

PRELIMINARY & FINAL MAJOR SITE PLANS

FOR
**FAMCO, LLC
& NEW WEST PROPERTIES, LLC**
PROPOSED
MIXED-USE REDEVELOPMENT
ON BEHALF OF
THE POINTE AT MAIN, AN URBAN RENEWAL ENTITY

MAP: 9 | BLOCK: 126 | LOTS: 9-12 & 14-16

LOCATION OF SITE:

4, 10-12, 18, 22, & 24-30 SOUTH WASHINGTON AVENUE

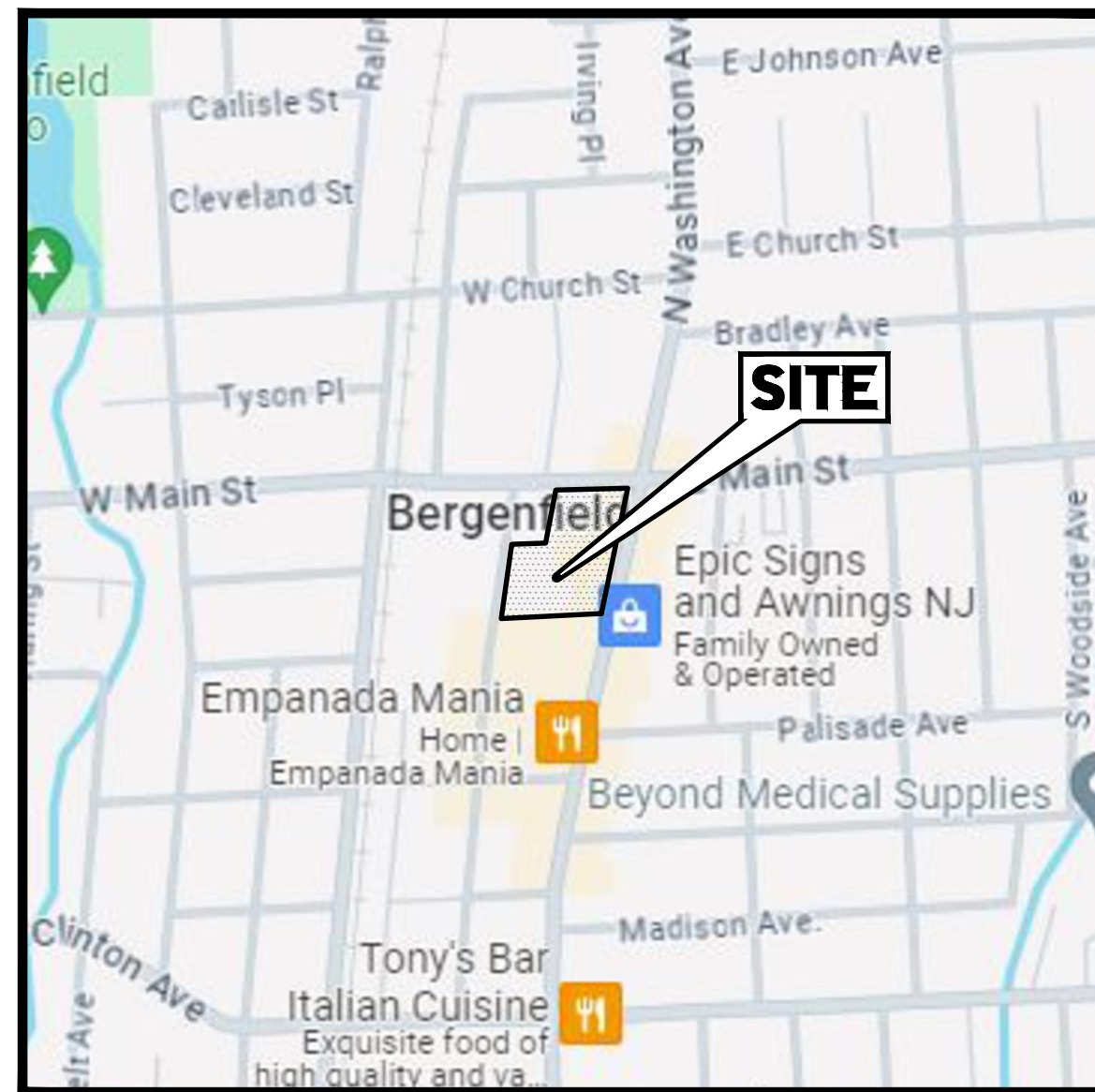
BOROUGH OF BERGENFIELD

BERGEN COUNTY, NEW JERSEY

AREA 'D' REDEVELOPMENT PLAN



USGS MAP
SCALE: 1" = 500'
SOURCE: US GEOLOGICAL SURVEY



KEY MAP
SCALE: 1" = 500'
SOURCE: GOOGLE MAPS

PROPERTY OWNERS LIST

BOROUGH OF BERGENFIELD - WITHIN 200' RADIUS OF BLOCK 126 LOTS 9-12 & 14-16 (PER CERTIFIED LIST RECEIVED FROM THE BOROUGH OF BERGENFIELD, DATED 05/19/2025)

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
125	1	PALANCE, ADAM 6 CROCKFORD ST. BERGENFIELD, NJ 07621	126	9	FAMCO REALTY CO ELITE 8042 N. WASHINGTON FORT LEE, NJ 07024	162	7	CLC WASHINGTON LLC 480 LEBLANC CIRCLE ENGLEWOOD, NJ 07631
125	2	11 W MAIN ST LLC NJ 45 OXFORD DR TENAFLY, NJ 07670	126	10	FAMCO REALTY CO ELITE 8042 N. WASHINGTON FORT LEE, NJ 07024	162	8	THE FAMILY UC REALTY, LLC 150 PROSPECT ST TENAFLY, NJ 07670
125	3	O & N REALTY ASSOCIATES LLC 62 WINDING WOOD RD WYCKOFF, NJ 07481	126	11	FAMCO REALTY CO ELITE 8042 N. WASHINGTON FORT LEE, NJ 07024	162	9	ASPEN PACIFIC NJ LLC 17 S WASHINGTON AVE #2 BERGENFIELD, NJ 07621
125	4	ZORA ST LLC 21 WEST MAIN STREET BERGENFIELD, NJ 07621	126	13	PALACIO, JUAN & MARIA 20-24 W MAIN ST BERGENFIELD, NJ 07621	162	10	M J LEBOWITZ FAMILY LTD 1750 N. WASHINGTON AVE TENAFLY, NJ 07670
125	5	UNITED STATES OF AMERICA 1 VETERANS PLAZA BERGENFIELD, NJ 07621	127	2	38C BERGENFIELD LLC 131-135 STATE ST PARAMUS, NJ 07652	162	11	PRUEGER, LEO A & TINA PO BOX 444 BERGENFIELD, NJ 07621
125	18	16 N WASHINGTON AVE LLC 302 CAUSE ROAD LAKEWOOD, NJ 08701	127	5	10-24 PORTLAND AVE LLC 302 ROUTE 4 EAST, S. LOBBY PARAMUS, NJ 07652	162	12	7-9 S WASHINGTON AVE LLC COO UNDER 181 WESTERN BOULEVARD WESTWOOD, NJ 07675
125	19	PALANCE, DR ADAM & BERNARD 59 PARK ST TENAFLY, NJ 07670	127	5.02	PORTLAND AVE SHOP CT SUITE 300 302 ROUTE 4 EAST, S. LOBBY PARAMUS, NJ 07652	162	13	WAS PITKIN FOUNDATION, INC P.O. BOX 687 HICKENSBURG, NJ 07002
125	20	EVIN REALTY, INC CO B BRIDLE P.O. BOX 141188 CORAL GABLES, FL 33114	163	1	DELLO RUSSO FAMILY TRUST 1 N WASHINGTON AVE BERGENFIELD, NJ 07621	162	14	WAS PITKIN FOUNDATION, INC P.O. BOX 687 HICKENSBURG, NJ 07002
125	21	N WASHINGTON AVE BERGENFIELD LLC 2 N WASHINGTON AVE BERGENFIELD, NJ 07621	163	2	CHURCH OF ST JOHN THE EVANGELIST 28 N WASHINGTON AVENUE BERGENFIELD, NJ 07621	162	15	BORO OF BERGENFIELD 198 N WASHINGTON AVENUE BERGENFIELD, NJ 07621
126	5	LC WASHINGTON LLC NJ 150 EAST KODAKMAN AVENUE EMERSON, NJ 07630	163	2	SHELDON ARMS LLC 500 KODAKMAN RD RIVER EDGE, NJ 07661	162	17	THE FAMILY UC REALTY, LLC 150 PROSPECT ST TENAFLY, NJ 07670
126	6	ALG WESTWOOD LLC A NJ LLC 78 WYVING ROAD HOLLYWOOD, FL 33021	163	3	S.K.S. INVESTMENTS LLC P.O. BOX 13 LOG, NJ 07644	162	17.01	THE FAMILY UC REALTY, LLC 150 PROSPECT ST TENAFLY, NJ 07670
126	7	SMOLEY EST, COO STEVEN P. SMOLEY P.O. BOX 141188 CORAL GABLES, FL 33114	163	4	30 SOUTH WASHINGTON LLC 30 SOUTH WASHINGTON LLC BERGENFIELD, NJ 07621	162	18	S.K.S. INVESTMENTS LLC P.O. BOX 13 LOG, NJ 07644
126	8	CHRYSE S BERGENFIELD PARCEL LP 75 PARK ST TENAFLY, NJ 07670	163	5	PEARMARKS, LLC 29 S WASHINGTON AVE BERGENFIELD, NJ 07621	162	19	S.K.S. INVESTMENTS LLC P.O. BOX 13 LOG, NJ 07644
			163	6	BENCHO, LLC 4011 N.W. ST HARRINGTON PARK, NJ 07640	162	20	SHELDON ARMS LLC 500 KODAKMAN RD RIVER EDGE, NJ 07661

ALSO TO BE NOTIFIED:

ZONING BOARD ATTORNEY
GLODIA COLE
130 EYLAN AVE
ENGLISHTOWN, NJ 07632

SHAGASS, J.
PSEG CO
40 PARK PLAZA #170
NEWARK, NJ 07101

ALSO TO BE NOTIFIED:

YOUNG, EDWARD D. III
VENDOR
540 BROAD STREET
NEWARK, NJ 07101

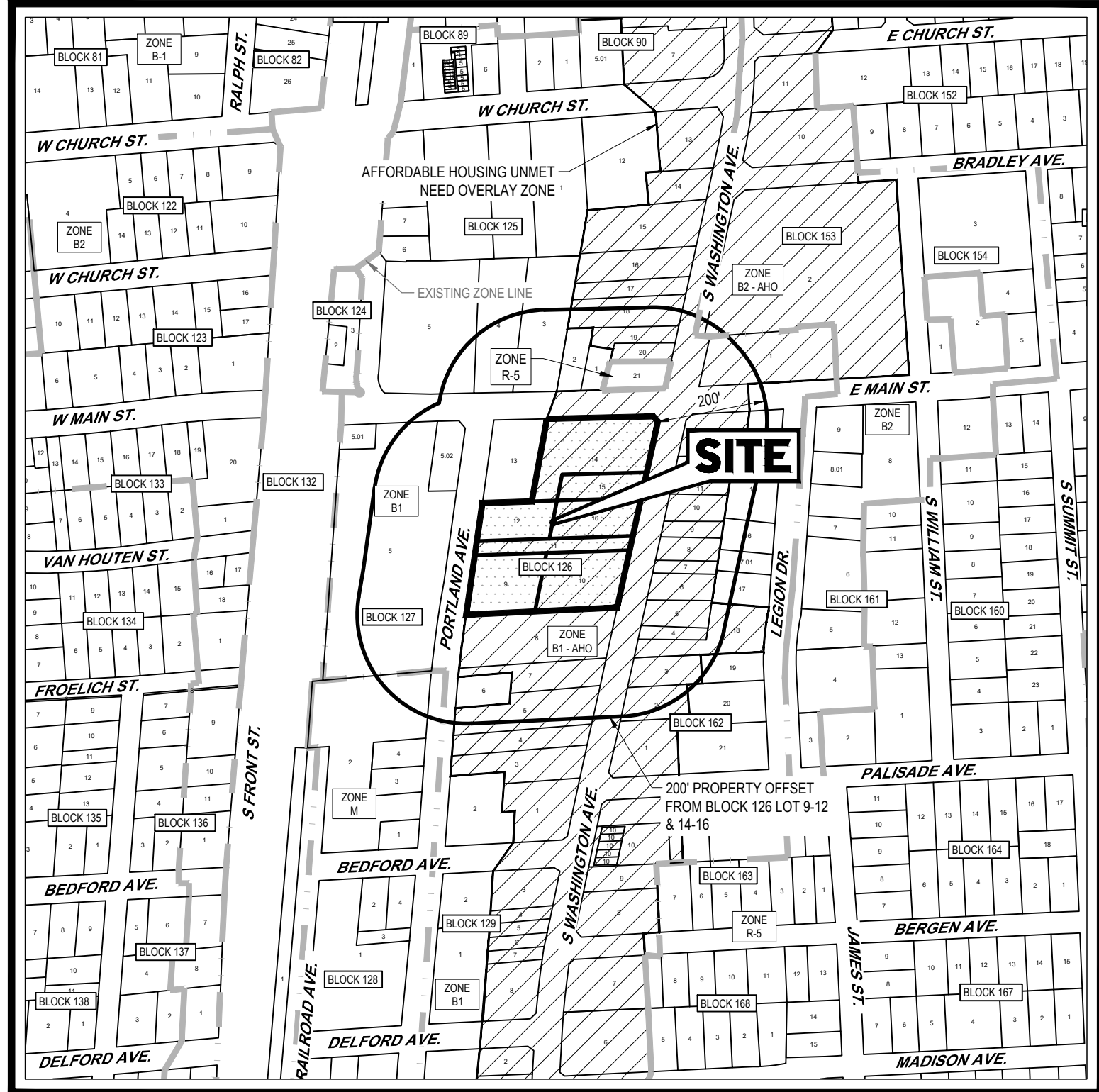
SUEZ
481 FROM RD
PARAMUS, NJ 07652

GENERAL MANAGER
CABLEVISION
5 LEXINGTON DRIVE
CRENSHAW, NJ 07626

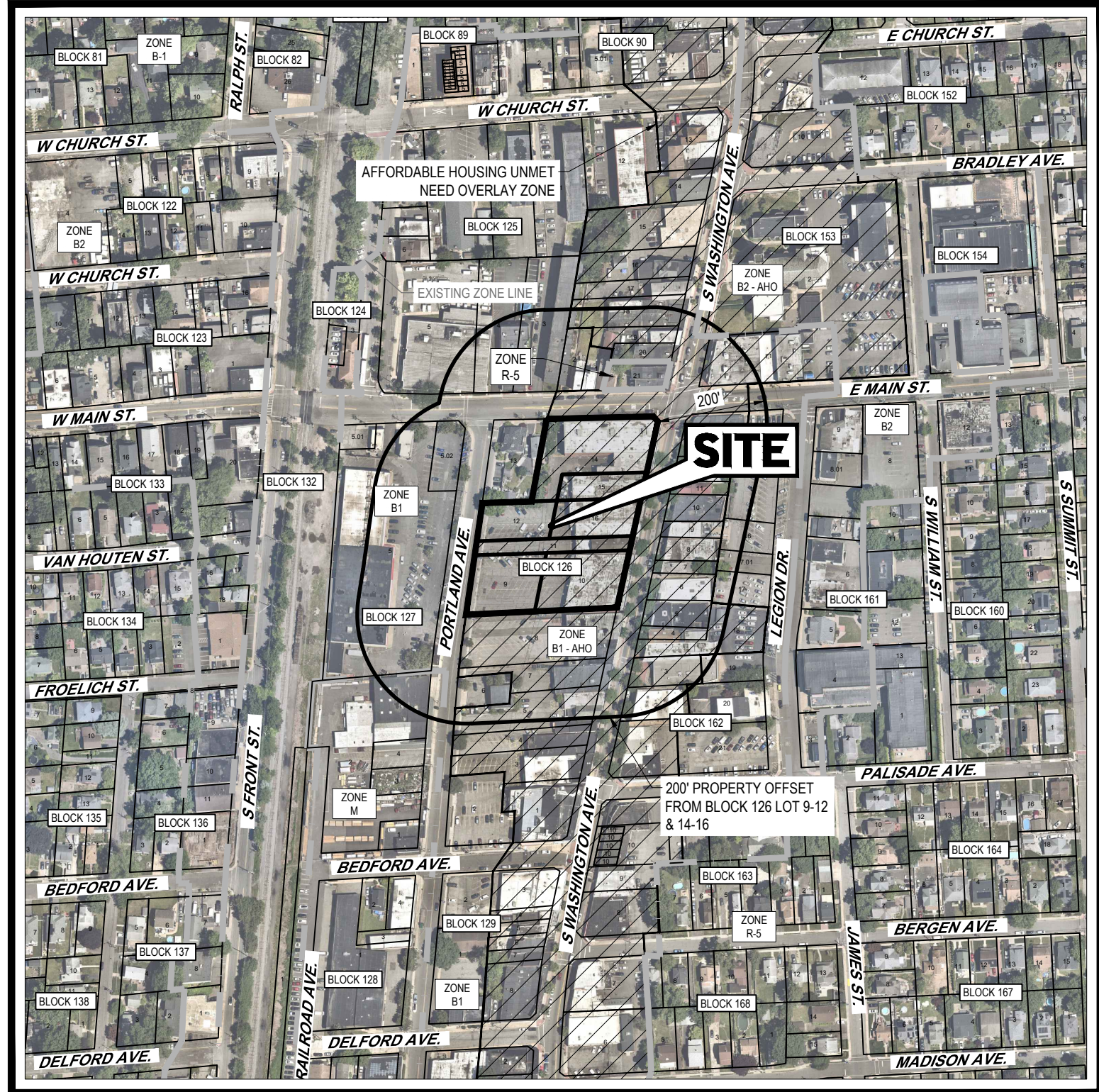
ALSO TO BE NOTIFIED:

ANDERSON, ERIC
CHIEF ENGINEER
BERGEN COUNTY UTILITIES AUTHORITY
FOOT OF MONTGOMERY ROAD
PO BOX 9
LITTLE FERRY, NJ 07643

FEMA, JOSEPH
BERGEN COUNTY ENGINEER
COUNTY OF BERGEN
1 BERGEN PLAZA, RM 411
MADISON, NJ 07051



TAX MAP
SCALE: 1" = 300'
SOURCE: NJGIN INFORMATION NETWORK



AERIAL MAP
SCALE: 1" = 300'
SOURCE: NJGIN INFORMATION NETWORK

PREPARED BY

BOHLER

OWNER INFORMATION

BLOCK 126 LOTS 9-12, 15, & 16:
FAMCO REALTY CO ELITE MANAGEMENT
P.O. BOX 2142
FORT LEE, NJ 07024
BLOCK 126 LOT 14:
NEW WEST PROPERTIES, LLC
185 BRIDGE PL Z NO. 302
FORT LEE, NJ 07024

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 126 LOTS 9-12 & 15-16 AND CONSENT TO THE FILING OF THE APPLICATION.
OWNER: [Signature] DATE: 9/16/24

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 126 LOT 14 AND CONSENT TO THE FILING OF THE APPLICATION.
OWNER: [Signature] DATE: 9/21/24

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/24/2025	REV. PER AGENCY COMMENTS	RND JK/AJL



NEW JERSEY
YOU MUST CALL 811 BEFORE ANY EXCAVATION
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1-800-272-1000
www.nj-811.org

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: J211080
DRAWN BY: CC
CHECKED BY: JH/BC
DATE: 09/02/2024
CAD ID: J211080-CND5-1A

PROJECT:
**PRELIMINARY &
FINAL MAJOR
SITE PLANS**
FOR
**FAMCO, LLC
& NEW WEST
PROPERTIES, LLC**
**PROPOSED MIXED-USE
REDEVELOPMENT**
ON BEHALF OF
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4, 10-12, 18, 22, & 24-30 SOUTH
WASHINGTON AVENUE
BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY
AREA 'D' REDEVELOPMENT PLAN

BOHLER
BOHLER ENGINEERING NJ, LLC
30 GARBER SQUARE
RIDGEWOOD, NJ 07450
Phone: (551) 307-1400
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA028161700 & M4000122

B.S. CROWDER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52263
PENNSYLVANIA LICENSE NO. 086764
NEW YORK LICENSE NO. 100602

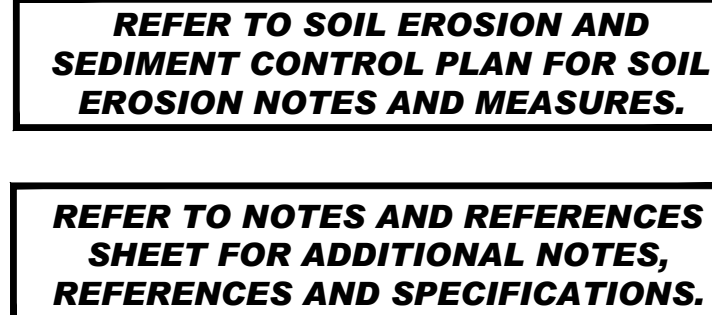
SHEET TITLE:

**COVER
SHEET**

SHEET NUMBER:

C-101

REVISION 1 - 10/24/2025



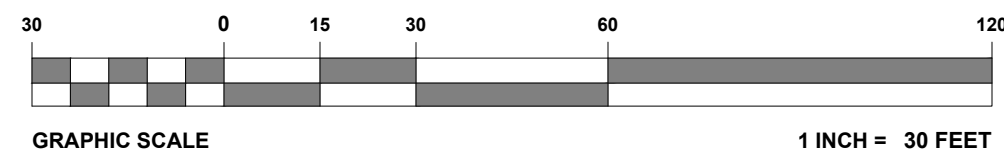
**ALL EXISTING ON-SITE FEATURES
WITHIN THE LIMIT OF DISTURBANCE
ARE TO BE REMOVED UNLESS
OTHERWISE NOTED.**

**ALL EXISTING FEATURES OUTSIDE
LIMIT OF DISTURBANCE ARE TO
REMAIN UNLESS OTHERWISE NOTED.**

T.B.R. = FEATURE TO BE REMOVED

**ALL EXISTING FEATURES IN R.O.W. ARE
TO REMAIN UNLESS OTHERWISE NOTED**

**THIS PLAN TO BE UTILIZED FOR
DEMOLITION PURPOSES ONLY**

REVISION 1 - 10/24/2025



PARKING LEGEND	
LABEL	DESCRIPTION
	ELECTRIC VEHICLE PARKING
	STANDARD PARKING
	ADA ACCESSIBLE PARKING
	COMPACT VEHICLE PARKING

WALL SIGNS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	\$186-48(a)	1	
MAX. SIGN AREA	\$186-48(a)	75% OF WIDTH X 3 SF OR 105 SF	
MAX. SIGN HEIGHT	\$186-48(a)	3'	
MIN. HEIGHT ABOVE SIDEWALK	\$186-48(a)	10'	
MAX. SIGN PROJECTION	\$186-48(a)	14"	
REFER TO ARCH PLANS (COMPLIES)			
REFER TO SHEET A-09 OF THE "PRELIMINARY & FINAL SITE PLAN SUBMISSION" BY MINNO WASKO, DATED 1/16/2025, LAST REVISED 10/20/2025 FOR COMPLIANCE AND DETAILS.			
AWNING SIGNS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	\$186-48(d)	1	
MIN. HEIGHT ABOVE SIDEWALK	\$186-48(e)(1)	10'	
MAX. SIGN PROJECTION	\$186-48(e)(1)	14"	
REFER TO ARCH PLANS (COMPLIES)			
REFER TO SHEET A-09 OF THE "PRELIMINARY & FINAL SITE PLAN SUBMISSION" BY MINNO WASKO, DATED 1/16/2025, LAST REVISED 10/20/2025 FOR COMPLIANCE AND DETAILS.			

REDEVELOPMENT PLAN ZONING NOTES

SETBACKS

1. § 2.8. WALK-UP STOOPS AND/OR EXTERNAL BUILDING ACCESS POINTS (STEPS, ETC.) MAY BE PERMITTED WITHIN THE REQUIRED SETBACKS. **COMPLIES**

ACCESS

1. § 3.3.A. ALL GARAGE ACCESS AND LOADING SHALL BE FROM ONE ENTRY/EXIT AT PORTLAND AVENUE AND ONE ENTRY/EXIT AT THE VEHICULAR DROP-OFF LOOP WITH ACCESS TO WEST MAIN STREET. **COMPLIES, GARAGE ACCESS PROVIDED FROM PORTLAND AVENUE AND WEST MAIN STREET.**
2. § 3.3.A. ON-STREET LOADING IS PERMITTED FOR RESIDENTIAL MOVE-IN OPERATIONS ALONG PORTLAND AVENUE AND WILL BE DESIGNED AS SUCH WITH STRIPING AND SIGNAGE. NO LOADING SPACES ARE REQUIRED FOR RETAIL USES. **COMPLIES, ONE 8'X60' LOADING SPACE PROVIDED ON PORTLAND AVENUE.**
3. § 3.3.A. THE CARRYWAY OF EACH GARAGE DRIVEWAY AND DROP-OFF LOOP SHALL NOT EXCEED 25 FEET IN WIDTH. **COMPLIES, PROPOSED MAXIMUM CARRYWAY OF 25'**

TRASH COLLECTION

1. § 8.8. BUILDING TRASH AND RECYCLING COLLECTION AREAS SHALL BE FULLY CONTAINED WITHIN THE BUILDING. NO EXTERIOR DUMPSTERS OR SIMILAR CONTAINERS ARE PERMITTED. **COMPLIES, TRASH/RECYCLING WILL BE CARTED OUT BY MANAGEMENT FROM THE REFUSE TERMINATION ROOMS (SEE ARCH PLANS) TO THE CURBSIDE OF PORTLAND AVENUE AT THE LOADING AREA TO BE PICKED UP ON GARBAGE/RECYCLING COLLECTION DAYS BY A PRIVATE HAULER (2-3 DAYS A WEEK).**

ZONING TABLE

ZONE: AREA 'D' REDEVELOPMENT PLAN
USE: RESIDENTIAL UNITS (PERMITTED)
RETAIL AND RESTAURANT USES ON GROUND FLOOR OF A MIXED-USE BUILDING (PERMITTED)
BLOCK: 126 LOT(S) 9-12 & 14-16

BULK REQUIREMENTS

ITEM	CODE	REQUIRED PER AREA 'D' REDEVELOPMENT PLAN	PROPOSED
MIN. LOT AREA	AREA 'D' REDEVELOPMENT PLAN	N/A	TOTAL AREA = 1.99 ACRES
MAX. YIELD	AREA 'D' REDEVELOPMENT PLAN	RESIDENTIAL: 220 UNITS RETAIL: 7,500 SF	RESIDENTIAL: 220 UNITS RETAIL: 6,065 SF
MIN. AFFORDABLE UNITS	AREA 'D' REDEVELOPMENT PLAN	20% OF UNITS	20% OF UNITS
MIN. BUILDING SETBACK	AREA 'D' REDEVELOPMENT PLAN	S. WASHINGTON AVENUE: 0' WITH 15' PROVIDED FROM THE EDGE OF TRAVELWAY OR ON-STREET PARALLEL PARKING PORTLAND AVENUE: 5' SOUTHERN BOUNDARY: 7' FOR LOWEST TWO FLOORS, 10' FOR UPPER FLOORS INTERIOR LOT LINES: 5'	S. WASHINGTON AVENUE: 15.1' FROM ON-STREET PARALLEL PARKING W. MAIN STREET: 0.1' PORTLAND AVENUE: 12.2' SOUTHERN BOUNDARY: LOWEST 2 FLOORS: 1' UPPER FLOORS: 15.0' INTERIOR LOT LINES: 5.1'
MAX. BUILDING HEIGHT ⁽¹⁾	AREA 'D' REDEVELOPMENT PLAN	S. WASHINGTON AVE: 4 STORIES AND 55' W. MAIN STREET: 5 STORIES AND 65' PORTLAND AVE: 8 STORIES AND 75'	S. WASHINGTON AVENUE: 52.7' (4 STORY) W. MAIN STREET: 56.2' (5 STORY) PORTLAND AVENUE: 72.3' (8 STORY)
MAX. BUILDING COVERAGE	AREA 'D' REDEVELOPMENT PLAN	85%	±80.8%
MAX. IMPERVIOUS COVERAGE ⁽²⁾	AREA 'D' REDEVELOPMENT PLAN	80% ±78,115 SF	±80.1% ±74,086 SF
MIN. NUMBER OF STALLS ⁽³⁾	AREA 'D' REDEVELOPMENT PLAN	RESIDENTIAL: 341 SPACES RETAIL/RESTAURANT: 24 SPACES TOTAL: 365 SPACES	PORTLAND AVENUE LEVEL (NOT SHOWN ON PLANS, REFER TO ARCHITECTURAL PLANS): 167 SPACES WEST MAIN STREET LEVEL (SHOWN ON PLANS): 146 SPACES PARALLEL PARKING: 14 SPACES ADDITIONAL CREDIT FROM TOTAL EV PARKING STALLS: 36 SPACES ADDITIONAL CREDIT FROM SHARED PARKING: 2 SPACES TOTAL PARKING TO COMPLY WITH CODE: 365 ⁽⁴⁾⁽⁵⁾
MIN. NUMBER OF ADA SPACES	2010 ADA PARKING STANDARDS	REQUIRED FOR 301 - 400 SPACES = 8 ADA SPACES	8 SPACES
MIN. NUMBER BICYCLE PARKING RACKS/SPACES	AREA 'D' REDEVELOPMENT PLAN	1 OUTDOOR BICYCLE RACK PER 1,000 SF = 7 BICYCLE RACKS 1 INDOOR BICYCLE PARKING SPACE PER 15 APARTMENT UNITS = 15 BICYCLE SPACES	OUTDOOR = 7 RACKS INDOOR = 15 SPACES ON PORTLAND AVENUE LEVEL OF GARAGE (REFER TO ARCH PLANS)
MAX. DRIVEWAY & GARAGE CARTWAY WIDTH	AREA 'D' REDEVELOPMENT PLAN	25'	25'
MIN. PARKING SIZE	AREA 'D' REDEVELOPMENT PLAN	STANDARD PARKING: 9' X 18' COMPACT PARKING: 8' X 16' ⁽⁶⁾ PARALLEL PARKING: 8' X 22'	STANDARD PARKING: 9' X 18' COMPACT PARKING: 8' X 16' PARALLEL PARKING: 8' X 22'

⁽¹⁾ HEIGHT SHALL BE CALCULATED SEPARATELY FOR EACH STREET FRONTAGE AND SHALL BE MEASURED FROM THE POINT OF AVERAGE FINISHED GRADE ALONG THE PROPERTY LINE FOR EACH STREET. HEIGHT SHALL BE MEASURED TO THE DECK LEVEL OF A FLAT ROOF. PARAPETS MAY EXTEND UP TO FIVE (5) FEET ABOVE THE PERMITTED MAXIMUM HEIGHT. ELEVATOR AND STAIRWELL OVERLAPS AND ROOFTOP MECHANICAL EQUIPMENT MAY EXTEND UP TO EIGHTEEN (18) FEET ABOVE THE PERMITTED MAXIMUM HEIGHT. THE CORNER OF THE BUILDING AT WEST MAIN STREET AND SOUTH WASHINGTON AVENUE SHOULD BE MARKED BY A CLOCK TOWER, PARAPET, OR PROMINENT CAP TO PROVIDE VISUAL EMPHASIS AT THIS IMPORTANT INTERSECTION. SUCH MASSING ELEMENT IS PERMITTED TO EXCEED THE PERMITTED HEIGHT IN THIS LOCATION BY UP TO FIFTEEN (15) FEET AND FOR A WIDTH OF UP TO 25 FEET.

⁽²⁾ MAX. IMPERVIOUS COVERAGE SHALL NOT INCLUDE THE AREA TO BE RESERVED FOR BERGEN COUNTY ROUTE 39 WIDENING. NET IMPERVIOUS AREA: 78,115 SF (EXISTING) - 74,086 (PROPOSED) = ±4,029 SF

⁽³⁾ PARKING COUNT PER THE AREA 'D' REDEVELOPMENT PLAN IS CALCULATED AS FOLLOWS:
RESIDENTIAL: 1.55 SPACES PER RESIDENTIAL UNIT = 220 UNITS * (1.55 SPACES / UNIT) = 341 SPACES REQUIRED

RETAIL/RESTAURANT: 4 SPACES PER 1,000 SF GFA (PROP. ON-STREET PARKING SPACES SHALL BE COUNTED TOWARDS THE RETAIL/RESTAURANT OFF-STREET PARKING REQUIREMENT)
= 6,065 SF GFA (4 SPACES / 1,000 SF GFA) = 24.3 (24 SPACES REQUIRED)
PER § 8.18-4.6, WHEN THE COMPUTATION TO DETERMINE THE NUMBER OF REQUIRED PARKING SPACES RESULTS IN A FRACTIONAL SPACE, ANY FRACTION INCLUDING AND UP TO 1/2 SHALL BE DISREGARDED, AND ANY FRACTION OVER 1/2 SHALL REQUIRE ONE ADDITIONAL PARKING SPACE.
- TOTAL PROPOSED PARKING IS 313 UNDERGROUND GARAGE PARKING SPACES AND 14 PARALLEL PARKING SPACES.

⁽⁴⁾ PER NEW JERSEY STATE ORDINANCE, EVCS COUNT AS 2 REQUIRED PARKING SPACES. UP TO 10% OF TOTAL REQUIRED SPACES, FOR ZONING PURPOSES, OF THE GARAGE. FIVE (5) PARKING SPACES WILL BE CONSIDERED 'SHARED' AND WILL COUNT AS TEN (10) SPACES FOR ZONING PURPOSES.

⁽⁵⁾ UP TO 30% OF REQUIRED PARKING SPACES MAY BE COMPACT SPACES = 365 REQUIRED SPACES * 0.30 = 110 COMPACT SPACES ALLOWED

62 PROPOSED COMPACT PARKING SPACES PROVIDED, 16.99% OF REQUIRED PARKING SPACES.

LEGEND

EXISTING	PROPOSED

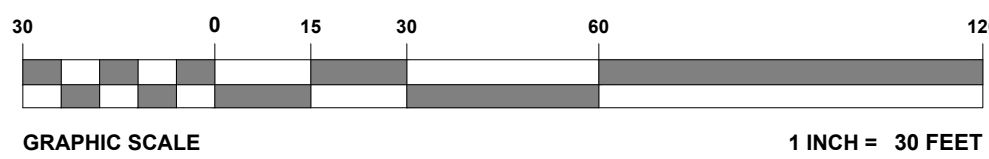
INSET A

SCALE: 1" = 10'

REFER TO ARCHITECTURAL PLANS PREPARED BY MINNO WASKO ARCHITECTS AND PLANNERS, LATEST REVISION FOR ALL IMPROVEMENTS WITHIN THE BUILDING LINE AND ACCESS POINTS TO THE BUILDING.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.



REVISIONS

REV	DATE	COMMENT	REVIEWED BY	DESIGNED BY
1	10/24/2025	REV. PER AGENCY COMMENTS	RND	JK/AJL



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PROJECT NO.: J21180-01
DRAWN BY: CC
CHECKED BY: JH/BC
DATE: 09/05/2024
DATE: 10/24/2025
CADD ID: J21180-01-SITE-1A

PROJECT:
PRELIMINARY & FINAL MAJOR SITE PLANS
FOR
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PROPOSED MIXED-USE REDEVELOPMENT
ON BEHALF OF
THE POINTE AT MAIN, AN URBAN RENEWAL ENTITY
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BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY
AREA 'D' REDEVELOPMENT PLAN



30 GARBER SQUARE
RIDGEWOOD, NJ 07450
Phone: (551) 307-1400

www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA028161700 & MH000122

B.S. CROWDER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 52263
PENNSYLVANIA LICENSE NO. 086764
NEW YORK LICENSE NO. 100602

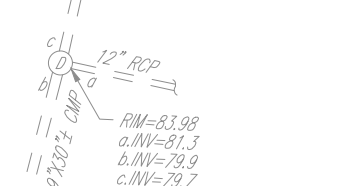
SHEET TITLE:

SITE LAYOUT PLAN

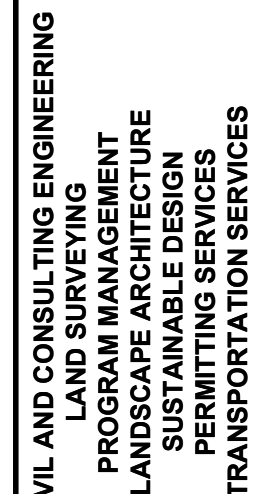
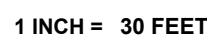
SHEET NUMBER:

C-301

REVISION 1 - 10/24/2025



**THIS PLAN TO BE UTILIZED FOR
GRADING, DRAINAGE AND UTILITIES
PURPOSES ONLY**

[illegible]

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

PROJECT No.:	J2110
DRAWN BY:	C
CHECKED BY:	JH/H
DATE:	09/05/20
CAD I.D.:	J211080-GDUL-

PRELIMINARY 8

PRELIMINARY &

PHASE MAJOR SITE PLANS

FOR

& NEW WEST

PROPERTIES, LLC
PROPOSED MIXED USE

ON BEHALF OF

RENEWAL ENTITY

4, 10-12, 18, 22, & 24-30 SOUTH

BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY

AREA 3 REDEVELOPMENT PLAN

BOHNER //

20 CARPET SQUARE

Phone: (551) 307-1400

CERT. OF AUTHORIZATION NO. 24GA28161700 & MH0001

B.S. CROWDER

PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 10000

NEW YORK LICENSE No. 100802

GRADING 8

DRAINAGE

PLAN

FEET NUMBER: _____

C-401

REVISION 1 - 10/24/2025



WEST MAIN STREET
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(COUNTY JURISDICTION)
(25 MPH)

An aerial photograph of a road intersection. A large, bold, black graphic is overlaid on the image, consisting of the text 'SOUTH WASHINGTON AVENUE' in a large, sans-serif font, slanted upwards from left to right. Below this, in a smaller, italicized, sans-serif font, is the text '(FORMERLY KNOWN AS SCHRALENBURGH)'. To the right of the main text, in a smaller, sans-serif font, are three lines: '(60' WIDE R.O.W.)', '(ASPHALT ROADWAY)', and '(TWO WAY TRAFFIC)'. At the bottom right, in a smaller, sans-serif font, is the text '(COUNTY JURISDICTION)' followed by '(25 MPH)' and a speed limit sign icon. The background shows a road intersection with a crosswalk, a building, and some trees. A small '© 2013' is visible in the bottom left corner.

30 0 15 30 60 120

GRAPHIC SCALE 1 INCH = 30 FEET

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REVISIONS



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DRAWN BY:	CC
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DATE:	09/05/2024
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PROJECT:

**PRELIMINARY &
FINAL MAJOR
SITE PLANS**

FOR

**FAMCO, LLC
& NEW WEST
PROPERTIES, LLC**

**PROPOSED MIXED-USE
REDEVELOPMENT
ON BEHALF OF
THE POINTE AT MAIN, AN URBAN
RENEWAL ENTITY**

**MAP: 9 | BLK 126 | LOTS: 9-12 & 14-16
4, 11, 12, 21, & 23 SOUTH
WASHINGTON AVENUE
BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY
AREA 'D' REDEVELOPMENT PLAN**

BOHLER //

30 GARBER SQUARE
RIDGEWOOD, NJ 07450
Phone: (551) 307-1400

www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH0001

B.S. CROWDER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52263
PENNSYLVANIA LICENSE No. 08674
NEW YORK LICENSE No. 100802

SHEET TITLE:

UTILITIES PLAN

SHEET NUMBER

C-501

REVISION 1 - 10/24/2025



CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

[illegible]

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

PROJECT No.: J211080
DRAWN BY: CC
CHECKED BY: JH/BC
DATE: 09/05/2024
CAD I.D.: J211080-SITE-1A

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PENNSYLVANIA LICENSE No. 086764
NEW YORK LICENSE No. 100802

SOIL EROSION AND SEDIMENT CONTROL PLAN

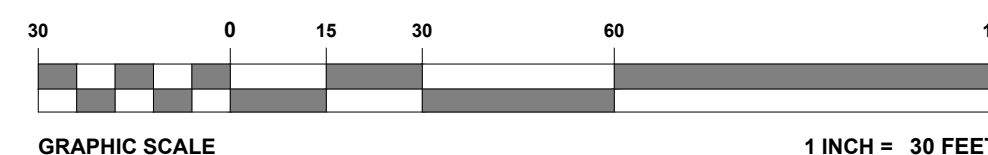
C-601

REVISION 1 - 10/24/2025

PROPOSED

SOIL TYPES	
UR	URBAN LAND HSG: N/A

**THIS PLAN TO BE UTILIZED FOR SOI
EROSION AND SEDIMENT CONTROL
PURPOSES ONLY**





**REFER TO LANDSCAPE
NOTES & DETAILS SHEET**

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

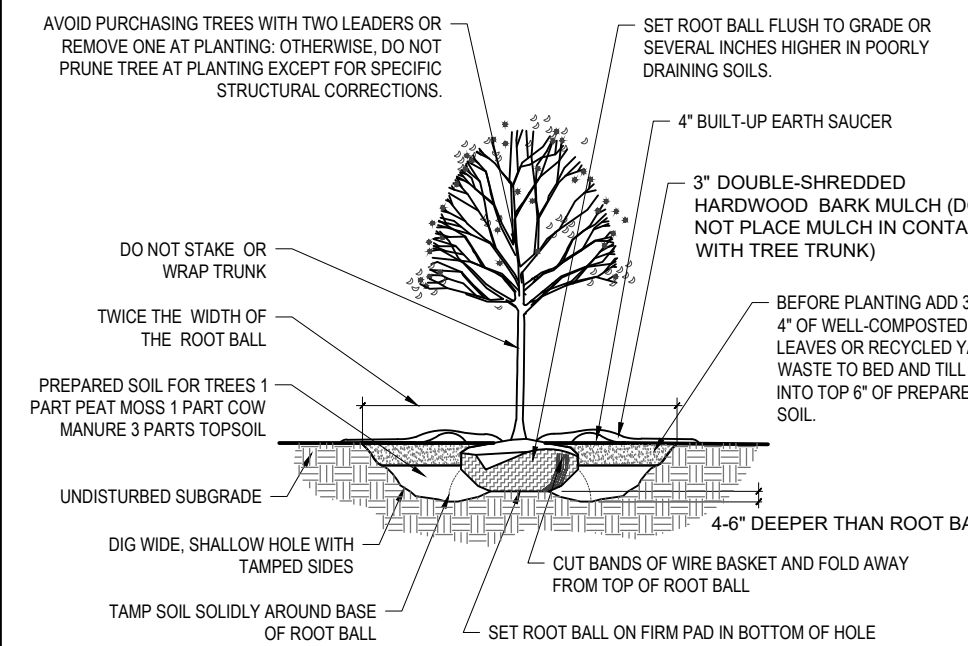
**REFER TO NOTES AND REFERENCES
SHEET FOR ADDITIONAL NOTES,
REFERENCES AND SPECIFICATIONS.**

30 15 7.5 0 60

SCALE: 1" = 30'

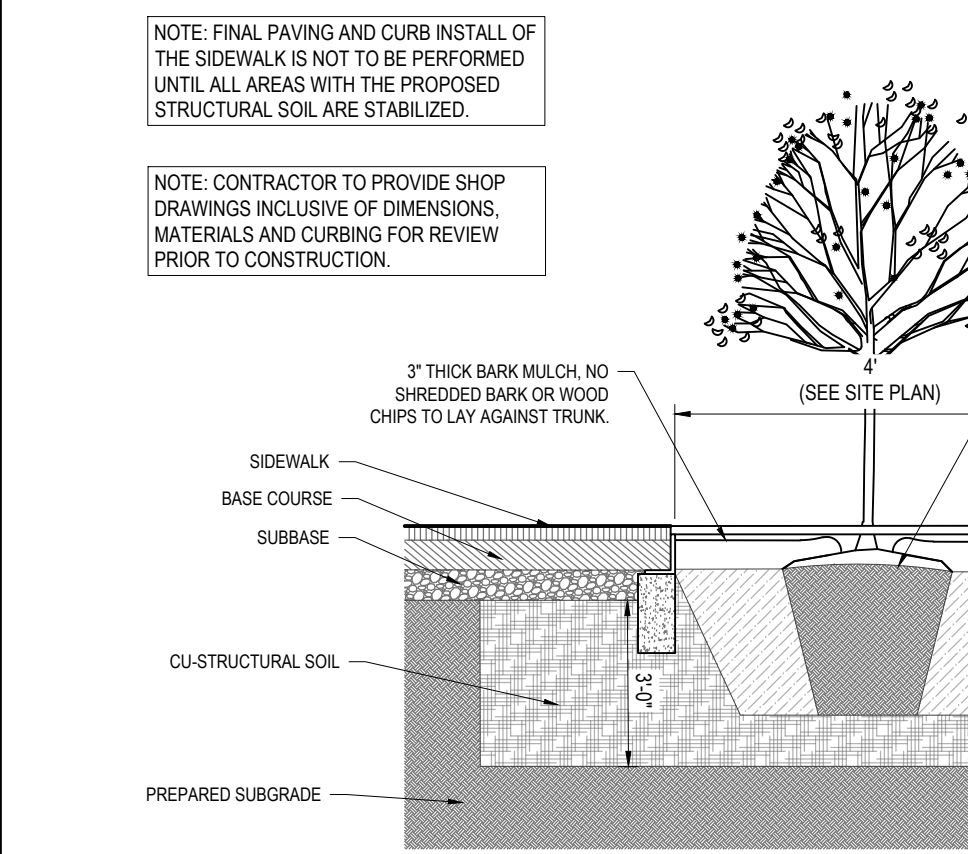


- NOTES:
- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 - REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. CUT BANDS OF WIRE BASKET AND FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
 - PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



1 DECIDUOUS TREE PLANTING DETAIL

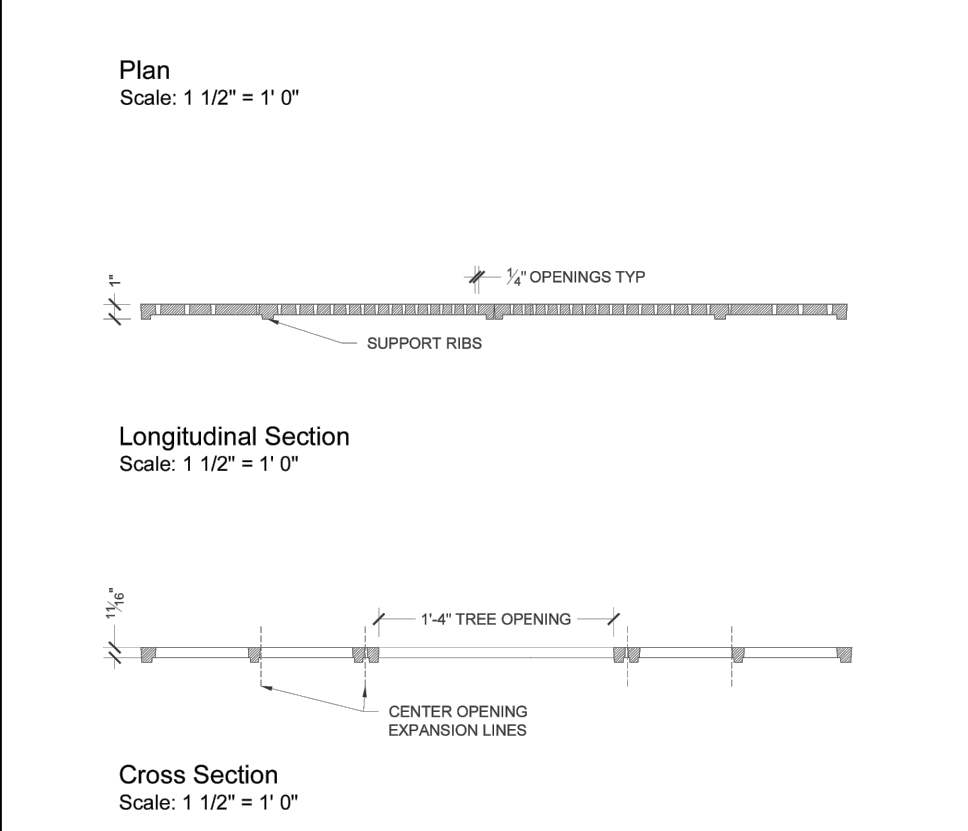
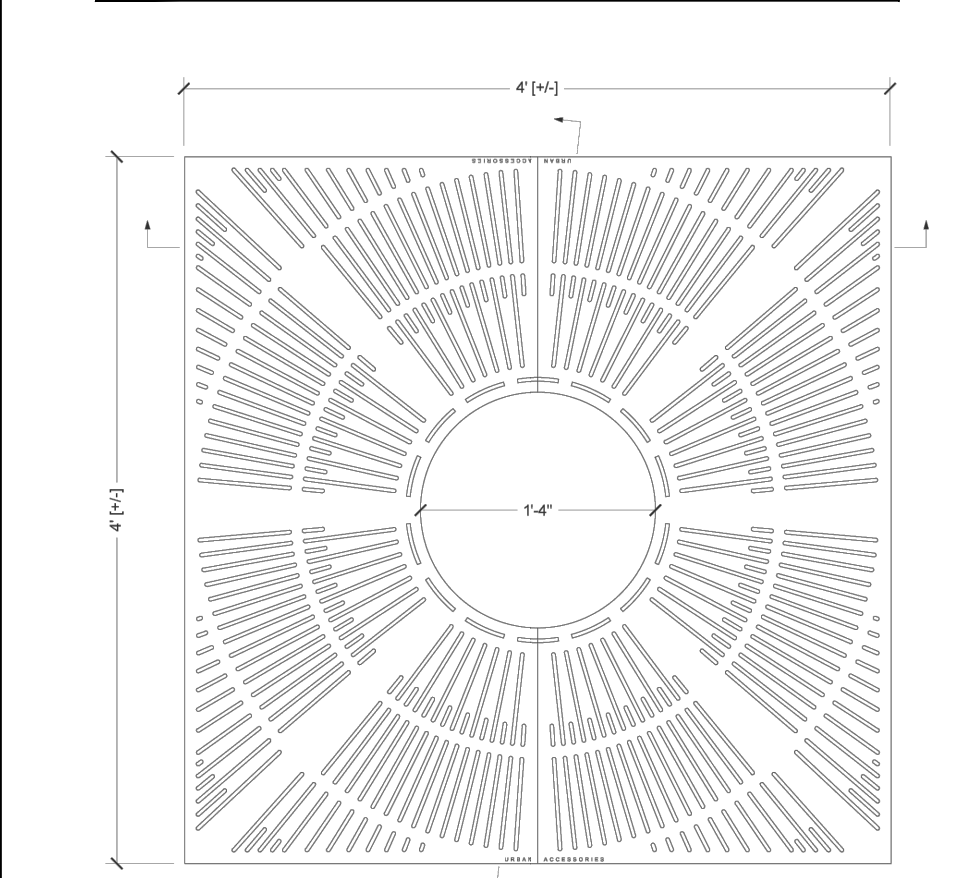
NOT TO SCALE (L101103-01/2013)



4 TYPICAL STREET TREE PLANTING WITH CU-STRUCTURAL SOIL DETAIL & TYPICAL LIMIT OF STRUCTURAL SOIL PLAN

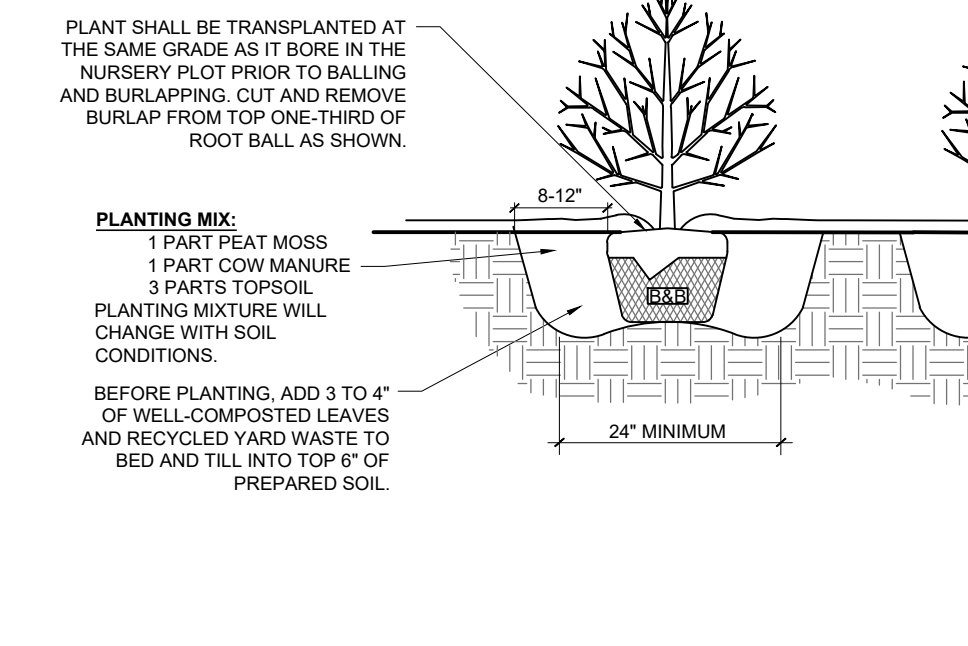
NOT TO SCALE SOURCE: CU-STRUCTURAL SOIL

4" COHO TREE GRATE & FRAME, GRAY IRON, ASTM A48, RAW (STANDARD) FINISH



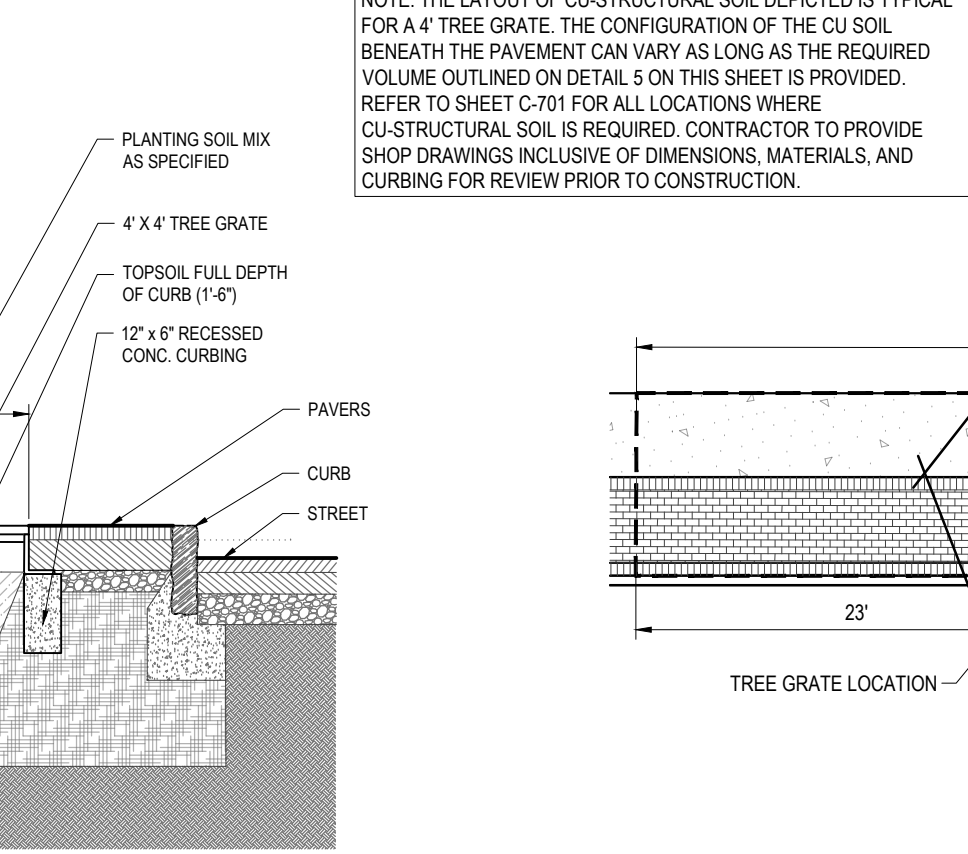
6 TREE GRATE SPECIFICATION

NOT TO SCALE (SOURCE: URBAN ACCESSORIES)



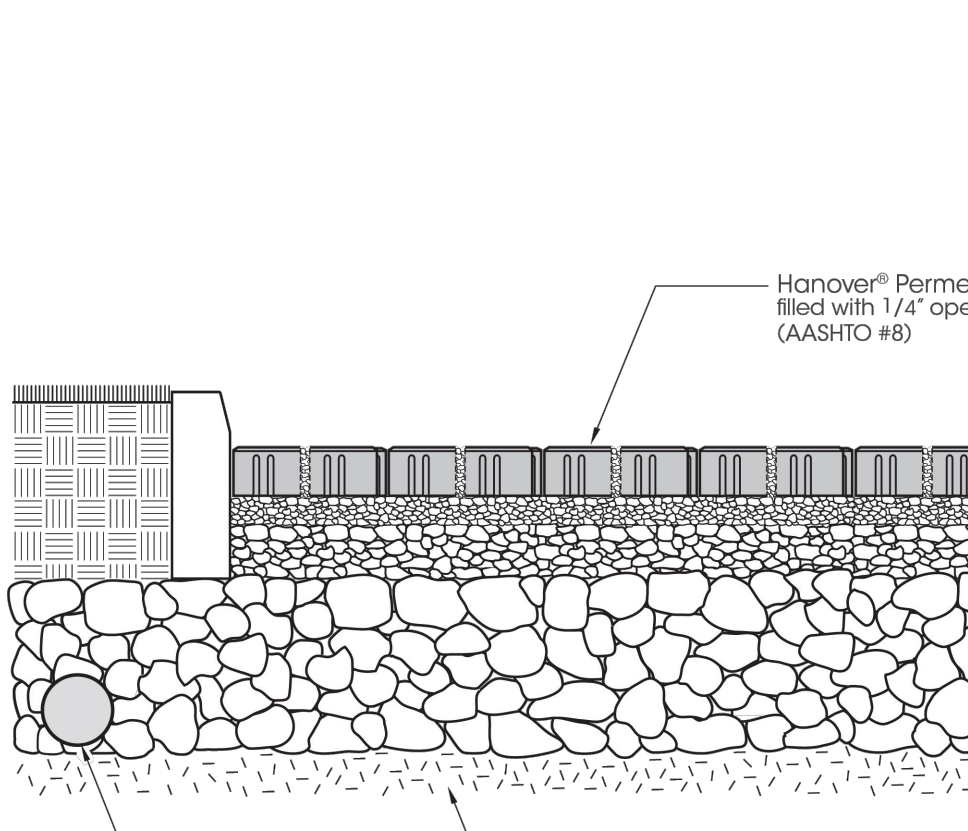
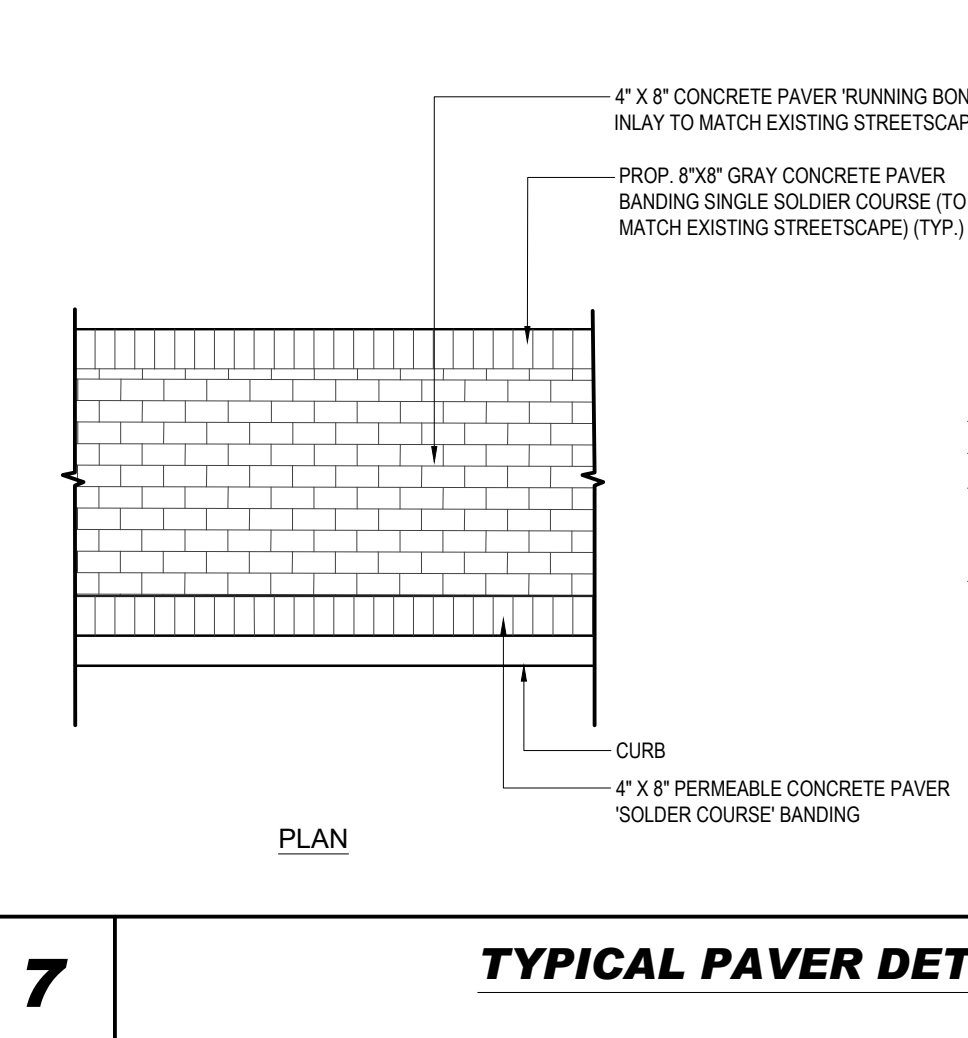
2 DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE (L101102-01/2013)



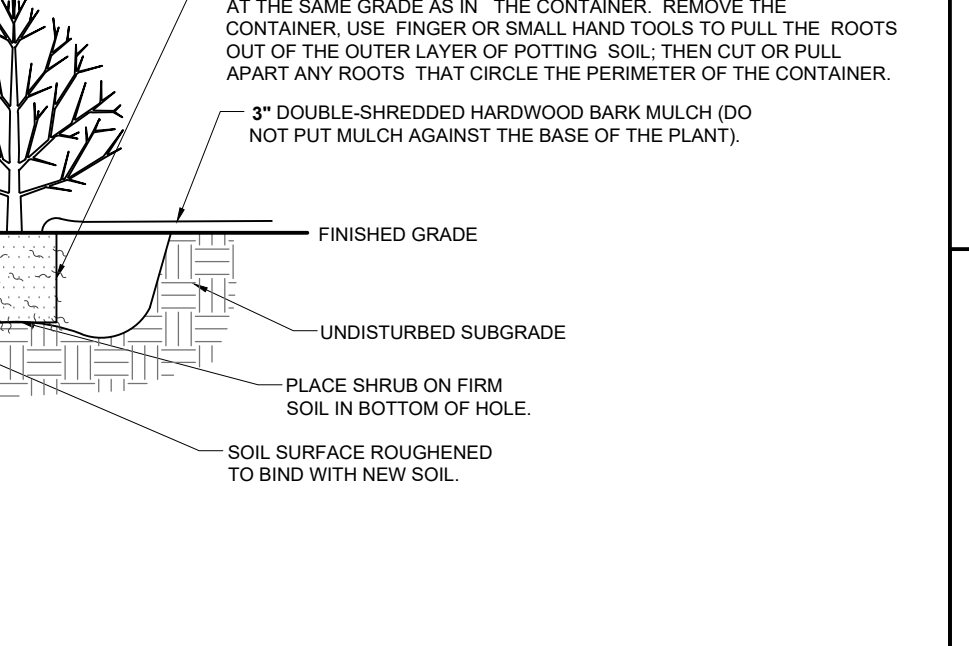
7 TYPICAL PAVES DETAIL WITH CONCRETE CURB

NOT TO SCALE (SOURCE: CU-STRUCTURAL SOIL)



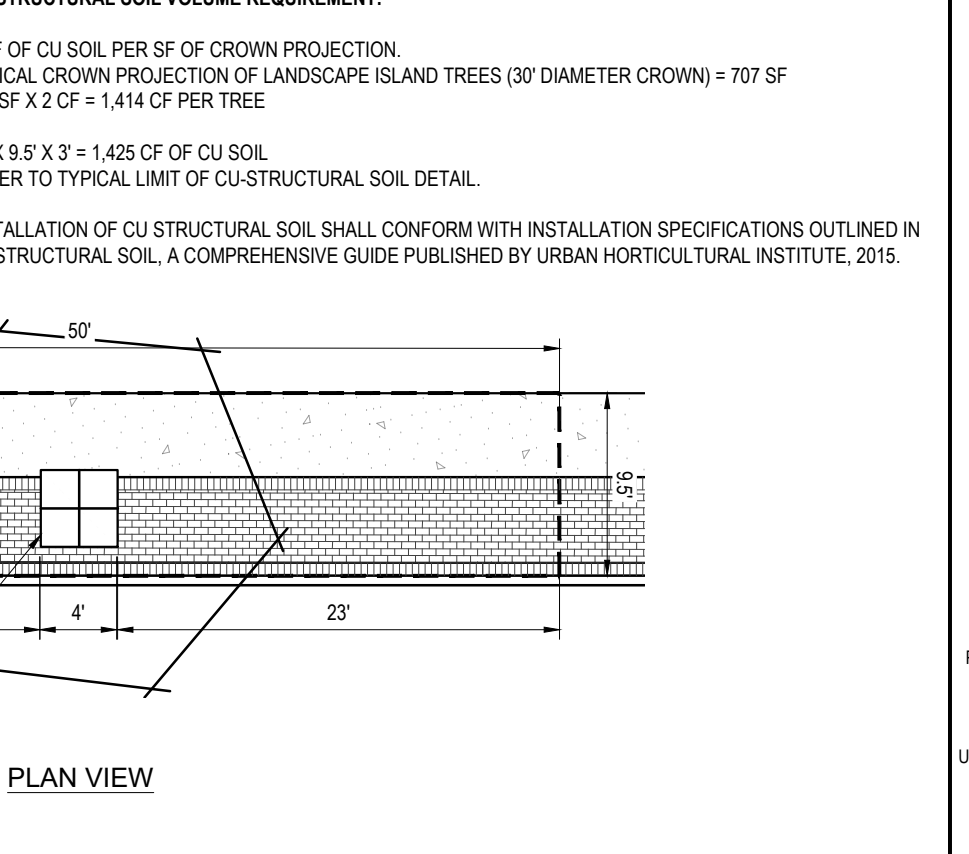
8 TYPICAL PERMEABLE PAVES DETAIL

(RESOURCE: HANOVER ARCHITECTURAL PRODUCTS)



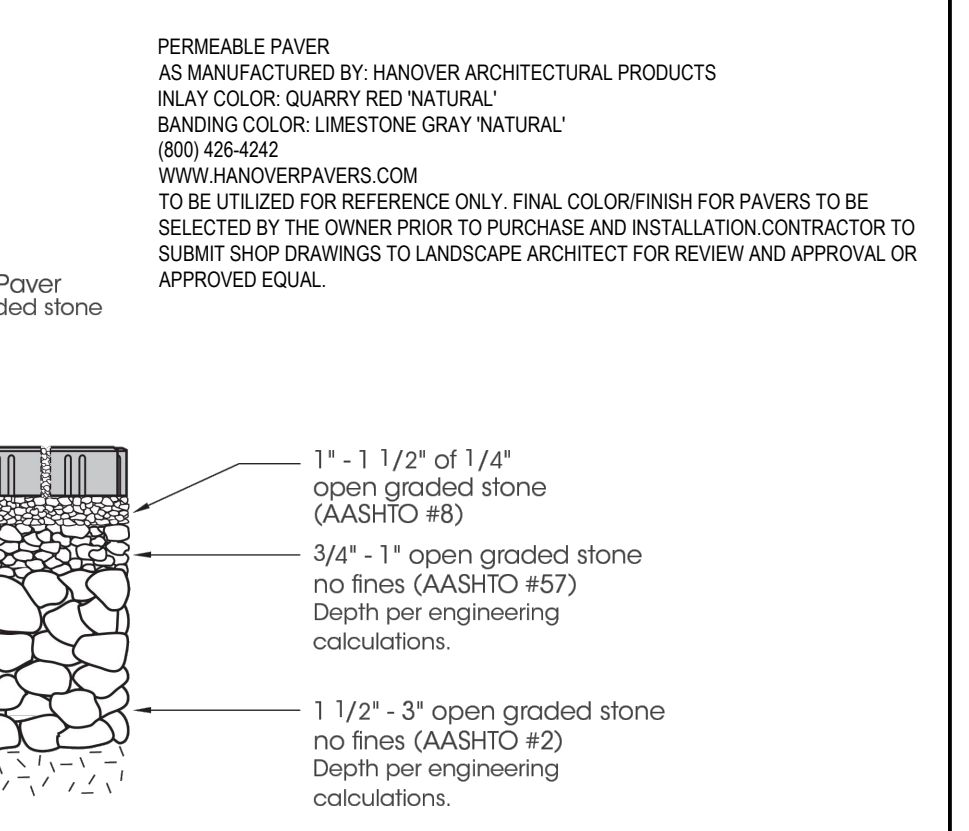
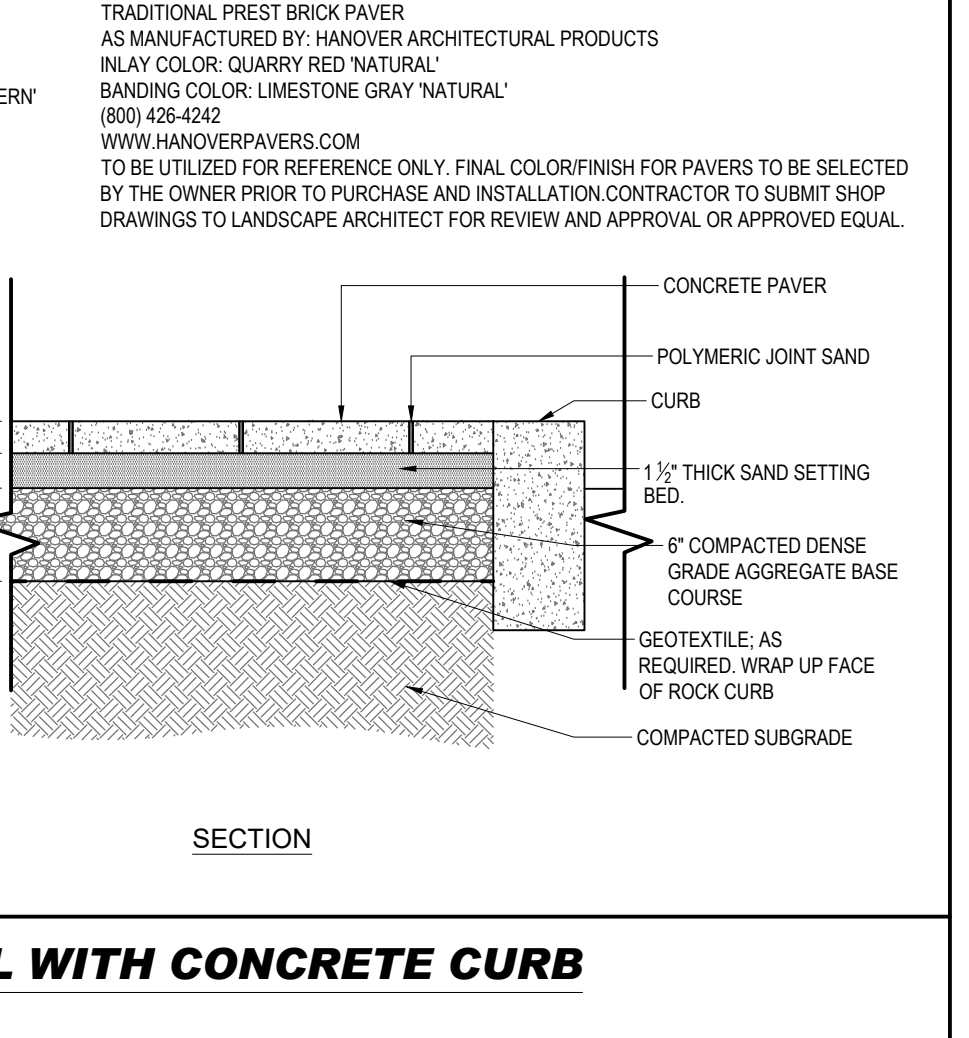
3 PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE (L101101-01/2013)



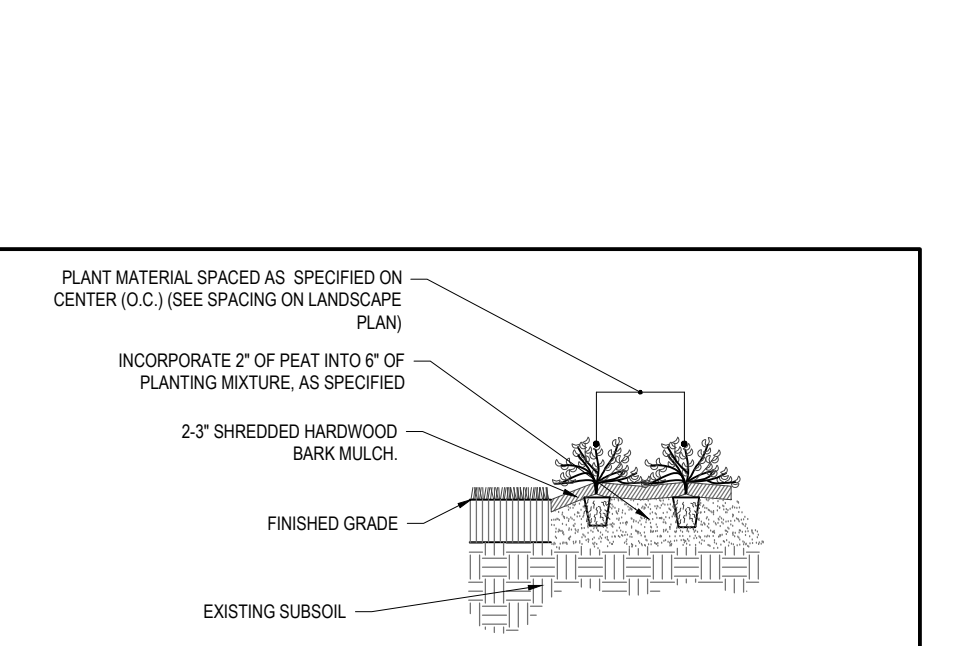
5 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE (L101104-01/2013)



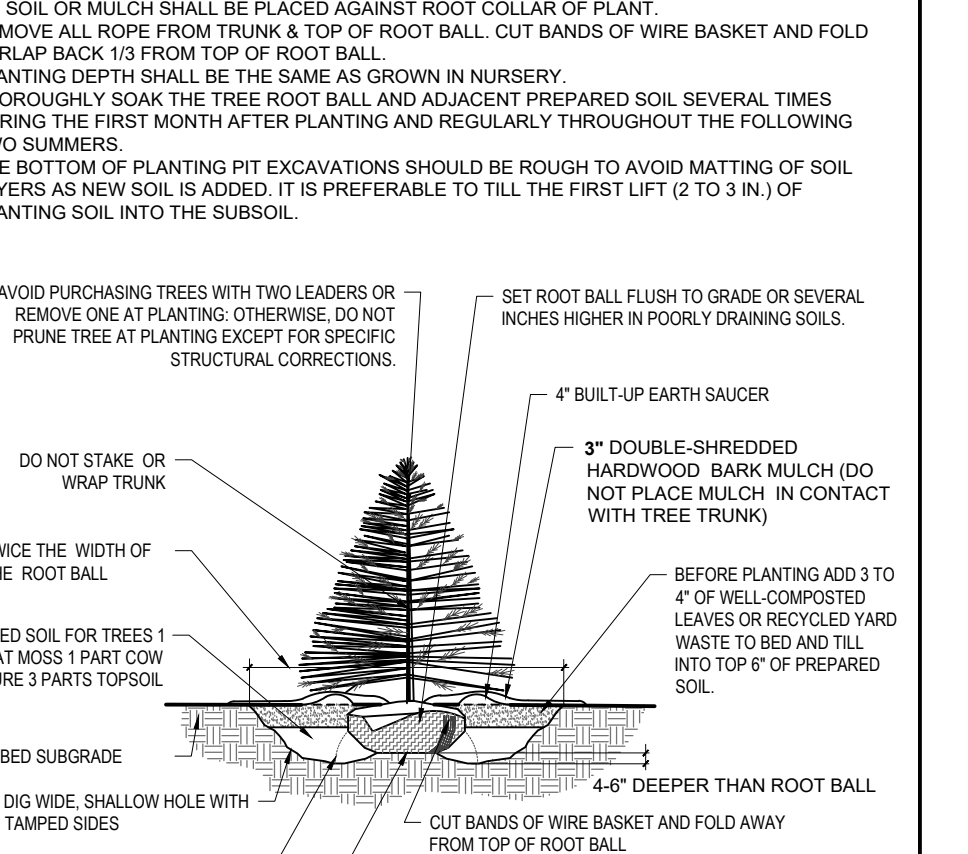
SEEDING SPECIFICATIONS: (L021101 - 06/2012)

NOT TO SCALE (L021101 - 06/2012)



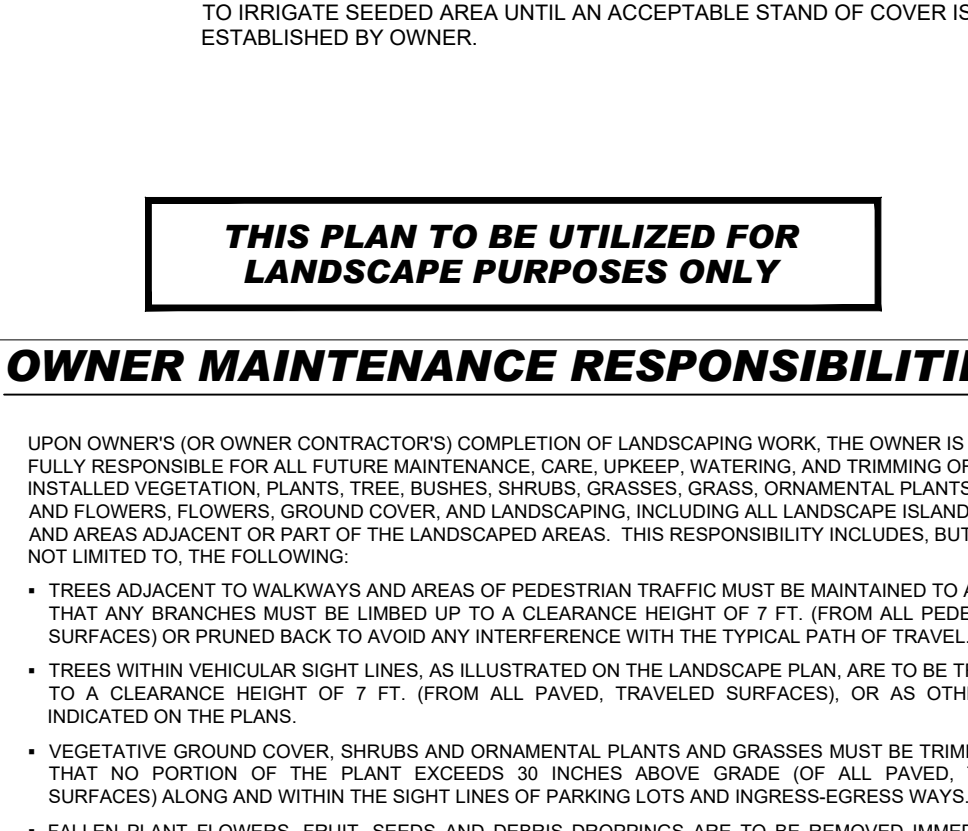
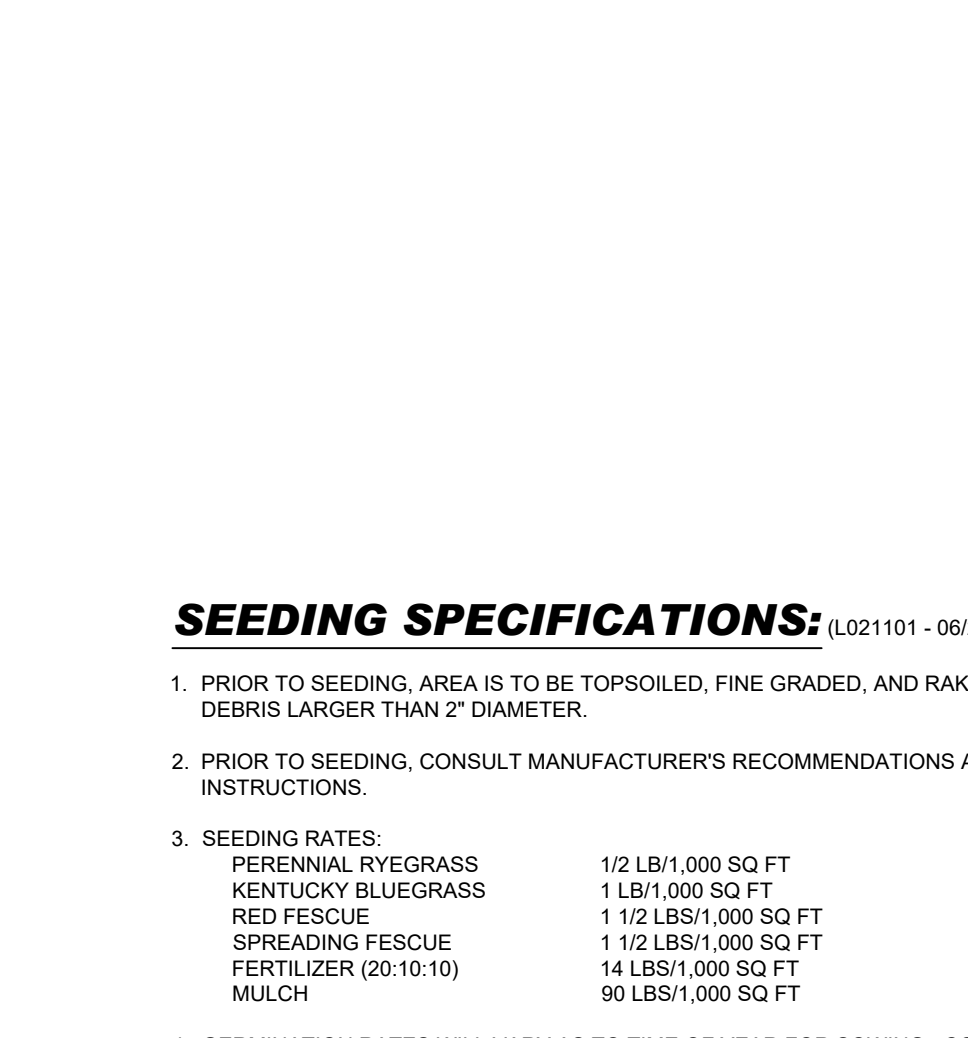
6 LANDSCAPE SPECIFICATIONS

NOT TO SCALE (L021101 - 06/2012)



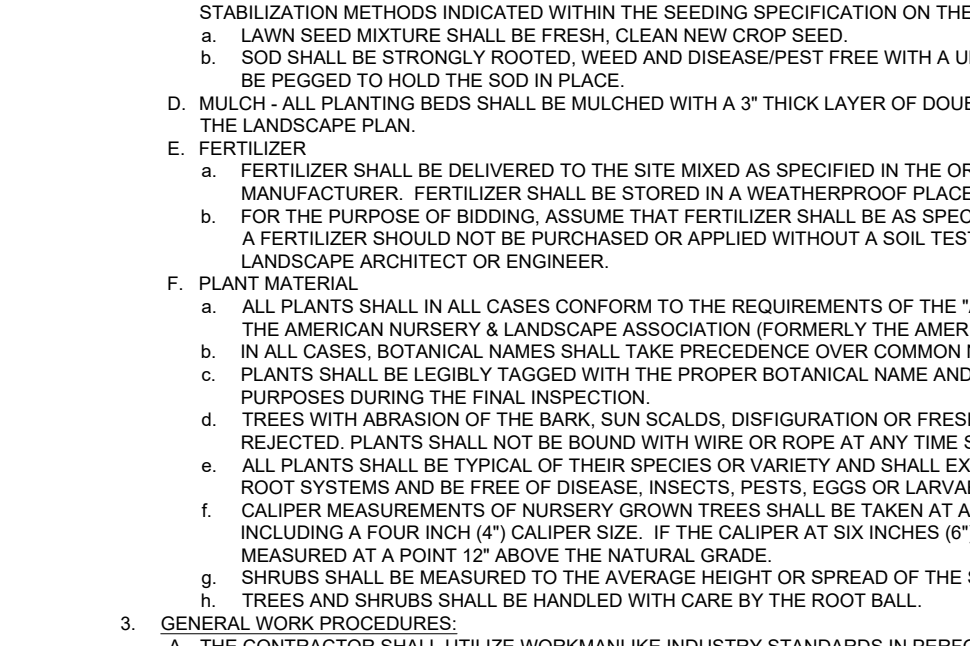
7 OWNER MAINTENANCE RESPONSIBILITIES

NOT TO SCALE (L021101 - 06/2012)



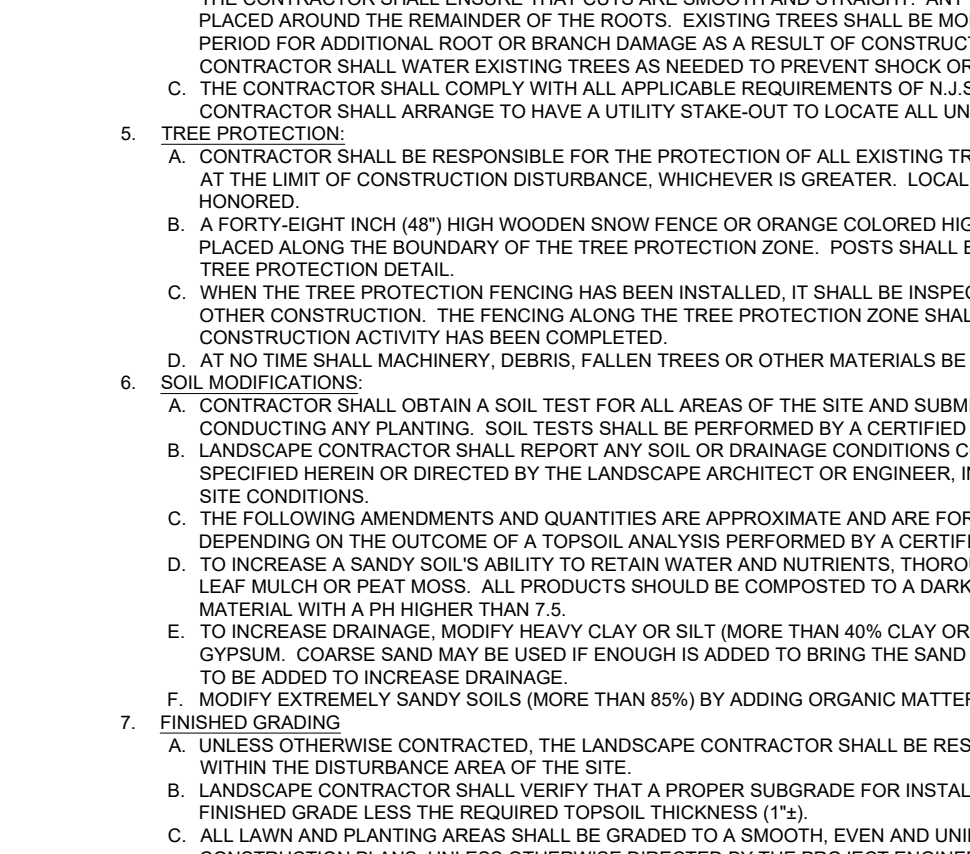
8 LANDSCAPE SPECIFICATIONS

NOT TO SCALE (L021101 - 06/2012)



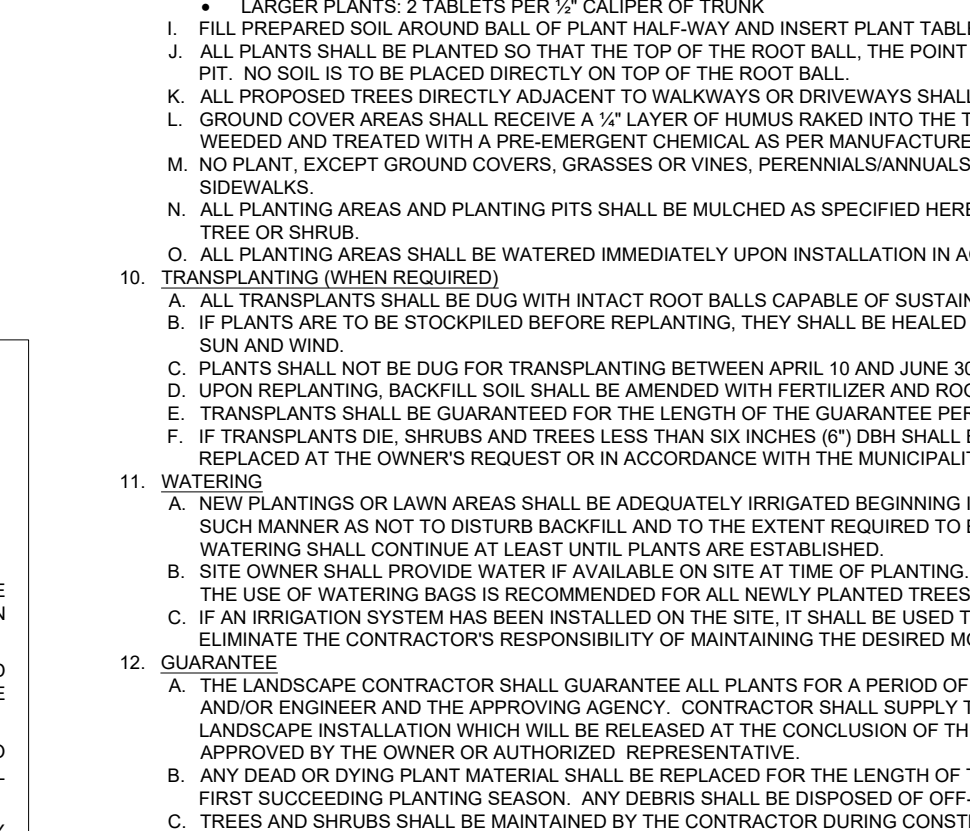
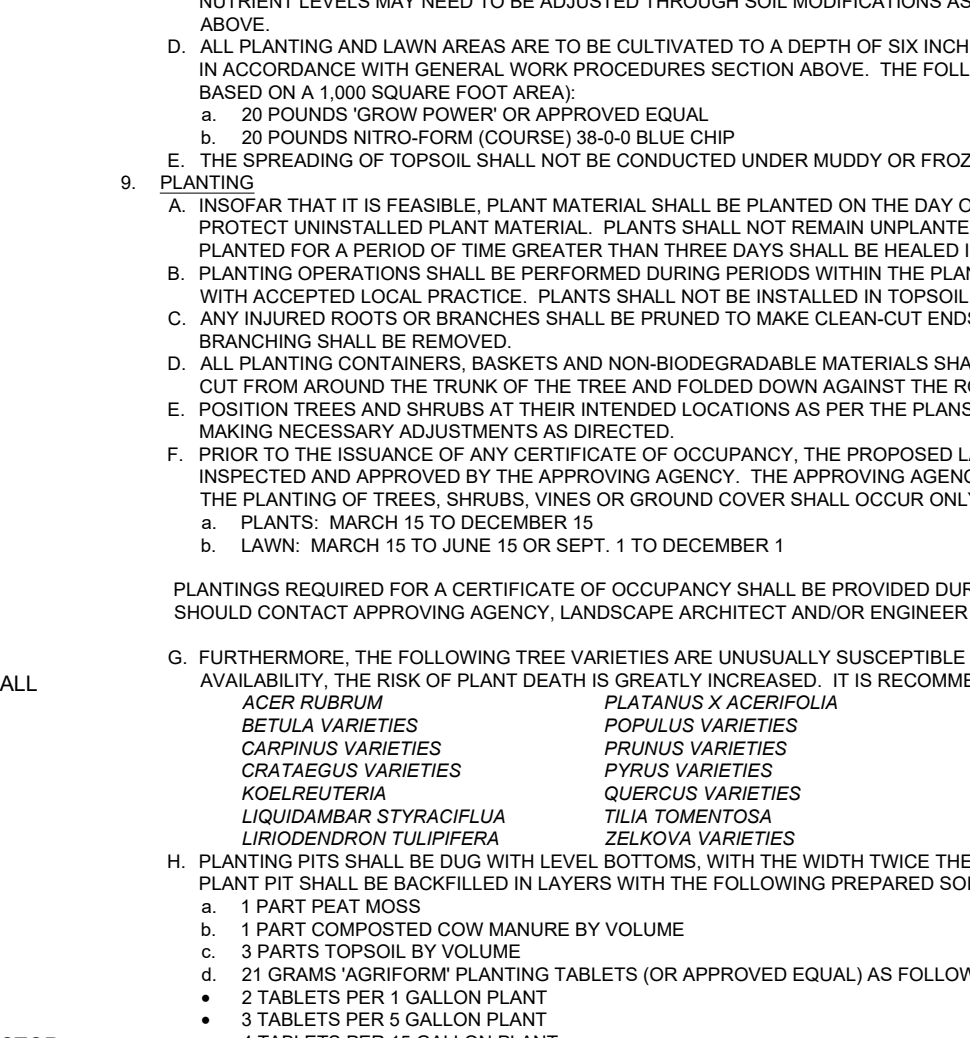
9 REVISIONS

NOT TO SCALE (L021101 - 06/2012)



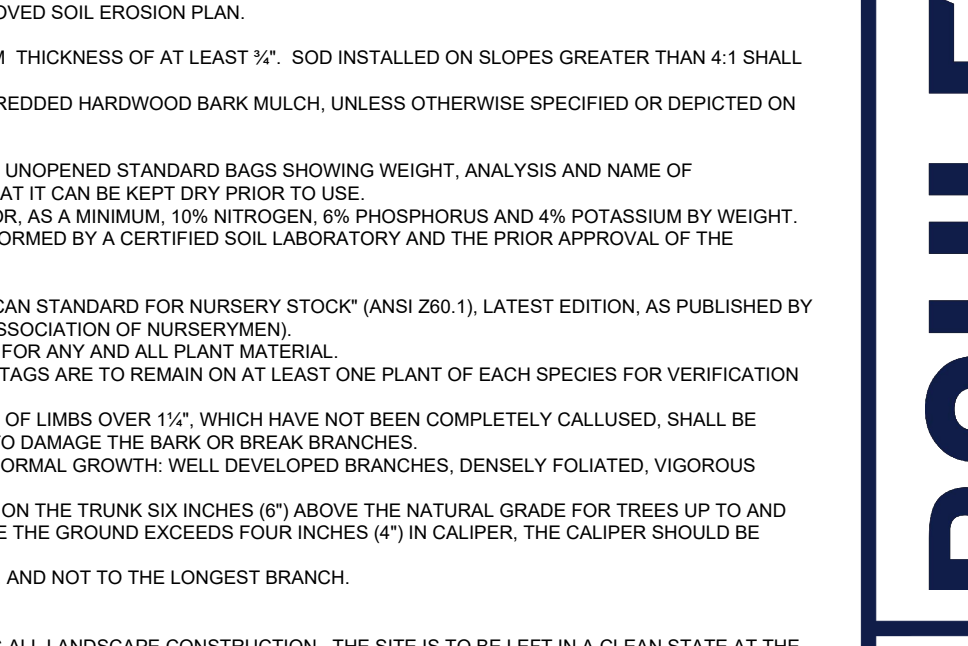
10 PRELIMINARY & FINAL MAJOR SITE PLANS

NOT TO SCALE (L021101 - 06/2012)



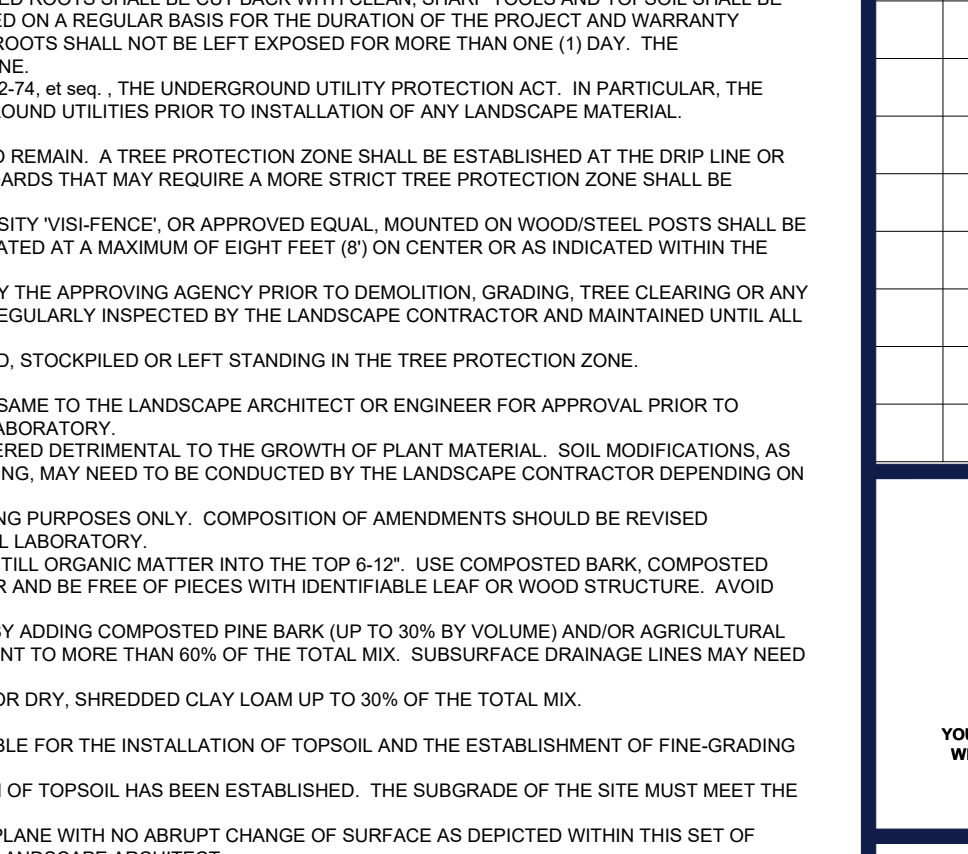
11 LANDSCAPE NOTES AND DETAILS

NOT TO SCALE (L021101 - 06/2012)



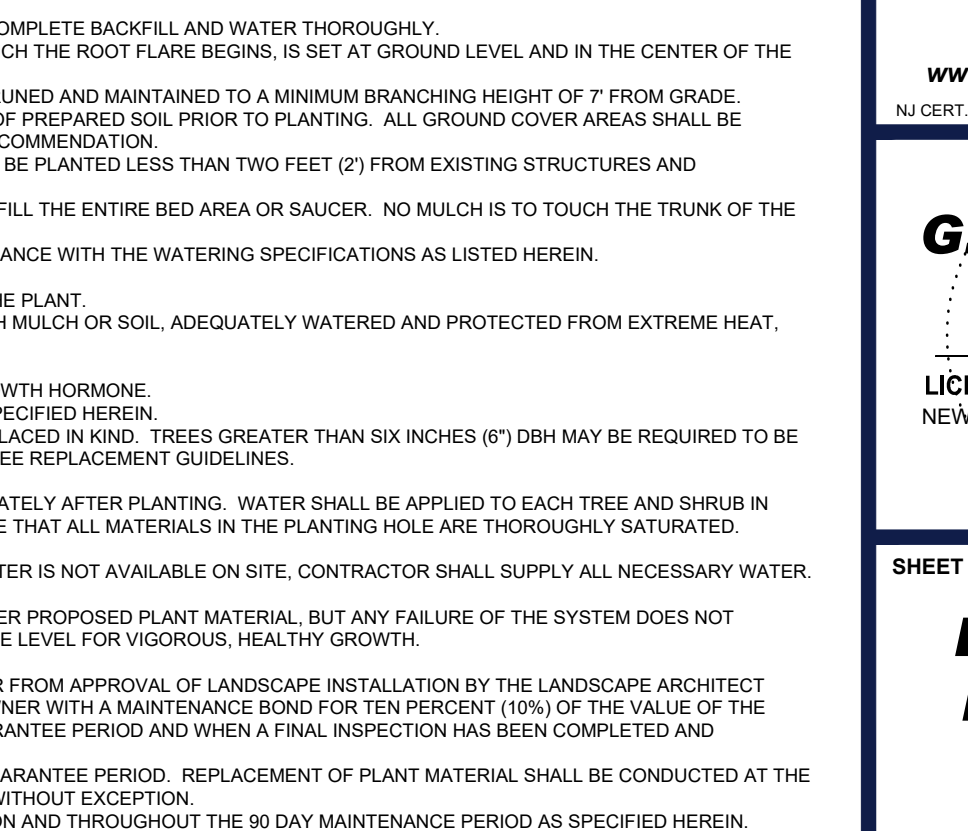
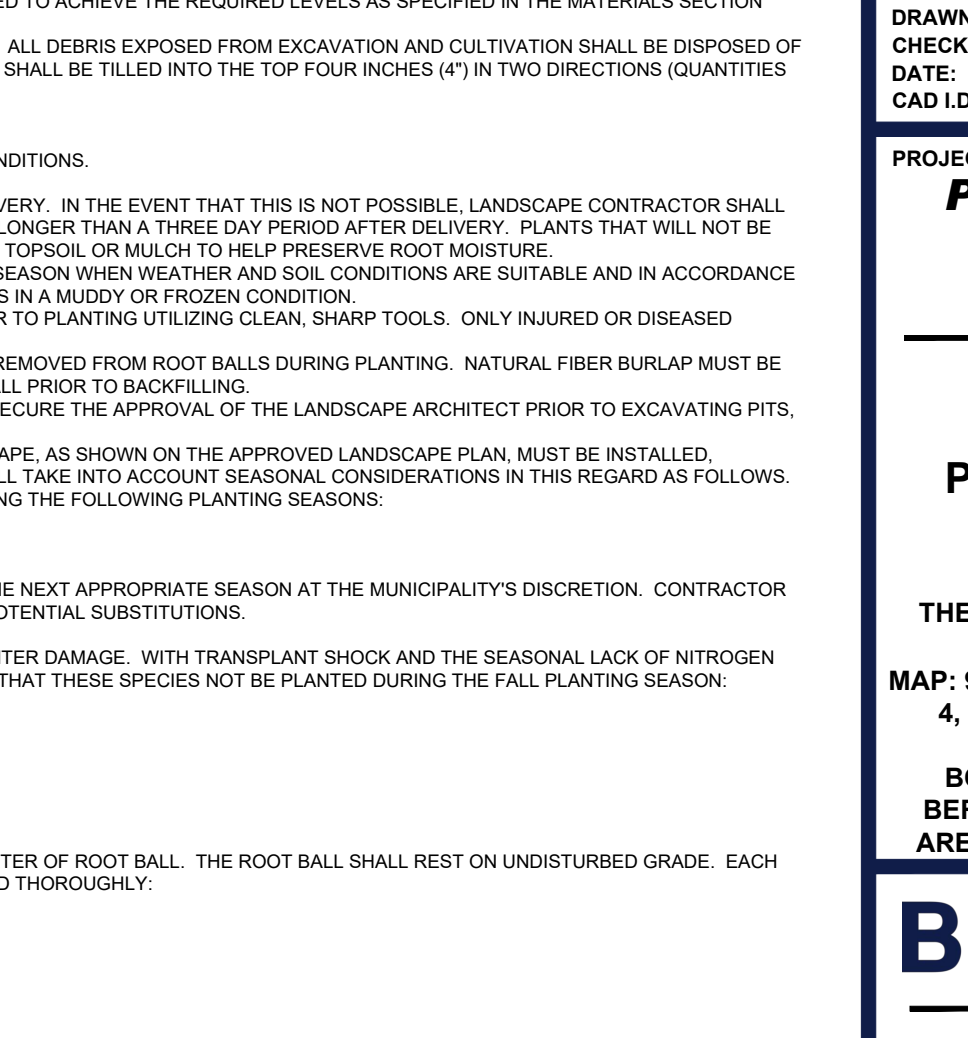
12 REVISIONS

NOT TO SCALE (L021101 - 06/2012)



13 PRELIMINARY & FINAL MAJOR SITE PLANS

NOT TO SCALE (L021101 - 06/2012)



14 LANDSCAPE NOTES AND DETAILS

NOT TO SCALE (L021101 - 06/2012)



REVISIONS

NOT TO SCALE (L021101 - 06/2012)

REV	DATE	COMMENT	REV. PER AGENCY COMMENTS	RND
1	10/24/2025			

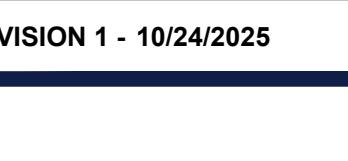
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NOT TO SCALE (L021101 - 06/2012)



15 LANDSCAPE NOTES AND DETAILS

NOT TO SCALE (L021101 - 06/2012)





PROP. 8"X8" GRAY PERMEABLE
CRETE PAVER BANDING SINGLE
SOLDIER COURSE (TO MATCH
EXISTING STREETSCAPE) (TYP.)

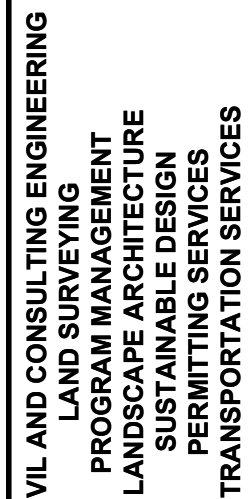
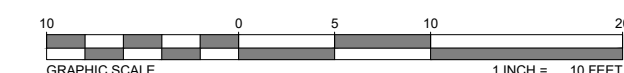
**(FORMERLY KNOWN AS SCHRAALENBURGH)
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(COUNTY JURISDICTION)
(25 MPH)**

MATCHLINE 'A'



(FORMERLY KNOWN AS SCHRAALENBURGH)
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(COUNTY JURISDICTION)
(25 MPH)

MATCHLINE 'B'



REVISIONS

[illegible]

NEW JERSEY
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-1000
www.nj1-call.org

**ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: J211080
DRAWN BY: C
CHECKED BY: JH/B
DATE: 09/05/202
CAD I.D.: J211080-LSCP-1A

PROJECT:
***PRELIMINARY &
FINAL MAJOR
SITE PLANS***
— FOR —
**FAMCO, LLC
& NEW WEST
PROPERTIES, LLC**
PROPOSED MIXED-USE
REDEVELOPMENT
ON BEHALF OF
THE POINTE AT MAIN, AN URBAN
RENEWAL ENTITY
MAP: 9 | BLK: 126 | LOTS: 9-12 & 14-16
4, 9 | 10 | 15 | 22, & 23 | SOUTH
WASHINGTON AVENUE
BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY
AREA 'D' DEVELOPMENT PLAN

BOHLER 
BOHLER ENGINEERING NJ, LLC

30 GARBER SQUARE
RIDGEWOOD, NJ 07450
Phone: (551) 307-1400

www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

G.A. MASCOLA

LICENSED LANDSCAPE ARCHITECT
NEW JERSEY LICENSE No. 21AS00126900

SHEET TITLE:

STREETSCAPE PLAN

SHEET NUMBER:

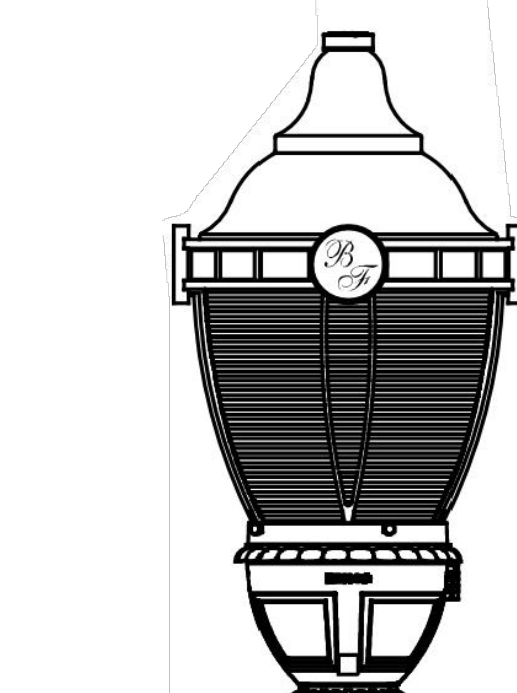
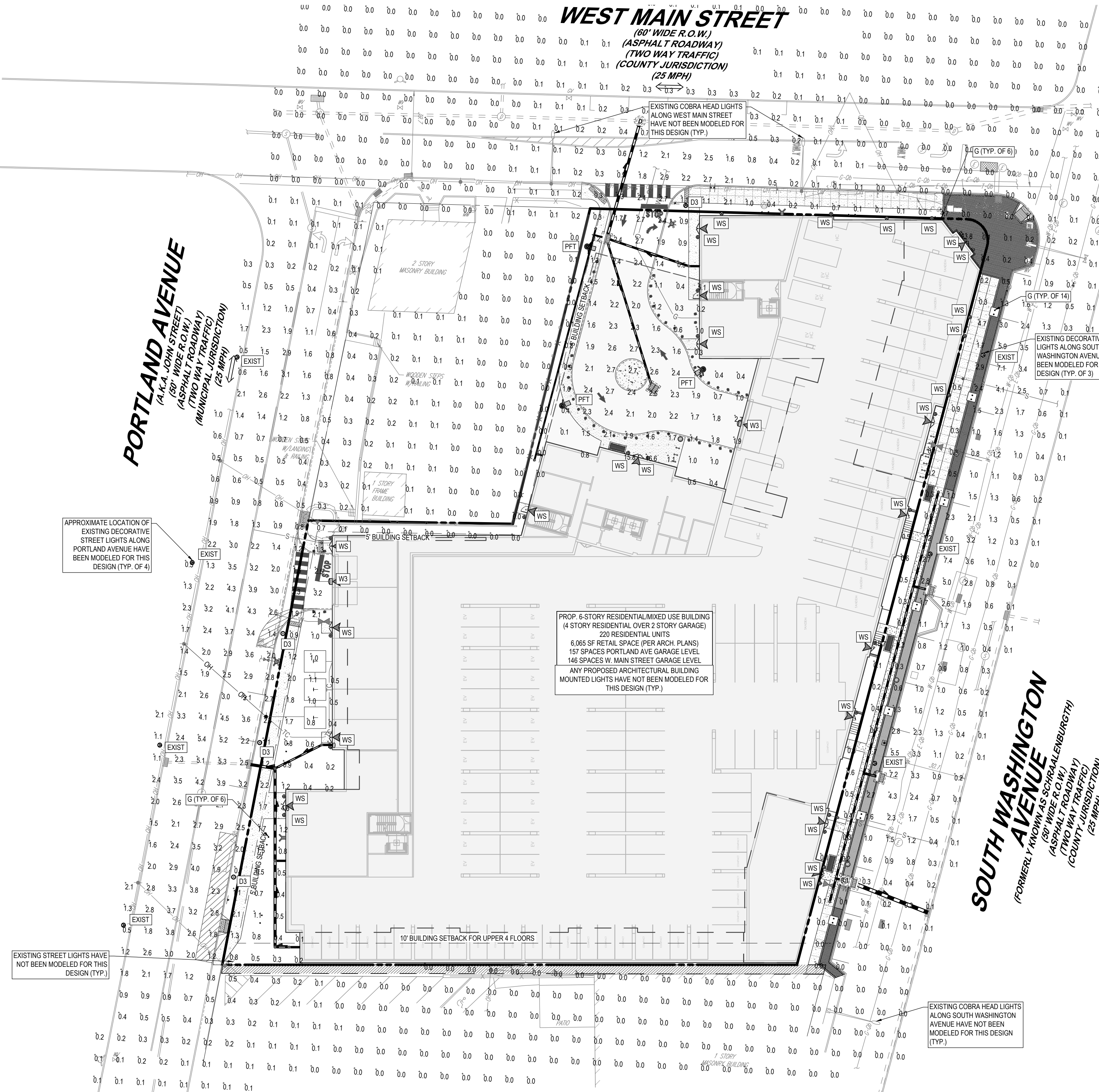
C-704

REVISION 1 - 10/24/2025

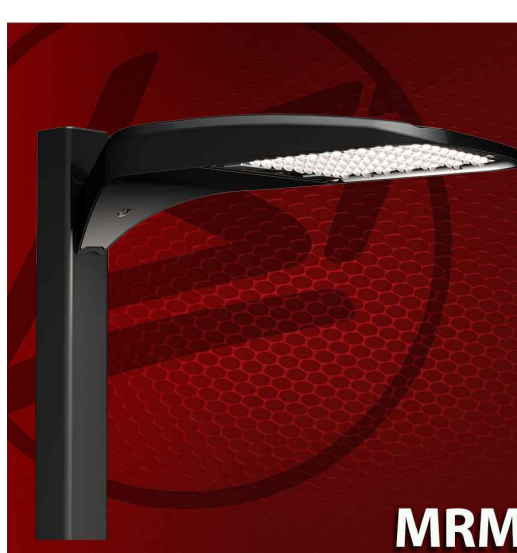
\\BOHLER\NET\SHARED\PROJECTS\2025\1211080\CAD\DRAWINGS\PLAN SETS\301\1211080-LL01-A--JAYOUT-C-705.LGT



LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	COLOR TEMP.	IES FILENAME	CATALOG #
	4	D3	15'	HADC URBAN (RL52) SERIES REFRACTIVE GLOBE WITH LUMILOCK LED ENGINE GXR	SINGLE	10,174	0.900	4,000K	RL52-O-W-N-4	C4732 - C16261 (POLE)
	26	G	IN-GRADE	BEGA B84289 SERIES LED IN-GRADE LUMINAIRE	SINGLE	167	0.900	3,000K	84289K3_BEGA_IES.IES	B84289-K3
	3	PFT	18'	LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT W/ INTEGRAL LOUVER HOUSE SIDE SHIELD	SINGLE	4,852	0.900	3,000K	MRM-LED-07L-SIL-FT-30-70CRI-BLK-IL	MRM-LED-07L-SIL-FT-XXX-XXX-DIM-30-70CRI-BLK-IL
	2	W3	12'	PERFORMANCE IN LIGHTING MIMIK 20 M SERIES LED WALL SCONCE	SINGLE	1,396	0.900	3,000K	PIL_MIMIK_20_M_730_071570.IES	071570
	28	WS	7'	BEGA WALL LUMINAIRE SERIES 66 655 LED DOWNWARD WALL SCONCE	SINGLE	652	0.900	3,000K	66655_BEGA_IES.IES	66655-K3-BLK
NOTES: 1. PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN. BUILDING MOUNTED LIGHTS MOUNTING HEIGHTS ARE TO BE MEASURED FROM THE FINISHED FLOOR ELEVATION OF THE BUILDING. 2. EXISTING COBRA HEAD LIGHTS ALONG WEST MAIN STREET AND SOUTH WASHINGTON AVENUE HAVE NOT BEEN MODELED FOR THIS DESIGN. 3. EXISTING DECORATIVE STREET LIGHTS ALONG PORTLAND AVENUE AND SOUTH WASHINGTON AVENUE HAVE BEEN MODELED FOR THIS DESIGN. 4. TWO (2) 'G' IN-GRADE LIGHT FIXTURES ARE TO BE INSTALLED AT THE BASE OF EACH STREET TREE.										



HADCO URBAN (RL52) SERIES REFRACTIVE GLOBE WITH LUMILOCK LED ENGINE GXR (D3)
NOT TO SCALE



LSI INDUSTRIES MIRADA MEDIUM (MRM) SERIES LED AREA LIGHT (PFT)
NOT TO SCALE



PERFORMANCE IN LIGHTING MIMIK 20 M SERIES LED WALL SCONCE (W3)
NOT TO SCALE



BEGA WALL LUMINAIRE SERIES 66 655 LED DOWNWARD WALL SCONCE (WS)
NOT TO SCALE



BEGA B84289 SERIES LED IN-GRADE LUMINAIRE (G)
NOT TO SCALE

LIGHTING NOTES

(Rev. 1/2023)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO: VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNERS ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS.
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECTS, MECHANICAL ENGINEERS AND/OR LIGHTING CONTRACTORS RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY, BY THE CONTRACTOR, TO ACHIEVE THE APPROVED LIGHT LEVELS.
- ILLUMINATION LEVELS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE SHOWN ON THE PLAN DUE TO INTERFERENCE FROM EXISTING AMBIENT LIGHTS WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
- ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE AG32 BY LIGHTING ANALYST.

CALCULATION SUMMARY

LOCATION	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
NORTHERN PROPERTY LINE - WEST MAIN STREET	FC	1.73	7.0	0.0	N.A.	N.A.
SOUTHERN PROPERTY LINE	FC	0.06	0.6	0.0	N.A.	N.A.
EASTERN PROPERTY LINE - SOUTH WASHINGTON AVENUE	FC	1.22	16.7	0.0	N.A.	N.A.
WESTERN PROPERTY LINE - PORTLAND AVENUE	FC	1.60	2.4	0.5	3.20	4.80
WESTERN PROPERTY LINE (LOT 13)	FC	0.03	0.3	0.0	N.A.	N.A.
DOOR LOCATIONS	FC	4.22	11.2	0.7	6.03	16.00

BOROUGH OF BERGENFIELD REDEVELOPMENT REQUIREMENTS

AS PER: AREA 'D' REDEVELOPMENT PLAN
BOROUGH OF BERGENFIELD, NJ - 5.0 ZONING

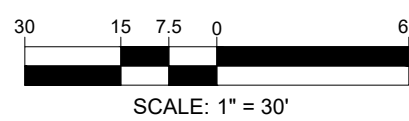
LOCATION	REQUIRED	PROPOSED
4. A. SHARED RESIDENTIAL ENTRIES	PRIMARY SHARED ENTRIES SHOULD BE HIGHLIGHTED IN THE FACADE BY MEANS OF LOGICAL LOCATION WITHIN A BAY, SHELTER FROM A PROJECTING CANOPY OR A RECESSED ENTRY FULLY GLAZED DOORS OR ADJOINING WINDOWS PROVIDING VIEWS INTO THE BUILDING, OR WALL-MOUNTED LIGHTING.	WALL-MOUNTED LIGHT FIXTURES HAVE BEEN PROVIDED AT ALL SHARED BUILDING ENTRIES (COMPLIES)
5. A. STREET LEVEL ACTIVATION AND STOOPS	INDIVIDUAL RESIDENTIAL UNIT ENTRIES SHALL BE HIGHLIGHTED WITHIN THE FACADE BY SUCH MEANS AS SHELTERING OVERHANGS, WALL-MOUNTED LIGHTING, AND GLAZING IN THE DOOR AND/OR ADJACENT WINDOWS.	WALL-MOUNTED LIGHT FIXTURES HAVE BEEN PROVIDED AT RESIDENTIAL ENTRIES (COMPLIES)
5. C. PARKING GARAGE LOCATION AND SCREENING	VEHICULAR GARAGE ENTRIES SHOULD BE LOCATED WITHIN A BAY THAT IS DIMENSIONALLY DISTINCT FROM ADJOINING BAYS VIA A CHANGE IN PLANE, RATHER THAN BEING PUNCHED OPENINGS WITHIN A WIDER FLAT FACADE. THE GARAGE ENTRYWAY SHOULD BE FURTHER HIGHLIGHTED WITHIN THE FACADE SUCH AS BY A PROJECTING SHELTERING FLAT CANOPY, WALL-MOUNTED LIGHTING, AND ATTRACTIVE SIGNAGE. ANY ROLL-DOWN GRATES OVER GARAGE ENTRIES SHOULD BE VISUALLY PERMEABLE RATHER THAN SOLID, AND SHOULD BE RECESSED RELATIVE TO THE GARAGE FACADE, TO DE-EMPHASIZE THE GARAGE AND CREATE SHADOW LINES.	WALL-MOUNTED LIGHT FIXTURES HAVE BEEN PROVIDED AT VEHICULAR GARAGE ENTRIES (COMPLIES)
6. B. BUILDING BASE	THE BUILDING BASE SHOULD BE HIGHLIGHTED AT THE STREET LEVEL USING ARCHITECTURAL ACCENTS SUCH AS: LARGE STEREOFRONT STYLE WINDOWS, FLAT SHELTERING CANOPIES OVER ENTRYWAYS AND WINDOWS, WALL-MOUNTED SCONCE LIGHTING, AND ATTRACTIVE SIGNAGE, WHERE APPROPRIATE TO THE ARCHITECTURAL STYLE OF THE BUILDING. THE BASE SHOULD BE FURTHER EMPHASIZED WITH DECORATIVE TRIM OR TILEWORK, CONTRASTING, VISUALLY-HEAVIER MATERIALS, AND/OR A GREATER LEVEL OF ARTICULATION.	WALL-MOUNTED SCONCE LIGHTING HAS BEEN PROVIDED ALONG BUILDING BASE WHERE ALLOWABLE (COMPLIES)
11. LIGHTING	FIXTURES TO BE SELECTED FROM THE INTERNATIONAL DARK SKY ASSOCIATION'S FIXTURE SEAL OF APPROVAL PROGRAM TO MINIMIZE GLARE, TRESPASS, AND LIGHTING POLLUTION	ALL PROPOSED LIGHT FIXTURES ARE APPROVED BY THE INTERNATIONAL DARK SKY ASSOCIATION (COMPLIES)

PER SECTION: AREA 'D' REDEVELOPMENT PLAN
BOROUGH OF BERGENFIELD, NJ - 7.0 DEVELOPMENT / PLACE-MAKING DESIGN STANDARDS

LOCATION	REQUIRED	PROPOSED
(A.) STREET TREES	STREET TREES ARE REQUIRED TO HAVE AN ACCENT UPLIGHT AT THE BASE OF THE TRUNK SHINING UP TOWARDS THE TREE. ALL LIGHTING LOCATED ON ANY STREET SHALL BE BOROUGH OF BERGENFIELD STANDARD PEDESTRIAN SCALE LIGHT POLE, AND FIXTURE, WITH BLACK FINISH. LIGHTS SHOULD BE CENTERED BETWEEN THE STREET TREES AND A MINIMUM OF 3 1/2 FEET INSIDE THE SIDEWALK, OR ON NEAR THE RIGHT-OF-WAY LINE. STREET LIGHT SPECIFICATIONS AND LOCATION SHOULD BE INCLUDED IN ANY SITE PLAN REVIEW PRIOR TO INSTALLATION TO ENSURE CONFORMANCE. WHERE FEASIBLE, STREET LIGHTS SHALL INCORPORATE SPEAKERS. STREET LIGHTS SHALL HAVE THE DAYFORM TRADITIONARY STYLE LUMINAIRE WITH THE CLASSIC I POLE. (PSEAS LIGHTING OPTIONS) ALTERNATIVE DESIGNS MAY BE APPROVED THROUGH THE PLANNING BOARD DURING SITE PLAN REVIEW.	ACCENT UPLIGHTS HAVE BEEN PROVIDED AT THE BASE OF EACH STREET TREE. (COMPLIES) DECORATIVE STREET LIGHTING HAS BEEN PROPOSED WHERE ALLOWABLE ALONG PORTLAND AVENUE AND WEST MAIN STREET. EXISTING STREET LIGHTING IS TO REMAIN OR BE RELOCATED ALONG SOUTH WASHINGTON AVENUE AND THE OPPOSITE SIDE PORTLAND AVENUE. (COMPLIES)
(B.) DECORATIVE STREET-LIGHTING		

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO DETAIL SHEET FOR LIGHT POLE FOUNDATION DETAIL, LIGHT POLE SPECIFICATION, AND TREE GRATE UP-LIGHT SPECIFICATION



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/24/2025	REV. PER AGENCY COMMENTS	RND
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PROJECT No.: J211080
DRAWN BY: JY
CHECKED BY: GM
DATE: 09/05/2024
CAD ID: J211080-LLGT-1A

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLANS

FOR
FAMCO, LLC
& NEW WEST PROPERTIES, LLC

PROPOSED MIXED-USE REDEVELOPMENT

ON BEHALF OF
THE POINTE AT MAIN, AN URBAN RENEWAL ENTITY

MAP: 9 | BLK: 126 | LOTS: 9-12 & 14-16
4, 10-12, 18, 22, & 24-30 SOUTH WASHINGTON AVENUE
BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY
AREA 'D' REDEVELOPMENT PLAN



30 GARBER SQUARE
RIDGEWOOD, NJ 07450
Phone: (551) 307-1400

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NJ CERT. OF AUTHORIZATION NO. 24GA028161700 & MH000122

B.S. CROWDER

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NEW JERSEY LICENSE No. 52263
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NEW YORK LICENSE No. 100602

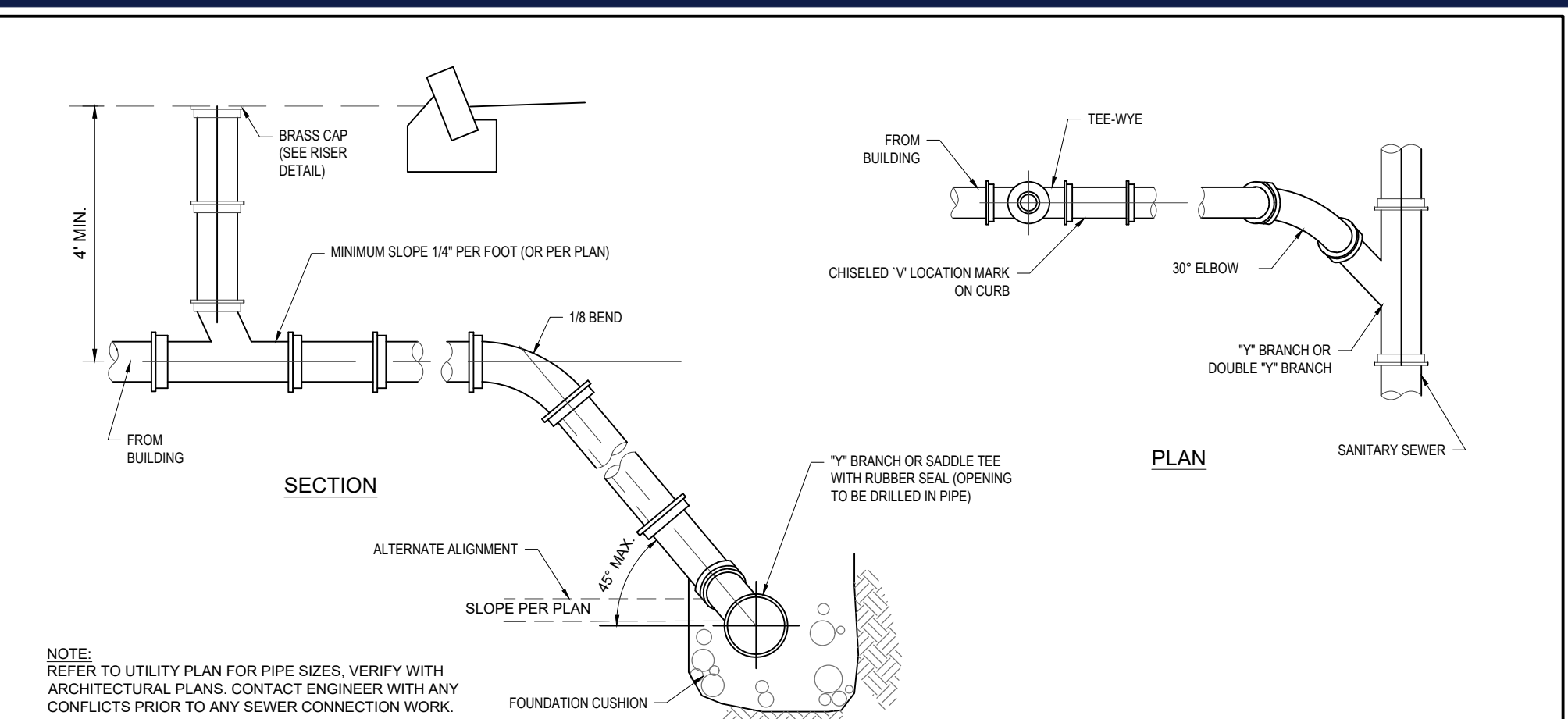
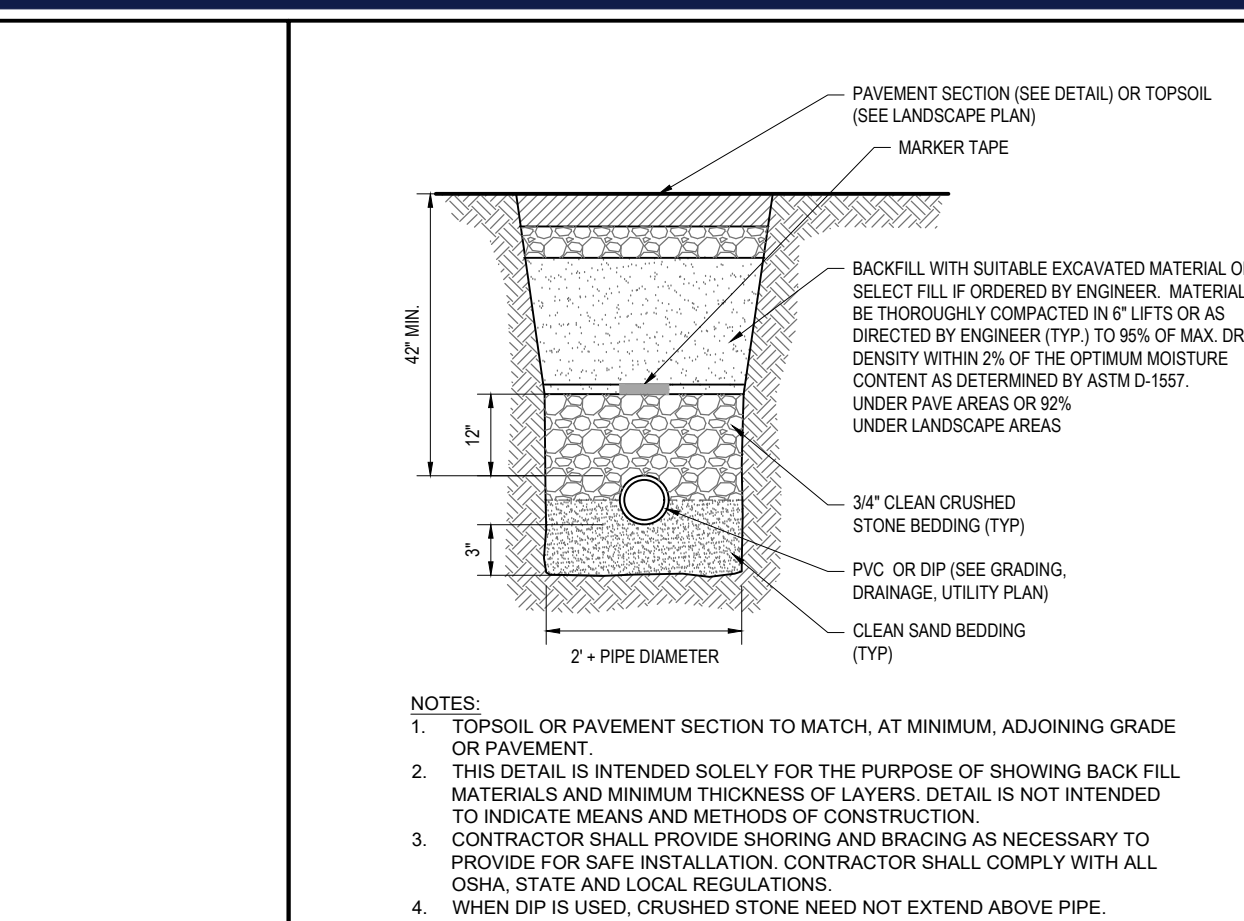
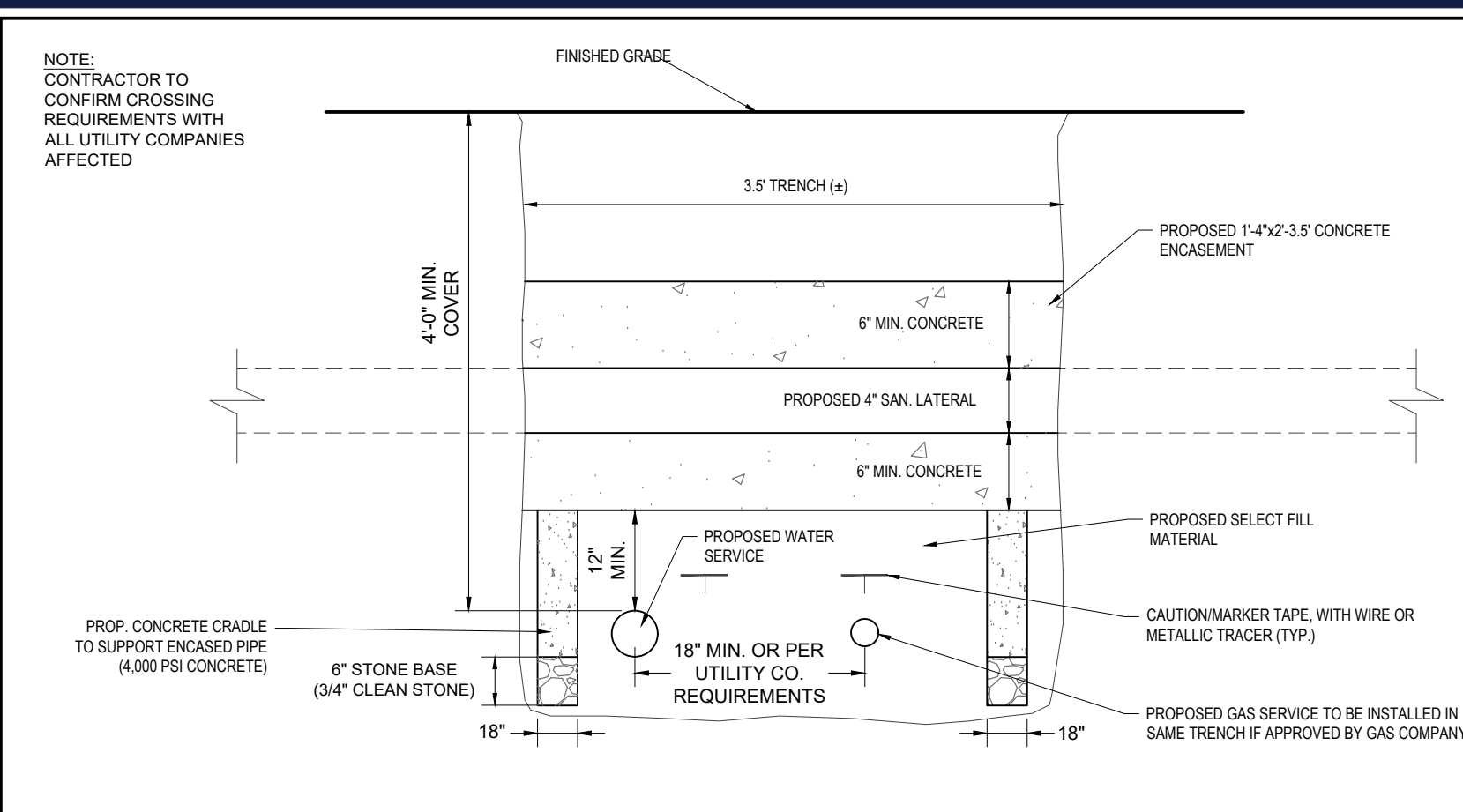
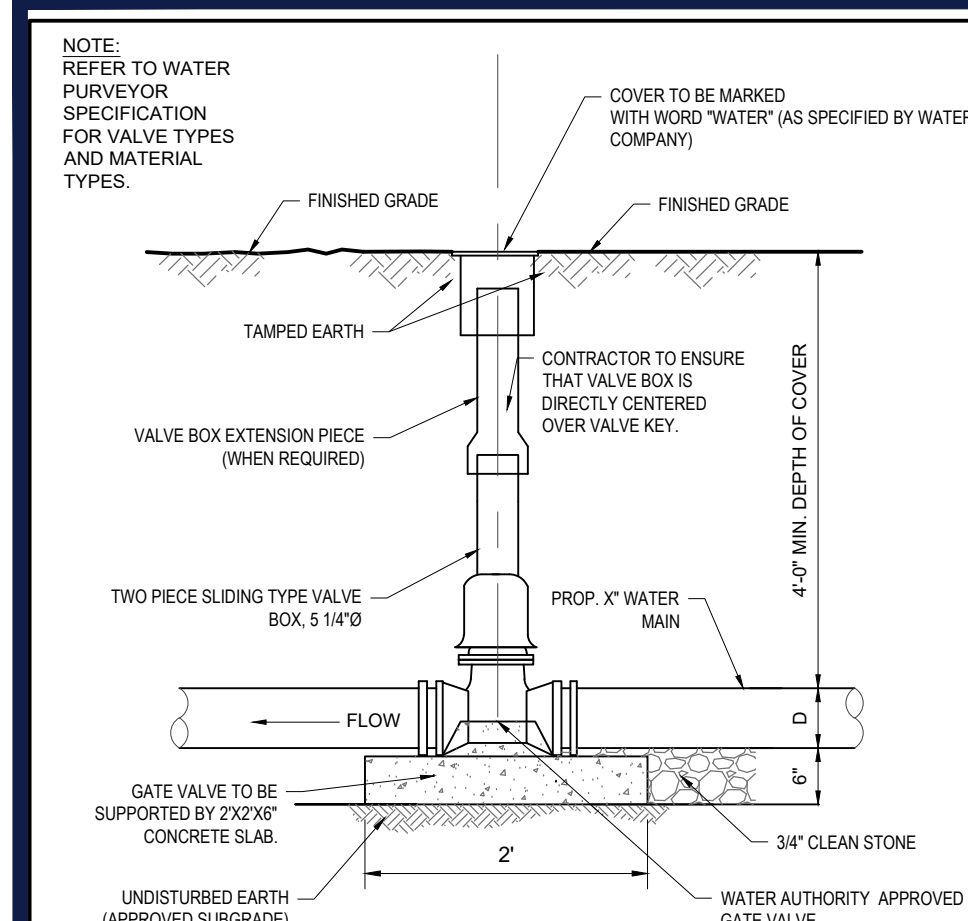
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LIGHTING PLAN

SHEET NUMBER:

C-705

REVISION 1 - 10/24/2025

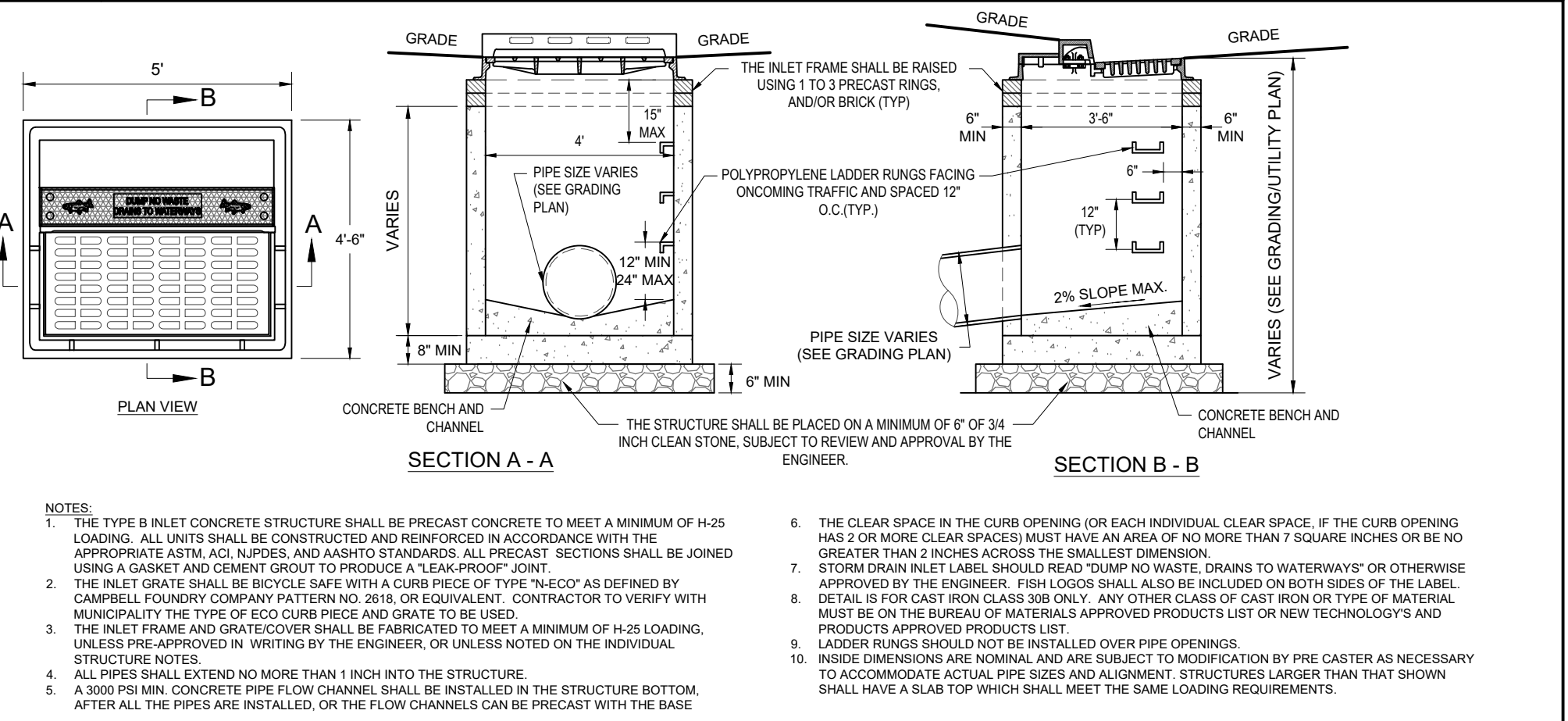
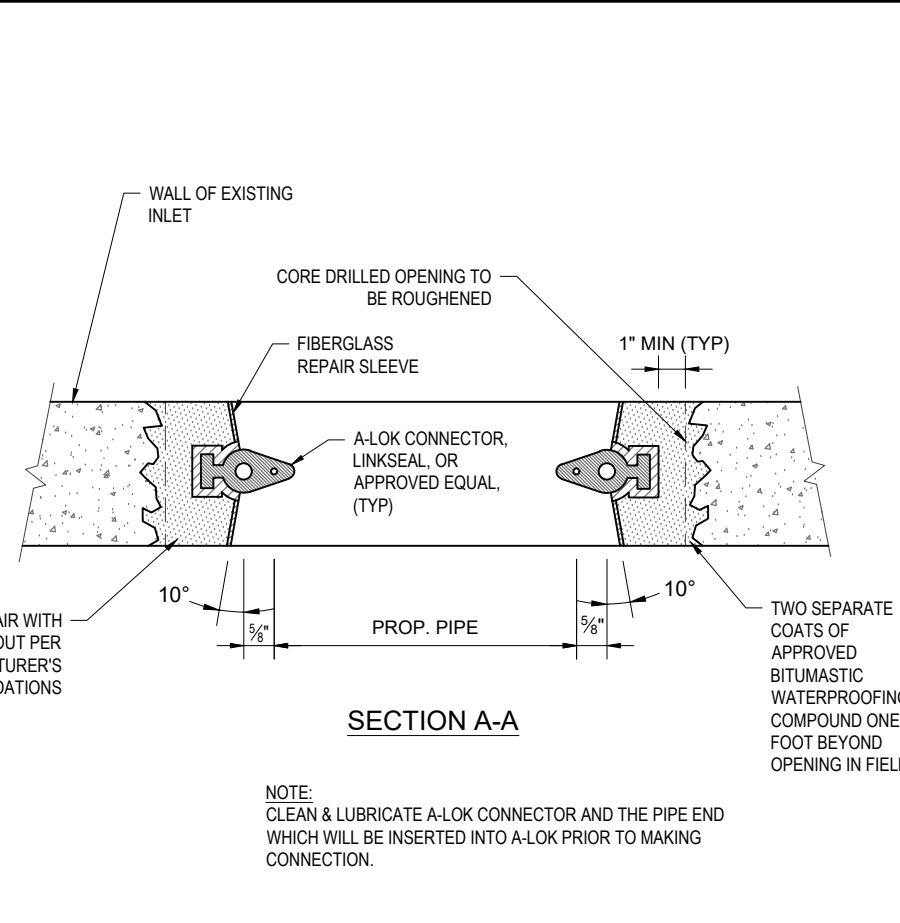
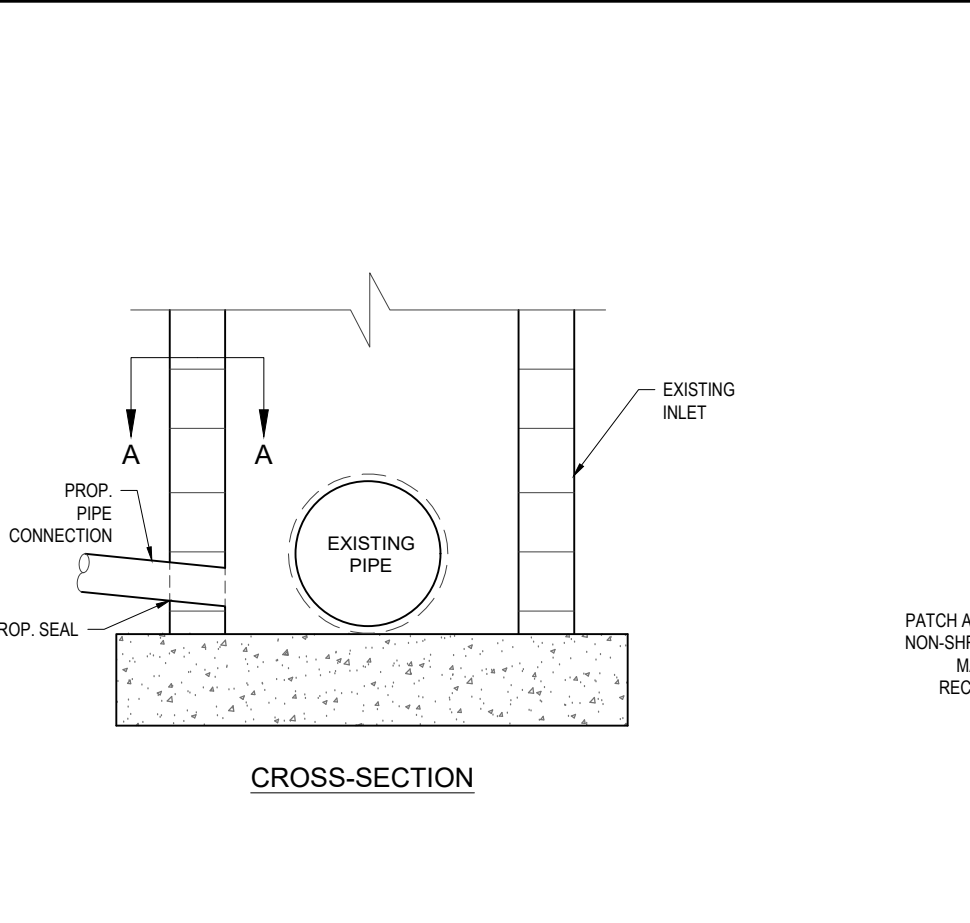
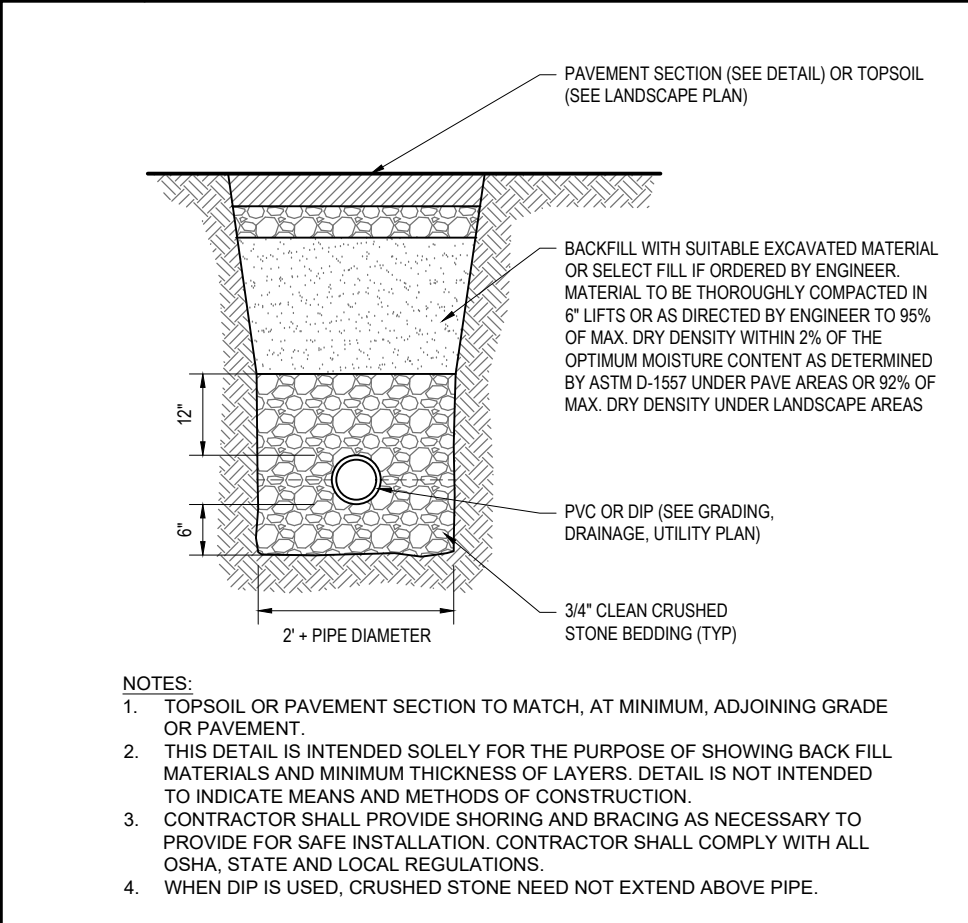
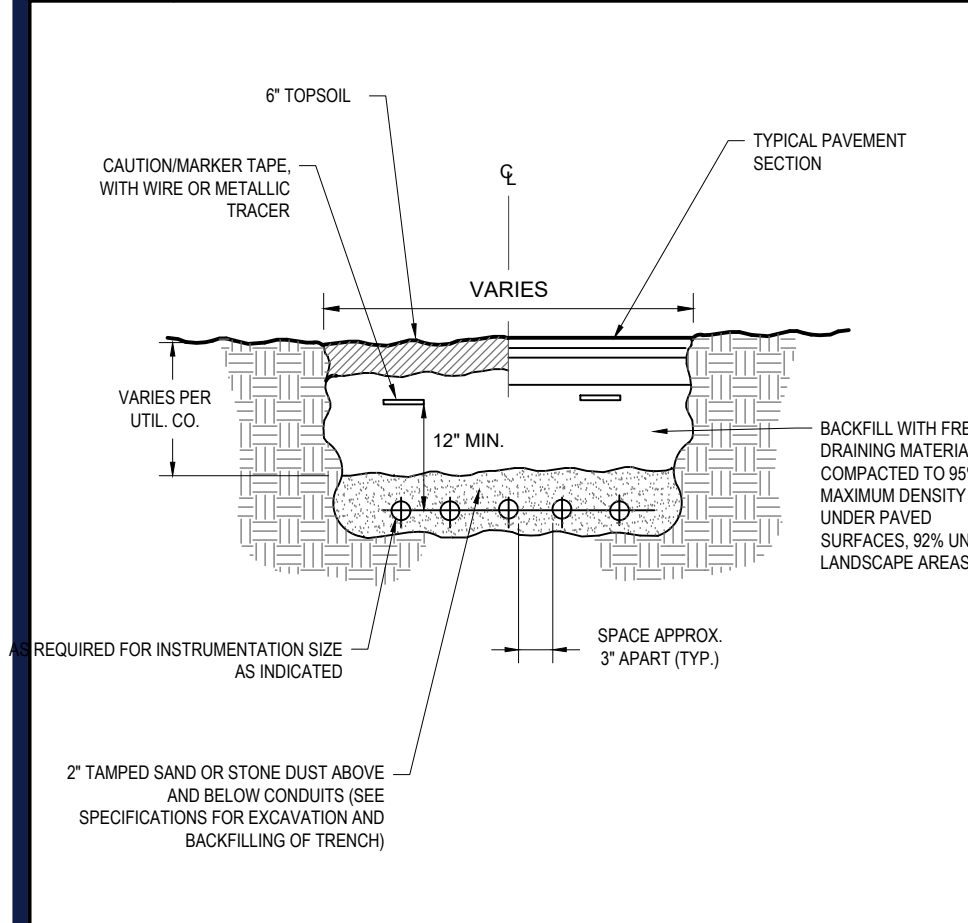


1	<u>GATE VALVE AND BOX DETAIL</u>
---	---

NOT TO SCALE (U049904-01/2013)

2	<u>UTILITY CROSSING DETAIL</u>
---	--------------------------------

NOT TO SCALE (U059901-01/2013)



5	UNDERGROUND UTILITY CONDUIT DETAIL
---	---

NOT TO SCALE (U039903-01/2013)

6	<u>SANITARY TRENCH DETAIL</u>
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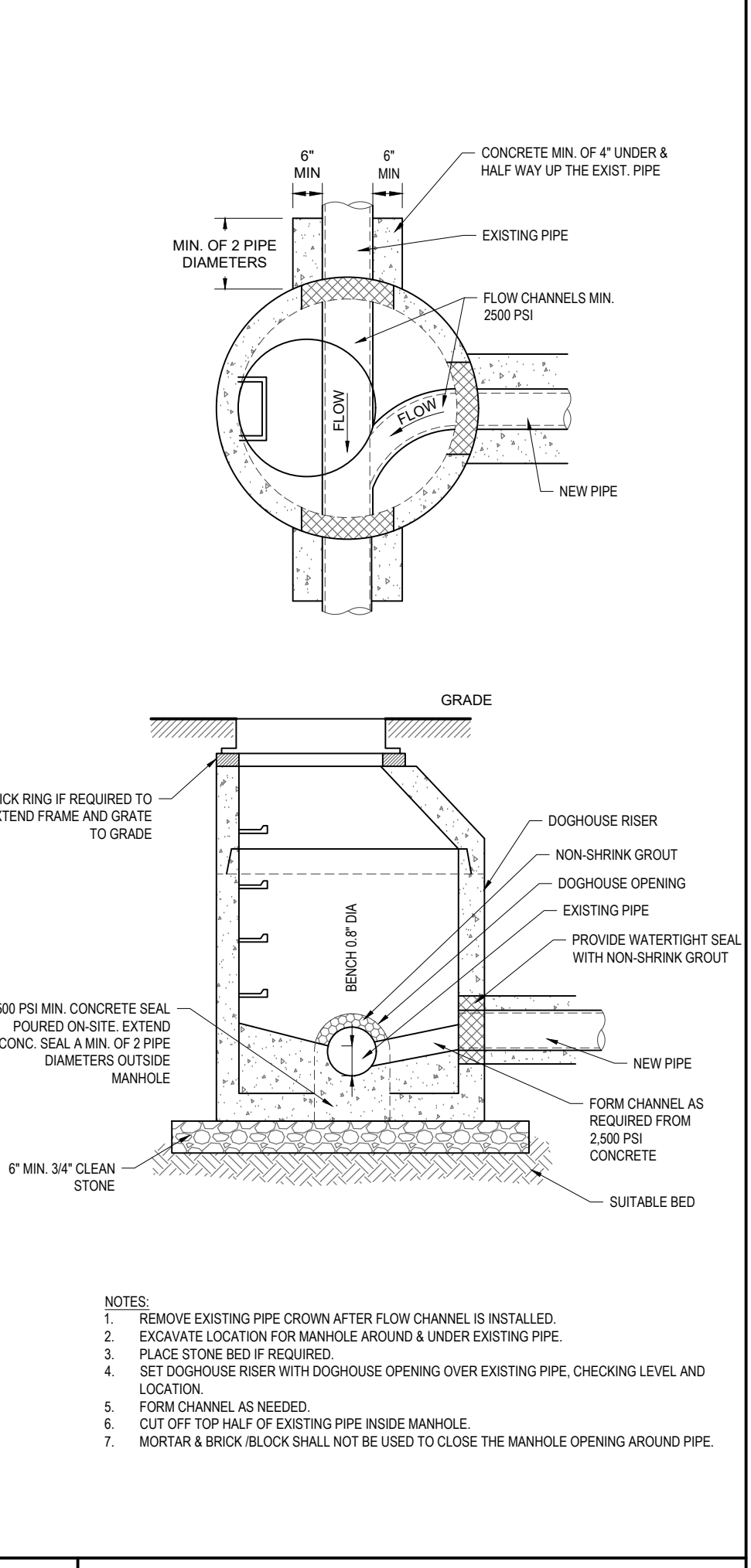
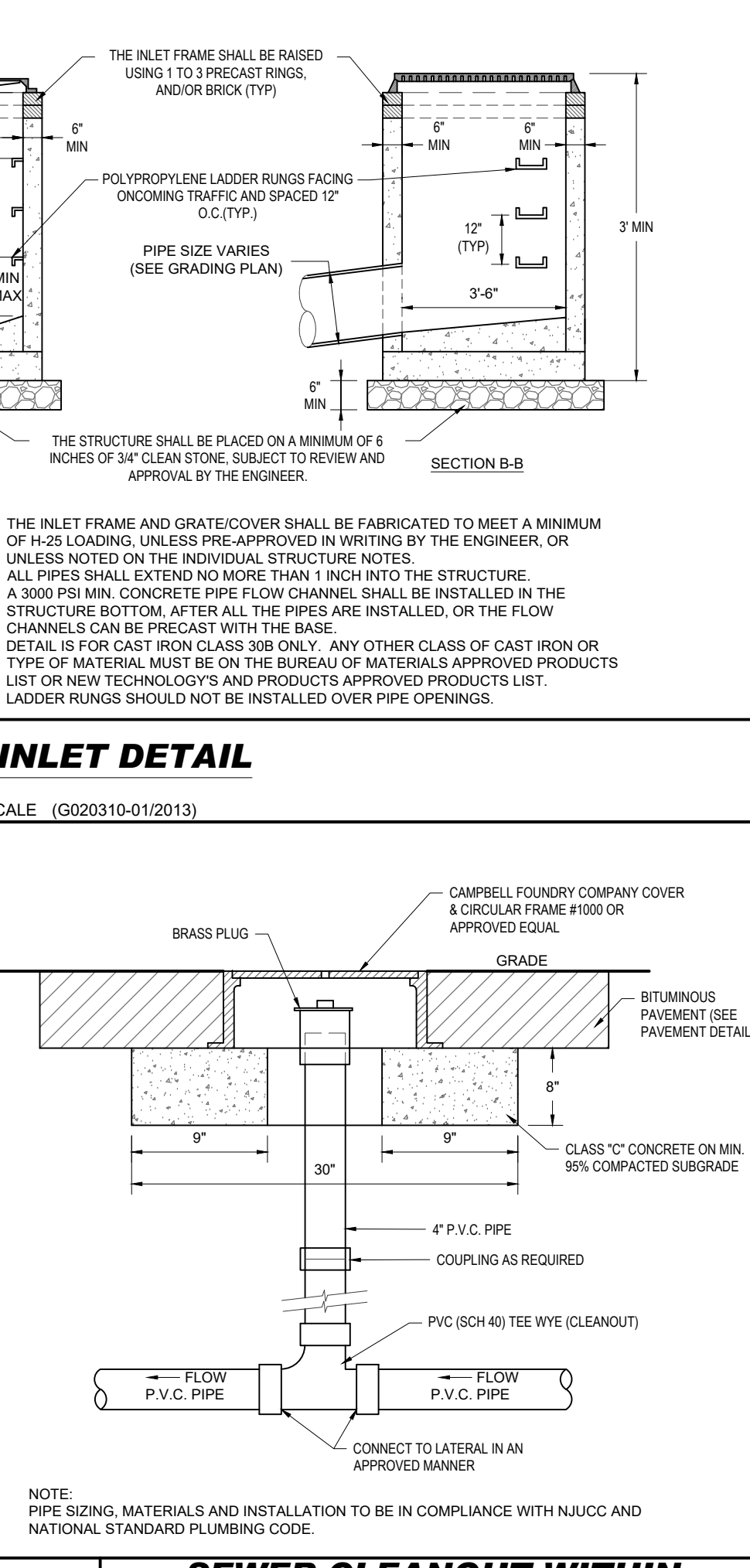
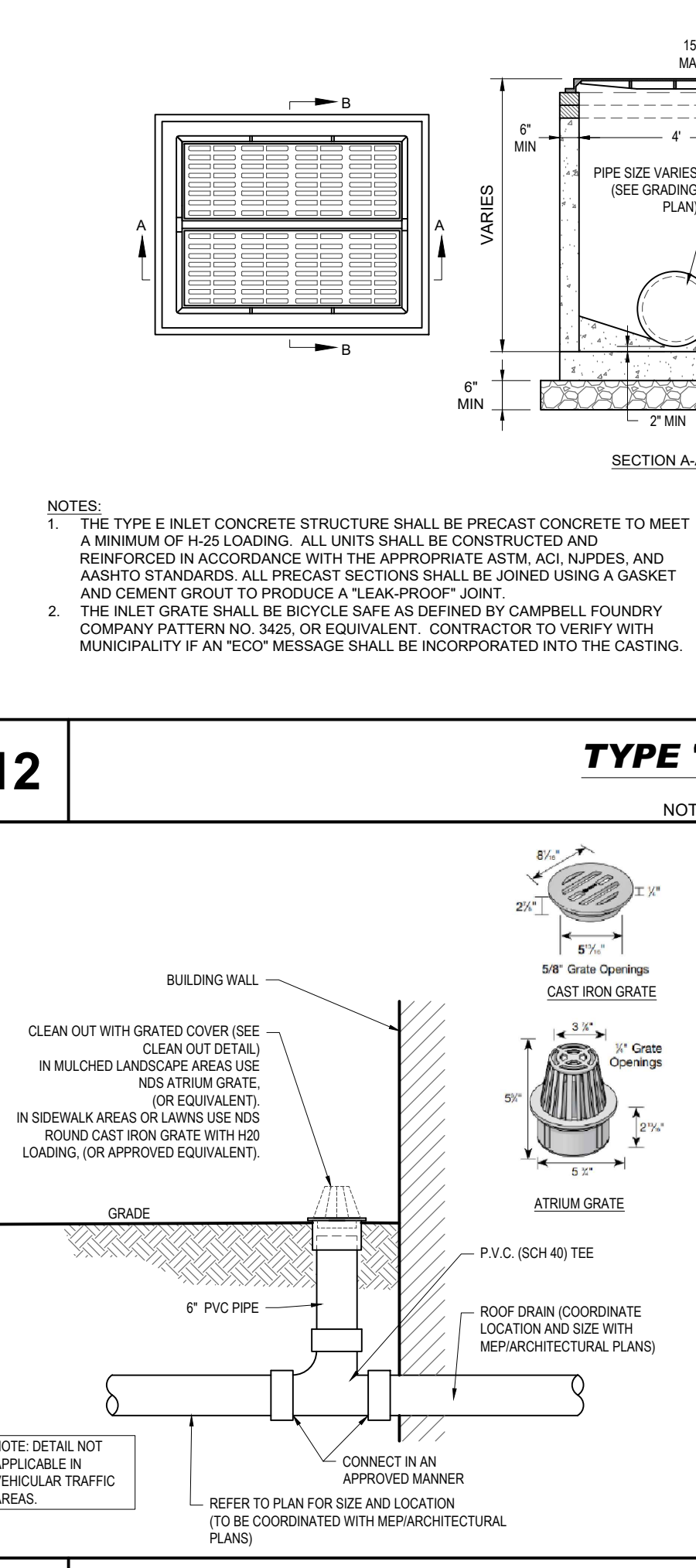
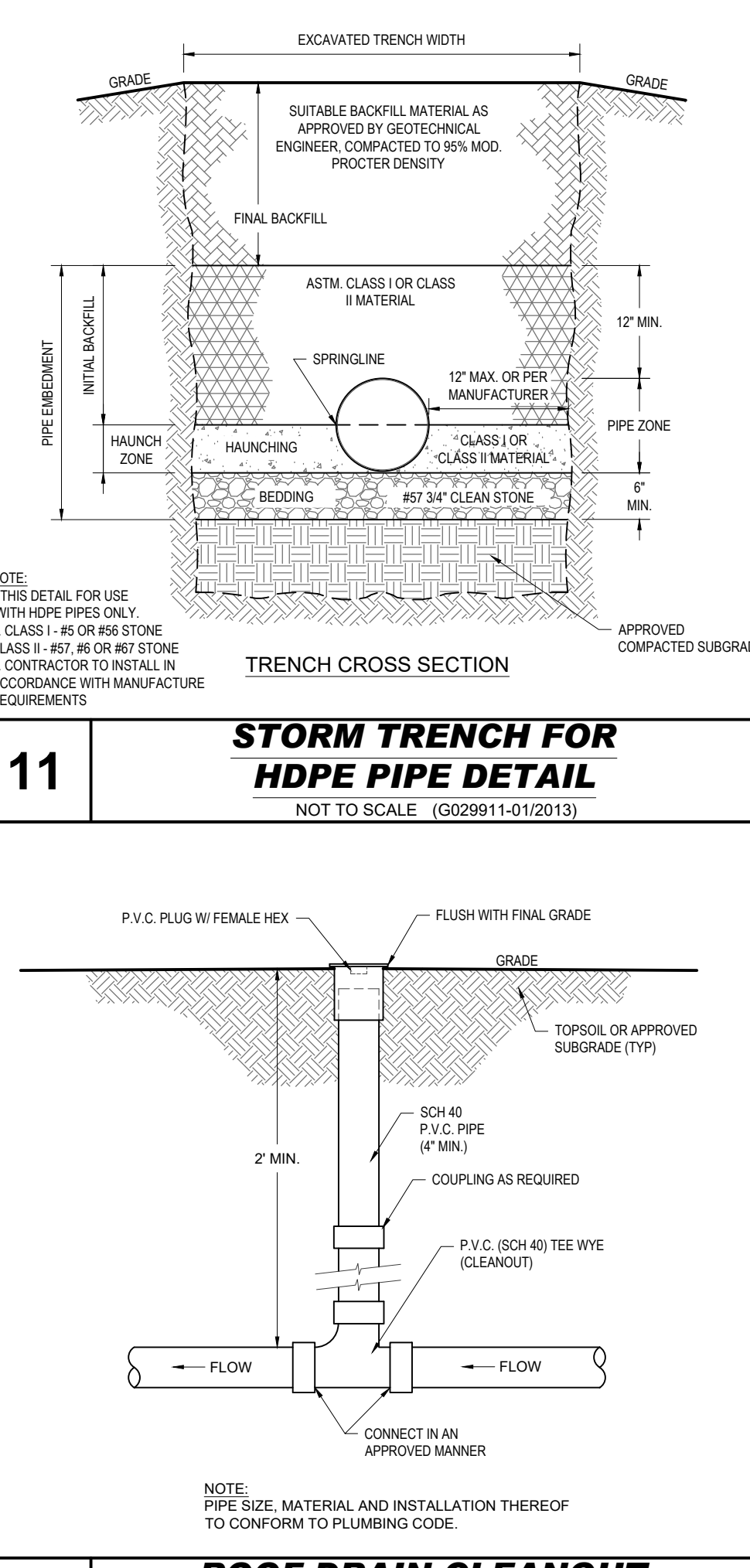
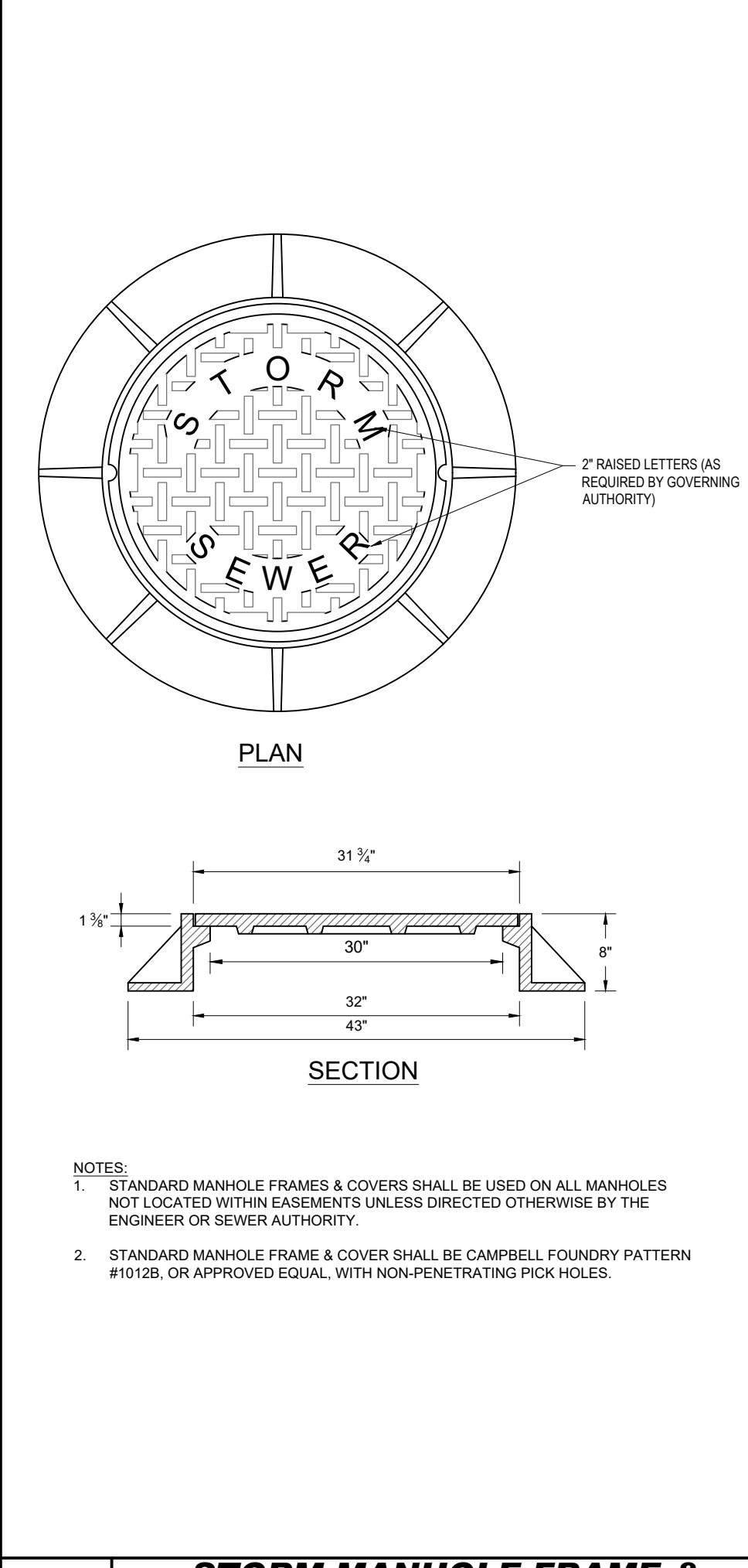
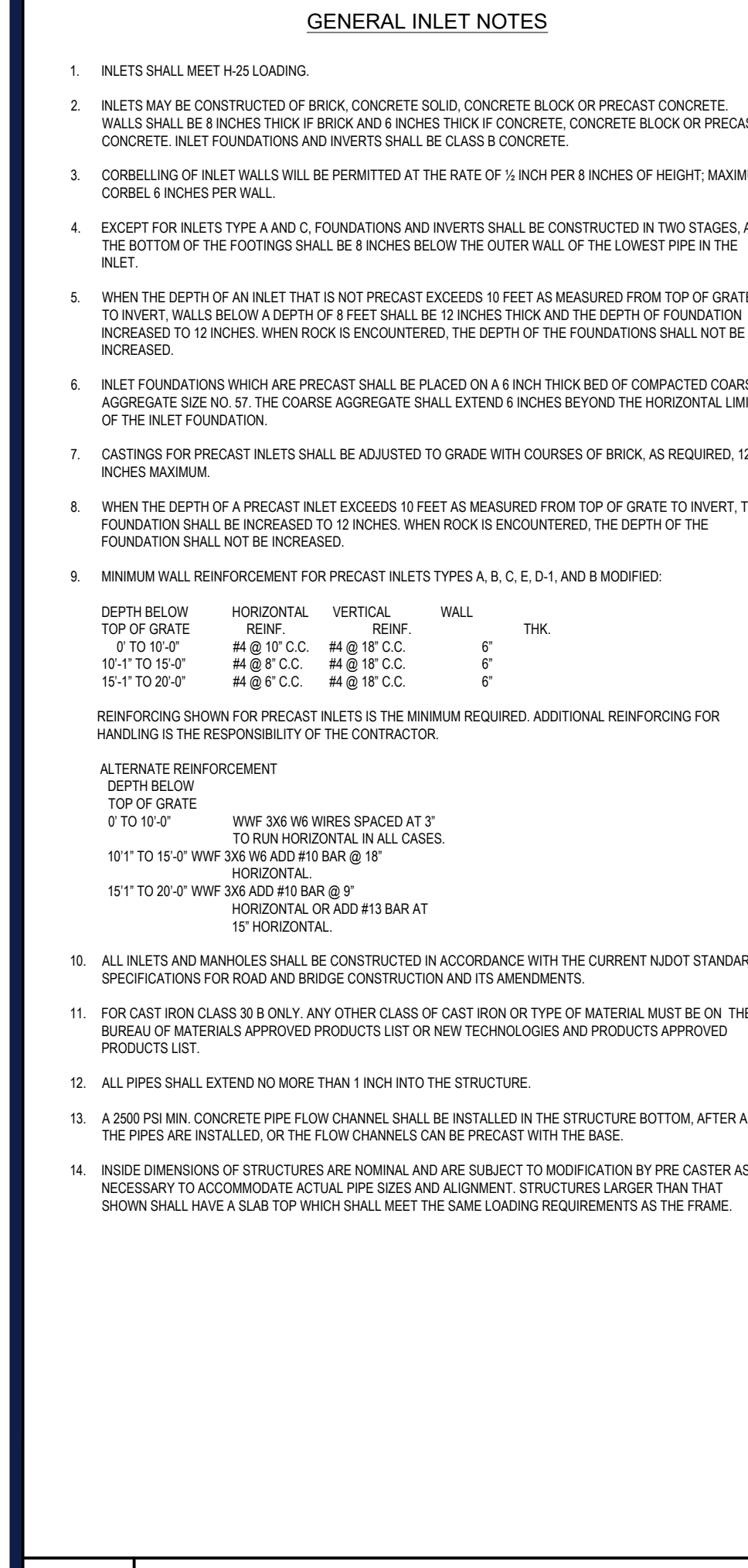
NOT TO SCALE (U039908-04/2019)

7	<u>PIPE TO EXISTING INLET CONNECTION DETAIL</u>
---	--

NOT TO SCALE (G029902-01/2013)

8	<u>TYPE 'B' INLET WITH ECO CURB PIECE DETAIL</u>
---	---

NOT TO SCALE (G020308.01-01/2013)



9 GENERAL INLET NOTES

NOT TO SCALE (G020001-01/2013)

10	<u>STORM MANHOLE FRAME & COVER DETAIL</u>
----	--

NOT TO SCALE (G020410-01/2013)

13 | **ROOF DRAIN CLEANOUT**
LANDSCAPE AREAS DETAIL

NOT TO SCALE (G020110-01/2013)

4 ROOF DRAIN CONNECTION DETAIL

NOT TO SCALE (G020117 - 03/2023)

15 | **SEWER CLEANOUT WITHIN
PAVED AREAS DETAIL**

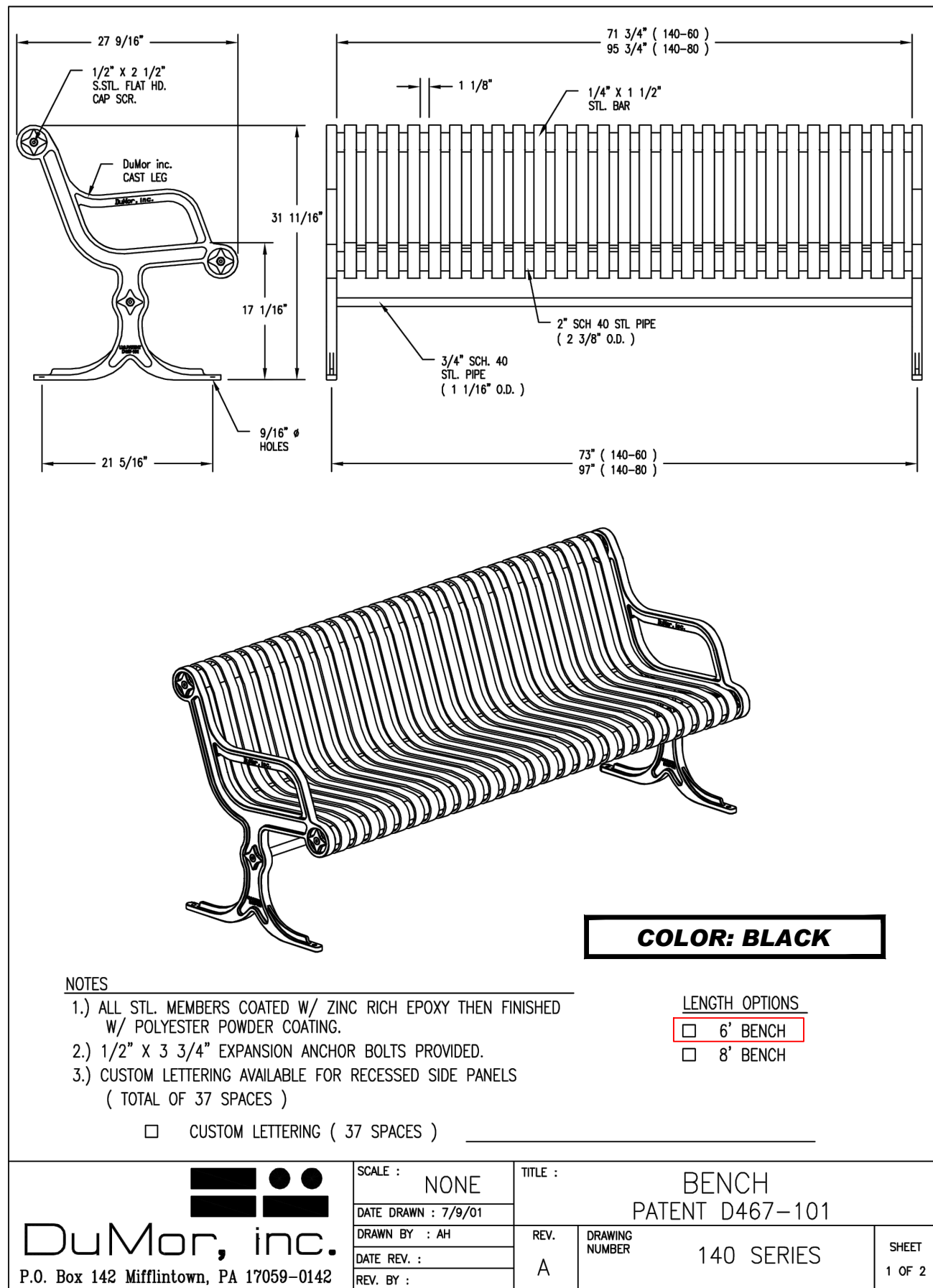
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16 **DOGHOUSE MANHOLE DETAIL**

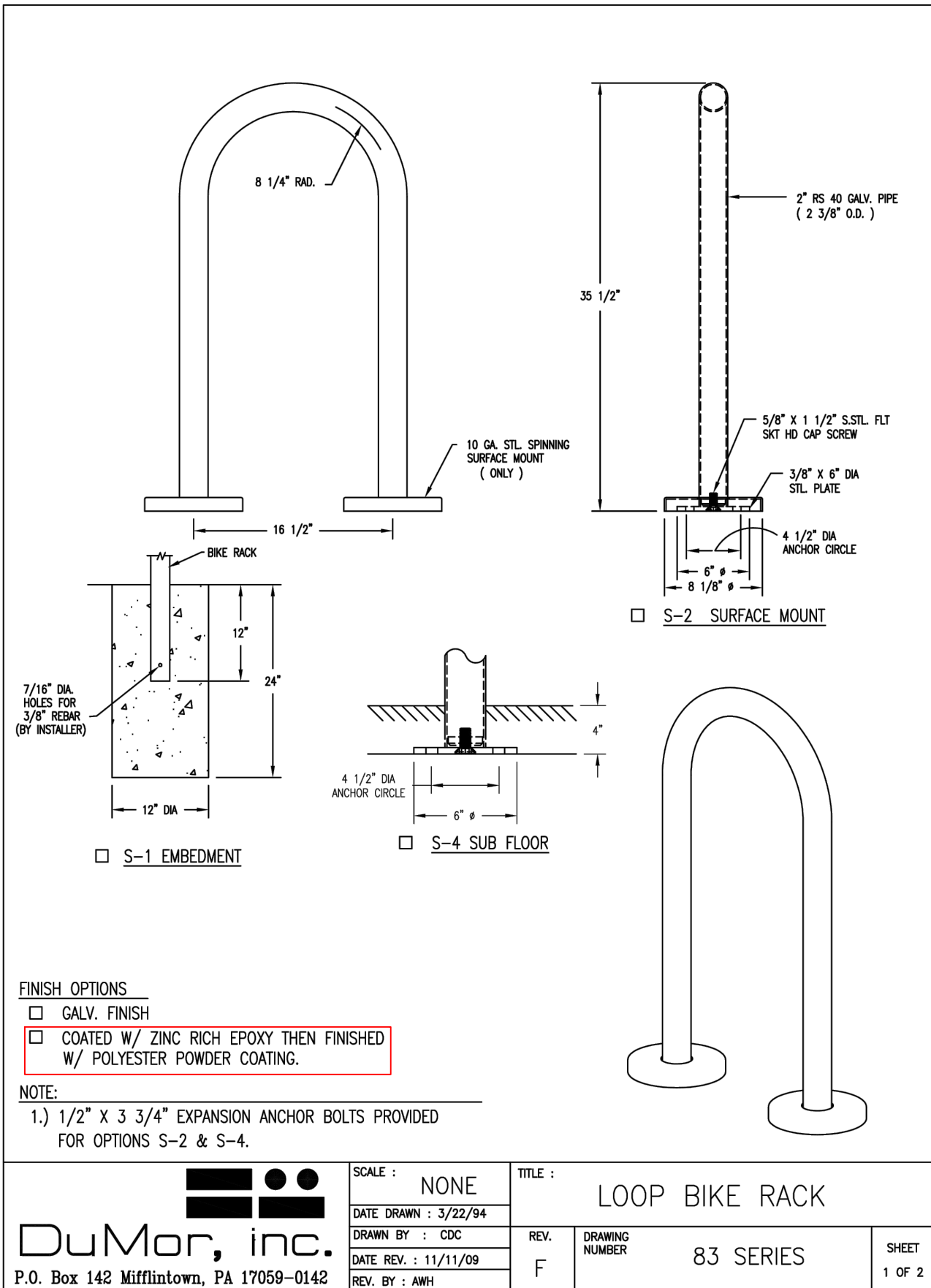
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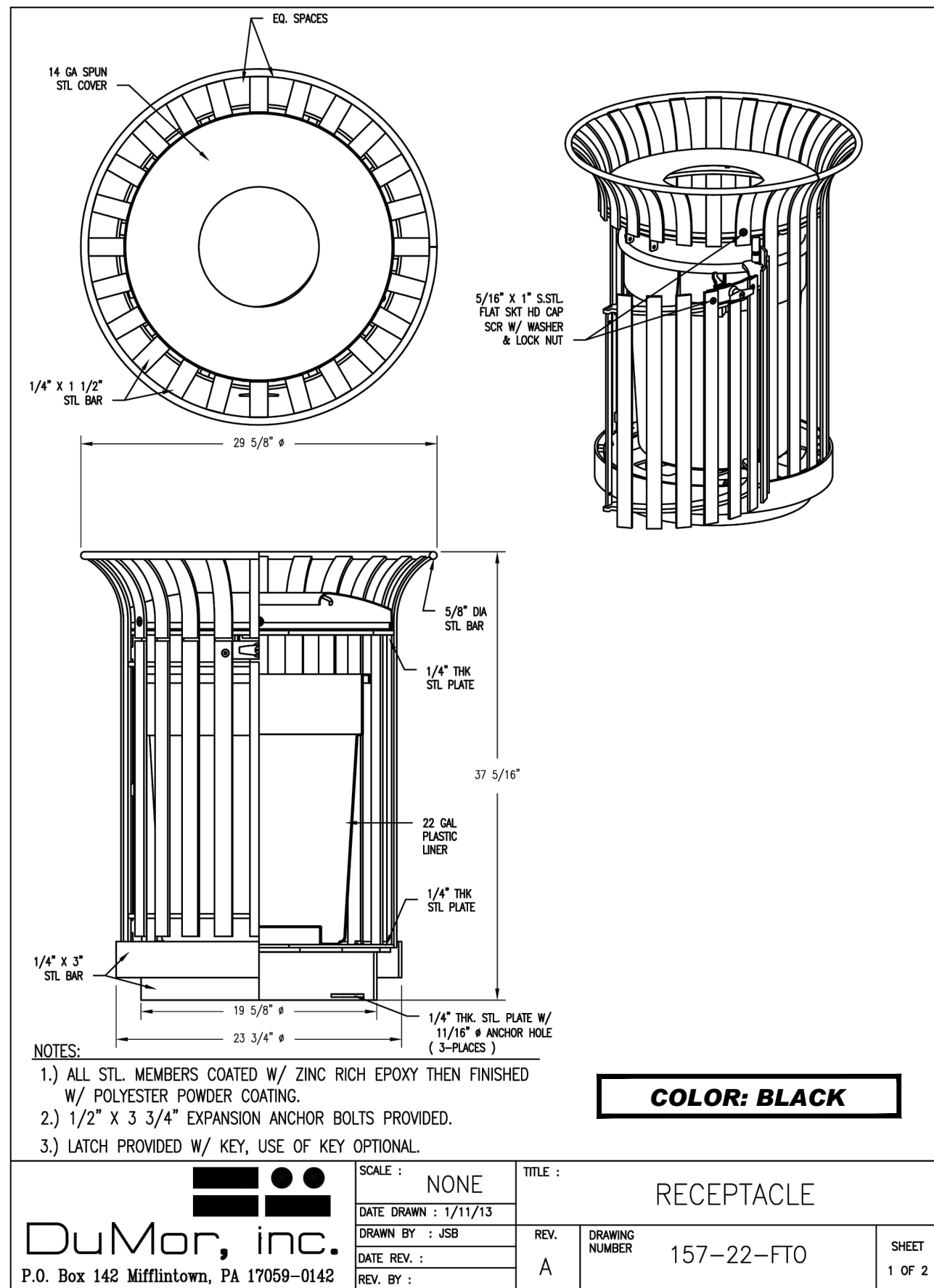
\\BOHLER\ENG\NETSH\BEN\PROJECT\2025\1\211080\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\211080-CNDS-A---LAYOUT-C-904 DETAILS



OR APPROVED EQUAL



OR APPROVED EQUAL



OR APPROVED EQUAL

1

BENCH SPECIFICATION

NOT TO SCALE (SOURCE: DUMOR)

2

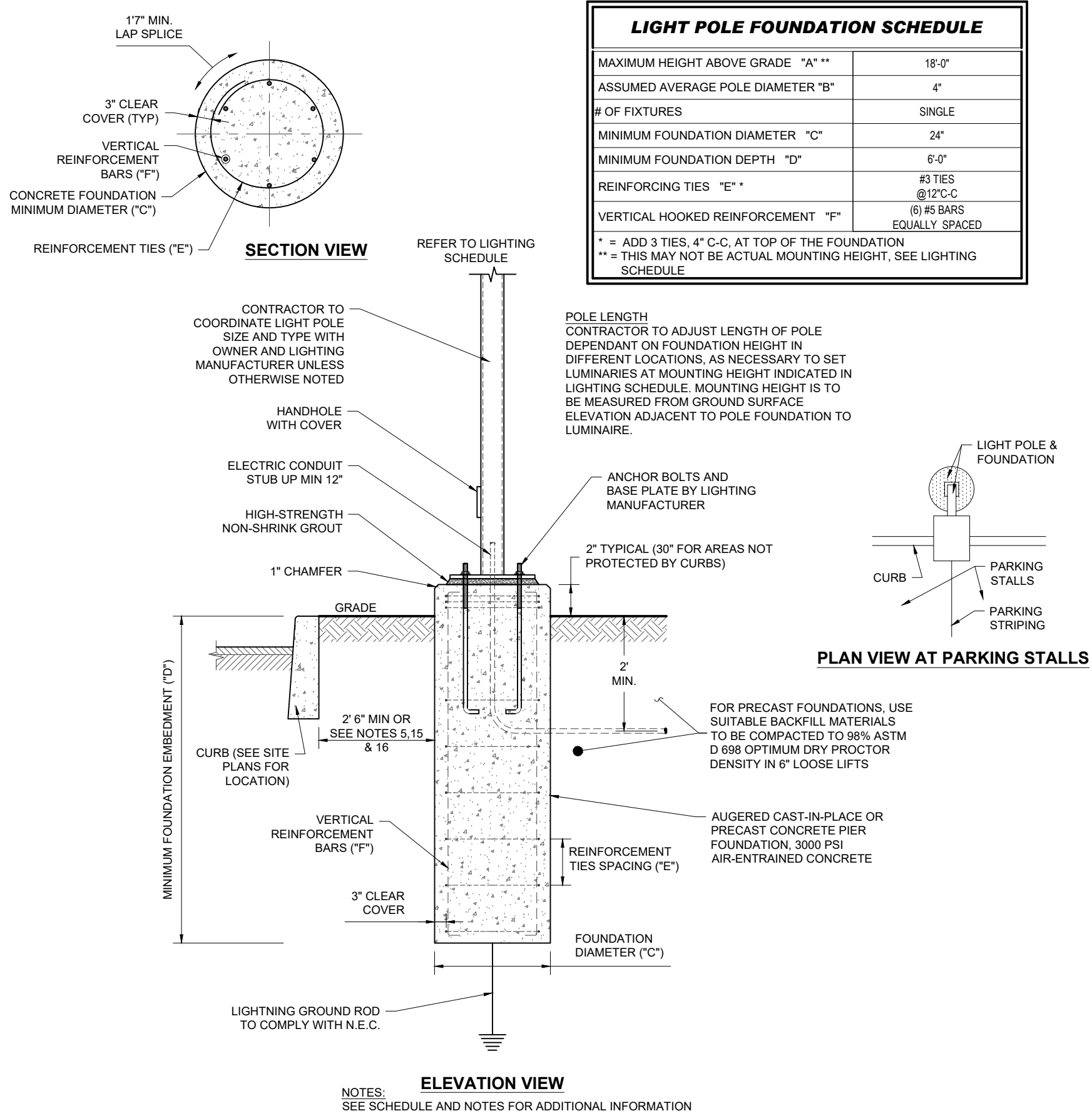
BIKE RACK SPECIFICATION

NOT TO SCALE (SOURCE: DUMOR)

3

TRASH RECEPTACLE SPECIFICATION

NOT TO SCALE (SOURCE: DUMOR)



LIGHT POLE FOUNDATION DETAIL

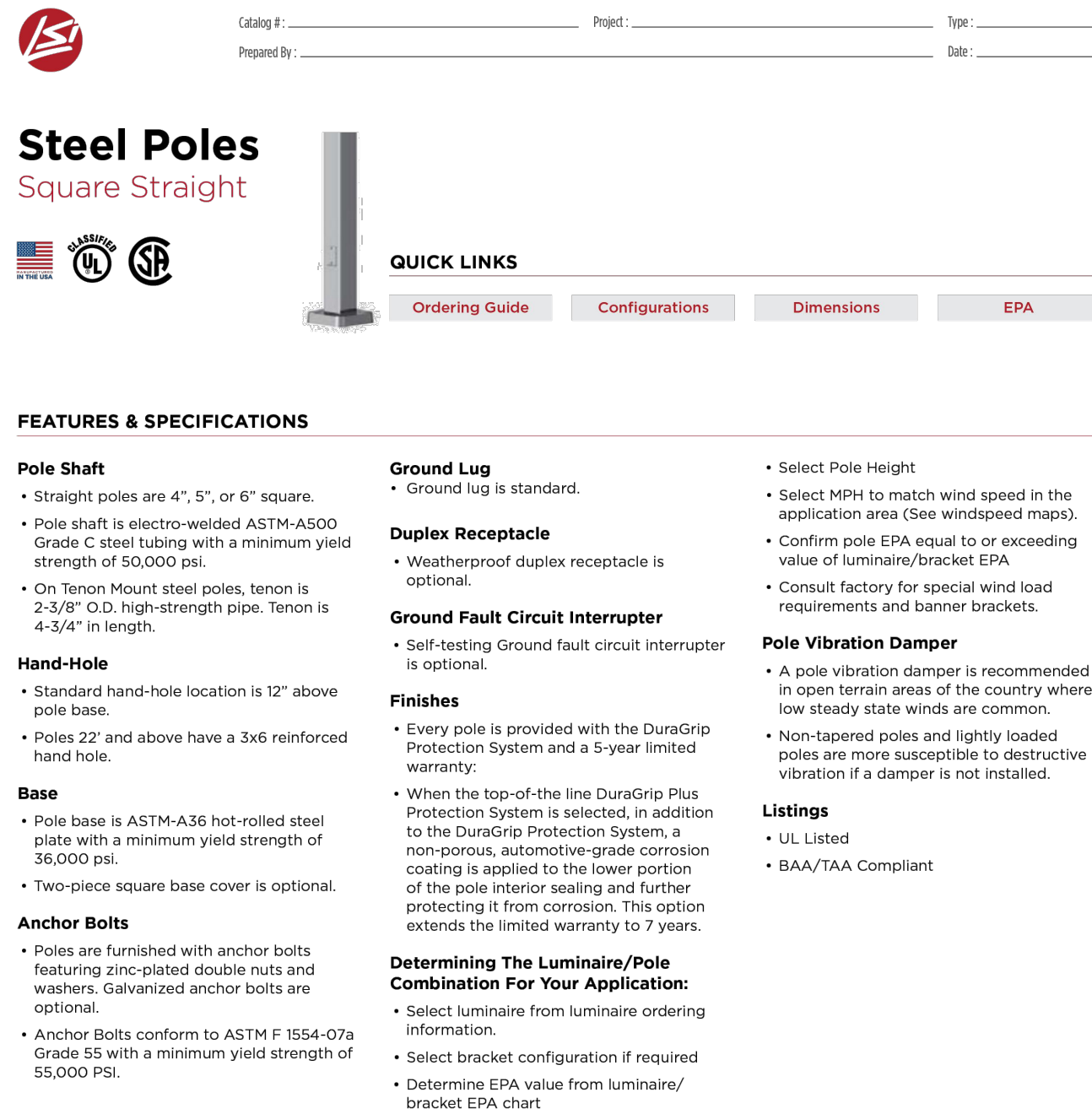
NOT TO SCALE (0020101 - 04/2019) (MODIFIED)

LIGHT POLE FOUNDATION NOTES

- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS TO HAVE A GEOTECHNICAL ENGINEER, LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE TO THE DESIGN ASSUMPTIONS STATED. UNSUITABLE MATERIALS FOUND MUST BE REMOVED OR BE REMEDIATED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.
- IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE SELECT BACKFILL IS USED, AND THOROUGHLY COMPACTED TO 98% MAX. DENSITY ASTM D 698.
- STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE". DETAILS ARE TO BE IN ACCORDANCE WITH ACI-318 "MANUAL OF STANDARD PRACTICE". DETAILS AND DETAILING OF CONCRETE REINFORCEMENT: FORM WORK SHALL CONFORM ACI-347 "GUIDE TO FORM WORK FOR CONCRETE", UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.
- CONCRETE MUST BE NORMAL WEIGHT STONE AGGREGATE WITH THE STATED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. HISTORICAL DATA OR LABORATORY TESTS FOR THE PRELIMINARY DESIGN MIX IS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE WATER-CEMENT RATIO FOR THE PROPOSED MIX DESIGN MUST ACHIEVE AN AVERAGE 28-DAY STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS.
- CONCRETE IS TO HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
- EXPOSED CONCRETE IS TO BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
- CONCRETE TO BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.
- REINFORCING STEEL BARS SHALL BILLET STEEL ASTM A615, GRADE 60. ALL REINFORCEMENT TO BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS TO BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES TO BE PLASTIC TIPPED. ALL ACCESSORIES MUST BE GALVANIZED.
- ALL SPLICES OF REINFORCING BARS NOT INDICATED ARE TO BE LITS AS PER THE REINFORCING SPLICE SCHEDULE OR 40 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS ARE TO BE STANDARD HOOKS.
- IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE PIER FOUNDATIONS.
- CONCRETE MUST ATTAIN 80% OF THE DESIGN STRENGTH OR CURE FOR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF THE LIGHT POLES OR ALL LIGHT POLES ARE TO BE SUITABLY BRACED AGAINST WIND LOADS DURING THE ABOVE MENTIONED TIMEFRAME.
- ALL ELECTRICAL COMPONENTS TO COMPLY WITH N.E.C.
- WHEN 2'-6" CLEARANCE CAN NOT BE PROVIDED, CONCRETE FOUNDATION MUST BE EXTENDED TO 30" ABOVE SURFACE, OR PROVIDE BOLLARD PROTECTION FOR LIGHT POLE.
- VERIFY WITH LOCATIONS SHOWN ON LIGHTING PLAN
- CONTRACTOR IS TO RECORD ON A CLEAN COPY OF THE LIGHTING PLANS, THE LOCATION OF CONDUIT SUPPLYING POWER TO LIGHTS. A COMPLETED COPY OF THIS RECORD PLAN IS TO BE PROVIDED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- UPON ACCEPTANCE OF THE COMPLETED WORK BY THE OWNER, THE OWNER IS RESPONSIBLE FOR APPROPRIATE MAINTENANCE OF THE LIGHTING SYSTEM

LIGHT POLE FOUNDATION DESIGN CRITERIA

- MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE = 1,000 PSF - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL FRICTION ANGLE = 30 DEG - ASSUMED (TO BE VERIFIED IN FIELD)
- SOIL DRY UNIT WEIGHT = 120 PCF - ASSUMED (TO BE VERIFIED IN FIELD)
- WIND PRESSURE = 30 PSF



CONTRACTOR TO COORDINATE LIGHT POLE SPECIFICS W/ MANUFACTURER
LIGHT POLE COLOR TO MATCH FIXTURE: BLACK

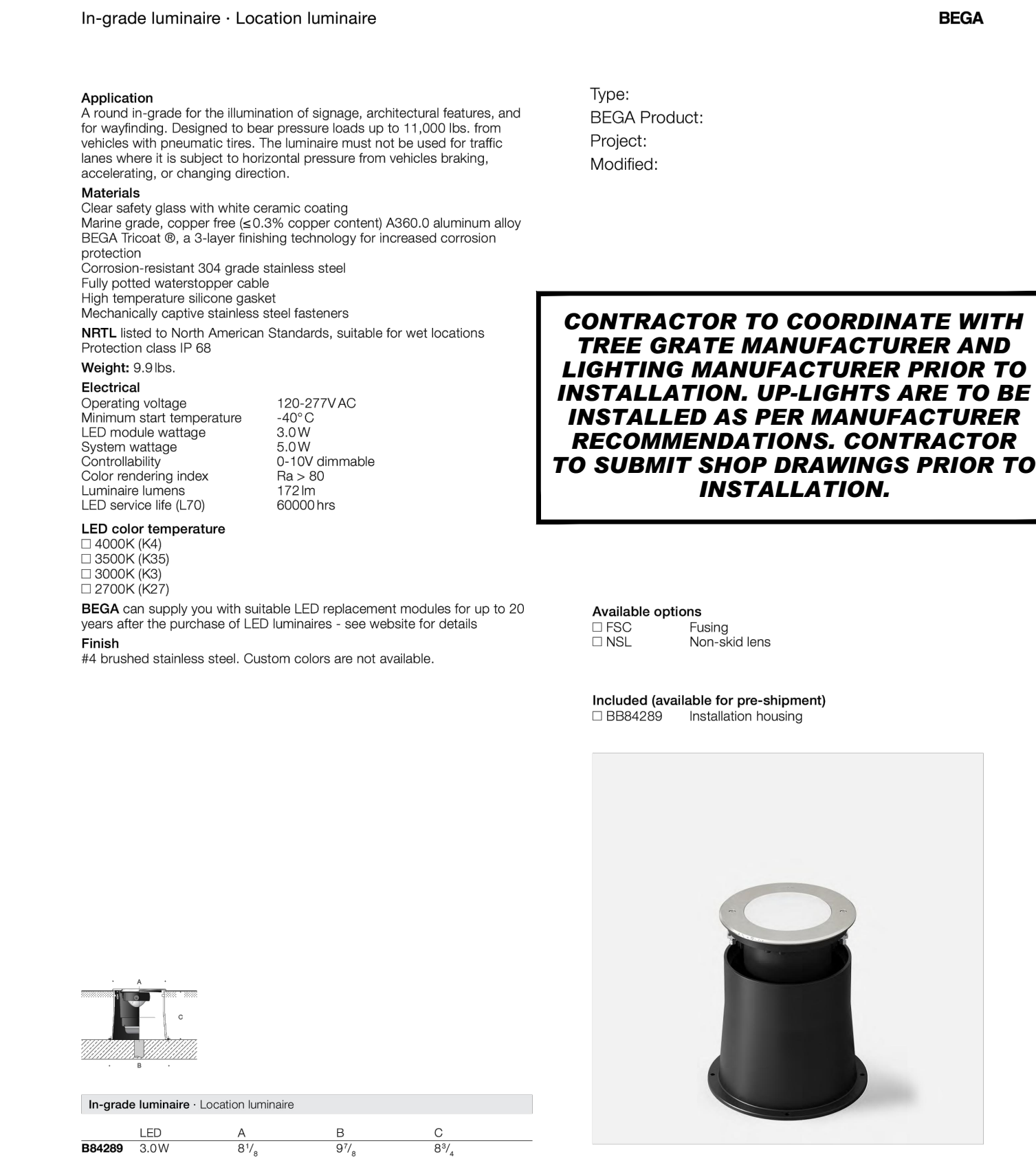
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Page: 1/8 Rev: 06/13/24
SPRC: 1070.8.0622

5

LIGHT POLE SPECIFICATION

NOT TO SCALE (SOURCE: LSI INDUSTRIES, INC.)



OR APPROVED EQUAL

6

TREE GRATE UP-LIGHT SPECIFICATION

NOT TO SCALE (SOURCE: BEGA)

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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1	10/24/2025	REV. PER AGENCY COMMENTS	RND
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CHECKED BY: JH/BC
DATE: 09/05/2024
CAD ID: J211080-CNDS-1A

PROJECT:
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SITE PLANS**
FOR
**FAMCO, LLC
& NEW WEST
PROPERTIES, LLC**
PROPOSED MIXED-USE
REDEVELOPMENT
ON BEHALF OF
THE POINTE AT MAIN, AN URBAN
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MAP: 9 | BLK: 126 | LOTS: 9-12 & 14-16
4, 10-12, 18, 22, & 24-30 SOUTH
WASHINGTON AVENUE
BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY
AREA 'D' REDEVELOPMENT PLAN

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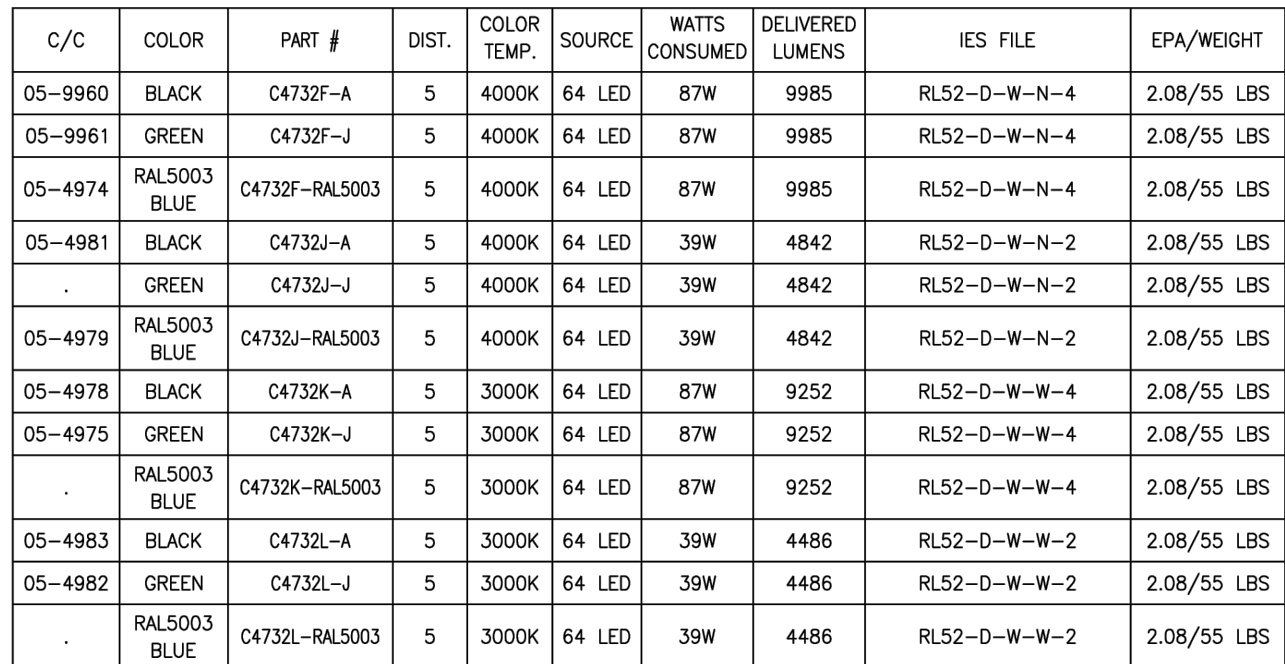
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**DETAIL
SHEET**

SHEET NUMBER:

C-904

REVISION 1 - 10/24/2025



 PSiC PUBLIC SERVICE ELECTRIC AND GAS COMPANY NEWARK, N.J.		HADCO	SHEET: 2 OF 2
JOB NAME: Signature = LED ~ Type 5 Optics			
SCALE: 1:8 DATE: 05/17/17	DRAWN BY: SMK REV: F DATE: 10/22/17	DRAWING NUMBER: C4732-DWG005 TYPED BY: TON DATE: 10/22/17	



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JOB NAME: Borough of Bergenfield, NJ	
DRAWN BY: H. Kuhn	
SCALE:	DATE:
1:20	10/20/25
DRAWING NUMBER: C16261-DWG04	
REP: Dore Murphy & Assoc.	
REV. A:	PON:
BY:	DATE:

NOT TO SCALE (SOURCE: DAVE MURPHY ASSOCIATES)



COLOR:

TEXTURE:

NOT TO SCALE (SOURCE: TOURNESOL SITEWORKS)

NOT TO SCALE (SOURCE: DAVE MURPHY ASSOCIATES)



ELEVATION

PARTIAL BULKHEADS
(SUPPORT FOR SIDE WALLS)

NOTES: UNLESS OTHERWISE SPECIFIED

- 1) MATERIAL: FIBERGLASS REINFORCED PLASTIC (FRP)
NOMINAL WALL THICKNESS 1/8" - 3/16"
- 2) ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY

COLOR: _____

TEXTURE:

TEXTURE:

WILSHIRE - RECTANGLE - 120X24X36
WR-1202436

	Toursol Siteworks	
	2930 Faber Street, Union City, CA 94587	
DRAWN: MLC		5/9/2019
SIZE	DWG NO	
C	WR-1202436-SUB	
ALL DIMENSIONS IN INCHES		SCALE 1/16"

NOT TO SCALE (SOURCE: TOURNESOL SITEWORKS)

REVISIONS

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SHEET TITLE

DETAIL SHEET

SHEET NUMBER

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