

PRELIMINARY AND FINAL MINOR SUBDIVISION PLAN

416 SCOTT MOBUS PLACE

TAX LOTS 18, 22.03 - BLOCK 25 AND TAX LOT 22, 24 - BLOCK 26

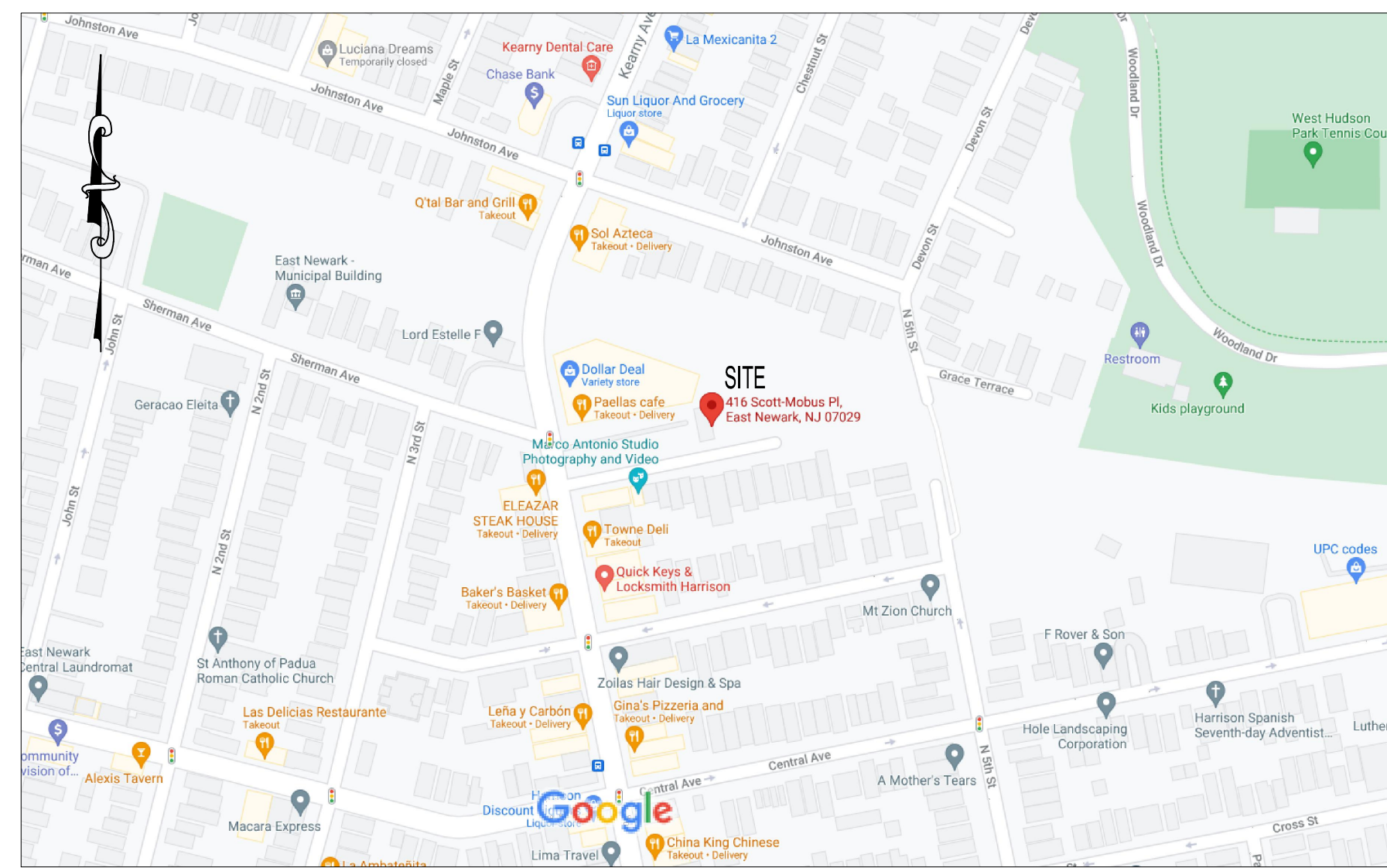
TOWN OF HARRISON HUDSON COUNTY, NEW JERSEY

BLOCK LOT	PROPERTY LOCATION	PROPERTY OWNER & ADDRESS
25	1.01	701 FER, LLC 321 CONTINENTAL AVE PARAMUS, NJ 07652
27	22	MT. ZION INTERNATIONAL COMM 510/514 N. 5TH STREET HARRISON, NJ 07029
38	1	MY BUDDY HOLDING, LLC 518 CENTRAL AVENUE HARRISON, NJ 07029
63	9	WEST HUDSON PARK 600 DAVIS AVENUE HARRISON, NJ 07029
26	1	613415 RODGERS BLVD. N. HARRISON, NJ 07029
26	2	608411 RODGERS BLVD N HARRISON, NJ 07029
26	4	607 RODGERS BLVD N HARRISON, NJ 07029
26	5.01	605 RODGERS BLVD N HARRISON, NJ 07029
26	9.01	403 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	9.02	405 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	10.01	407 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	11.01	409 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	12.01	411 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	13	417 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	14	419 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	15	421 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	16	421 1/2 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	17	423 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	18	425 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	19	427 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	20	429-431 SCOTT/MOBUS PLACE HARRISON, NJ 07029
26	22	528-530 N FIFTH ST HARRISON, NJ 07029
26	24	530 N FIFTH ST HARRISON, NJ 07029
26	25	528 N FIFTH ST HARRISON, NJ 07029
26	26.01	522-524 N FIFTH ST HARRISON, NJ 07029
26	28.01	518-520 N FIFTH ST HARRISON, NJ 07029
26	29.02	34 DAVIS ST HARRISON, NJ 07029
26	29.03	32 DAVIS ST HARRISON, NJ 07029

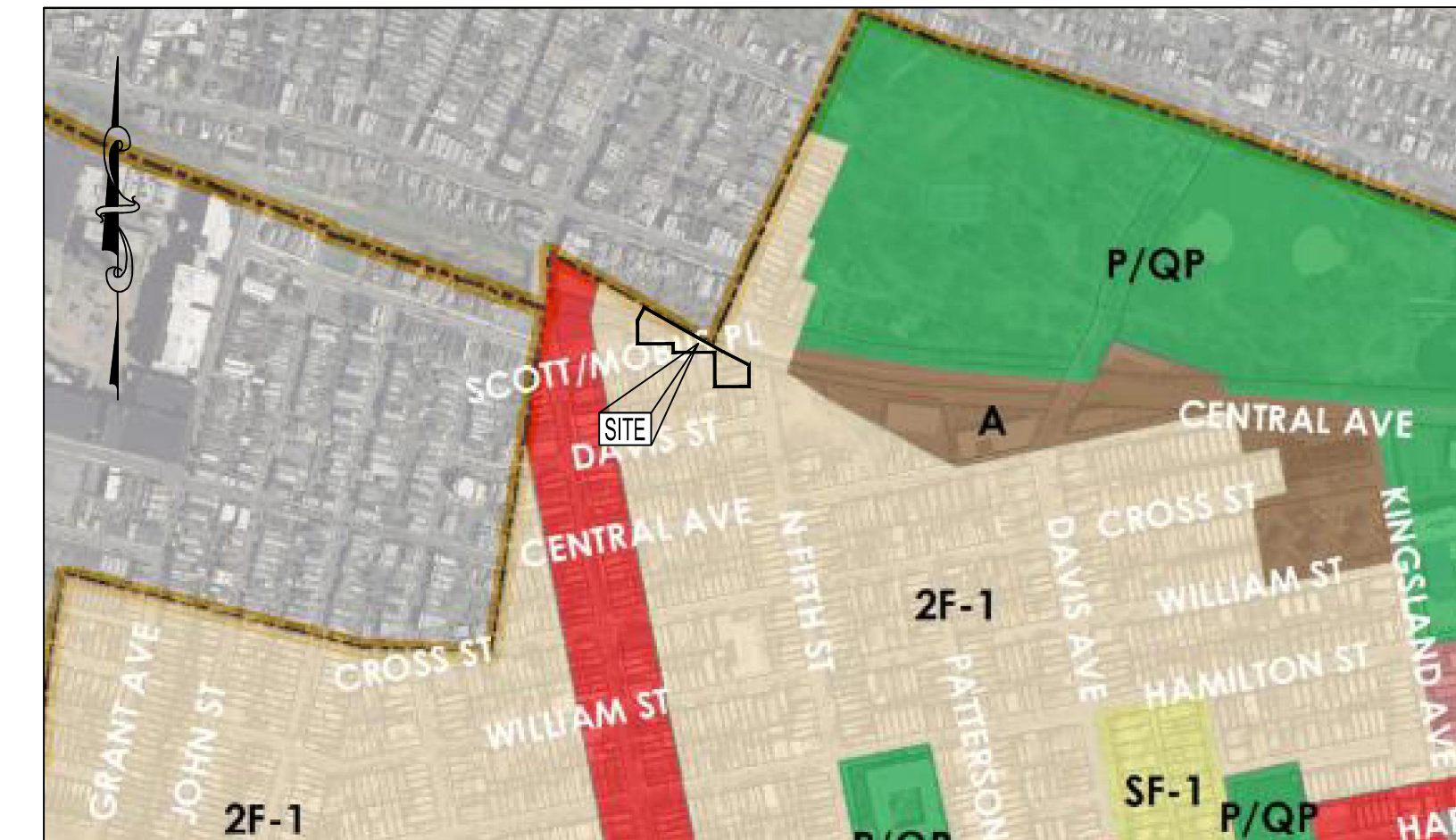
26	30.01	30 DAVIS ST HARRISON, NJ 07029
26	30.02	28 DAVIS ST HARRISON, NJ 07029
26	32	26 DAVIS ST HARRISON, NJ 07029
26	33	24 DAVIS ST HARRISON, NJ 07029
26	34	22 DAVIS ST HARRISON, NJ 07029
26	35	19-20 DAVIS ST HARRISON, NJ 07029
26	36.01	16 DAVIS ST HARRISON, NJ 07029
26	38.01	14 DAVIS ST HARRISON, NJ 07029
26	39	12 DAVIS ST HARRISON, NJ 07029
26	40.02	10 DAVIS ST HARRISON, NJ 07029
26	42	8 DAVIS ST HARRISON, NJ 07029
62	6.02	602 N FIFTH ST HARRISON, NJ 07029
62	6.03	597-599 N FIFTH ST HARRISON, NJ 07029
62	7.02	1 KEASBY ST HARRISON, NJ 07029
62	7.03	1 GRACE TERR HARRISON, NJ 07029
62	7.04	3 GRACE TERR HARRISON, NJ 07029
62	9.01	7 GRACE TERR HARRISON, NJ 07029

THE FOLLOWING COMPANIES MUST ALSO BE NOTIFIED

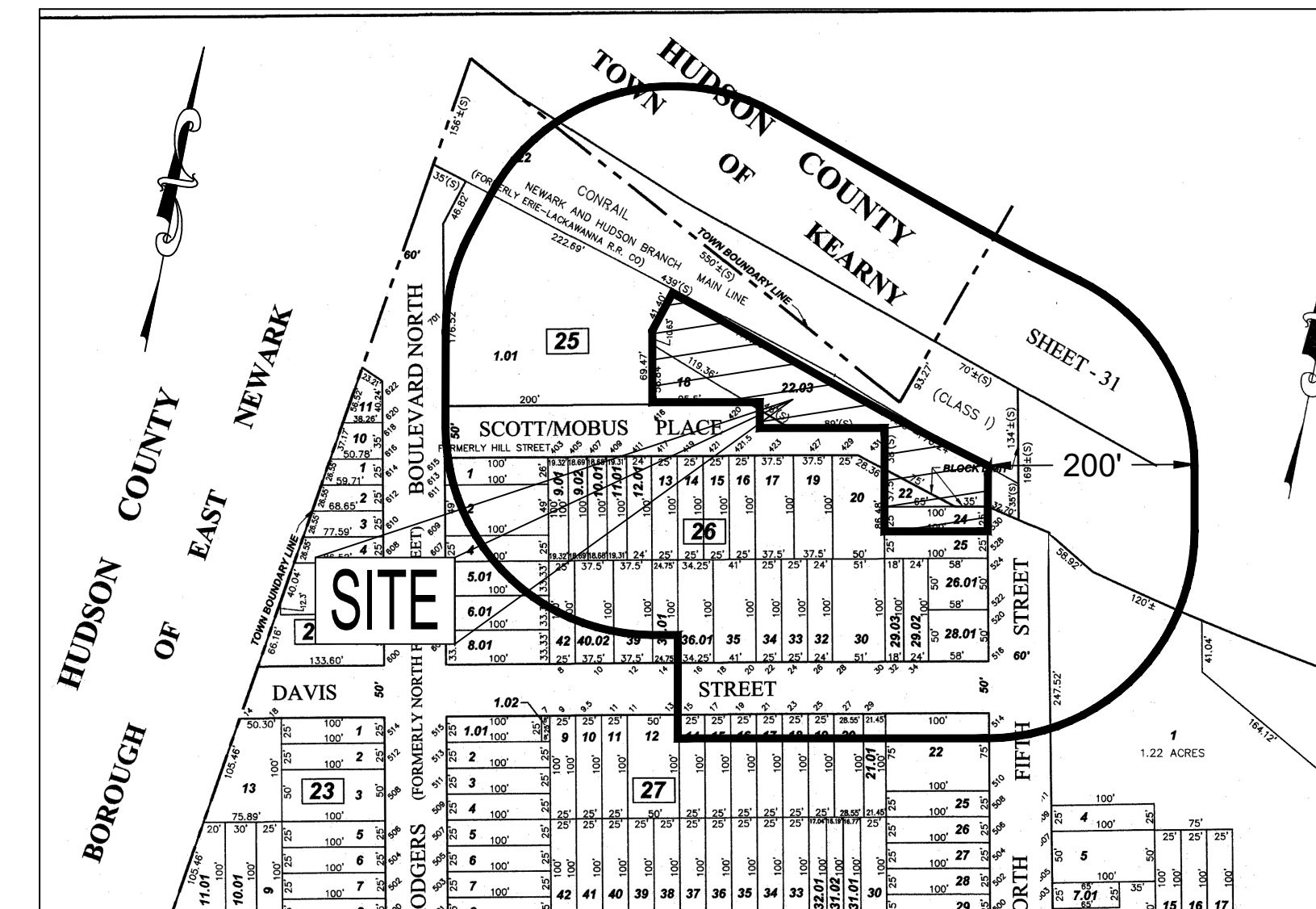
PUBLIC SERVICE ELECTRIC & GAS CO.	MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, T88 NEWARK, NJ 07102
VERIZON	540 BROAD STREET NEWARK, NJ 07101
PASSAIC VALLEY WATER COMMISSION	1525 MAIN AVENUE P. O. BOX 230
PASSAIC VALLEY SEWER COMMISSION	CLIFTON, NJ 07011
COMCAST CABLEVISION OF NEW JERSEY	800 RAHWAY AVENUE NEWARK, NJ 07105
TOWN OF HARRISON WATER DEPARTMENT	600 ESSEX STREET HARRISON, NJ 07029
THOMAS A. DEIGISE	COUNTY EXECUTIVE COUNTY OF HUDSON 585 NEWARK AVENUE JERSEY CITY, NJ 07306
HUDSON COUNTY DEPARTMENT OF ENGINEERING & PLANNING	596 COUNTY AVENUE SECAUCUS, NJ 07094
THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY	OFFICE OF THE NEW JERSEY SOLICITOR NEWARK LEGAL CENTER ONE RIVERFRONT PLAZA - SUITE 327 NEWARK, NJ 07102
CITY OF NEWARK	CITY HALL 920 BOARD ST NEWARK, NJ 07102
BOROUGH OF EAST NEWARK	34 SHERMAN AVENUE EAST NEWARK, NJ 07029
TOWN OF KEARNY	402 KEARNY AVENUE KEARNY, NJ 07032
HARRISON REDEVELOPMENT AGENCY	600 ESSEX STREET HARRISON, NJ 07029



SITE MAP
SCALE: 1" = ±100'



ZONING MAP
SCALE: ±1"=500'



200' TAX MAP
SCALE: ±1"=150'

PROPERTY OWNER/APPLICANT:

OSCAR & DEYSI NARVAEZ
416 SCOTT MOBUS PLACE
HARRISON, NJ 07029

PROTECT YOURSELF

A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NO PLANNING OR EXAMINATIONS
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

SCHEDULE OF GENERAL DISTRICT REQUIREMENTS ZONE 2F-1 (TWO-FAMILY DETACHED RESIDENTIAL DISTRICT)

BLOCKS 25 AND 26 - 416 SCOTT MOBUS PLACE - HARRISON

Regulation	General Requirements	Existing	Proposed	Proposed	Comment
		Lots 18, 22.03 & 22, 24	Lot 18.01	Lot 18.02	
Principal Permitted Uses	Institutional and Public Uses, Detached Single-Family Dwellings, Detached Two-Family Dwellings, Attached Two-Family Dwellings	Two-Family Dwellings	Two-Family Dwellings	Two-Family Dwellings	Vacant
Min. Lot Area	2,500 sf	20,979.01 sf	4,229.55 sf	3,611.77 sf	15,637.69 sf
Min. Lot Width	25 ft.	121.04 ft.	45.00 ft.	46.00 ft.	63.73 ft.
Min. Lot Depth*	100 ft.	15.26 ft. (e)	91.54 ft. (V)	65.49 ft. (V)	100.00 ft.
Min. Front Yard Setback**	20 ft.	1.98 ft.**	1.98 ft.**	4.28 ft.**	4.92 ft.**
Min. Side Yard Setback	3 ft.	4.22 ft.	4.22 ft.	3.01 ft.	1.13 ft. (e)
Min. Rear Yard Setback	25 ft.	40.79 ft.	40.79 ft.	25.02 ft.	37.15 ft.
Max. Building Height	35 ft.	≤35 ft.	≤35 ft.	34.75 ft.	≤35 ft.
Max. Density	-	N/A	N/A	N/A	N/A

* Mean distance.
** The front yard requirement shall be such that where the existing principal buildings on the same side of the street and within 200 feet of any subject lot create an established setback, new buildings shall conform to such established setback or, if none is established, to the average of the setbacks of the principal buildings within 200 feet, provided that in residential zones the minimum front yard setback shall be 20 feet.

Notes:
(e) Pre-existing Nonconformity
(V) Variance Is Required
N/A - Denotes Not Applicable
NA - Denotes Not Available

PARKING ANALYSIS

PARKING ANALYSIS	Required	Proposed Lot 18.01	Comment	PARKING ANALYSIS	Required	Proposed Lot 18.02	Comment	PARKING ANALYSIS	Proposed Lot 18.03	Comment
3 Bedrooms - 2.0 Spaces (2 Units)	4 Spaces	4 Spaces	Conforming	3 Bedrooms - 2.0 Spaces (1 Unit)	2 Spaces	2 Spaces	Conforming	Number of Bedrooms - (Not Available) (1 Unit)	None	Non Conforming
4 Bedrooms - 2.5 Spaces (0 Units)	N/A	N/A	Not Applicable	4 Bedrooms - 2.5 Spaces (1 Unit)	2.5 Spaces	2 Spaces	Non Conforming			
TOTAL	4 Spaces	4 Spaces	Conforming	TOTAL	4.5 Spaces	4 Spaces	Non Conforming	TOTAL	None	Non Conforming

APPROVED BY PLANNING BOARD - TOWN OF HARRISON

BOARD SECRETARY: _____ DATE: _____

BOARD CHAIRMAN: _____ DATE: _____

TOWNSHIP ENGINEER: _____ DATE: _____

SHEET	TITLE	ISSUED	REVISED
1	COVER SHEET	06/16/23	07/15/24
2	SITE DEVELOPMENT PLAN	06/16/23	07/15/24
3	GRADING AND UTILITY PLAN	06/16/23	07/15/24
4	CONSTRUCTION DETAILS	06/16/23	07/15/24
5	SOIL EROSION AND SEDIMENT CONTROL PLAN	06/16/23	07/15/24
6	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	06/16/23	07/15/24

AWZ ENGINEERING, INC.
ENGINEERS • SCIENTISTS • CONSULTANTS
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Pennsylvania Office: Scranton, PA 18504
Tel: 973-588-7080 Fax: 973-588-7079
www.awzengineering.com e-mail: info@awzengineering.com
New Jersey Certificate of Authorization No.: 24GA28118400
Pennsylvania Certificate of Authority No.: 3771354

ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER
DATE: 07/15/24
APPROVED BY: _____ DATE: 07/15/24

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416 SCOTT MOBUS PLACE
TOWN OF HARRISON
HUDSON COUNTY, NEW JERSEY

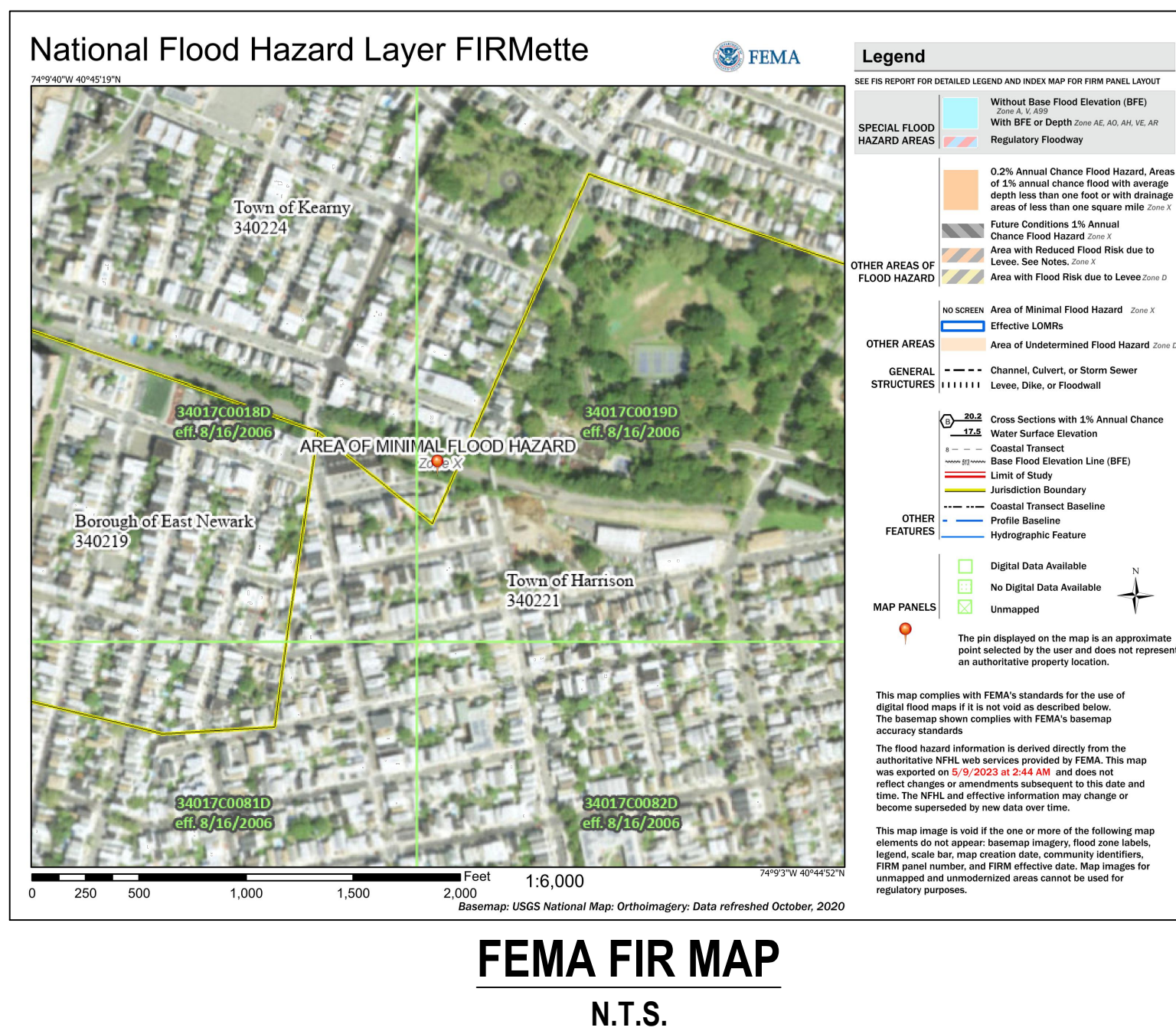
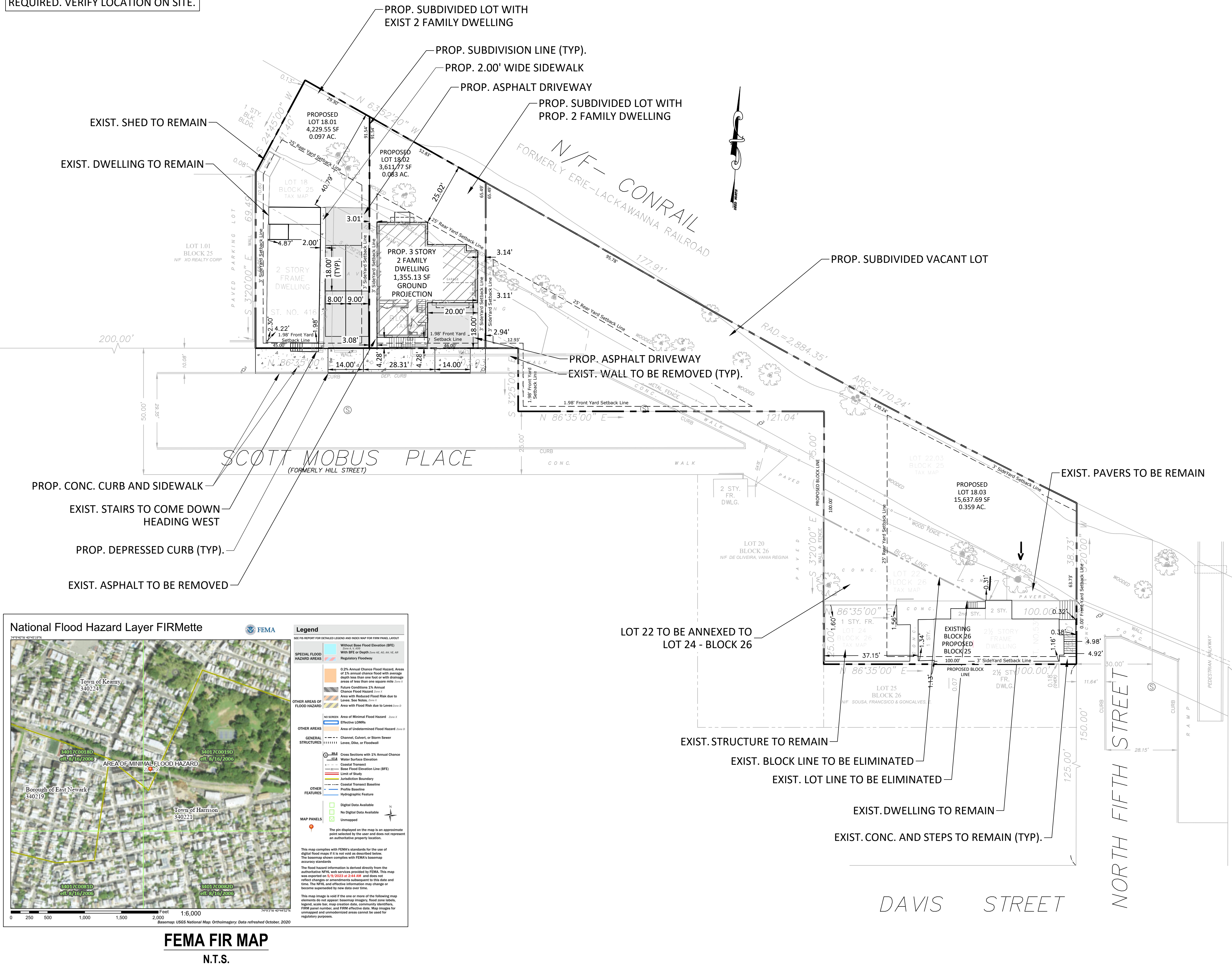
COVER SHEET

JOB NUMBER:
21-0515

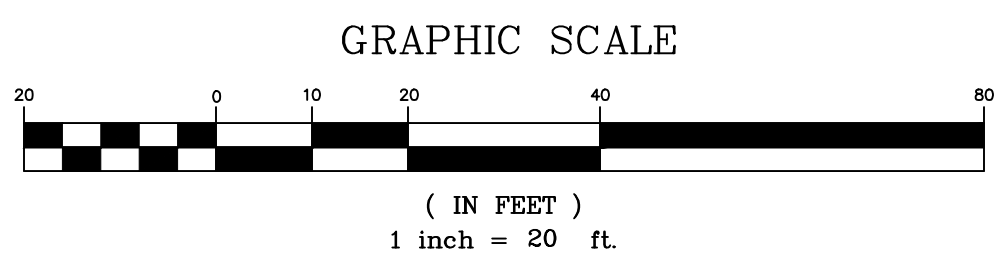
SCALE: AS SHOWN

C-01
SHEET 1 OF 4

NOTE:
REMOVE EXISTING TREES AS
REQUIRED. VERIFY LOCATION ON SITE.



NOTE:
BASED ON THE FEMA FLOOD INSURANCE RATE MAP (NO. 34017C0019D, EFFECTIVE DATE 08/16/06) THE ENTIRE SITE IS OUTSIDE THE FLOOD HAZARD AREA.



- GENERAL NOTES:**
1. PARCEL IS KNOWN AS TAX LOTS 18, 22, 03 IN BLOCK 25 AND TAX LOT 22, 24 IN BLOCK 26 AS SHOWN ON THE TAX MAPS OF THE TOWN OF HARRISON.
 2. AREA OF PARCEL = 23,479.01 S.F. OR 0.539 ACRES.
 3. PARCEL IS LOCATED ENTIRELY IN THE 2F-1 (TWO FAMILY DETACHED RESIDENTIAL) DISTRICT AS SHOWN ON THE ZONING MAP OF THE TOWN OF HARRISON.
 4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
 5. THIS IS A SITE DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
 6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
 7. ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY BORRIE, McDONALD & WATSON LAND SURVEYORS OF BLOOMFIELD, NJ, DATED JULY 29, 2020 AND UPDATED JUNE 18, 2024. ELEVATIONS SHOWN ARE BASED ON THE KEARNY SEWER MAPS.
 8. PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY JAMES S. McNEIGHT ARCHITECT PLANNER PC OF KEARNY, NJ, DATED OCTOBER 30, 2022, RECEIVED AS DIGITAL FILE.
 9. UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
 10. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSING LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
 11. ALL SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 18 INCHES BELOW POTABLE WATER LINES AND IN SEPARATE TRENCHES.
 12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. DESIGN AND INSTALLATION OF WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
 13. WATER AND GAS SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE. UTILITY CONNECTIONS SHALL COMPLY WITH THE COUNTY/MUNICIPAL ROAD OPENING PERMIT REQUIREMENTS.
 14. SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
 15. LOCATION OF PROPOSED ROOF DRAINS SHALL BE COORDINATED WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION. ALL PROPOSED ROOF LEADERS SHALL HAVE CLEANOUTS AND SHOULD BE TIED INTO THE STORMWATER SYSTEM AS SHOWN.
 16. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE. NO MATERIAL IS TO BE STORED ON TOWNSHIP PROPERTY.
 17. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
 18. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
 19. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
 - NIDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", A CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - "RESIDENTIAL SITE IMPROVEMENT STANDARDS", N.J. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS CURRENTLY AMENDED.
 - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
 20. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
 21. THE EXISTING BUILDING, DRIVEWAY, AND OTHER STRUCTURES TO BE RAZED AND MATERIALS SHOULD BE REMOVED FROM SITE AND PROPERLY DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 22. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE. NO MATERIAL IS TO BE STORED ON TOWNSHIP PROPERTY, UNLESS PRIOR APPROVAL IS OBTAINED FROM THE TOWNSHIP ENGINEER. UNDER NO CIRCUMSTANCES CAN THE CONTRACTOR PLACE EXCAVATED MATERIAL WITHIN TOWNSHIP OWNED PROPERTY.
 23. ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
 24. ANY SITE SOIL DISTURBANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWNSHIP REQUIREMENTS.
 25. THE APPLICANT SHALL REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE TOWNSHIP RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO, SIDEWALK, DRIVEWAY APRON, CURB AND ASPHALT PAVEMENT AS PER THE TOWNSHIP REQUIREMENTS.
 26. THE APPLICANT SHALL COORDINATE INSPECTIONS WITH THE TOWNSHIP ENGINEERING DEPARTMENT 24-HOURS PRIOR TO START OF ANY CONSTRUCTION RELATED TO SITE GRADING AND DRAINAGE IMPROVEMENTS.

<p>AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-888-7080 Fax: 973-888-7079 www.awzengineering.com e-mail: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 37711554</p>	<p>ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER <i>Adnan A. Khan</i> DATE: 07/15/24 P.A. LICENSE NO. 48952 N.J. LICENSE NO. 39812 M.D. LICENSE NO. 48952</p>
<p>TAX LOTS 18, 22, 03 BLOCK 25 & TAX LOT 22, 24 BLOCK 26 416 SCOTT MOBUS PLACE TOWN OF HARRISON HUDSON COUNTY, NEW JERSEY</p>	<p>SITE DEVELOPMENT PLAN</p>
<p>JOB NUMBER: 21-0515</p>	<p>SCALE: AS SHOWN</p>
<p>C-02</p>	<p>SHEET 2 OF 4</p>