



Borough of Emerson

Land Use Board
Emerson Borough Hall
Second Floor Council Chambers
146 Linwood Avenue
Emerson, New Jersey 07042

Marie Shust
Land Use Board Secretary
Boardsec@emersonnj.org
(201) 262-6086 Ext. 1351

APPLICATION FOR DEVELOPMENT

Date Filled: _____
Application Number: _____

Date Received: _____
Completeness Date: _____

1. PROPERTY INFORMATION

Address: 436 Old Hook Road Zone: RC
Tax Map Number: _____ Block: 1101 Lot(s): 5.04

2. APPLICANT'S INFORMATION

Name: Family Promise of Bergen County
Address: _____
City/State/Zip: _____
Phone Number: _____ Fax Number: _____
E-Mail: kdugga
Applicant is a(n): Individual Corporation LLC Partnership

3. OWNER'S INFORMATION

If the Recorded Owner on the date this application is filled is someone other than the applicant, provide the following information for the Recorded Owner(s):

Owner's Name: Donald Mann
Address: 436 Old Hook Road
City/State/Zip: Emerson, New Jersey 07630
Phone Number: _____ Fax Number: _____
E-Mail: _____

*If the Applicant is not the Recorded Owner, describe the Applicant's interest in the subject property, giving the date that the Applicant will become owner of record. Applicant has an executed sales agreement with the Owner. Purchase of the property is conditional on receiving the required zoning variances and other municipal approvals.

4. DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 5% of the stock in a corporate applicant or 5% interest in any partnership application must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 5% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 5% ownership criterion have been disclosed. (Attach pages as necessary to comply). See attached

Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____

10. PRESENT USE: Describe briefly all buildings or structures now existing on the premises and their current use.

Office and medical building

Has there been any previous application involving these premises? Yes No

If yes, state the nature of application, date, and determination and attach a copy of any prior Resolutions.

1991 Application for addition to rear. All documents including Resolution is attached.

Is there adjacent property in common ownership? Yes No If yes, provide the address of the property.

Are there any restrictions, covenants, easements, association by-laws, existing or proposed on the property? If yes, attach copies.

Yes No Proposed

11. DESCRIPTION OF PROJECT: Describe briefly the Applicant's intentions concerning the proposed character of development. Where applicable, indicate type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration; Family Promise of Bergen County is a non-profit 501(c)(3). The property will function as Family Promise's headquarters and temporary housing for up to eight working families who are currently facing homelessness.

1st floor - with be 8 offices and 5 work stations for 9 professional staff as well as volunteers. There will also be a library and community room. Buisness hours will be between 9a.m. to 5p.m.

2nd floor - 8 private units for families. Either one or two bedrooms, a kitchenette and full bathroom

There will also be a laundry room on this floor with four washer and four dryers. The rear and side of the building will have a green space for the kids to play. There will be 22 parking spots on site.

Is there any demolition contemplated? If so, describe same. Yes No

Has an application been made to any other government body or bodies in relation to this Application? If yes, attach copies of all application forms and any and all correspondence.

Yes No

12. PUBLIC USE: Is any portion of the premises subject to this application intended to be dedicated or reserved for public use? Yes No

13. BOROUGH REQUIREMENTS:

Is the Applicant willing and able, in the event of approval of its site plan, to undertake and complete installation, in accordance with the requirements and specifications of the Borough of Emerson, and to furnish bonding and surety company performance bonds for the following. If yes, check applicable item.

Street Paving

Drainage Facilities

Curbs

Catch Basins

Sidewalks

Shade Trees

Other requirements of the Planning Board

14. ORDINANCE REQUIREMENTS:

Does this application comply with all requirements of the Zoning Ordinances?

() Yes (x) No

If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary.

See attached

Does this application conform to all requirements of the Subdivision and Site Plan Review Ordinances?

(x) Yes () No

If not, state sections for which waivers are required. Use a separate sheet if necessary.

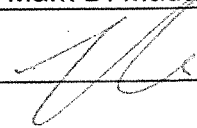
15. SUBMITTED MATERIALS: List all plans, drawings, documents, reports, and other information that are being submitted as part of this application. Use a separate sheet if necessary.

See attached

By submitting this application, the Applicant agrees to provide a copy of any transcript of any meeting of the Emerson Planning Board taken by a stenographer, if requested by the Emerson Land Use Board, without any cost to the Emerson Planning Board.

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Name of Applicant or Agent: Mark D. Madaio Esq.

Signature of Applicant or Agent: 

Date: 4/23/24

ORDINANCE REQUIREMENTS

| Ordinance Section | Requirement | Existing | Proposed |
|--|--|-----------------|--------------------------------|
| §290-23 | Rear Yard Setback (RC Zone): 30 FT | 17.0 FT | 17.0 |
| §290-23 | Minimum Access to Rear Yard (RC Zone): 15 FT | 10.7 FT | 10.7 FT |
| §290-24.2 | Freestanding Sign Minimum Access to Property Line (RC-Zone): 10 FT | 10.7 FT | 6.0 FT * |
| §290-30.B.1(1) | Minimum Parking Space Dimension: 9 FT x 18 FT | 9 FT x 18.2 FT | 9 FT x 18.0 FT * |
| §290-30.B.(2).(d) | Two-Way Traffic Minimum Driveway Width: 25 FT | 16.2 FT | 21.4 FT * |
| §290-30.E & Residential Site Improvement Standards | Required Parking Spaces: 44 | 28 Spaces | 22 Spaces * |
| §290-54.C | Maximum Illumination at Property Line (conform once lighting design Finalized): 1.0 FC | <1.0 FC | >1.0 FC * |
| §290-20 – Permitted uses | Permitted uses in RC Zone | Medical offices | Housing and support services * |

* Variance needed

BOROUGH OF EMERSON
Appeal to the Board of Adjustment

Date: 4/16/24

Application of Ronald Morgan, owner of Family Promise of Bergen County for Use at 436 Old Hook Rd. for Housing has been denied. Housing is not a permitted Use in the RC zone. Along with the use variance, parking will need to be discussed, per ordinance 290-30. E office space 300sqft requires 1 parking spot and residential site improv. Standard a 1 bedroom apt requires 1.8 parking spots, with these requirements a total number of parking spots per office sq ft and per bedrooms proposed would be 44 spaces and only 22 spaces are being proposed. Also, the size of the parking spaces proposed at 9ftx18ft do not meet the required size (10x20) as per ordinance 290-30. B. (1)., the two-way driveway with proposed at 21.4ft does not meet the require width (25) as per ordinance 290-30. B. (2), the proposed monument sign set back at 6ft does not meet the (10ft) setback requirement as per 290-attachement 3. A use variance, bulk variances and site plan approval are required for the proposed use. Also, approval may be necessary from Bergen County due to the fact the property is located on a county rd.

Joseph DeSalvo Jr, Zoning Official

TO THE BOARD OF ADJUSTMENT:

The undersigned does hereby make application for a permit to *Convert existing structing to a residential and office structure for supportive housing for non-profit use.*

on premises known and designated as *436 Old Hook Road* Borough of Emerson, Bergen County, New Jersey.

The proposed building or use thereof is contrary to the Zoning Ordinance as to the following respects: (state specifically) *Property is located in the RC Zone which does not allow residential housing and support services. Please see the attached Ordinance Requirements included in the application regarding all necessary variance approvals.*

THE FOLLOWING IS A DESCRIPTION OF THE PROPOSED BUILDING AND PREMISES:

| | | | |
|--------------------------------------|----------------------------------|-------------|-----------------|
| Name of Owner: | [Redacted] Bergen County | | |
| Address of Owner: | [Redacted] J Dayton | | |
| Location of Premises: | 436 Old Hook Road | | |
| Block & Lot Numbers: | Block 1101 ; Lot 5.04 | | |
| Name of Lessee, if any: | N/A | | |
| Use of Proposed Building & Premises: | Residential and support services | | |
| Size of Lot: .51 Acres | Front: 133.6 ft | Rear: 17 ft | Depth: 88.67 ft |
| Size of Proposed Building: | 5,481.07 sq. ft. (existing) | | |
| Type of Construction: | | | |
| Number of Stories: | 2 stories | | |

Has there been any previous application involving these premises? *Yes*

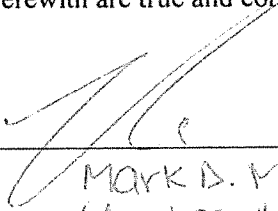
If yes, state full particulars concerning said application and disposal of same: *1991 Application for addition to rear. All documents including Resolution are attached to the Application.*

THE FOLLOWING REASONS ARE URGED WHY THIS APPLICATION SHOULD BE GRANTED
The property will function as Family Promise of Bergen County's headquarters and have temporary housing for up to eight working families who are currently facing homelessness. Family Promise is a non-profit 501(c)3. 1st floor of the building will function as an office space with 8 offices and 5 work stations

for 9 professional staff as well as volunteers to use. 2nd floor will be 8 residential units of either one or two bedrooms with a kitchenette and full bathroom. There will be a shared laundry space on this floor.

I, the undersigned, do hereby state that all of the above statements and statements contained in the paperwork submitted herewith are true and correct:

Applicant _____


Mark D. Madaio Esq.
(Applicant's Attorney)

Home Phone # _____

Work Phone # 201-385-3788
(Mark D. Madaio, Esq. Applicant's Attorney)

Who Family Promise of Bergen County Is

Vision

A community where every working family has a stable home and the means to create a better life.

Mission

Empower working families facing housing insecurity to become self-sufficient by providing temporary housing and personalized support, as well as address food insecurity in the community every day.

History

Originally known as the Interreligious Fellowship or IRF, Family Promise of Bergen County (Family Promise) has been addressing housing insecurity among working families since its inception in 1987. In 2010, IRF affiliated with Family Promise, a national non-profit with over 200 affiliates nationwide.

Family Promise fills a gap in the rapidly rising housing crisis by serving working families with children who cannot afford the rent and other necessities, BUT do not qualify for most government assistance. (Many of these families remain invisible by living doubled up with family and friends.)

Prior to the pandemic, the Family Promise model provided working families who lost their homes a place to sleep at congregations throughout the county. In the mornings they returned to the Family Promise offices in Ridgewood to prepare for work, school or daycare, and to receive support services. Since March 2020, families are housed in family-friendly hotels.

Additionally, to address the issue of food insecurity in our community, Family Promise established the Walk-In Dinner Program—a 365-day free “no questions asked” dinner program located in Hackensack. Since 1991 Family Promise has served over 1.4 million meals, valued at over \$7.5 million. Many congregations, from all faith traditions, support this program including the Church of the Assumption in Emerson.

What Family Promise Does

Family Promise provides a full range of services for working families facing housing insecurity from homeless prevention to transitional apartments.

The families include hardworking parents with dependent children who are committed to investing in their futures. Family Promise does not serve families facing domestic violence or substance use issues: we refer those families to other expert resources in the county.

Services

Following is a summary of the key services Family Promise provides on an on-going basis:

- Homeless Prevention – financial assistance in paying rental arrears; negotiations with landlords
- Rental Assistance – time-limited financial assistance while family works toward particular goals
- Wrap-around services:
 - *Intensive case management
 - *Personal empowerment
 - *Job training and adult education
 - *Transportation access
 - *Childcare assistance

- Financial Management -- financial education and mandatory savings program
- Transitional Apartments—temporary housing to give families time to work toward specific employment, financial, and personal goals. Family Promise is the lessee of several apartments in the county.
- Youth Education, Youth Literacy, Summer Camp
- Attendance at public schools: parents can choose to have their children attend their original town of domicile or in Emerson; regardless, all and any related costs are the responsibility of the child’s original domicile school district. Over the past 10 years, 98% of families have opted to keep their children in the original domicile school district.

Family Promise Programs Work!

- Nearly 100% of families who graduate go on to rent at fair market prices
- 98% of graduates remain stably housed after five years
- 87% of families increased their income
- Since 2015, 90% of families graduating from our program saved in excess of \$10,000

Operations

Located in Ridgewood since 2011, Family Promise has an annual operating budget of \$1.9 million and assets of \$3.3 million. Since its inception it has operated with a balanced budget, with nearly 80% of its revenue directly supporting programs and service. Approximately 6% of Family Promises’ revenue is from government funding.

Family Promise has a staff of eight. Executive Director Kate Duggan, recognized throughout the county as the definitive expert on family housing insecurity, has led the organization for more than a decade. Other key personnel focus on case management, volunteer engagement and fund development.

Family Promise has a committed “hands on” Board of Trustees with ten members that meets monthly. The Board is comprised of tenured as well as relatively new members from sectors including but not limited to financial services, public utilities, media and religious institutions, with expertise in the marketing, legal, financial and fund development.

Volunteers and community support are key components and critical to the success of Family Promise programming. Complementing the thousands of volunteers from every town in Bergen County, Family Promise receives financial support from 164 corporations and 137 congregations.

Recognition

Family Promise is a recipient of the prestigious 4-star rating from Charity Navigator and the Candid Gold Seal of Transparency from Guidestar. From 2018-2023, Family Promise has either won the distinction of being named The Best Non-Profit in Bergen County (three times) or ranked number two.

The Future of Family Promise—The Family Promise Center

Going forward, Family Promise envisions physically combining its staff offices with its temporary housing program for working families facing housing insecurity--in essence “housing” all of our programs and services under one roof---The Family Promise Center.

The present site in Emerson meets The Family Promise Center criteria with mass transit, employment opportunities, schools, shopping, houses of worship, parks, and other essential services important to working families.

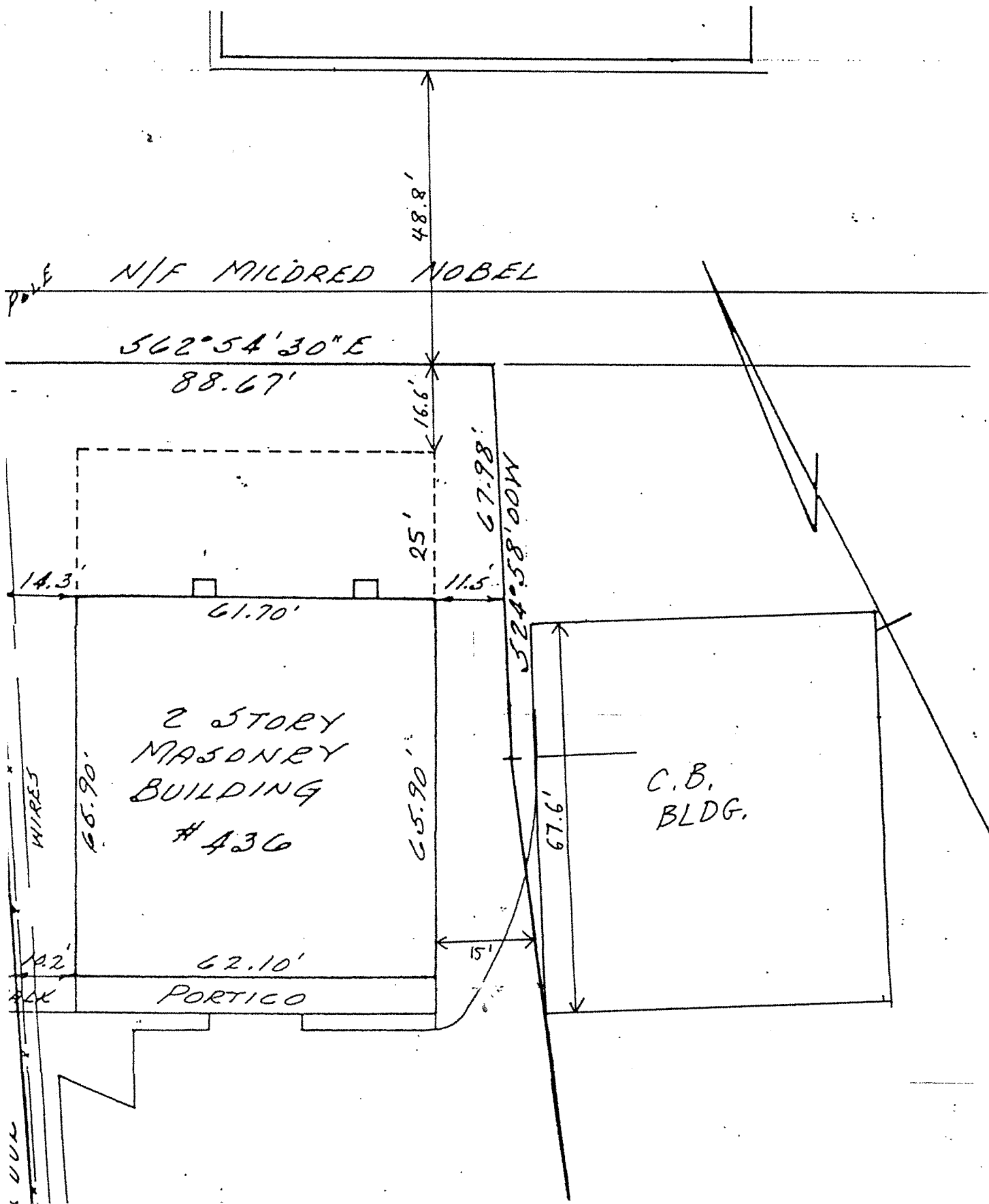
The Family Promise Center will feature:

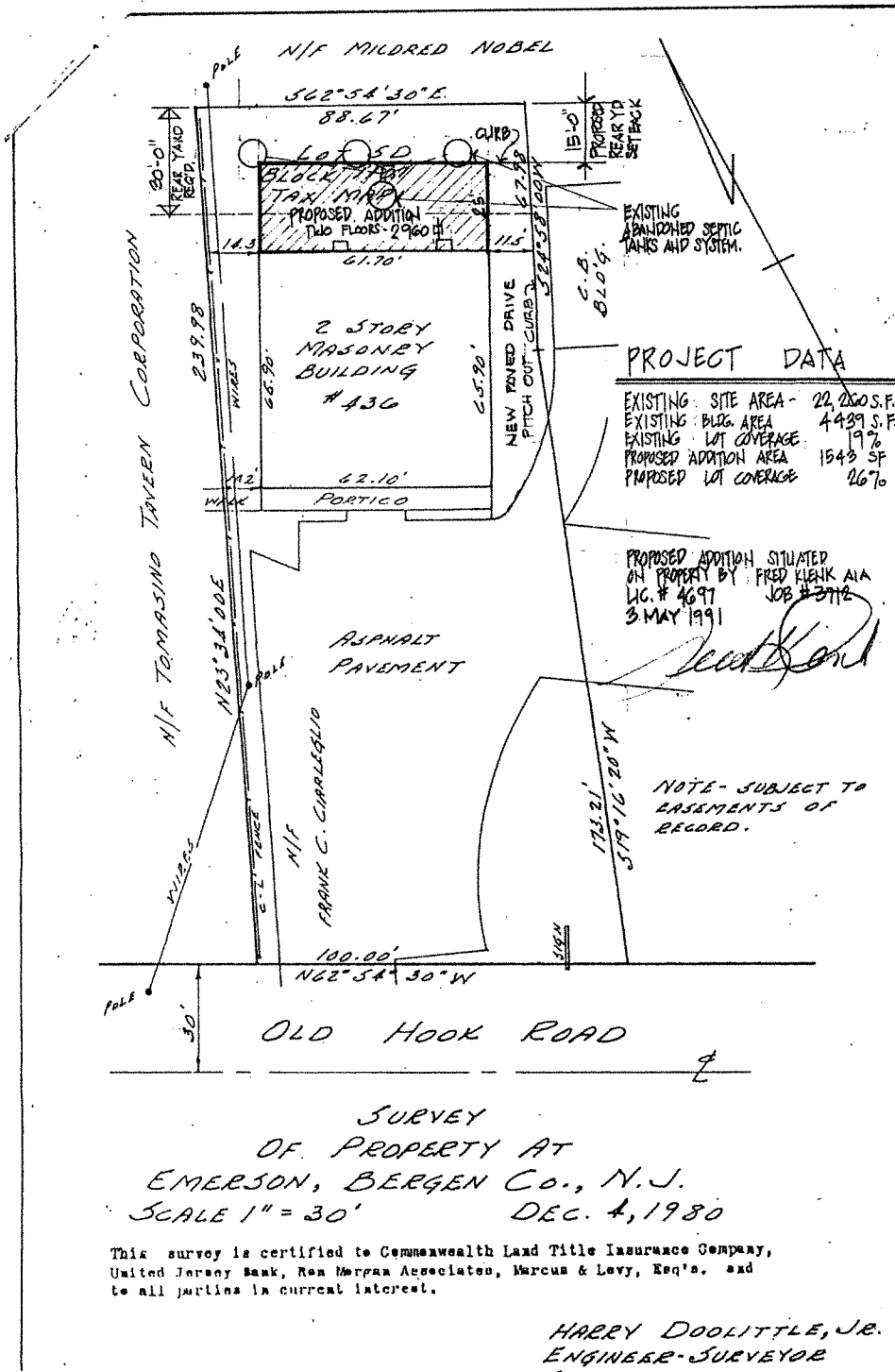
- First Floor:
 - Library
 - Playroom
 - Kitchen
 - Meeting rooms for workshops and community meetings
 - Family Promise staff offices

- Second Floor:
 - 8 individual living units for families each consisting of:
 - Six two-bedroom units and two one-bedroom units
 - Bathroom
 - Kitchen
 - Living area
 - Communal laundry facilities

Family Promise is committed to becoming an integral part of the Emerson community as it has been in Ridgewood and all the communities in which it has had the privilege to reside. Family Promise will not only provide workshops and programming to families that benefit from its services, but also will partner with civic organizations within the town, working in concert with and furthering Emerson's vision of being "The Family Town."

April 4, 2024





**SURVEY
 OF PROPERTY AT
 EMERSON, BERGEN Co., N.J.
 SCALE 1" = 30' DEC. 4, 1980**

This survey is certified to Commonwealth Land Title Insurance Company, United Jersey Bank, Ron Herpin Associates, Marcus & Levy, Esq's. and to all parties in current interest.



FAMILY PROMISE CENTER



Handwritten signature

Michael E. D'Elia, P.E.
 01/20/24
 101 Broad Street
 Farmington, CT 06030
 (860) 671-1111
 www.l2alandscape.com

Client: [Redacted]
Project: [Redacted]
Address: [Redacted]
City: [Redacted]
State: [Redacted]
Zip: [Redacted]

| DATE | REVISION |
|------|----------|
| | |
| | |
| | |
| | |

DESIGNED BY: [Redacted]
CHECKED BY: [Redacted]
DATE: 03/12/2024
SCALE: AS SHOWN
PROJECT: [Redacted]
CLIENT: [Redacted]

C-03

BULK REQUIREMENTS

| REQUIREMENT SECTION | REQUIRED | EXISTING | PROPOSED | VARIANCE |
|--|-------------|--------------|--------------|----------|
| 1. MINIMUM LOT AREA (SQ FT) | 5,000 SQ FT | 22,011 SQ FT | 22,011 SQ FT | NO |
| 2. MINIMUM LOT DEPTH (FT) | N/A | 200 FT | 200 FT | NO |
| 3. MINIMUM FRONT YARD SETBACK (FT) | 30 FT | 18.6 FT | 18.6 FT | NO |
| 4. MINIMUM SIDE YARD SETBACK (FT) | 30 FT | 17.8 FT | 17.8 FT | NO |
| 5. MINIMUM REAR YARD SETBACK (FT) | 30 FT | 17.8 FT | 17.8 FT | NO |
| 6. MAXIMUM BUILDING COVERAGE (%) | 35% | 24.9% | 24.9% | NO |
| 7. MAXIMUM BUILDING HEIGHT (FT) | 35 FT | 24.9 FT | 24.9 FT | NO |
| 8. MAXIMUM NUMBER OF STORIES | 2.5 | 2 | 2 | NO |
| 9. MAXIMUM NUMBER OF UNITS PER LOT | N/A | 2 | 2 | NO |
| 10. MAXIMUM NUMBER OF UNITS PER ACRE | N/A | 2 | 2 | NO |
| 11. MAXIMUM NUMBER OF UNITS PER 100,000 SQ FT | N/A | 2 | 2 | NO |
| 12. MAXIMUM NUMBER OF UNITS PER 100,000 SQ FT OF BUILDING AREA | N/A | 2 | 2 | NO |
| 13. MAXIMUM NUMBER OF UNITS PER 100,000 SQ FT OF BUILDING AREA PER 100,000 SQ FT OF BUILDING AREA | N/A | 2 | 2 | NO |
| 14. MAXIMUM NUMBER OF UNITS PER 100,000 SQ FT OF BUILDING AREA PER 100,000 SQ FT OF BUILDING AREA PER 100,000 SQ FT OF BUILDING AREA | N/A | 2 | 2 | NO |

OFF-STREET IMPROVEMENTS REQUIREMENTS

| REQUIREMENT SECTION | REQUIRED | EXISTING | PROPOSED | VARIANCE |
|---------------------------------|----------|----------|----------|----------|
| 1. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 2. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 3. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 4. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 5. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 6. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 7. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 8. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 9. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 10. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 11. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 12. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 13. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 14. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 15. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 16. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 17. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 18. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 19. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |
| 20. MINIMUM SIDEWALK WIDTH (FT) | 5.0 FT | 5.0 FT | 5.0 FT | NO |

LEGEND - SITE, GRADING, DRAINAGE, UTILITIES, SCD

| SYMBOL | DESCRIPTION | STATUS |
|----------|--------------------|----------|
| [Symbol] | EXISTING SITE | EXISTING |
| [Symbol] | PROPOSED SITE | PROPOSED |
| [Symbol] | EXISTING DRAINAGE | EXISTING |
| [Symbol] | PROPOSED DRAINAGE | PROPOSED |
| [Symbol] | EXISTING UTILITIES | EXISTING |
| [Symbol] | PROPOSED UTILITIES | PROPOSED |
| [Symbol] | EXISTING SCD | EXISTING |
| [Symbol] | PROPOSED SCD | PROPOSED |

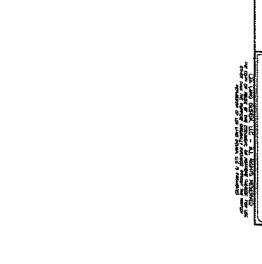
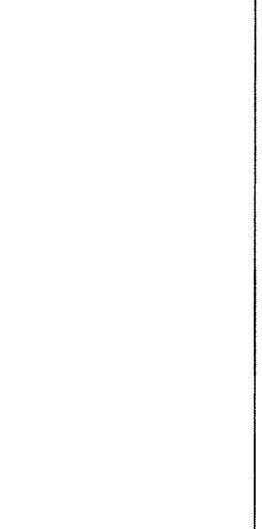
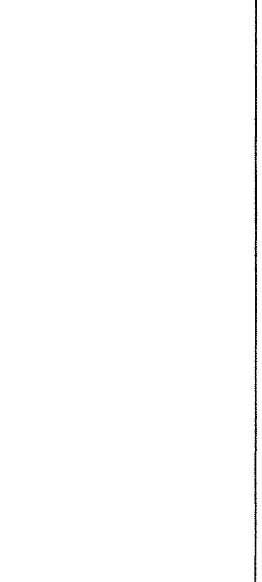
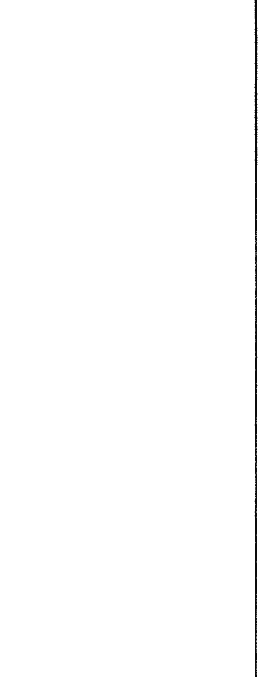
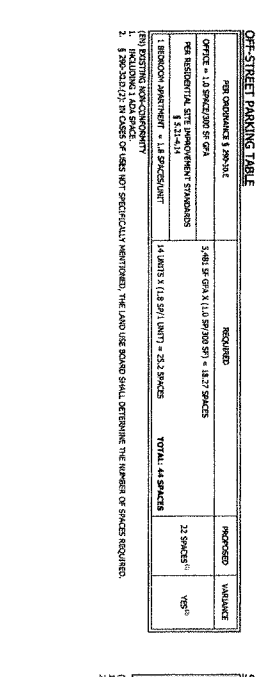
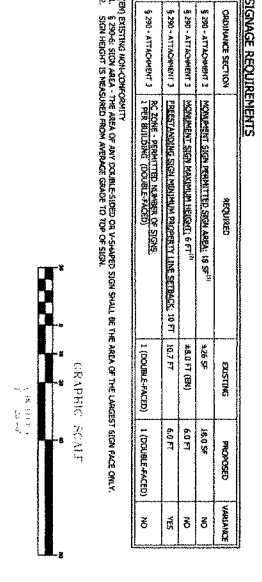
OFF-STREET PARKING TABLE

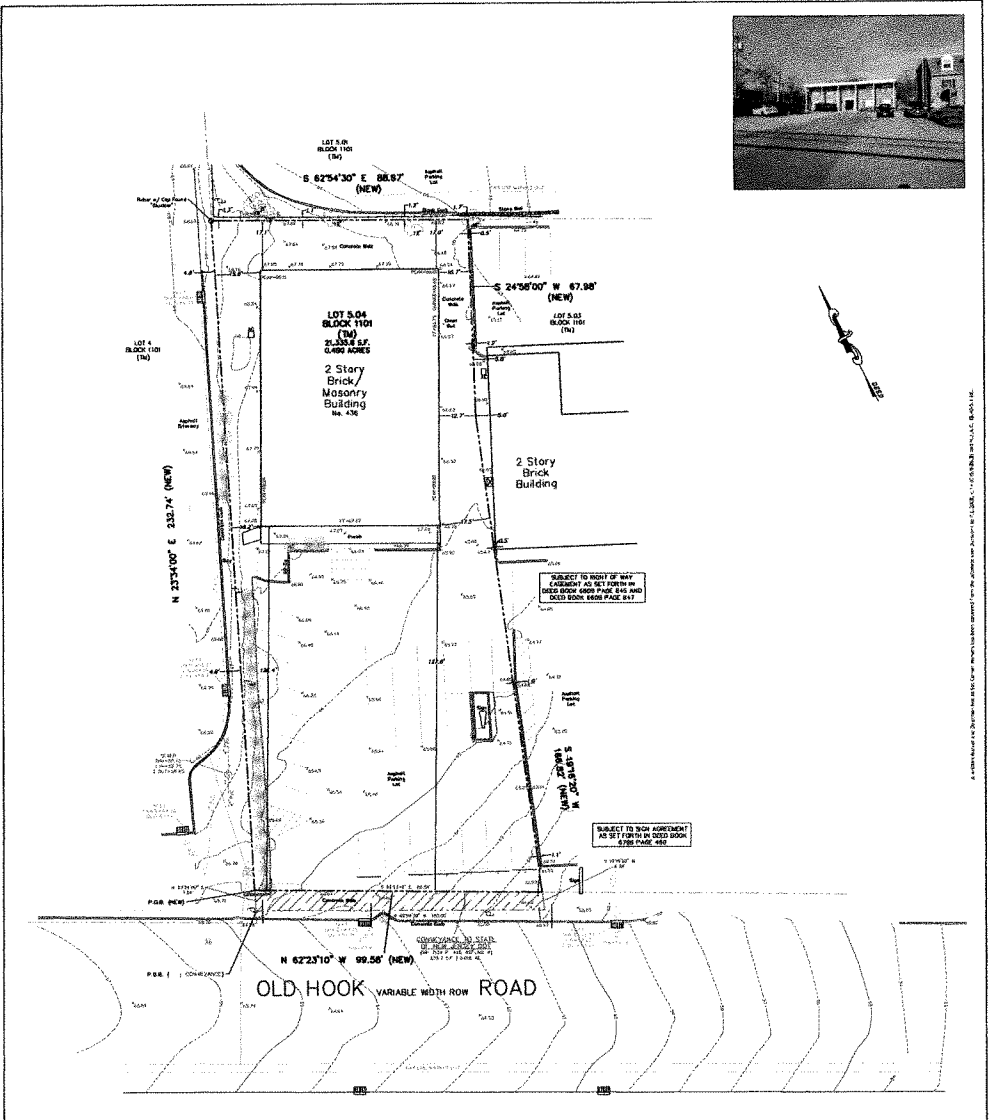
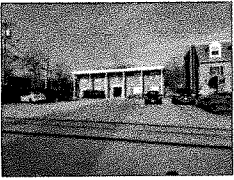
| OFF-ROADWAY SECTION | REQUIRED | PROPOSED | VARIANCE |
|----------------------------|----------|----------|----------|
| 1. OFF-ROADWAY SECTION 1 | 3.00 | 3.00 | NO |
| 2. OFF-ROADWAY SECTION 2 | 3.00 | 3.00 | NO |
| 3. OFF-ROADWAY SECTION 3 | 3.00 | 3.00 | NO |
| 4. OFF-ROADWAY SECTION 4 | 3.00 | 3.00 | NO |
| 5. OFF-ROADWAY SECTION 5 | 3.00 | 3.00 | NO |
| 6. OFF-ROADWAY SECTION 6 | 3.00 | 3.00 | NO |
| 7. OFF-ROADWAY SECTION 7 | 3.00 | 3.00 | NO |
| 8. OFF-ROADWAY SECTION 8 | 3.00 | 3.00 | NO |
| 9. OFF-ROADWAY SECTION 9 | 3.00 | 3.00 | NO |
| 10. OFF-ROADWAY SECTION 10 | 3.00 | 3.00 | NO |
| 11. OFF-ROADWAY SECTION 11 | 3.00 | 3.00 | NO |
| 12. OFF-ROADWAY SECTION 12 | 3.00 | 3.00 | NO |
| 13. OFF-ROADWAY SECTION 13 | 3.00 | 3.00 | NO |
| 14. OFF-ROADWAY SECTION 14 | 3.00 | 3.00 | NO |
| 15. OFF-ROADWAY SECTION 15 | 3.00 | 3.00 | NO |
| 16. OFF-ROADWAY SECTION 16 | 3.00 | 3.00 | NO |
| 17. OFF-ROADWAY SECTION 17 | 3.00 | 3.00 | NO |
| 18. OFF-ROADWAY SECTION 18 | 3.00 | 3.00 | NO |
| 19. OFF-ROADWAY SECTION 19 | 3.00 | 3.00 | NO |
| 20. OFF-ROADWAY SECTION 20 | 3.00 | 3.00 | NO |

GRADING, DRAINAGE AND UTILITIES PLAN

SIGNAGE REQUIREMENTS

| OFF-ROADWAY SECTION | REQUIRED | PROPOSED | VARIANCE |
|----------------------------|----------|----------|----------|
| 1. OFF-ROADWAY SECTION 1 | 3.00 | 3.00 | NO |
| 2. OFF-ROADWAY SECTION 2 | 3.00 | 3.00 | NO |
| 3. OFF-ROADWAY SECTION 3 | 3.00 | 3.00 | NO |
| 4. OFF-ROADWAY SECTION 4 | 3.00 | 3.00 | NO |
| 5. OFF-ROADWAY SECTION 5 | 3.00 | 3.00 | NO |
| 6. OFF-ROADWAY SECTION 6 | 3.00 | 3.00 | NO |
| 7. OFF-ROADWAY SECTION 7 | 3.00 | 3.00 | NO |
| 8. OFF-ROADWAY SECTION 8 | 3.00 | 3.00 | NO |
| 9. OFF-ROADWAY SECTION 9 | 3.00 | 3.00 | NO |
| 10. OFF-ROADWAY SECTION 10 | 3.00 | 3.00 | NO |
| 11. OFF-ROADWAY SECTION 11 | 3.00 | 3.00 | NO |
| 12. OFF-ROADWAY SECTION 12 | 3.00 | 3.00 | NO |
| 13. OFF-ROADWAY SECTION 13 | 3.00 | 3.00 | NO |
| 14. OFF-ROADWAY SECTION 14 | 3.00 | 3.00 | NO |
| 15. OFF-ROADWAY SECTION 15 | 3.00 | 3.00 | NO |
| 16. OFF-ROADWAY SECTION 16 | 3.00 | 3.00 | NO |
| 17. OFF-ROADWAY SECTION 17 | 3.00 | 3.00 | NO |
| 18. OFF-ROADWAY SECTION 18 | 3.00 | 3.00 | NO |
| 19. OFF-ROADWAY SECTION 19 | 3.00 | 3.00 | NO |
| 20. OFF-ROADWAY SECTION 20 | 3.00 | 3.00 | NO |

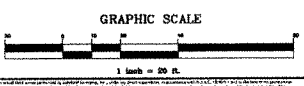




This survey references:
 1) Grand Book 5077 Page 545
 2) Grand Book 5078 Page 547
 3) Grand Book 5186 Page 576
 4) Grand Book 5718 Page 575
 5) Grand Book 1782 Page 758
 6) Survey of Property by Henry Quastler, Jr. dated December 4, 1980
 7) NJDOT Map entitled: New Jersey Department of Transportation, Center of Property
 Parcel Map, Linnwood Avenue - West Street Improvements, Steering Drawing Right
 8) Map 485 Revised, to be included in the Borough of Linnwood, New Jersey,
 County of Bergen, State of New Jersey, May, 1987, Sheet 14 of 14

General Notes:
 Field Survey performed on 12/14/2023
 Vertical Datum: NAVD83 | Horizontal Datum: Geoid
 Subject to an accurate GIS search
 Subject to encumbrances of record

This survey certified to:
 FAMILY PROMISE OF BERGEN COUNTY, A NEW JERSEY NONPROFIT CORPORATION
 WESTCOR LAND TITLE INSURANCE COMPANY
 RIVERSIDE ABSTRACT, INC.
 MARK D. MADRID, ESQ.



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|---|--|----------------------------------|---------------------------|--------------------------|---|--|---------------------------|---------------------------------|---|
| TOPOGRAPHIC SURVEY OF PROPERTY The Lot 5.04 - Block 1101 436 Old Hook Road, Borough of Linnwood Bergen County, New Jersey | | PROJECT NUMBER 1317107 | DATE 12/14/2023 | SCALE 1" = 20' | PROJECT ADDRESS 436 Old Hook Road, Borough of Linnwood Bergen County, New Jersey | CLIENT Family Promise of Bergen County, A New Jersey Nonprofit Corporation Westcor Land Title Insurance Company Riverside Abstract, Inc. Mark D. Madrid, Esq. | DATE 12/14/2023 | STATUS READY FOR FILE | REVISIONS 01 12/14/23 02 01/23/24 03 01/23/24 |
|---|--|----------------------------------|---------------------------|--------------------------|---|--|---------------------------|---------------------------------|---|