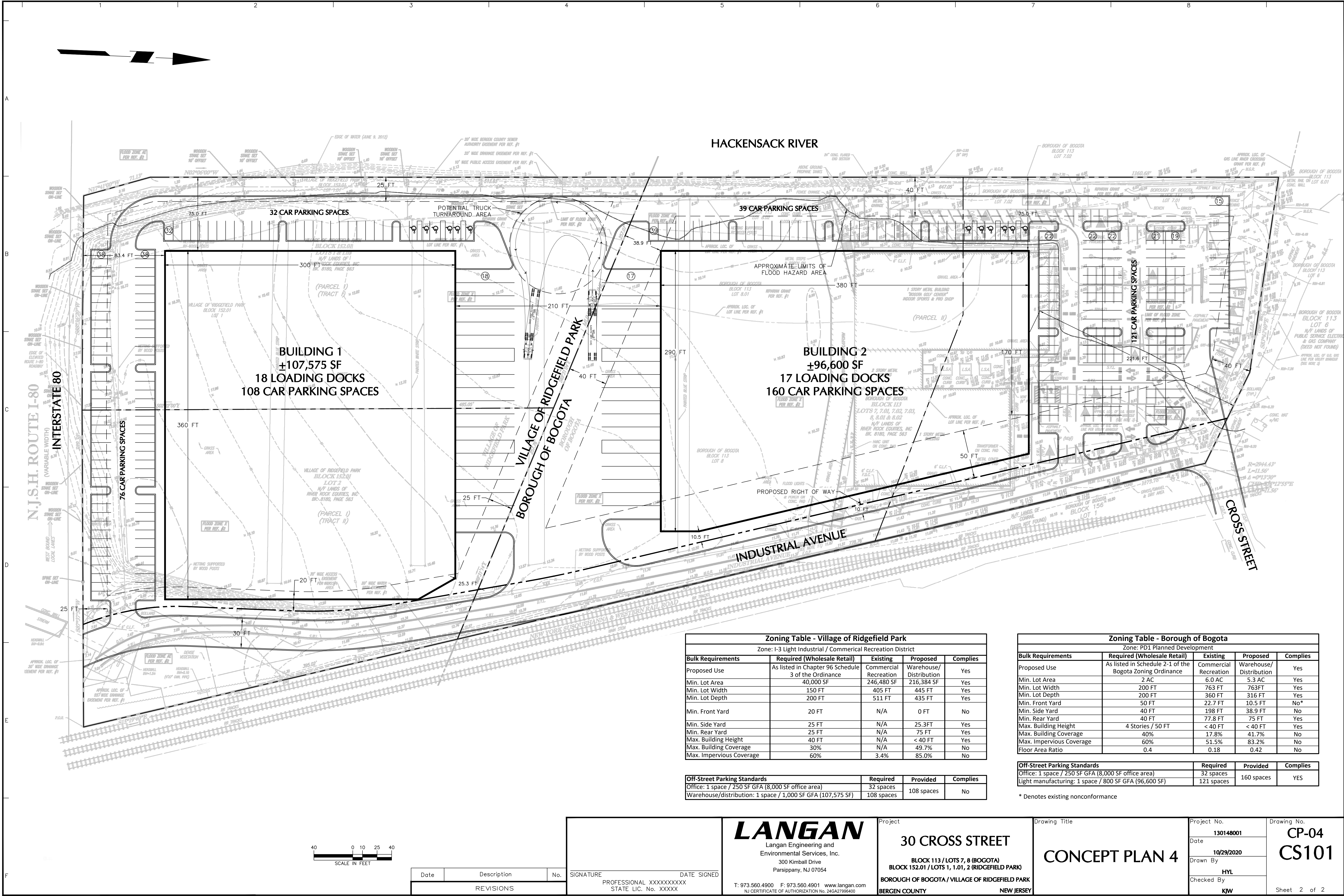




Zoning Table - Village of Ridgefield Park				
Zone: I-3 Light Industrial / Commerical Recreation District				
Bulk Requirements	Required (Wholesale Retail)	Existing	Proposed	Complies
Proposed Use	As listed in Chapter 96 Schedule 3 of the Ordinance	Commercial Recreation	Warehouse/ Distribution	Yes
Min. Lot Area	40,000 SF	246,480 SF	216,384 SF	Yes
Min. Lot Width	150 FT	405 FT	445 FT	Yes
Min. Lot Depth	200 FT	511 FT	435 FT	Yes
Min. Front Yard	20 FT	N/A	0 FT	No
Min. Side Yard	25 FT	N/A	25.3FT	Yes
Min. Rear Yard	25 FT	N/A	75 FT	Yes
Max. Building Height	40 FT	N/A	< 40 FT	Yes
Max. Building Coverage	30%	N/A	49.7%	No
Max. Impervious Coverage	60%	3.4%	85.0%	No

Off-Street Parking Standards	Required	Provided	Complies
Office: 1 space / 250 SF GFA (8,000 SF office area)	32 spaces	108 spaces	No
Warehouse/distribution: 1 space / 1,000 SF GFA (107,575 SF)	108 spaces		

Zoning Table - Borough of Bogota				
Zone: PD1 Planned Development				
Bulk Requirements	Required (Wholesale Retail)	Existing	Proposed	Complies
Proposed Use	As listed in Schedule 2-1 of the Bogota Zoning Ordinance	Commercial Recreation	Warehouse/ Distribution	Yes
Min. Lot Area	2 AC	6.0 AC	5.3 AC	Yes
Min. Lot Width	200 FT	763 FT	763FT	Yes
Min. Lot Depth	200 FT	360 FT	316 FT	Yes
Min. Front Yard	50 FT	22.7 FT	10.5 FT	No*
Min. Side Yard	40 FT	198 FT	38.9 FT	No
Min. Rear Yard	40 FT	77.8 FT	75 FT	Yes
Max. Building Height	4 Stories / 50 FT	< 40 FT	< 40 FT	Yes
Max. Building Coverage	40%	17.8%	41.7%	No
Max. Impervious Coverage	60%	51.5%	83.2%	No
Floor Area Ratio	0.4	0.18	0.42	No

Off-Street Parking Standards	Required	Provided	Complies
Office: 1 space / 250 SF GFA (8,000 SF office area)	32 spaces	160 spaces	YES
Light manufacturing: 1 space / 800 SF GFA (96,600 SF)	121 spaces		

* Denotes existing nonconformance

Date	Description	No.
REVISIONS		

SIGNATURE	DATE SIGNED
PROFESSIONAL XXXXXXXXX	
STATE LIC. No. XXXXX	

LANGAN

Langan Engineering and Environmental Services, Inc.
300 Kimball Drive
Parsippany, NJ 07054

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

30 CROSS STREET

BLOCK 113 / LOTS 7, 8 (BOGOTA)
BLOCK 152.01 / LOTS 1, 1.01, 2 (RIDGEFIELD PARK)

BOROUGH OF BOGOTA / VILLAGE OF RIDGEFIELD PARK

BERGEN COUNTY

NEW JERSEY

Drawing Title

CONCEPT PLAN 4

Project No.
130148001

Date
10/29/2020

Drawn By
HYL

Checked By
KW

Drawing No.
CP-04
CS101

Sheet 2 of 2