

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

W MAIN & WASHINGTON

PROPOSED FOUR STORY BUILDING
BLOCK 126, LOTS 9-12 & 14-16
BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY



ILLUSTRATIVE PERSPECTIVE VIEW OF INTERSECTION OF WASHINGTON STREET & WEST MAIN STREET

PROJECT UNIT MIX:

TOTAL PROJECT

STUDIO:	50	23%
1 BEDROOM:	93	42%
2 BEDROOM:	68	31%
3 BEDROOM:	09	04%

TOTAL PROJECT: 220

MARKET RATE

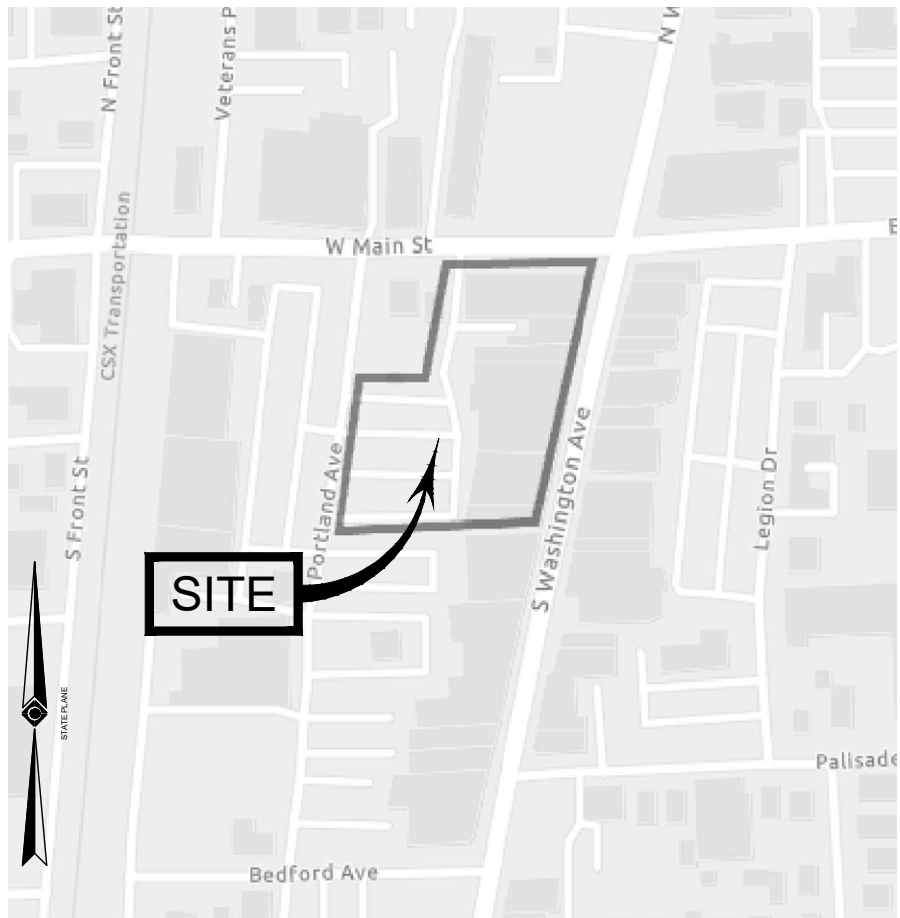
STUDIO:	46	26%
1 BEDROOM:	89	51%
2 BEDROOM:	41	23%

TOTAL MARKET RATE: 176

AFFORDABLE

STUDIO:	04	09%
1 BEDROOM:	04	09%
2 BEDROOM:	27	61%
3 BEDROOM:	09	21%

TOTAL AFFORDABLE: 44



LOCATION MAP

NTS

PROJECT DATA

BLOCK / LOT:	BLOCK 126, LOTS 9-12 & 14-16
ZONING DISTRICT:	AREA 'D' REDEVELOPMENT PLAN
LOT AREA:	88,887 SF (1.994 ACRES)
BUILDING FOOTPRINT:	66,565 SF
RESI FLOOR AREA:	178,265 SF
RETAIL AREA:	6,065 SF
DWELLING UNITS:	220 DU
GARAGE PARKING:	313 SPACES

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PLANNING BD. APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS
HEREBY GRANTED TO THIS SITE PLAN BY THE
PLANNING BOARD OF THE BOROUGH OF
BERGENFIELD, NEW JERSEY, THIS __ DAY OF ____
__ 2025.

Board Chairman

Board Secretary

Board Engineer

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
204 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530
GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102
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BLOCK 126, LOTS 9-12 & 14-16

PREPARED FOR:
FAMCO PROPERTY, LLC

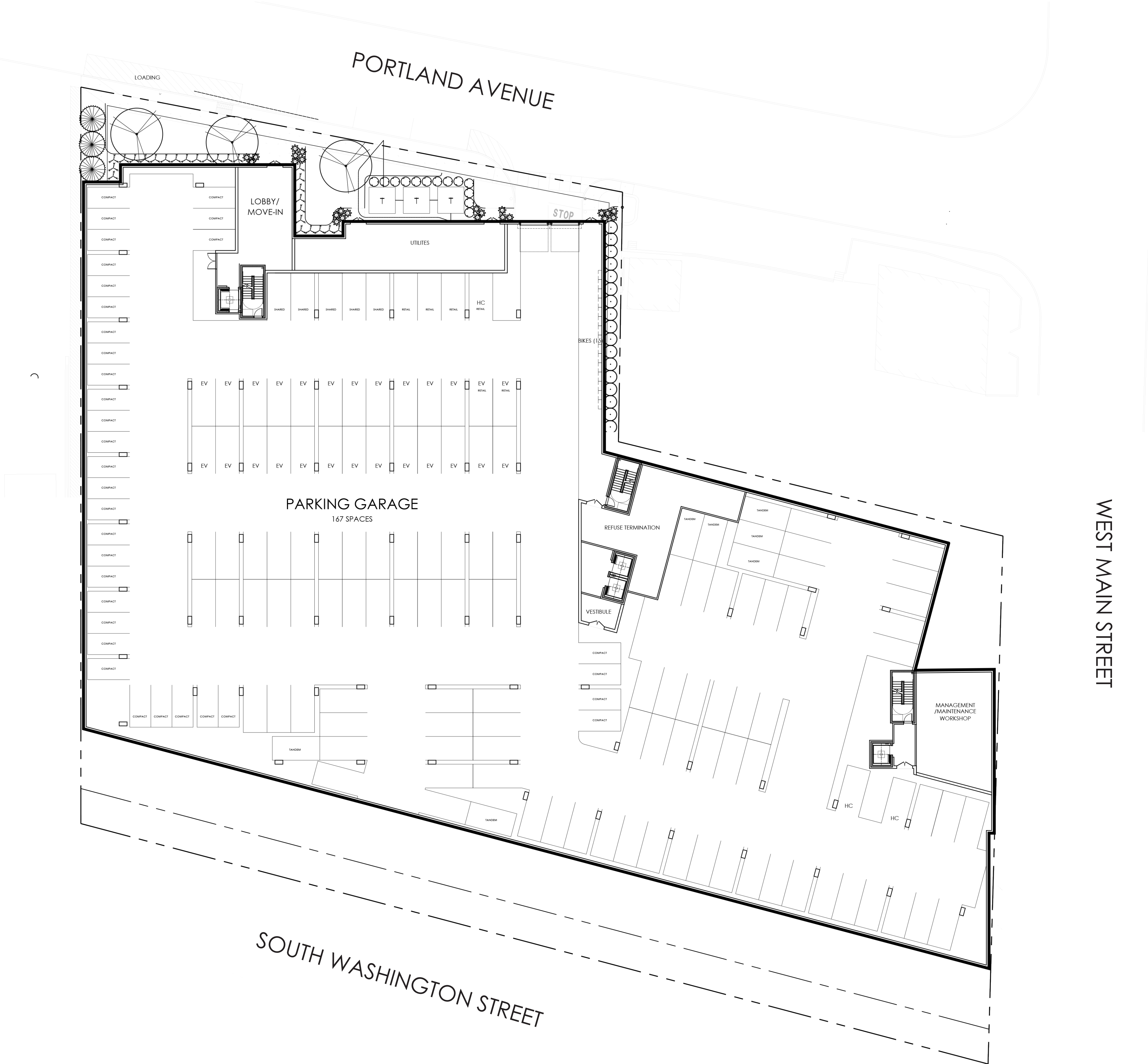
ISSUE:	
DATE:	FOR:
01/16/2025	PRELIM & FINAL SITE PLAN
10/20/2025	PLANNING/ENGINEERING COMMENTS

C-01

COVER SHEET

01 PORTLAND AVE FLOOR PLAN
SCALE: 1'-0" = 20'-0"

0 20' 40'



PARKING CALCULATIONS:

TOTAL PROPOSED GARAGE PARKING: 313 SPACES

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL PROPOSED PARKING/ SHARED PARKING ANALYSIS

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

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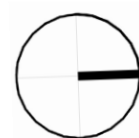
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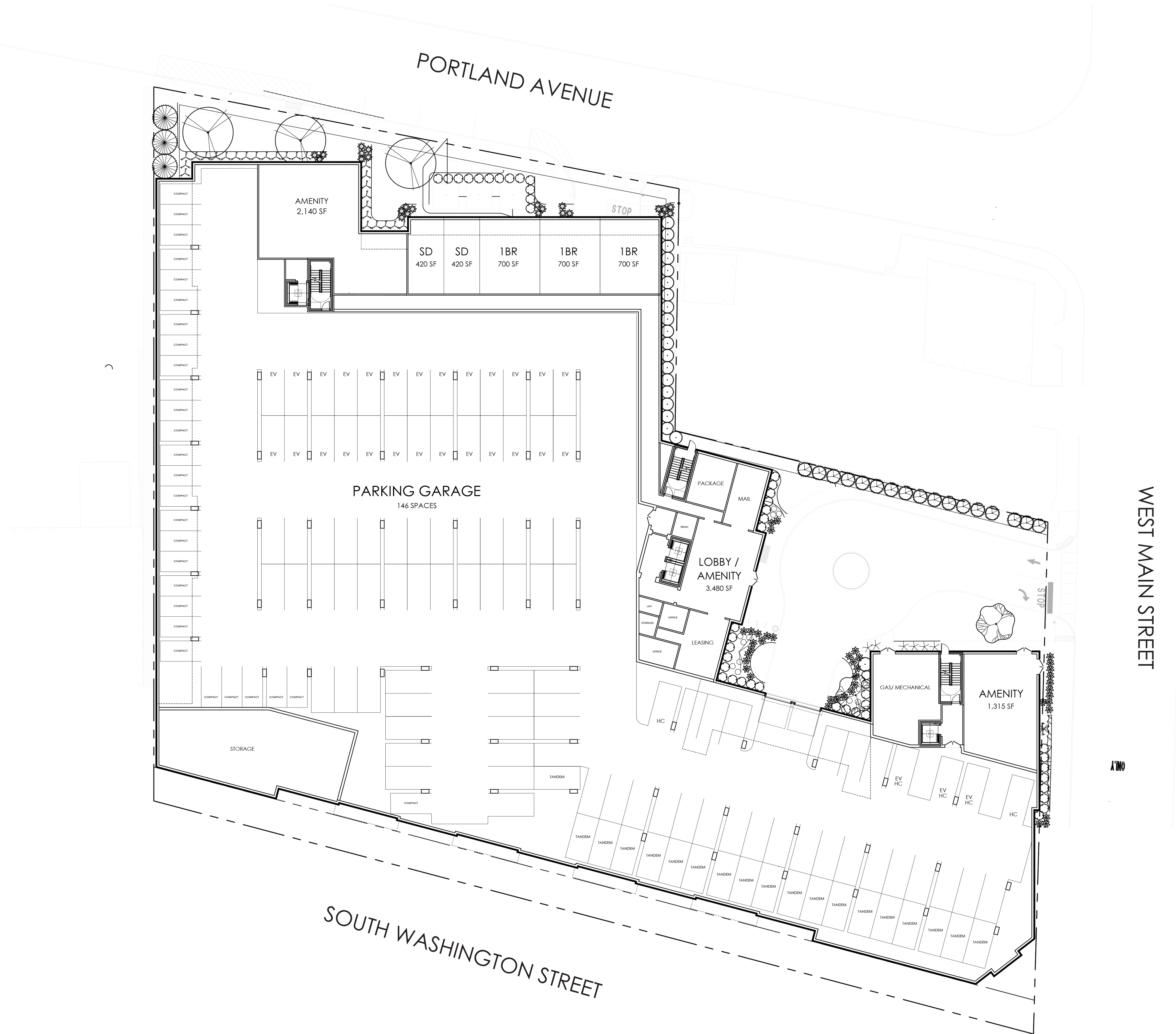


A-01

BUILDING PLAN

01 WEST MAIN FLOOR PLAN
SCALE: 1'-0" = 20'-0"

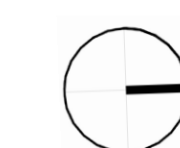
0 20' 40'



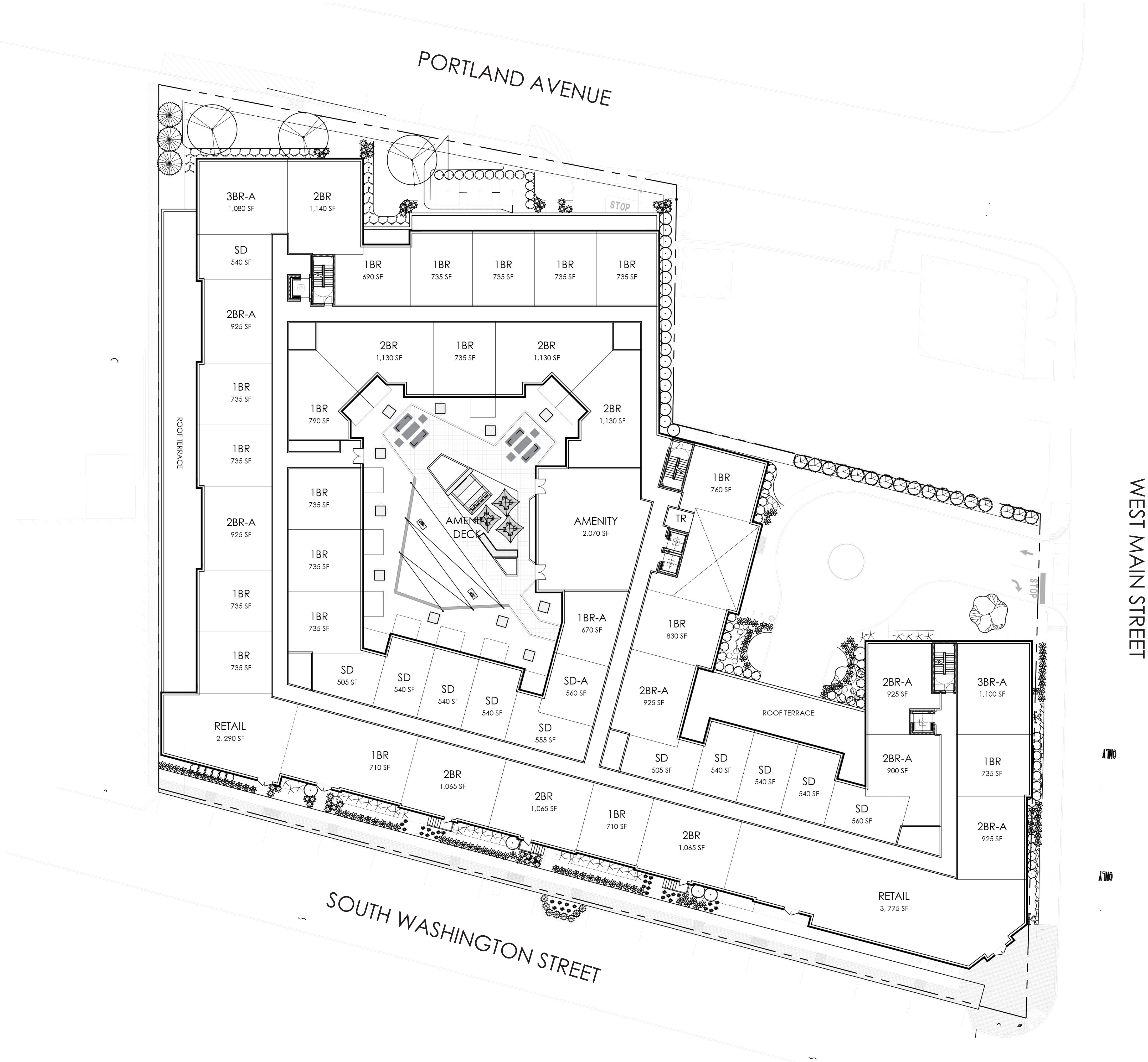
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A-02
BUILDING PLAN



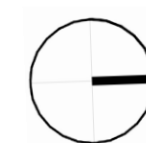
01 WASHINGTON STREET FLOOR PLAN
SCALE: 1'-0" = 20'-0"



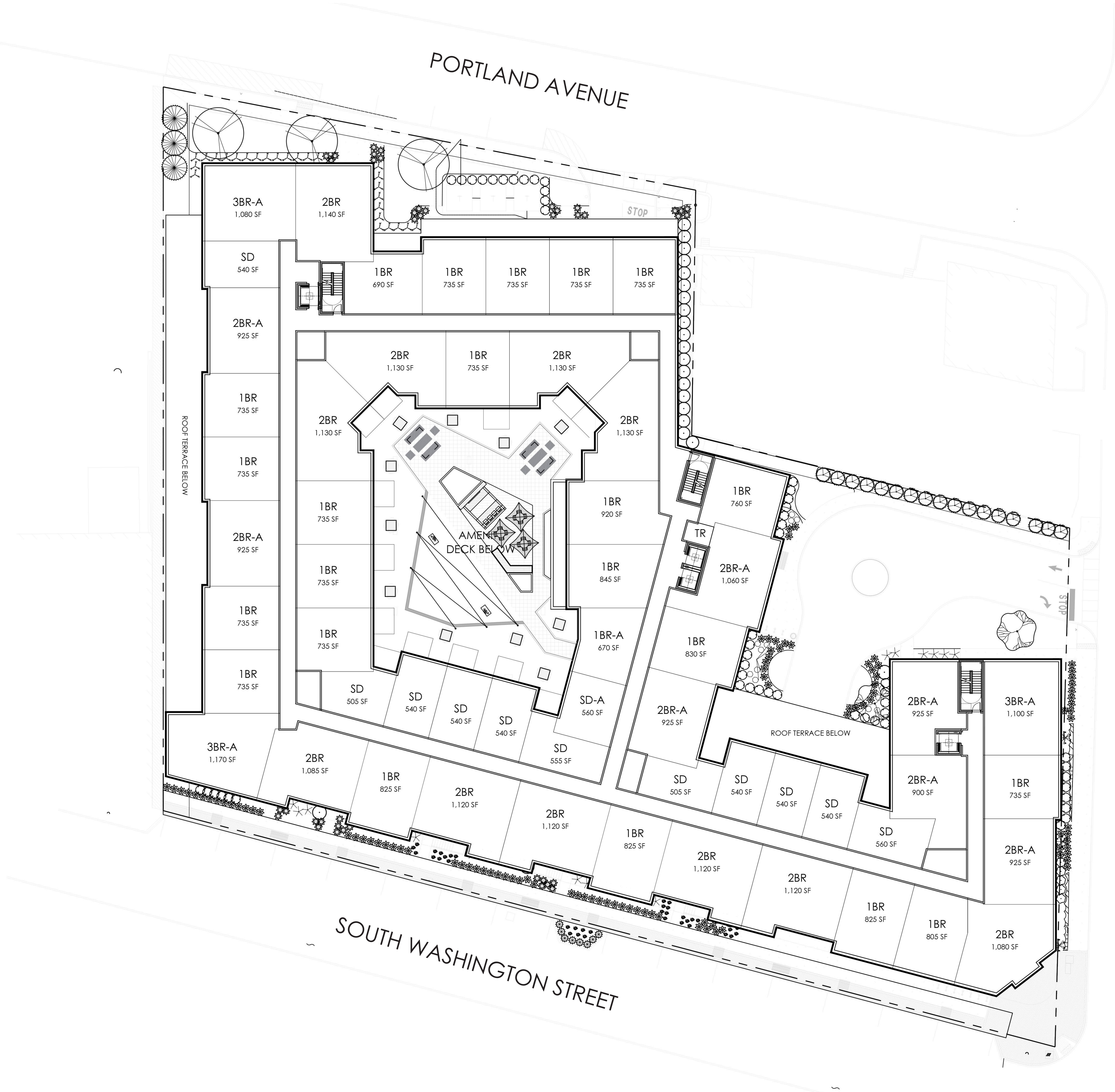
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A-03
BUILDING PLAN

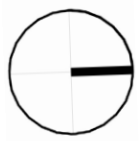


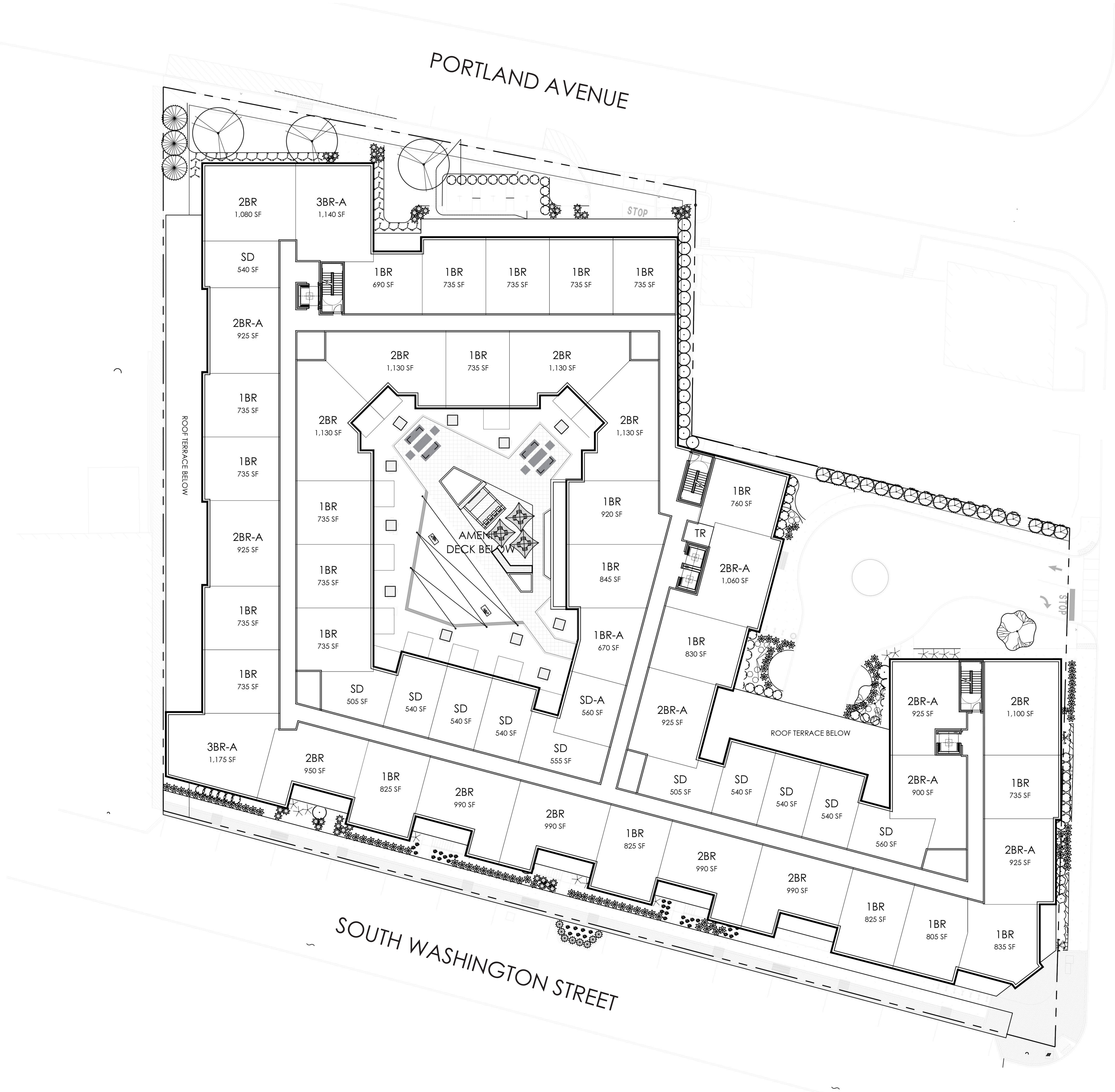
01 2ND-3RD FLOOR PLAN
SCALE: 1'-0" = 20'-0"
0 20' 40'

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 **A-04**
BUILDING PLAN

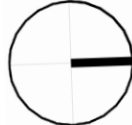


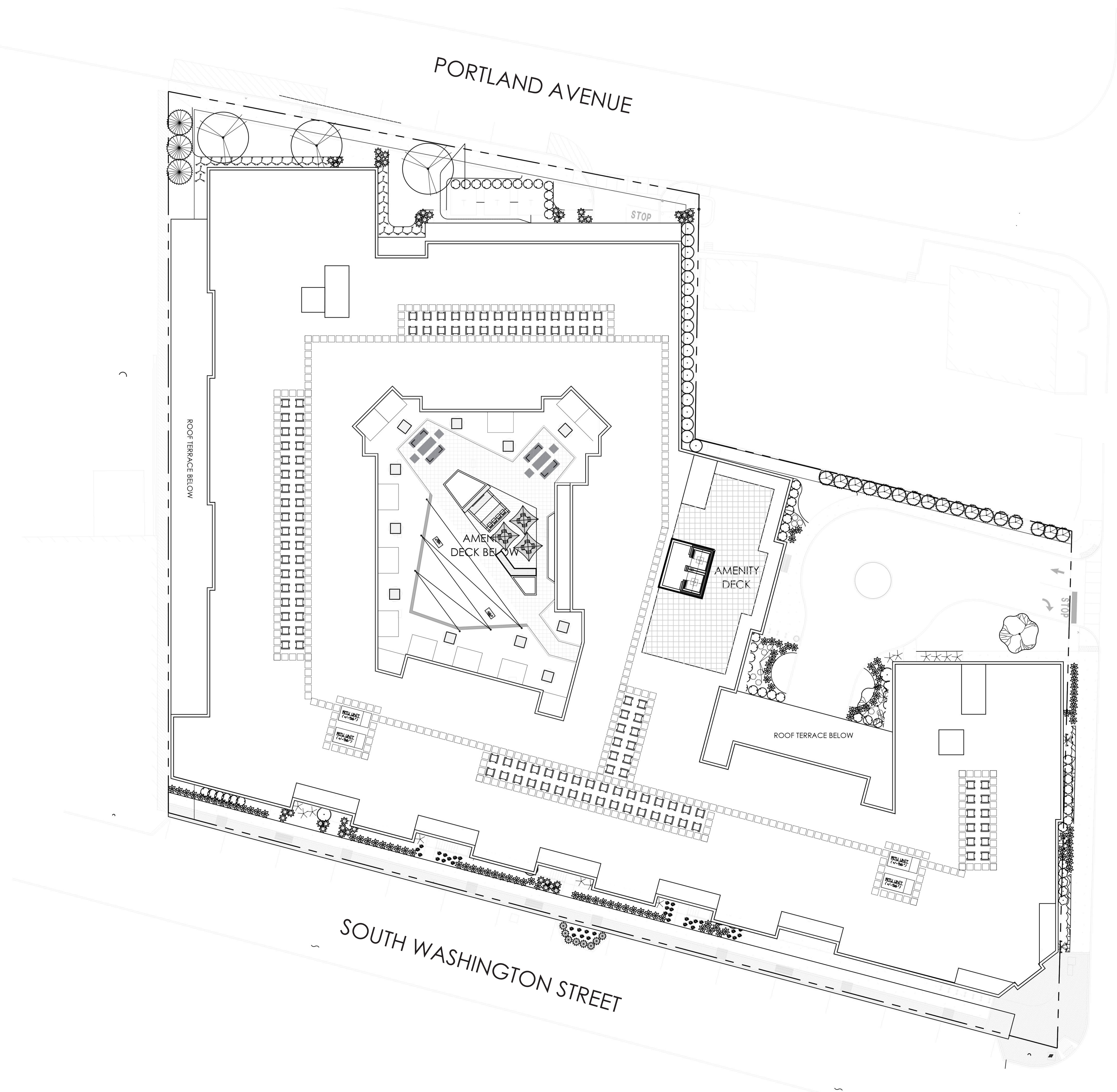
01 4TH FLOOR PLAN
SCALE: 1'-0" = 20'-0"

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**A-05**
BUILDING PLAN



01 ROOF PLAN
SCALE: 1" = 20'-0"
0 20' 40'

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A-06
BUILDING PLAN



Technical drawing of a mechanical part, likely a bracket or support. The part is shown in a perspective view. Two callouts are present: A-07 01 pointing to a circular feature on the bottom surface, and A-07 02 pointing to a circular feature on the top surface.

- 01 BRICK COLOR 1
- 02 BRICK COLOR 2
- 03 FIBER CEMENT PANEL 1
- 04 FIBER CEMENT PANEL 2
- 05 FIBER CEMENT LAP SIDING
- 06 VINYL WINDOW
- 07 METAL RAILING
- 08 ARCHITECTURAL STOREFRONT WINDOW
- 09 ARCHITECTURAL METAL CANOPY
- 10 ARCHITECTURAL GARAGE DOOR
- 11 ARCHITECTURAL METAL LOUVER
- 12 DECORATIVE METAL ACCENT

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

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BUILDING ELEVATIONS



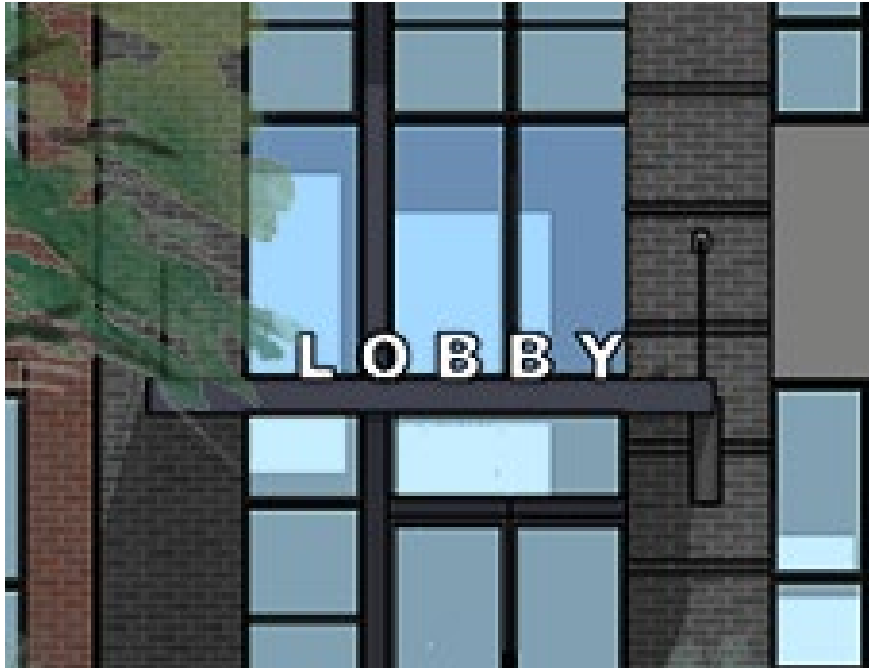
05 SIGNAGE
SCALE: 1/4" = 1'-0"

0 8' 16' 32'



06 SIGNAGE
SCALE: 1/4" = 1'-0"

0 8' 16' 32'



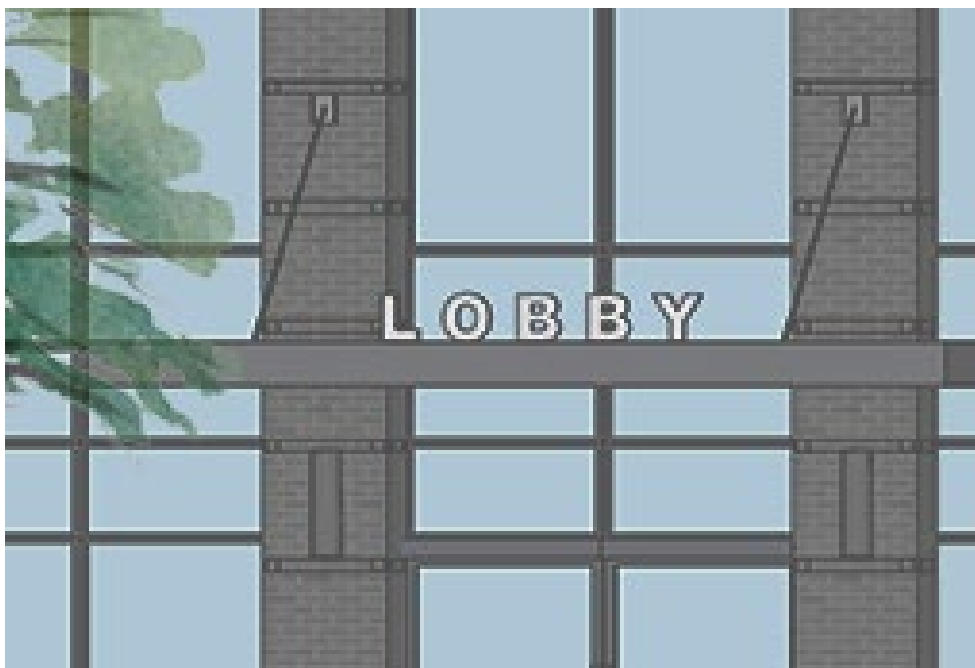
02 SIGNAGE
SCALE: 1/4" = 1'-0"

0 8' 16' 32'



03 SIGNAGE
SCALE: 1/4" = 1'-0"

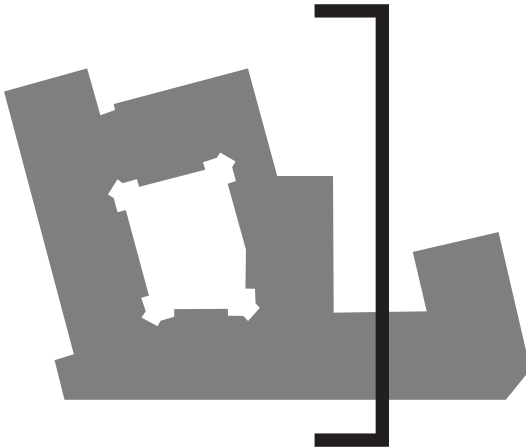
0 8' 16' 32'



04 SIGNAGE
SCALE: 1/4" = 1'-0"

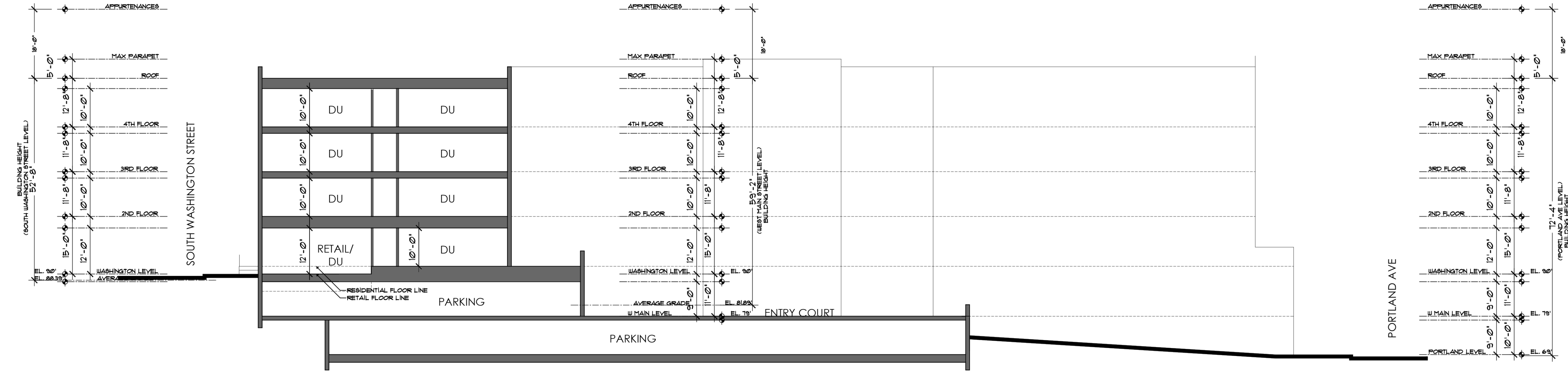
0 8' 16' 32'

KEY PLAN:



BUILDING SIGNAGE:

- (2) RESIDENTIAL SIGNS
- WALL SIGNS NOT TO EXCEED 35' IN LENGTH AND 3' IN WIDTH
- CANOPY SIGNS TO BE MOUNTED TO EDGE OF ENTRY CANOPY
- (3) RETAIL SIGNS
- CANOPY SIGNS TO BE MOUNTED TO EDGE OF ENTRY CANOPY



01 SECTION
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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A-09
BUILDING SECTION/ SIGNAGE



01 PERSPECTIVE VIEW OF INTERSECTION OF WASHINGTON STREET & WEST MAIN STREET

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01 PERSPECTIVE VIEW OF WEST MAIN STREET

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