

BEGINNING at a point in the northeasterly sideline of Paterson Street distant of 50.00 feet northwesterly from the intersection formed by the northeasterly sideline of Paterson Street with the northwesterly sideline of Pierce Avenue running; thence

- 1) North 65 degrees 30 minutes 00 seconds West, a distant of 25.00 feet to a point running; thence
- 2) North 24 degrees 38 minutes 00 seconds East, a distant of 100.00' feet to a point running; thence
- 3) South 65 degrees 30 minutes 00 seconds East, a distant of 25.00' feet to a point running; thence
- 4) South 24 degrees 38 minutes 00 seconds West, a distant of 100.00 feet to the **POINT AND PLACE OF BEGINNING.**

The above description contains 2,500 square feet or 0.057 acres of land.

BEGINNING at a point in the northeasterly sideline of Paterson Street distant of 75.00 feet northwesterly from the intersection formed by the northeasterly sideline of Paterson Street with the northwesterly sideline of Pierce Avenue running; thence

- 1) North 65 degrees 30 minutes 00 seconds West, a distant of 25.00 feet to a point running; thence
- 2) North 24 degrees 38 minutes 00 seconds East, a distant of 100.00' feet to a point running; thence
- 3) South 65 degrees 30 minutes 00 seconds East, a distant of 25.00' feet to a point running; thence
- 4) South 24 degrees 38 minutes 00 seconds West, a distant of 100.00 feet to the **POINT AND PLACE OF BEGINNING.**

The above description contains 2,500 square feet or 0.057 acres of land.

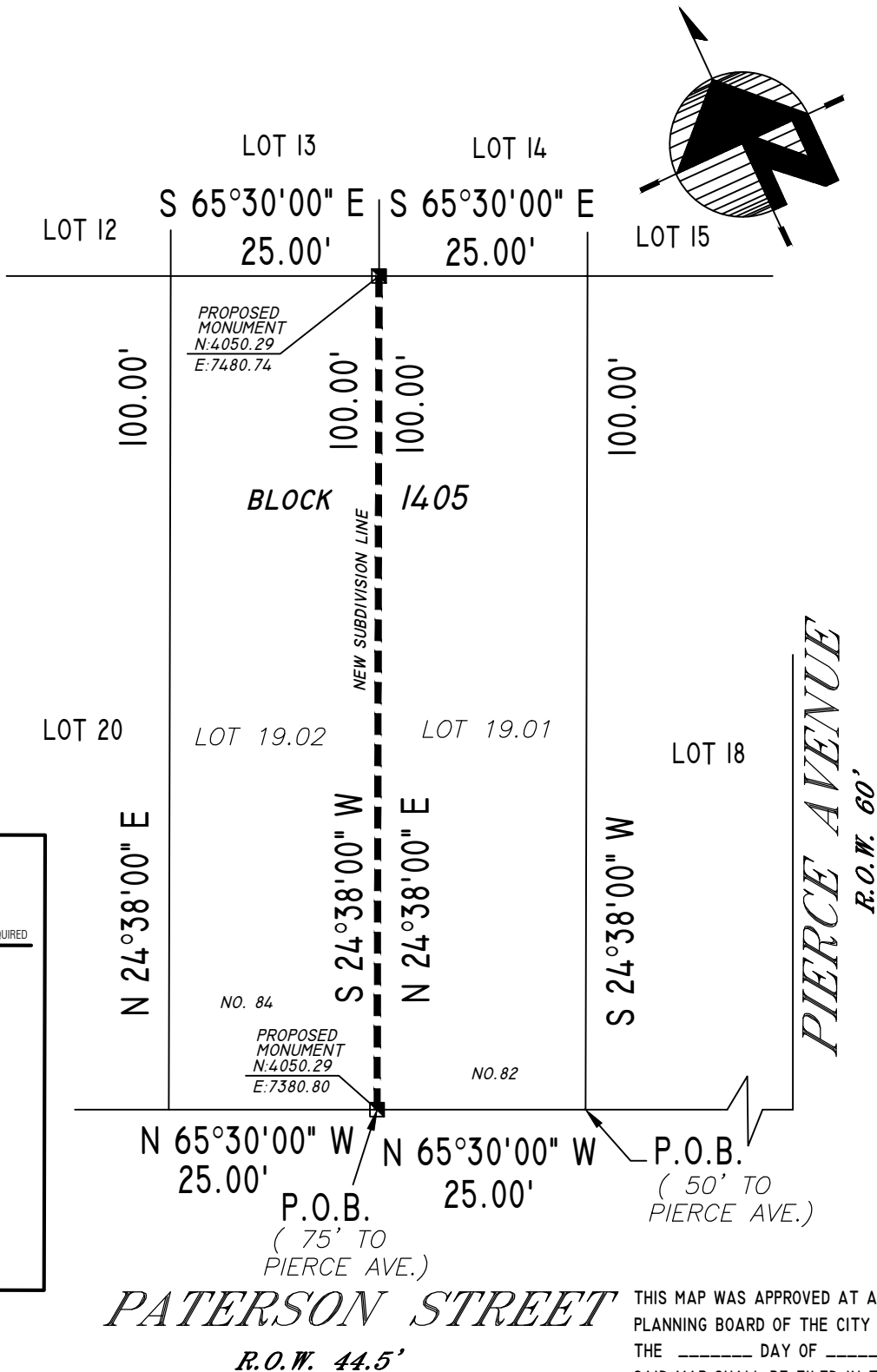
ZONING TABLE

82 PATERSON STREET
ZONING COMPARISON CHART FOR ATTACHED (2) TWO FAMILY

ITEM	DISTRICT "R-1" REQUIREMENTS	PROPOSED	VARIANCE REQUIRED
USE	ONE AND TWO FAMILY DWELLINGS	TWO FAMILY DWELLING	NO
MIN. LOT AREA	2,500 SF	2,500 SF	NO
MIN. LOT WIDTH	25 FT.	25 FT.	NO*
MIN. LOT DEPTH	100 FT.	100 FT.	NO
FRONT SETBACK	SHALL MATCH THE SETBACK OF THE PRIMARY BUILDING FACADE OF THE CLOSEST PERMITTED USE ON EITHER SIDE. 7.00 FT. (PRIMARY)	7.00 FT.	NO
FRONT + REAR SETBACK	FRONT (7.00') + REAR = MIN. 35 FT.	35.00 FT. (7.00' + 28.00')	NO
REAR SETBACK	REAR YARD = MIN 20 FT.	28.00 FT.	NO
REQUIRED SIDE YARD	2 FT. ONE SIDE, 3 FT. OTHER SIDE, BUT 0 FT. IF ADJACENT PROPERTY HAS 0 FT. SIDE YARD	3.0 FT / 0 FT	NO
MAX. BUILDING HEIGHT	3 STORIES 30'-0" (9 FT CEILING H.)	3 STORIES 30'-0"	NO
MAXIMUM BLDG. COVERAGE	60%	57.20% (1,430 SF)	NO
MAXIMUM LOT COVERAGE	85%	84.20%	NO
OFF-STREET PARKING REQ.	1 PARKING SPACE PER UNIT GARAGE AREA - OVER 50% OF THE GROUND FLOOR MIN. SIZE OF GARAGE: 13X44 OR GREATER	2 PARKING FOR 2 UNITS 50.60% 14'-2" X 44'	NO NO NO

84 PATERSON STREET
ZONING COMPARISON CHART FOR ATTACHED (2) TWO FAMILY

ITEM	DISTRICT "R-1" REQUIREMENTS	PROPOSED	VARIANCE REQUIRED
USE	ONE AND TWO FAMILY DWELLINGS	TWO FAMILY DWELLING	NO
MIN. LOT AREA	2,500 SF	2,500 SF	NO
MIN. LOT WIDTH	25 FT.	25 FT.	NO*
MIN. LOT DEPTH	100 FT.	100 FT.	NO
FRONT SETBACK	SHALL MATCH THE SETBACK OF THE PRIMARY BUILDING FACADE OF THE CLOSEST PERMITTED USE ON EITHER SIDE. 7.00 FT. (PRIMARY)	7.00 FT.	NO
FRONT + REAR SETBACK	FRONT (7.00') + REAR = MIN. 35 FT.	35.00 FT. (7.00' + 28.00')	NO
REAR SETBACK	REAR YARD = MIN. 20 FT.	28.00 FT.	NO
REQUIRED SIDE YARD	2 FT. ONE SIDE, 3 FT. OTHER SIDE, BUT 0 FT. IF ADJACENT PROPERTY HAS 0 FT. SIDE YARD	3.0 FT / 0 FT	NO
MAX. BUILDING HEIGHT	3 STORIES 30.0' (9 FT CEILING H.)	3 STORIES 30'-0"	NO NO
MAXIMUM BLDG. COVERAGE	60%	57.20% (1,430 SF)	NO
MAXIMUM LOT COVERAGE	85%	84.20%	NO
OFF-STREET PARKING REQ.	1 PARKING SPACE PER UNIT GARAGE AREA - OVER 50% OF THE GROUND FLOOR MIN. SIZE OF GARAGE: 13X44 OR GREATER	2 PARKING FOR 2 UNITS 50.60% 14'-2" X 44'	NO NO NO

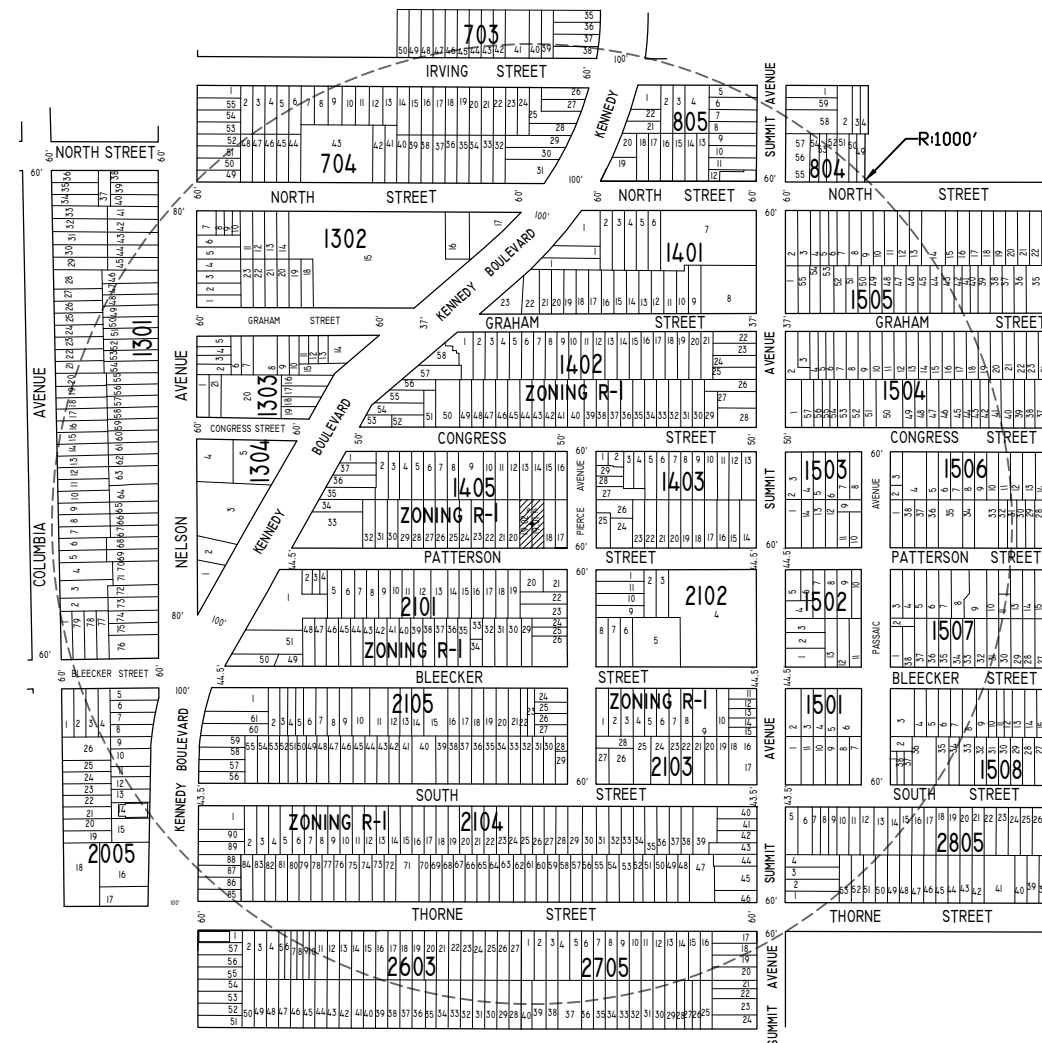


OWNER / APPLICANT:
JOHN AND MARYAN LLC
82 PATERSON STREET
JERSEY CITY, NEW JERSEY

THIS MAP WAS APPROVED AT A REGULAR MEETING OF
PLANNING BOARD OF THE CITY OF JERSEY CITY HELD ON
THE _____ DAY OF _____, 2021 AND
SAID MAP SHALL BE FILED IN THE HUDSON COUNTY CLERKS
OFFICE ON OR BEFORE _____ IN ACCORDANCE
WITH "MAP FILING LAW"

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 6/10/2019 MEETS THE MINIMAL SURVEY DETAIL REQUIREMENTS WITH THE OUTBOUND CORNERS MARKED AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

PROFESSIONAL LAND SURVEYOR



Scale: 1"=400'

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN
AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE
MUNICIPAL LAND USE LAW, OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE CITY
GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS
SHOWN ON THIS MAP AND SO DESIGNATED

MUNICIPAL CLERK

I JOHN AND MARYAN LLC, HERBY GIVE CONSENT TO THE FILING OF THIS MAP
BE IT REMEBER THAT ON THIS _____ DAY OF _____, 2021
BEFORE ME, TH SUBSCRIBER, A NOTARY PUBLIC OF NEW JERSEY,
PERSONALLY APPEARED ANGELO BESKALY, WHO I AM SATISFIED ARE THE
PERSONS MENTIONED IN THE WITHIN INSTRUMENT TO WHOM I FIRST MADE
KNOWN THE CONTENTS THEREOF AND THEREUPON THEY ACKNOWLEDGED THAT
THEY SIGNED, SEALED AND DELIVERED THE SAME AS THEIR VOLUNTARY ACT
AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED

SWORN AND SUBSCRIBED TO ME ON THE DAY AND YEAR AFORESAID

A NOTARY PUBLIC OF NEW JERSEY

DRAWN BY: RP

APPROVED BY:

SURVEYED BY: DATE: 6-11-20

SCALE: 1"

DESIGNER: _____
DWG. NO.: 1 OF 1

BLOCK: 1705

REV. 1/5/21

SHARK RIVER LAND SURVEYING LLC
NEPTUNE CITY NEW JERSEY 07753
732-807-3606

CERTIFICATE OF AUTHORIZATION NO.24GA28307000
PROJECT NO. 20-481

RODOLFO PIERRI P.L.S.
N.J. LAND SURVEYOR LICENSE NO.24GS03860600