-0230 Fax (908) 707-0831	
<b>CRAG W. STIRES</b> PROFESSIONAL ENGINEER <i>C. W. Stires</i>	N.J. LICENSE No. 39078
DESIGNED BY: CWS	DRAWN BY: CWS
CHECKED BY: CWS	DATE: 02/06/20
SCALE: 1" = 30'	SHEET NUMBER: 3 OF 4
PROJECT No. 18361	

DATE	REVISION	BY

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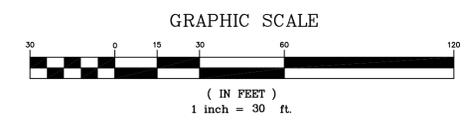


**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AT GRADE	+	1.5 fc	3.3 fc	0.3 fc	11.0:1	5.0:1

**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⬆	A	0	Lithonia Lighting	DSX1 LED P4 40K T9W VOLT COLOR R56 2500/804054/1A/COLOR/ R56 25' SSA POLE	DSX1 LED P4 40K T9W MVOLT	125W LED 4000K	1	DSX1_LED_P4_40 K_T9W_MVOLT.tas	14943	0.88	125
⬆	B	3	Lithonia Lighting	DSX1 LED P4 40K T3M VOLT COLOR R56 2500/804054/1A/COLOR/ R56 25' SSA POLE	DSX1 LED P4 40K T3M MVOLT	125W LED 4000K	1	DSX1_LED_P4_40 K_T3M_MVOLT.tas	14073	0.88	125
⬆	E	8	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM VOLT COLOR R56 WALL MOUNTED @ 16' AFG	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA.	74W LED 4000K	1	DSXW1_LED_20C 1000_40K_TFTM_MVOLT.tas	7711	0.88	73.2
⬆	F	7	Lithonia Lighting	DSX1 LED P4 40K TFTM VOLT COLOR R56 2500/804054/1A/COLOR/ R56	DSX1 LED P4 40K TFTM MVOLT	125W LED 4000K	1	DSX1_LED_P4_40 K_TFTM_MVOLT.tas	14487	0.88	125



**LIGHTING PLAN**

400 WILLOW TREE ROAD  
LOT 21 BLOCK 802  
BERGEN COUNTY NEW JERSEY

**STIRES ASSOCIATES, P.A.**  
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS  
43 West High Street, Somerville, New Jersey 08876  
Phone (908) 725-0230 Fax (908) 707-0831

DESIGNED BY: CWS	N.J. LICENSE No. 39078
DRAWN BY: CWS	DATE: 02/06/20
CHECKED BY: CWS	SCALE: 1" = 30'
SHEET NUMBER: 4 OF 4	PROJECT No. 18361

**CRAG W. STIRES**  
PROFESSIONAL ENGINEER

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