

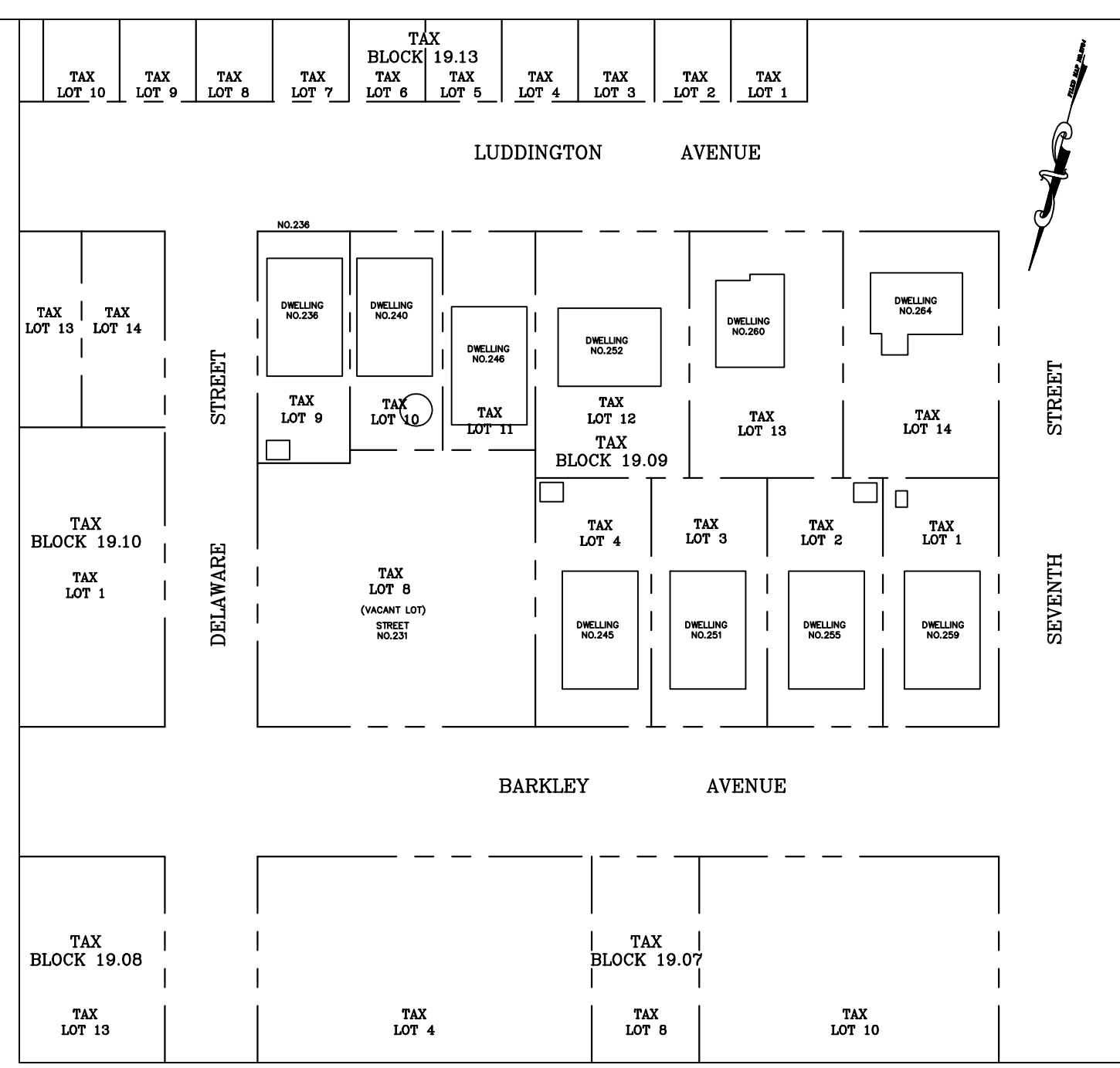
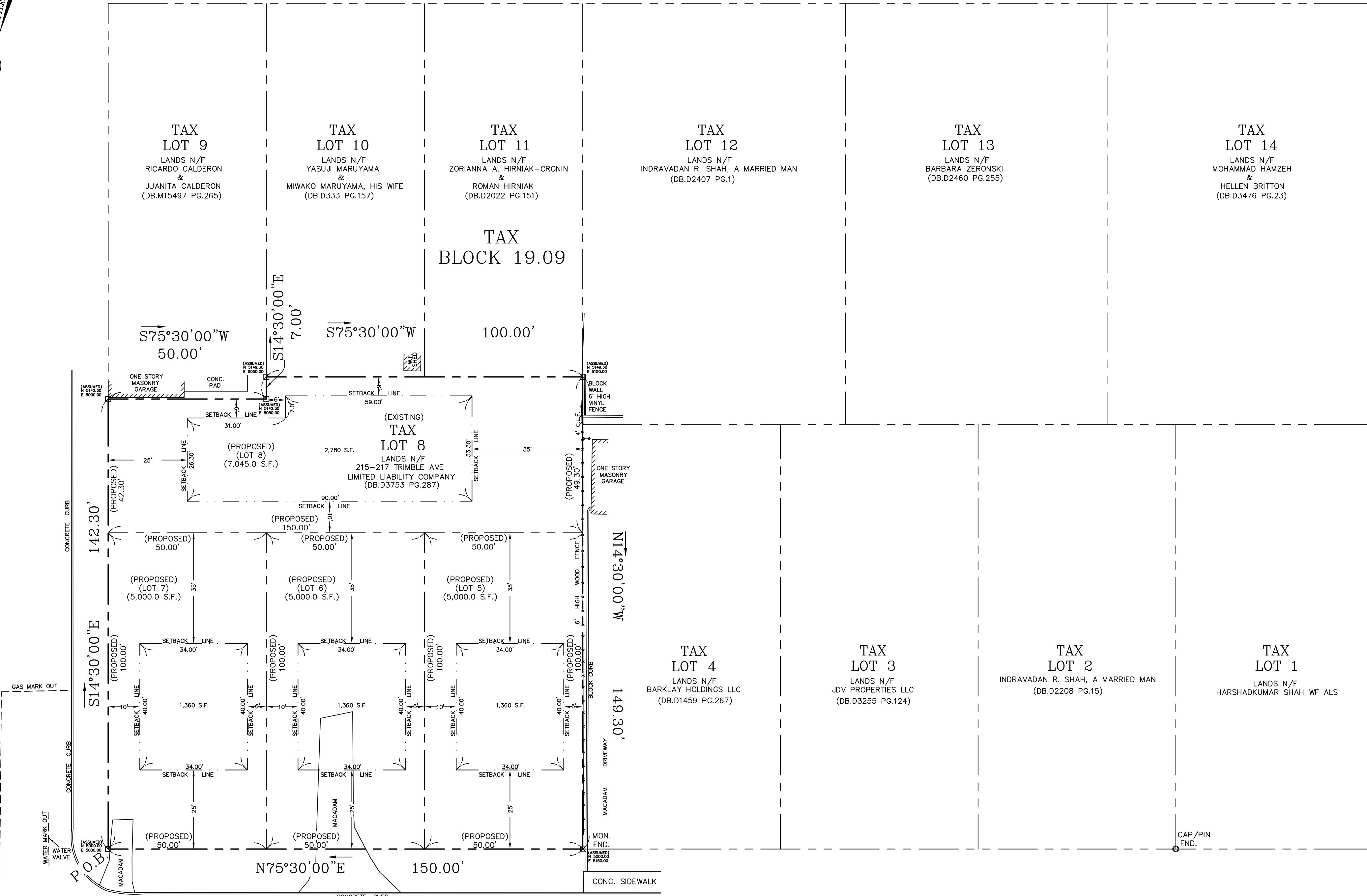
DELAWARE STREET
(50' WIDE R.O.W.)

DELAWARE STREET
(50' WIDE R.O.W.)

LUDDINGTON AVENUE
(70' WIDE R.O.W.)

SEVENTH STREET
(50' WIDE R.O.W.)

SEVENTH STREET
(50' WIDE R.O.W.)



AREA MAP
NOT TO SCALE

THE UNDERSIGNED INDIVIDUAL HEREBY DECLARES THAT HE/SHE IS THE OWNER OF THE LAND DELINEATED HEREON, AND HEREBY CONSENTS TO THE FILING OF THE MAP IN THE OFFICE OF THE CLERK IN THE COUNTY OF PASSAIC.

215-217 TRIMBLE AVE LIMITED LIABILITY COMPANY, OWNER OF LOT 8 _____ DATE

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE CITY OF CLIFTON IS THE PROPER AUTHORITY AND, HAVING REVIEWED THIS MAP, FINDS IT TO BE IN COMPLIANCE WITH THE APPLICABLE SECTIONS OF N.J.S.46:26A-1 et seq. AND N.J.S.46:26B-1 et seq. AND HAS APPROVED THIS MAP FOR FILING WITH THE COUNTY RECORDING OFFICER OF PASSAIC COUNTY ON OR BEFORE THE _____ DAY OF _____ 20____ AFTER THIS DATE MUNICIPAL APPROVAL SHALL EXPIRE.

MUNICIPAL CLERK OR SECRETARY OF THE PLANNING BOARD _____ DATE

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH APPLICABLE SECTIONS OF N.J.S.46:26A-1 et seq. AND N.J.S.46:26B-1 et seq.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

RODOLFO PIERRI, PLS
LICENSED PROFESSIONAL LAND SURVEYOR, NJ LICENSE #24GS03860600 _____ DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW" P.L. 1975, C.291 (C40:55D-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND OF A SUFFICIENT AMOUNT HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK _____ DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF N.J.S.46:26A-1 et seq. AND N.J.S.46:26B-1 et seq. RESOLUTION OF APPROVAL AND ANY APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS AS THEY PERTAIN TO SURVEYING MATTERS.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND THE LAND SURVEY DATED 4/1/2020 MEET 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 HAVE BEEN FOUND OR SET. I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

RODOLFO PIERRI, PLS
LICENSED PROFESSIONAL LAND SURVEYOR, NJ LICENSE #24GS03860600 _____ DATE

THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF P.L. 1980, C.141 (C-46:23-9.9 ET. SEQ.) KNOWN AS THE "MAP FILING LAW" AND FURTHER CERTIFIES THAT THE MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE CITY OF CLIFTON, THE PROPER AUTHORITY FOR SUCH APPROVAL. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____ 20____ WHICH IS 95 DAYS FROM THE DATE OF THE SIGNING OF THIS PLAT.

SECRETARY OF THE PLANNING BOARD _____ DATE

CHAIRMAN OF THE PLANNING BOARD _____ DATE

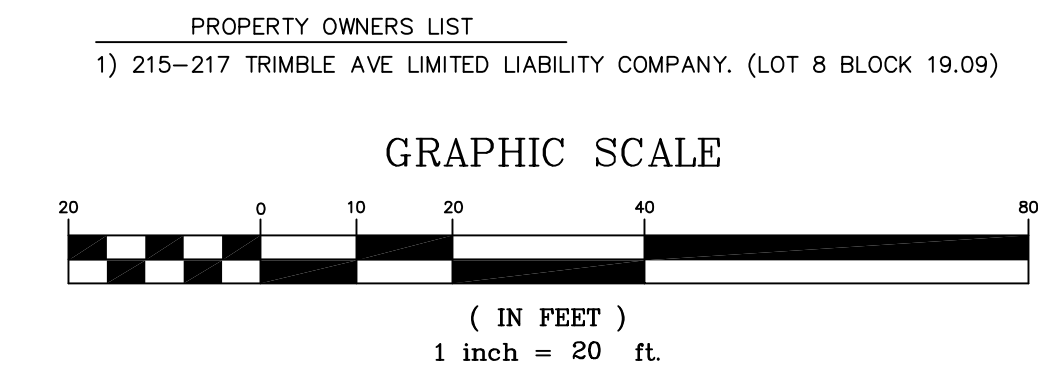
NO.	DATE	DESCRIPTION	BY

CHECKED BY: RON. P. DRAWN BY: R.P.
RODOLFO PIERRI P.L.S.
FINAL PLAT-MAJOR SUBDIVISION
 OF PROPERTY OF
215-217 TRIMBLE AVE LIMITED LIABILITY COMPANY
 SITUATED IN THE CITY OF CLIFTON
 PASSAIC COUNTY NEW JERSEY
 BLOCK 19.09 LOT 8
 TAX MAP SHEET NO.19
 DATE OF SIGNATURE 4/9/2020
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE NO.24GS03860600

(PHONE) **SHARK RIVER LAND SURVEYING LLC** (PHONE)
 732-807-3608 **NEPTUNE CITY NEW JERSEY 07753** 201-923-1507
 CERTIFICATE OF AUTHORIZATION NO. 24G28307020
 SCALE 1"=20' DATE OF SURVEY 4/1/2020 DRAWING NO. 20-355 SHEET NO. 1/1

BULK ZONING INFORMATION

DISTRICT: R-B1-ONE FAMILY	REQUIREMENTS	EXISTING LOT 8	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8
MIN. LOT SIZE	5,000 S.F.	22,045.0 S.F.	5,000 S.F.	5,000 S.F.	5,000 S.F.	7,045.0 S.F.
MIN. LOT WIDTH	50'	150'	50'	50'	50'	*42.3'
MIN. LOT DEPTH	88'	142.3'	100'	100'	100'	150'
MAX. LOT COVERAGE ALL BUILDINGS	27%	27%	27%	27%	27%	27%
MAX. HEIGHT	30' / 2 STY.	30' / 2 STY.	30' / 2 STY.	30' / 2 STY.	30' / 2 STY.	30' / 2 STY.
MIN. FRONT YARD SETBACK	25'	25'	25'	25'	25'	25'
MIN. SIDE YARD SETBACK	6'/16"	6'/16"	6'/16"	6'/16"	6'/16"	6'/16"
MIN. REAR YARD SETBACK	35'	35'	35'	35'	35'	35'



DEED REFERENCES

- 1) DEED BOOK 03753 PAGE 287
 2) DEED BOOK 03723 PAGE 288
- NOTES**
- 1) COORDINATE VALUES SHOWN ON THIS MAP ARE BASED ON AN ASSUMED DATUM.
 2) MAP REFERENCE MERIDIAN USED FOR THIS MAP BASED ON FILED MAP NO.2764.

MAP REFERENCES

*FINAL MAP OF NICHOLAS MIKULA CLIFTON, PASSAIC COUNTY, N.J. SCALE 1"=30' FEB.23, 1977. FILED IN THE PASSAIC COUNTY REGISTER'S OFFICE ON MAY 25, 1977 AS MAP NO.2764.

LEGEND

- - CORNER MARKER TO BE SET.
- ⊗ - MONUMENT FOUND.
- - CAP/PIN FOUND.