

USE VARIANCE PRELIMINARY & FINAL SITE PLAN KULITE SEMICONDUCTOR PRODUCTS, INC. LOT 26 BLOCK 503

CERTIFIED LIST OF PROPERTY OWNERS

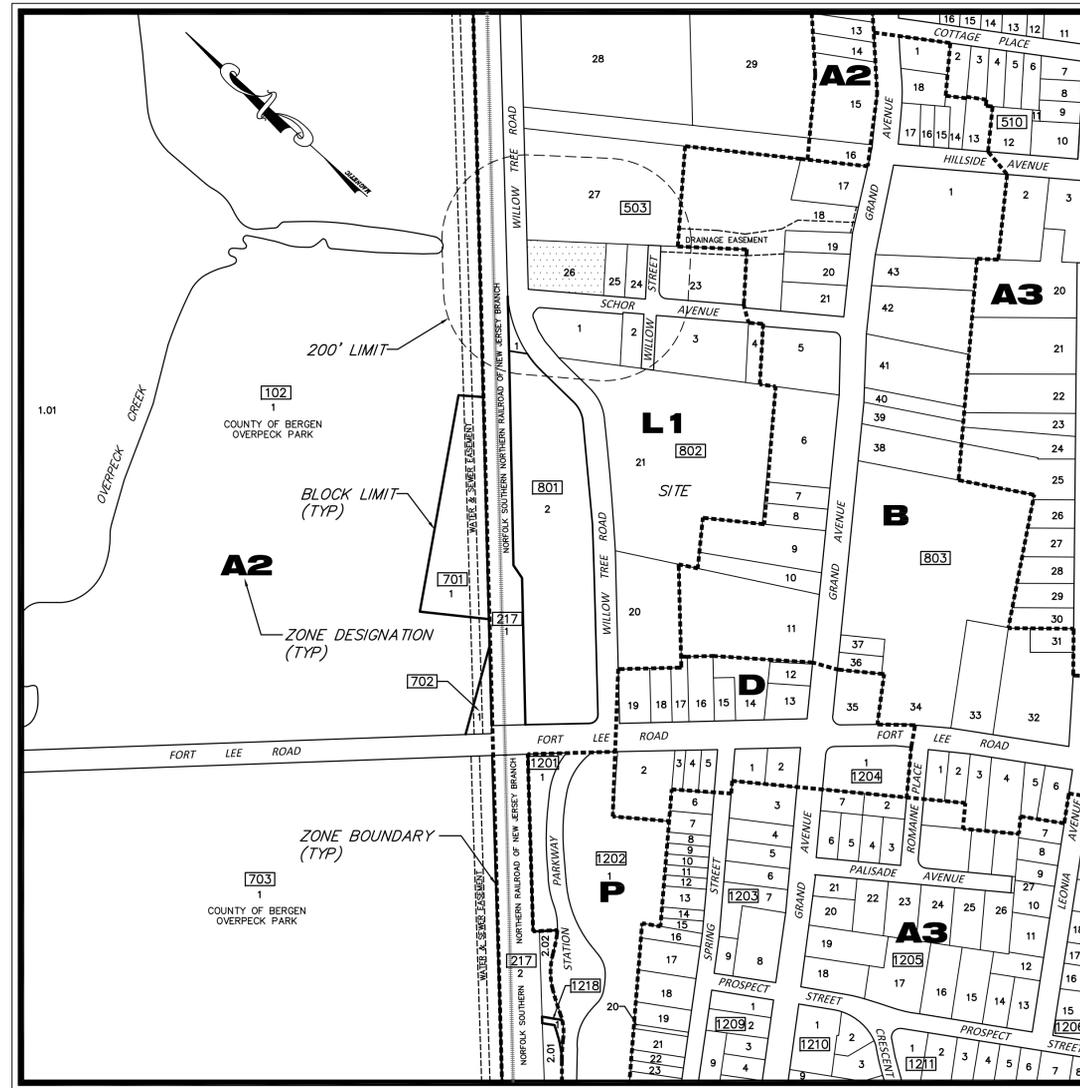
WITHIN 200' OF SITE

LOT BLOCK	PROPERTY LOCATION	OWNERS NAME & ADDRESS
18/C0001 503	145 SCHOR AVE #1	WANG, WEIFENG & ZHANG, YING 145 SCHOR AVE #1 LEONIA, NJ 07605
18/C0002 503	145 SCHOR AVE #2	KIM, SUNG BUM 145 SCHOR AVE #2 LEONIA, NJ 07605
18/C0003 503	145 SCHOR AVE #3	BAIK, NAM II & KYOUNG HEE 145 SCHOR AVE #3 LEONIA, NJ 07605
18/C0004 503	145 SCHOR AVE #4	KIM, JOHN & KWON, LIZA 145 SCHOR AVE #4 LEONIA, NJ 07605
18/C0005 503	145 SCHOR AVE #5	HAN, SANG CHUL & YOUNG JOO 145 SCHOR AVE #5 LEONIA, NJ 07605
18/C0006 503	147 SCHOR AVE #6	AUM, MINYONG & NA-RAE KANG 147 SCHOR AVE UNIT #6 LEONIA, NJ 07605
18/C0007 503	147 SCHOR AVE #7	WON, HELEN 147 SCHOR AVE, APT. #7 LEONIA, NJ 07605
18/C0008 503	147 SCHOR AVE #8	CHOI, MYONG JOON 147 SCHOR AVE #8 LEONIA, NJ 07605
18/C0009 503	147 SCHOR AVE #9	YANG, JINWOO & HEASUNG 147 SCHOR AVE UNIT #9 LEONIA, NJ 07605
18/C0010 503	147 SCHOR AVE #10	YING, EN-JUN & PAN, RUI FANG 147 SCHOR AVE #10 LEONIA, NJ 07605
23 503	143 SCHOR AVE	SCHOR GARDENS, LLC 162 LIBERTY STREET HACKENSACK, NJ 07601
27 503	GRAND AVE REAR	PUBLIC SERV E & G TAX DEPT--BB 80 PARK PLAZA NEWARK, NJ 07102
2 801	1 WILLOW TREE ROAD	KURTZ, ANTHONY & NORA III, LLC 1 WILLOW TREE ROAD LEONIA, NJ 07605
1 802	120 SCHOR AVE	MLM ASS. % MINMETALS 120 SCHOR AVE LEONIA, NJ 07605
2 802	124 SCHOR AVE	MT ZION BAPTIST CHURCH 124 SCHOR AVE LEONIA, NJ 07605-2208
3 802	140 SCHOR AVE	AGERICO AND LINGLINGAY 140 SCHOR AVE LEONIA, NJ 07605
3/C0001 802	132 SCHOR AVE	CHOI, DONG SIK & SHIN-JA CHIN 132 SCHOR AVE LEONIA, NJ 07605
3/C0002 802	136 SCHOR AVE	LEE, EUGENE & SOOJIN SONG 136 SCHOR AVE, #136 LEONIA, NJ 07605
3/C0003 802	140 SCHOR AVE	LACANLALE, J., K., M., & C. 140 SCHOR AVE LEONIA, NJ 07605
21 802	400 WILLOW TREE ROAD	400 WILLOW TREE ROAD, LLC ONE WILLOW TREE RD LEONIA, NJ 07605

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
PSE&G MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA 769 NEWARK, NJ 07102	TIME WARNER CABLE 200 ROOSEVELT PLACE PALISADES PARK, NJ 07650
VERIZON COMMUNICATIONS 540 BROAD STREET FLOOR 15 NEWARK, NJ 07101	DEPARTMENT OF ENVIRONMENTAL PROTECTION PO BOX 432 410 E. STATE STREET TRENTON, NJ 08625
NEW YORK CENTRAL LINE LLC 500 WATER STREET J-510 JACKSONVILLE, FL 32202	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY RICHARD HO 290 BROADWAY NEW YORK, NY 10007-1866
NEW YORK CENTRAL LINE LLC 2565 W 5TH STREET JACKSONVILLE, FL 32254 (904) 359-1688	

BOROUGH OF LEONIA, BERGEN COUNTY, NEW JERSEY



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

KEY MAP
SCALE 1" = 200'±

DRAWING LIST

SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	SITE PLAN

ZONING DATA

LJ ZONE (INDUSTRIAL)
LOT 26 AREA = AREA = 21,937 S.F. or 0.504 ACRES
EXISTING USE: INDUSTRIAL: PARKING LOT (P)
PROPOSED USE: INDUSTRIAL: PARKING LOT (++)

SCHEDULE OF BULK REQUIREMENTS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	21,937 S.F. *	21,937 S.F. *
MIN. LOT WIDTH	150 FEET	114.53 FEET *	114.53 FEET *
MIN. LOT DEPTH	150 FEET	285.36 FEET	285.36 FEET
PRINCIPAL STRUCTURE			
MIN. FRONT YARD	35 FEET	7.33 FEET (P)	7.33 FEET (P)
MIN. REAR YARD	50 FEET	N/A	N/A
MIN. SIDE YARD	25 FEET	15.56 FEET (P)	15.56 FEET (P)
MAX. BLDG. HEIGHT	50 FEET	N/A	N/A
MAX. % LOT COVERAGE	50%	38.0%	38.2%
		13,091 S.F.	13,141 S.F.
ACCESSORY STRUCTURES			
MIN. FRONT YARD	35 FEET	N/A	18 FEET (+)
MIN. REAR YARD	50 FEET	N/A	N/A
MIN. SIDE YARD	25 FEET	N/A	23 FEET (+)
PARKING			
STALL SIZE	10'x20'	8.5'x16'/8.5'x18'(P)	8.5'x16'/8.5'x18'(P)
aisle WIDTH	24'	21' (+)	21' (+)
PARKING SETBACK	30'	7.3' (+)	7.3' (+)
NUMBER OF SPACES		46	88

* - EXISTING CONDITION
(+) - VARIANCE REQUIRED
(P) - VARIANCE PREVIOUSLY GRANTED
(++) - USE VARIANCE REQUIRED FOR EXPANSION

OWNER LOT 26

KURTZ, ANTHONY & NORA KURZ III LLC
ONE WILLOW TREE ROAD
LEONIA, NJ 07605

APPLICANT

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

DATE	REVISION	BY
COVER SHEET		
KULITE SEMICONDUCTOR PRODUCTS, INC.		
LOT 26 BLOCK 503		
BOROUGH OF LEONIA BERGEN COUNTY NEW JERSEY		
STIRES ASSOCIATES, P.A.		
<small>ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS</small>		
<small>43 West High Street, Somerville, New Jersey 08876 Phone (908) 725-0230 Fax (908) 707-0831</small>		
CRAIG W. STIRES <small>PROFESSIONAL ENGINEER</small>	N.J. LICENSE No. 39078 DATE 11/04/19	DESIGNED BY: CWS DRAWN BY: CWS CHECKED BY: CWS
<small>NOTE: 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.</small>		SHEET NUMBER 1 OF 3
SCALE: AS SHOWN PROJECT No. 19302		

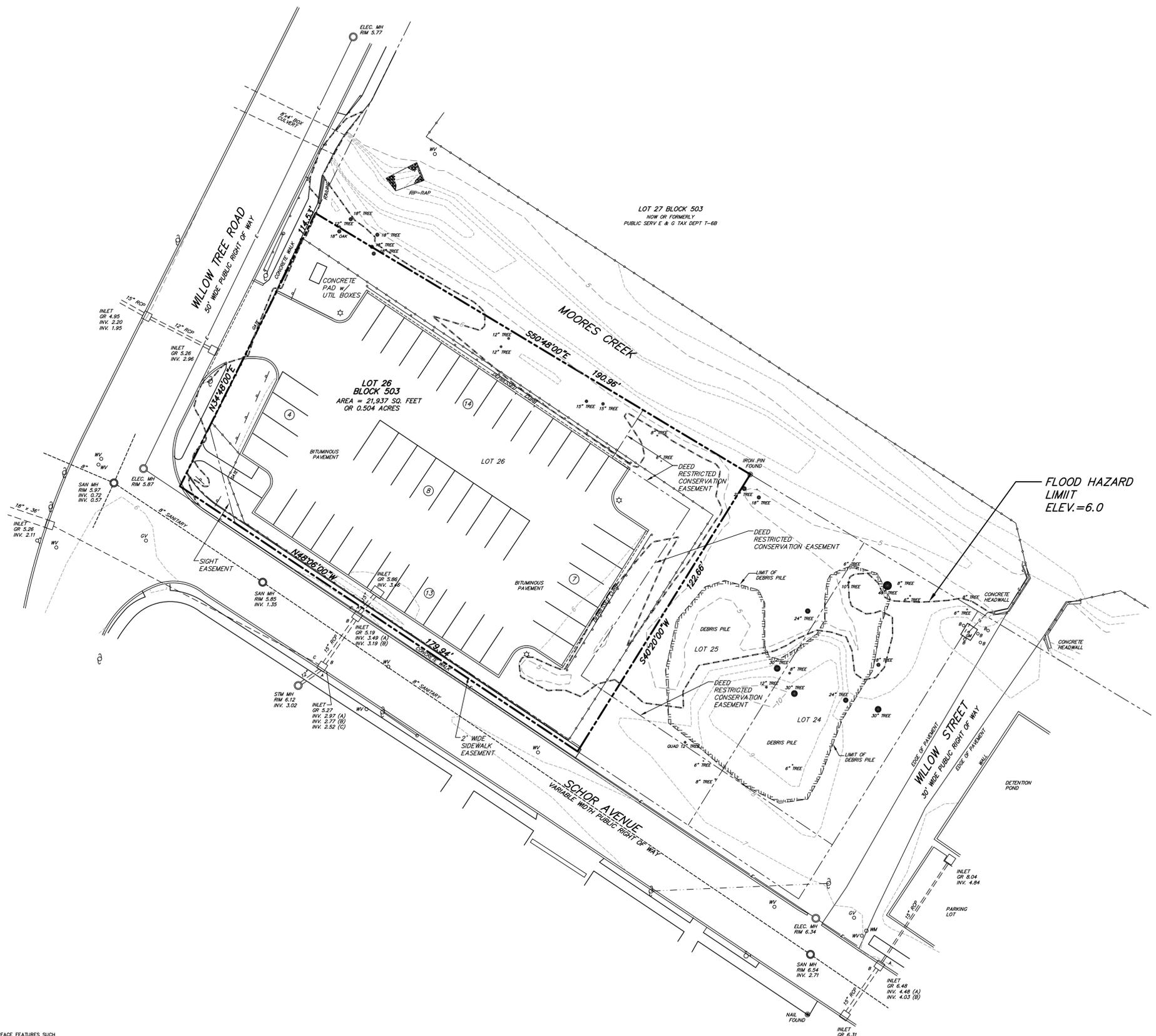
APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY: _____ DATE: _____



GENERAL NOTES

1. TOPOGRAPHIC INFORMATION HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY STIRES ASSOCIATES, P.A. SURVEY PERSONNEL DURING OCTOBER, 2019.
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 BOROUGH ENGINEER, OR HIS DESIGNATED REPRESENTATIVE, FOR APPROVAL.
4. 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.
5. 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.
6. 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.
7. MAXIMUM ALLOWABLE VEGETATED SLOPES SHALL BE 2:1. ANY SLOPES IN EXCESS OF 3:1 SHALL BE COVERED BY TEMPORARY EROSION CONTROL MATTING.
8. ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE SOIL CONSERVATION DISTRICT OR BOROUGH ENGINEER IF FIELD CONDITIONS WARRANT THEM.
9. ANY EXISTING WELLS, SEPTIC SYSTEMS AND OIL TANKS MUST BE REMOVED OR ABANDONED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES.
10. BOROUGH ENGINEER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY SITE WORK.

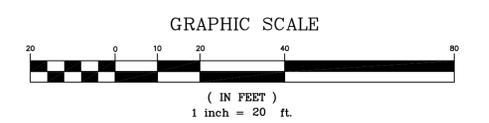


- SYMBOL LEGEND**
- GUARD POST
 - GAS VALVE
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER CLEANOUT
 - GAS METER
 - UTILITY MANHOLE
 - LIGHT POLE
 - HANDICAP SPACE
 - HYDRANT
 - SIGN (ROAD)
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 - UTILITY POLE
 - GUY ANCHOR
 - INLET
 - ELECTRIC JUNCTION BOX
 - FENCE
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 - GAS MAIN
 - WATER MAIN
 - STORM SEWER PIPE
 - SANITARY SEWER PIPE
- NOTES**
1. UTILITIES AS SHOWN HEREON WERE BASED UPON LOCATED SURFACE FEATURES SUCH AS VALVES, MANHOLES, INLETS, AND OTHER FEATURES ALONG WITH PAINTED UTILITY MARK-OUTS AND UTILITY PLANS BY OTHERS, WHERE ACCESS PERMITTED SIZES AND DEPTHS TO INVERTS OF PIPES WERE MEASURED AND SHOWN HEREON. ALL UNDERGROUND LINES BETWEEN STRUCTURES ARE ASSUMED TO RUN IN A STRAIGHT LINE. OTHER UTILITIES MAY EXIST UNDER THE SURVEYED PREMISES WHICH ARE NOT KNOWN TO THE UNDERSIGNED AND ALL PROPOSED TIE-INS OR PIPE CROSSINGS MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES FOR CONFLICTS.
 2. THE TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PREPARED FROM ACTUAL FIELD SURVEYS PERFORMED BY STIRES ASSOCIATES, PA SURVEY PERSONNEL.
 3. VERTICAL SURVEY DATUM ESTABLISHED FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988).
 4. BOUNDARY REFERENCED TO DEED BOOK 9561 PAGE 298.

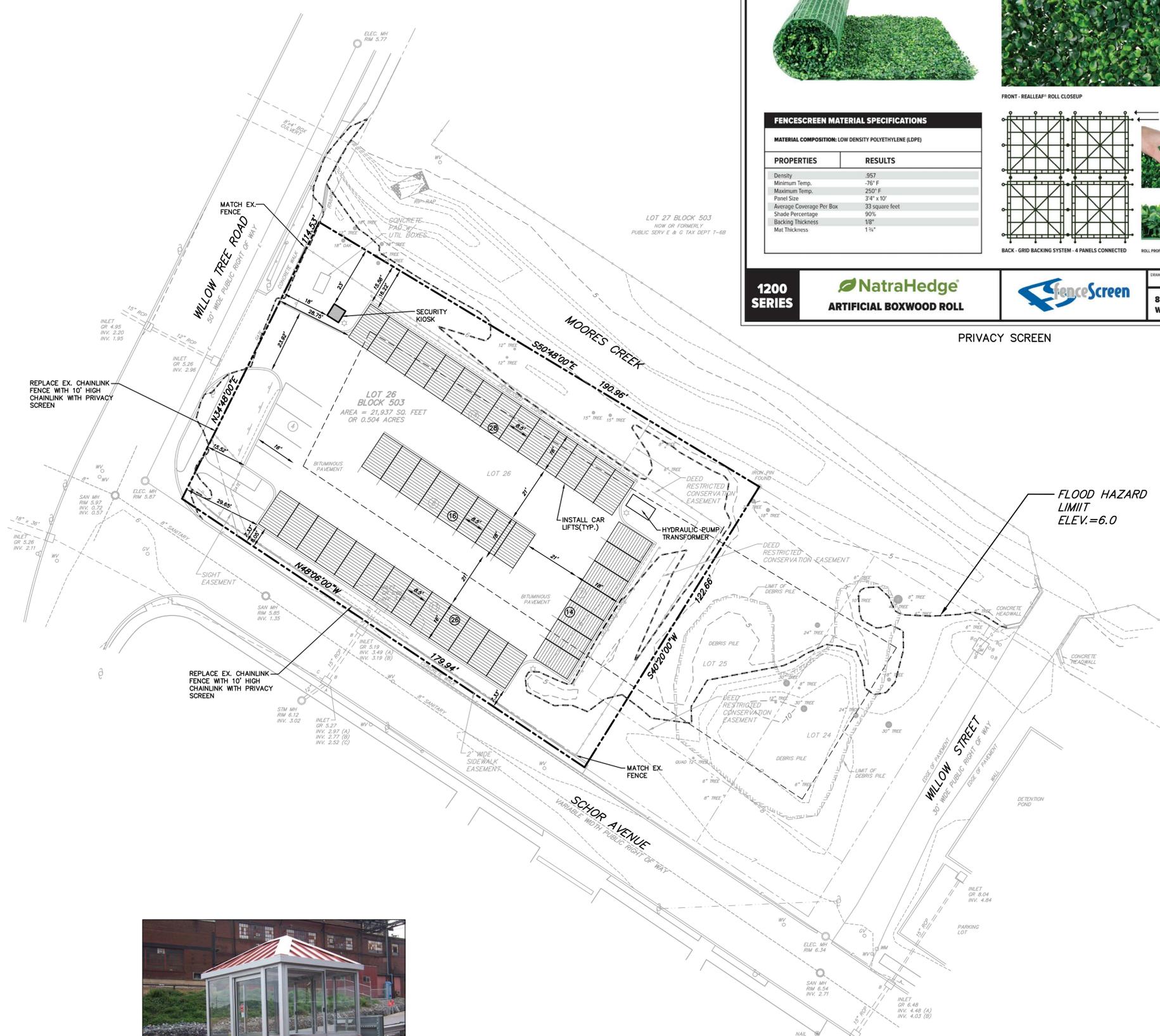
FLOOD HAZARD LIMIT
ELEV.=6.0

FLOOD HAZARD NOTES

1. ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION. ONSITE.
2. IN ACCORDANCE WITH N.J.A.C. 7:13-3, METHOD 2 (N.J.A.C. 7:13-3.4) CALCULATION METHOD WAS USED TO DETERMINE THE LIMIT OF THE FLOOD HAZARD AREA AND/OR FLOODWAY.
3. THE TOPOGRAPHIC SURVEY HAS A VERTICAL DATUM OF NAVD 1988. ADD 1.0 FT TO CONVERT THE VERTICAL ELEVATION FROM NAVD 1988 TO NGVD 1929.



TOPOGRAPHIC SURVEY	
KULITE SEMICONDUCTOR LOT 26 BLOCK 503	
BOROUGH OF LEONIA 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	
RICHARD C. MATHEWS PROFESSIONAL LAND SURVEYOR <i>Richard C. Mathews</i>	DESIGNED BY: _____ DRAWN BY: EDJ CHECKED BY: RCM DATE: 11/04/19 SCALE: 1" = 20' PROJECT No. 19302
N.J. LICENSE No. 29353	SHEET NUMBER 2 OF 3
DATE _____ REVISION _____ BY _____	



PANEL VIEW

DETAIL VIEWS

FENCESCREEN MATERIAL SPECIFICATIONS

MATERIAL COMPOSITION: LOW DENSITY POLYETHYLENE (LDPE)

PROPERTIES	RESULTS
Density	.957
Minimum Temp.	-76° F
Maximum Temp.	250° F
Panel Size	3'4" x 10'
Average Coverage Per Box	33 square feet
Shade Percentage	90%
Backing Thickness	1/8"
Max Thickness	1 1/4"

1200 SERIES

NatraHedge
ARTIFICIAL BOXWOOD ROLL

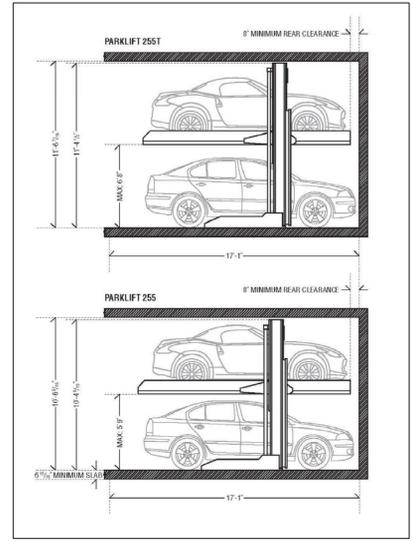
FenceScreen

PRIVACY SCREEN

SEAMING # 1200-BOXWOOD-ROLL

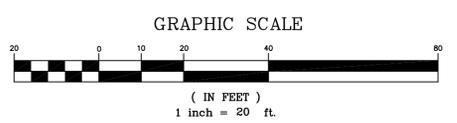
888-313-6313
WWW.FENCESCREEN.COM

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LIFT DETAIL

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SECURITY KIOSK DETAIL
N.T.S.

SITE PLAN

KULITE SEMICONDUCTOR
LOT 26 BLOCK 503
BOROUGH OF LEONIA 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: _____
DRAWN BY: EDJ
CHECKED BY: RCM
SHEET NUMBER
3 OF **3**

CRAIG W. STIRES
PROFESSIONAL ENGINEER
N.J. LICENSE No. 39078
DATE **11/04/19**
SCALE: 1" = 20'
PROJECT No. 19302

DATE _____ REVISION _____ BY _____