

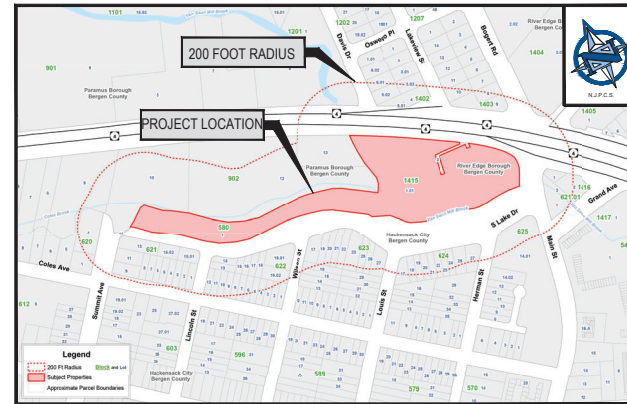
75 ROUTE 4 EAST

BOROUGH OF RIVER EDGE
BERGEN COUNTY, NEW JERSEY

MAY 16, 2024
REVISED: OCTOBER 1, 2024



KEY MAP (1' = 600')
SOURCE: REF. NEARMAP



TAX MAP (N.T.S)

OWNER
MILLPAU LLC
PO BOX 4197, RIVER EDGE NJ 07661

APPLICANT
SWEET SPOT GARDEN STATE LLC
5 GREEN TREE CENTER, SUITE 104,
MARLTON, NJ 08053
201-615-2855

BOROUGH OF RIVER EDGE
APPROVED BY THE BOROUGH OF RIVER EDGE, N.J.

DATE: _____	BOARD CHAIRPERSON: _____
DATE: _____	BOARD SECRETARY: _____
DATE: _____	BOROUGH ENGINEER: _____

SHEET INDEX	
DRAWING NO.	DRAWING TITLE
1.00	COVER SHEET / KEY MAP
2.00	SITE/SIGNAGE LOCATION PLAN
3.00 - 3.03	TRAFFIC CIRCULATION PLAN I - IV
4.00	LIGHTING PLAN
5.00	CONSTRUCTION DETAILS



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CERTIFICATE OF AUTHORIZATION (N.J.S.A. 45:8-56) 24GA27927000

REVISIONS					
NO.	DATE	DESCRIPTION	DRAWN	CHECKED	DATE
1	04/02/2024	SUBMISSION TO CLIENT	J.W.N.	J.W.N.	2.10.24
2	07/03/2024	REVISED PER BOARD ENGINEERS COMMENTS	J.W.N.	J.W.N.	2.10.24
3	08/15/2024	REVISED PER BOARD COMMENTS	J.W.N.	J.W.N.	2.10.24
4	08/30/2024	REVISED PER BOARD ENGINEER AND BOARD MEMBER SIGNER LETTERS DATED 8/16/2024 AND 8/27/2024 AND BOARD COMMENTS	J.W.N.	J.W.N.	2.10.24
5	10/01/2024	RESOLUTION COMPLIANCE SUBMISSION	J.W.N.	J.W.N.	2.10.24



JOHN J. DUNLEA, P.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 36368

A PROJECT OF
NEGLIA ENGINEERING ASSOCIATES
34 PARK AVENUE
LYNDHURST, NEW JERSEY
TEL: 201-938-8800 FAX: 201-938-0946 E-MAIL: NEA@NEGLIAENGINEERING.COM

MICHAEL J. NEGLIA, P.E., P.L.S., P.P.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 38854
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38604
PROFESSIONAL PLANNER
N.J. LICENSE NO. 38L0059860

COVER SHEET / KEY MAP
75 ROUTE 4 EAST
BLOCK 1415 - LOT 1.01
BOROUGH OF RIVER EDGE
BERGEN COUNTY
NEW JERSEY

DRAWN BY: J.W.N. CHECKED BY: J.W.N. PROJECT NO: RIEDPRV24,010 SHEET NO: 1.00
DATE: 10/1/24 SCALE: AS SHOWN



GRAPHIC SCALE



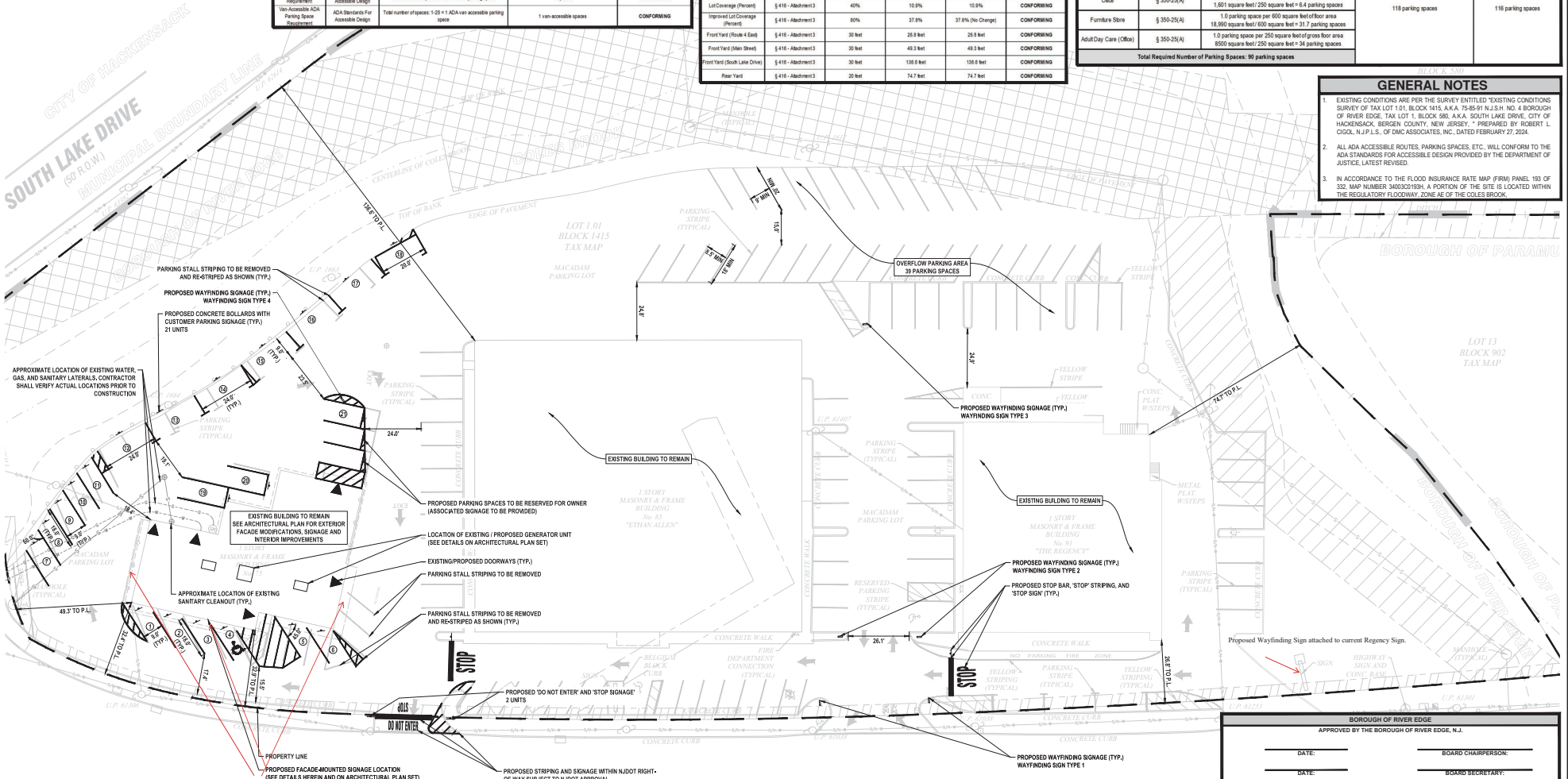
75 ROUTE 4 EAST BLOCK: 1415, LOT: 1.01 PARKING CALCULATION				
REGULATION	ORDINANCE REF.	REQUIRED	PROPOSED	STATUS
Canoeable Establishment	§ 416-26.3(e)(2)(i)	1.0 spaces per 250 square feet of net retail area 1,500 square feet/250 square feet = 6 spaces 1.0 spaces per 1 employee 12 employees = 12 parking spaces	21 spaces (Customer Parking) 60 spaces (Including Overflow Parking)	CONFORMING
Total Required Number of Parking Spaces:		18.0 spaces = 18 required parking spaces		
ADA Parking Space Requirement	ADA Standards For Accessible Design	Total number of spaces: 1-25 = 1 ADA parking space	1 space	CONFORMING
Van Accessible ADA Parking Space Requirement	ADA Standards For Accessible Design	Total number of spaces: 1-25 = 1 ADA van accessible parking space	1 van-accessible space	CONFORMING

75 ROUTE 4 EAST BLOCK: 1415, LOT: 1.01 ZONING TABLE					
REGULATION	ORDINANCE REF.	REQUIRED	EXISTING	PROPOSED	STATUS
Lot Area	§ 416 - Abatement 3	10,000 square feet	270,916 square feet	275,916 square feet	CONFORMING
Lot Width	§ 416 - Abatement 3	100 feet	673.93 feet	673.93 feet	CONFORMING
Lot Depth	§ 416 - Abatement 3	100 feet	136.0 feet	136.0 feet	CONFORMING
Principal Building Height (Feet/feet)	§ 416 - Abatement 3	30 feet/2.5 stories	< 30 feet	< 30 feet	CONFORMING
Lot Coverage (Percent)	§ 416 - Abatement 3	40%	10.9%	10.9%	CONFORMING
Improved Lot Coverage (Percent)	§ 416 - Abatement 3	60%	37.8%	37.8% (No Change)	CONFORMING
Front Yard (Front Set Back)	§ 416 - Abatement 3	30 feet	26.8 feet	26.8 feet	CONFORMING
Front Yard (Main Street)	§ 416 - Abatement 3	30 feet	49.3 feet	49.3 feet	CONFORMING
Front Yard (Both Side Drive)	§ 416 - Abatement 3	30 feet	136.0 feet	136.0 feet	CONFORMING
Rear Yard	§ 416 - Abatement 3	30 feet	74.7 feet	74.7 feet	CONFORMING

75 ROUTE 4 EAST BLOCK: 1415, LOT: 1.01 PARKING CALCULATION (TOTAL LOT)				
REGULATION	ORDINANCE REF.	REQUIRED	EXISTING	PROPOSED
Canoeable Establishment	§ 416-26.3(e)(2)(i)	1.0 parking space per 250 square feet of net retail area 1,500 square feet/250 square feet = 6.3 parking spaces 1.0 parking spaces per 1 employee 12 employees = 12 parking spaces		
Office	§ 350-25(A)	1.0 parking spaces per 250 square feet of gross floor area 1,601 square feet/250 square feet = 6.4 parking spaces	118 parking spaces	116 parking spaces
Furniture Store	§ 350-25(A)	1.0 parking space per 600 square feet of floor area 18,900 square feet/600 square feet = 31.7 parking spaces		
Adult Day Care (Office)	§ 350-25(A)	1.0 parking space per 250 square feet of gross floor area 8500 square feet/250 square feet = 34 parking spaces		
Total Required Number of Parking Spaces:		90 parking spaces		

GENERAL NOTES

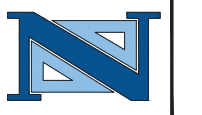
- EXISTING CONDITIONS ARE PER THE SURVEY ENTITLED "EXISTING CONDITIONS SURVEY OF TAX LOT 1.01, BLOCK 1415, A.K.A. 75-9591 N.J.S.H.S. NO. 4 BOROUGH OF RIVER EDGE, TAX LOT 1, BLOCK 580, A.K.A. SOUTH LAKE DRIVE, CITY OF HACKENSACK, BERGEN COUNTY, NEW JERSEY" PREPARED BY ROBERT L. CIGOL, N.J.P.L.S., OF DM-ASSOCIATES, INC., DATED FEBRUARY 27, 2024.
- ALL ADA ACCESSIBLE ROUTES, PARKING SPACES, ETC., WILL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN PROVIDED BY THE DEPARTMENT OF JUSTICE, LATEST REVISION.
- IN ACCORDANCE TO THE FLOOD INSURANCE RATE MAP (FIRM) PANEL 193 OF 332, MAP NUMBER 34003300A, A PORTION OF THE SITE IS LOCATED WITHIN THE REGULATORY FLOODWAY, ZONE AE OF THE COLES BROOK.



NEW JERSEY STATE HIGHWAY ROUTE No. 4 (EASTBOUND)

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NO.	DATE	REVISIONS	DRAWN	CHECKED	DATE
1	04/02/2024	ISSUE FOR PERMITS	J.W.M.	J.W.M.	4/2/2024
2	07/03/2024	REVISED PER BOARD ENGINEERS COMMENTS	J.W.M.	J.W.M.	7/3/2024
3	08/15/2024	REVISED PER BOARD COMMENTS	J.W.M.	J.W.M.	8/15/2024
4	08/30/2024	REVISED PER BOARD ENGINEER AND BOARD COMMENTS LETTERS DATED 8/29/24 AND 8/30/24	J.W.M.	J.W.M.	8/30/2024
5	10/01/2024	REGULATION COMPLIANCE SUBMISSION	J.W.M.	J.W.M.	10/1/2024



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N.J. LICENSE NO. 38L0059890

BOROUGH OF RIVER EDGE
APPROVED BY THE BOROUGH OF RIVER EDGE, N.J.

DATE: _____	BOARD CHAIRPERSON: _____
DATE: _____	BOARD SECRETARY: _____
DATE: _____	BOROUGH ENGINEER: _____

SITE/SIGNAGE LOCATION PLAN
75 ROUTE 4 EAST
BLOCK 1415 - LOT 1.01
BOROUGH OF RIVER EDGE
NEW JERSEY

DRAWN BY: J.W.M. CHECKED BY: J.W.M. DATE: 10/1/2024
 COUNCILMAN: J.W.M. ENGINEER: J.W.M. DATE: 10/1/2024
 PERMITS: J.W.M. BOARD: J.W.M. DATE: 10/1/2024

PROJECT NO: RIEDPR24101 SHEET NO: 2.00