

LAND USE AND ZONING		
BLOCK 138.01, LOT 1 & BLOCK 138.02, LOT 1		
AMENDED HARRISON REDEVELOPMENT PLAN 2012 - MIXED USE DISTRICT		
ZONING REQUIREMENTS		
	REQUIRED	PROPOSED
PRINCIPAL PERMITTED USES	RETAIL SALES AND SERVICE, MULTIFAMILY RESIDENTIAL, OFFICE, RESTAURANTS, MOVIE THEATERS AND SIMILAR ENTERTAINMENT USES, FINANCIAL INSTITUTIONS, FITNESS CENTERS, WELLNESS CENTERS, CHILDCARE FACILITIES, HOTELS (MINIMUM 110 ROOMS), PARKS, PUBLIC SPACES, LOBBIES, TENANT STORAGE, PROPERTY MANAGEMENT/LEASING OFFICES AND ANY OTHER USES CUSTOMARILY INCIDENTAL AND ACCESSORY TO THE PRINCIPAL USE.	WILL COMPLY
ACCESSORY USES	LAUNDRY, FOR USE OF ON-SITE RESIDENTS, GYM FACILITIES FOR ON-SITE RESIDENTS, PARKING, SIGNAGE, OUTDOOR DINING, PLAZAS, PARKS, PUBLIC SPACES, LOBBIES, TENANT STORAGE, PROPERTY MANAGEMENT/LEASING OFFICES AND ANY OTHER USES CUSTOMARILY INCIDENTAL AND ACCESSORY TO THE PRINCIPAL USE.	WILL COMPLY
MAXIMUM HEIGHT	11 STORIES	11 STORIES
SETBACKS	MINIMUM SETBACK: 0 FT MAXIMUM SETBACK: 10 FT*	0 FT
MINIMUM PARKING	1 PARKING SPACE PER DWELLING	WILL COMPLY**
	OFFICE/RETAIL/FINANCIAL INSTITUTIONS/MOVIE THEATRES: MINIMUM ONE (1) SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA; RESTAURANT: ONE (1) SPACE PER FOUR (4) SEATS;	WILL COMPLY**
BEDROOM MIX STANDARDS	A MINIMUM OF 50% OF THE UNITS IN A BLOCK DEVELOPMENT SHALL BE STUDIO AND ONE BEDROOM UNITS.	WILL COMPLY**
	A MAXIMUM OF 50% OF THE UNITS IN A BLOCK DEVELOPMENT SHALL BE 2/3 BEDROOM UNITS OF WHICH A MAXIMUM OF 10% SHALL BE 3 BEDROOM UNITS.	WILL COMPLY**
STREET LEVEL RETAIL	A MINIMUM OF 85% OF THE STREET LEVEL FRONTAGE ALONG BOTH SIDES OF THE RETAIL CORRIDOR SHALL CONTAIN RETAIL SALES/RESTAURANT USES AS SHOWN ON THE GROUND FLOOR USES MAP.	WILL COMPLY**
	A MINIMUM OF 80% OF THE FRANK E. RODGERS BOULEVARD FRONTAGE NORTH OF THE RAILROAD OVERPASS SHALL CONTAIN RETAIL SALES/RESTAURANT USES AS SHOWN ON THE GROUND FLOOR USES MAP.	N/A
	RETAIL AND OTHER PERMITTED NON RESIDENTIAL USES SHALL HAVE A MINIMUM DEPTH OF 40 FEET.	COMPLIES**
FITNESS CENTERS	ACCESSORY FITNESS CENTERS, GYMS, LOBBIES AND LEASING OFFICES MAY BE PERMITTED ON THE GROUND FLOOR BUT SHALL NOT COUNT AS PART OF THE STREET LEVEL RETAIL FRONTAGE REQUIREMENT.	COMPLIES**
GARAGE DOORS	NO INDIVIDUAL GARAGE DOORS MAY FRONT ON PUBLIC STREETS.	COMPLIES

(W) WAIVER
(N/A) NOT APPLICABLE
(*) AN ADDITIONAL SETBACK OF 10 FEET IS PERMITTED ONLY IF THE SETBACK IS USED TO PROVIDE A PUBLIC AMENITY, OUTDOOR DINING OR PROVIDES ARCHITECTURAL INTEREST (E.G. OFFSETS) TO THE BUILDING FACADE. SEE ARCHITECTURAL PLANS FOR DETAILED INFORMATION.
(**) SEE ARCHITECTURAL PLANS FOR DETAILED INFORMATION.

TOWN OF HARRISON 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
78	1.01	PORT AUTHORITY TRANS-HUDSON CO PORT NY	150 GREENWICH ST., 33RD FL., NEW YORK, NY 10007
78	1.02	P.S.E&G SERV. CORP (TSB)	80 PARK PLAZA, 6TH FLOOR TAX NEWARK, NJ 07102
114.02	10.01	PORT AUTHORITY TRANS-HUDSON	111 EIGHT AVE., NEW YORK, NJ
115.01	27	PENNSYLVANIA RAILROAD CO.	N/A
137	17.02	SUPOR PROPERTIES ENTERPRISES, LLC	433 BERGEN STREET, KEARNY, NJ 07032
138.02	1	BLOCK B PARTNERS URBAN RENEWAL	1041 US HIGHWAY 206/206 BRIDGEWATER, NJ 08807
138.03	1	RUSSO AT HARRISON I, LLC	570 COMMERCE BLVD. CARLSTADT, NJ 07072
138.04	1	BLOCK D PARTNERS URBAN RENEWAL	1420 US HIGHWAY 206 #200 BEDMINSTER, NJ 07921
149	1.02	SUPOR PROPERTIES ENTERPRISES, LLC	1000 F. E. RODGERS BLVD. SOUTH HARRISON, NJ 07029
150	16.01	AR @ HARRISON I, LLC	1430 STATE HIGHWAY #206 BEDMINSTER, NJ 07921

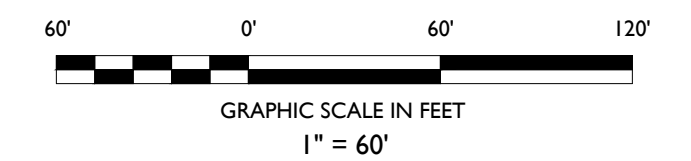
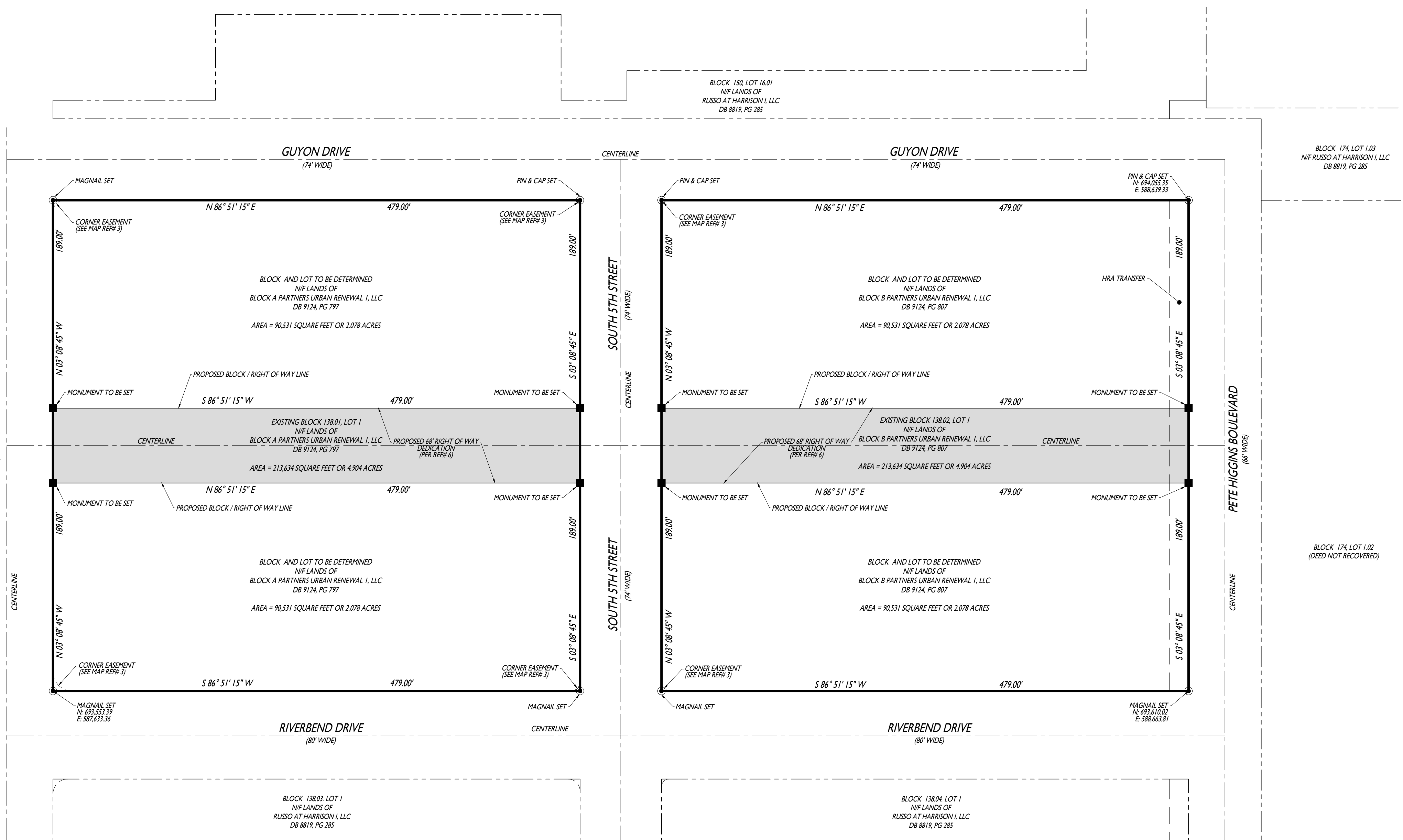
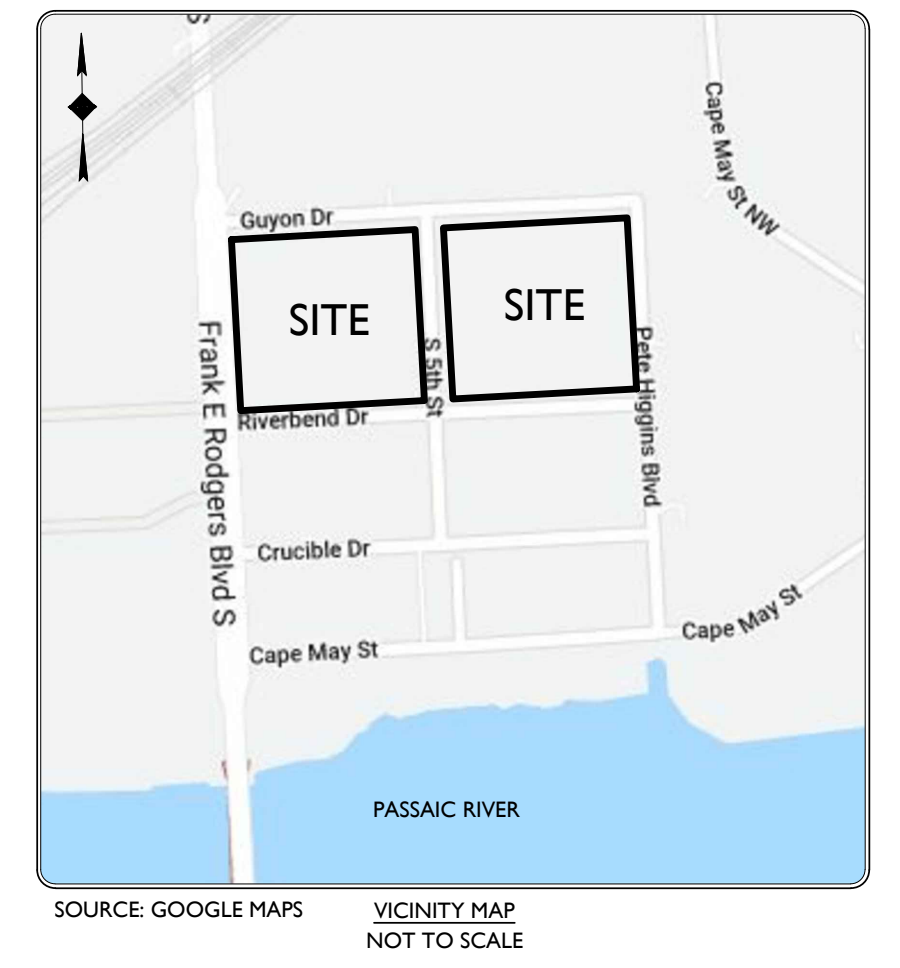
MAP NOTES
1. BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83), ESTABLISHED VIA RTK GPS OBSERVATIONS.

- MAP REFERENCES
- DEED BETWEEN ADVANCE-AT HARRISON, LLC (ASSIGNOR) AND BLOCK A PARTNERS URBAN RENEWAL I LLC (ASSIGNEE), DATED 06/13/2016 AND FILED IN THE HUDSON COUNTY CLERKS OFFICE AS DEED BOOK 9124 PAGE 817.
 - DEED BETWEEN RUSSO AT HARRISON I, LLC (GRANTOR) AND RUSSO AT HARRISON URBAN RENEWAL, LLC (GRANTEE), DATED 04/13/2021 AND FILED IN THE HUDSON COUNTY CLERKS OFFICE AS DEED BOOK 9549 PAGE 153.
 - SUBDIVISION MAP TITLED "MAJOR SUBDIVISION PLAT, BLOCK 138, LOT 1, LOT 22.01, BLOCK 150, LOT 16.01, BLOCK 174, LOT 1.03, TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY" BY DRESDNER ROBIN, HANSON ENGINEERING DIVISION, DATED 05/25/2011.
 - MAP TITLED "UTILITY AS-BUILT" BLOCK 138, 143, 150, 174, LOT NOS. 1 & 22.01, 43, 16.01, 1.03 HUDSON COUNTY, NEW JERSEY BY DRESDNER ROBIN, DATED 3/26/2010.
 - MAP TITLED "UTILITY AS-BUILT PLAN" BLOCK 138, LOTS 1 & 22.01, TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY BY DRESDNER ROBIN, DATED 5/03/2010, SHEETS AS-1.0 THRU AS-10.0.
 - "AMENDED HARRISON WATERFRONT REDEVELOPMENT PLAN 2012" PREPARED BY HEYER GRUEL & ASSOCIATES, ADOPTED APRIL 3, 2012.

SYMBOL	DESCRIPTION
—	EXISTING PROPERTY LINE
- - - -	PROPOSED PROPERTY / ROW LINE
- · - · -	ADJACENT PROPERTY LINE
- - - -	EASEMENT
- · - · -	CENTERLINE



Know what's below
Call before you dig.



APPLICANT

ADVANCE REALTY INVESTORS
1420 US HIGHWAY 206, SUITE 200
BEDMINSTER, NJ 07921

OWNER

BLOCK A PARTNER URBAN RENEWAL I, LLC
570 COMMERCE BLVD
CARLSTADT, NJ 07072

BLOCK B PARTNER URBAN RENEWAL I, LLC
1420 US HIGHWAY 206, SUITE 200
BEDMINSTER, NJ 07921

ATTORNEY

GIBBONS LAW P.C.
CAMERON MACLEOD
50 WEST STATE STREET, SUITE 1104
TRENTON, NJ 08608
(609)858-2445
CMACLEOD@GIBBONSLAW.COM

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23-99 KNOWN AS "THE MAP FILING LAW". THIS MAP SHALL BE FILED IN THE ATLANTIC COUNTY CLERK'S OFFICE ON OR BEFORE THE ____ DAY OF _____, 20____ WHICH DATE IS 190 DAYS FROM THE FINAL APPROVAL BY THE PLANNING BOARD.

BOARD SECRETARY _____ DATE _____
I HAVE REVIEWED THE PROPOSED BLOCK AND LOT NUMBERS AND FIND THEM ACCEPTABLE AS INDICATED ON THIS SUBDIVISION PLAN _____ DATE _____
MUNICIPAL TAX ASSESSOR _____ DATE _____
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO. _____ DATE _____
MUNICIPAL ENGINEER _____ 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 (C-40SSD-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP. _____ DATE _____
MUNICIPAL CLERK _____ DATE _____
I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF. _____ DATE _____
APPLICANT _____ DATE _____
NOTARY PUBLIC _____ DATE _____
OWNER _____ DATE _____
NOTARY PUBLIC _____ DATE _____



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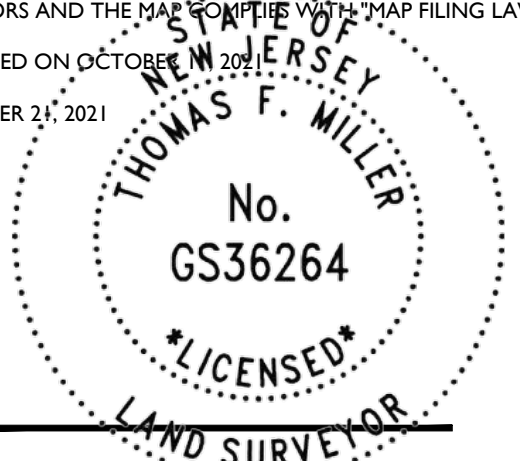
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

MAJOR SUBDIVISION PLAN

MAP OF:
BLOCK 138.01, LOT 1 - 1000 FRANK RODGERS BOULEVARD SOUTH
BLOCK 138.02, LOT 1 - 1000 SOUTH 5TH STREET
TOWN OF HARRISON
COUNTY OF HUDSON, STATE OF NEW JERSEY

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
2	12/21/2021	AG	-	AW	REVISIONS PER COMMENTS
1	12/16/2021	AG	10/11/2021	AW	FOR ISSUE

SURVEY CERTIFICATION
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED DECEMBER 16, 2021 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP FILING LAW.
THE FIELDWORK WAS COMPLETED ON OCTOBER 20, 2021.
DATE OF PLAT OR MAP: DECEMBER 21, 2021



THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR No. 24GS3626400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500