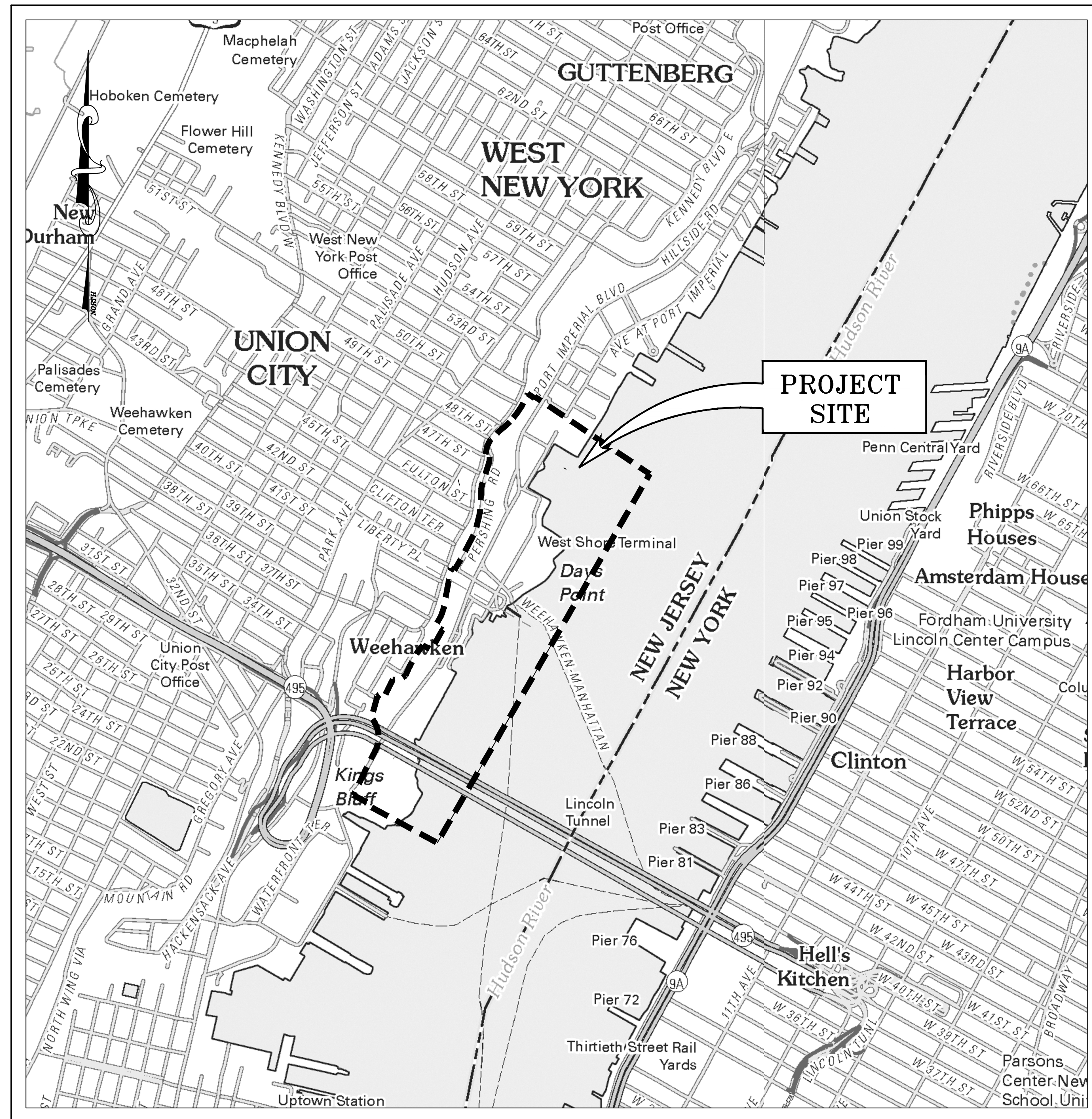


REFS: OEA MOD-MBA_Base.dwg
R-View Plane-exhibit-Park Apartments.dwg
R-SITE-Park Apartments.dwg
pss_utilities.dwg

**TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY**

**TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY**



APPROVALS:

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT
IT COMPLIES WITH ALL APPROVALS GRANTED BY THE
APPROVING AUTHORITY.

TOWNSHIP ENGINEER _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP
OF WEEHAWKEN

 BOARD CHAIRMAN DATE

BOARD SECRETARY	DATE
-----------------	------

BOARD ENGINEER DATE

OWNER / APPLICANT:

PORT IMPERIAL SOUTH, LLC
C/O ROSELAND RESIDENTIAL TRUST
HARBORSIDE 3, 210 HUDSON STREET, SUITE 400
JERSEY CITY, NJ 07311

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET
2	ZONING CHART
3	SITE MAP
4	SITE MAP SOUTH
5	SITE MAP NORTH

REVISION		DATE	CHNG	REVISION		DATE	CHNG
1				7			
2				8			
3				9			
4				10			
5				11			
6				12			

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE TO BE USED FOR THE EXCLUSIVE USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD.
© 2021 BOWMAN CONSULTING GROUP, LTD.
ALL RIGHTS RESERVED.

Bowman
CONSULTING
Formerly Omland Engineering Associates, Inc.

Phone: 732-465-5501
 Fax: 732-465-5501
 NJ Certificate of Authorization
 No. ZAGC00222680

303 W. Main Street, Suite 303
 Freehold, NJ, Jersey 07728
www.brownandsonslighting.com
 E-Mail: NJ@brownandsonslighting.com



GEOFFREY R. LANZA N.J. Professional Engineer Lic. 24GCE00368900

AMENDED PLANNED DEVELOPMENT
OF
PORT IMPERIAL SOUTH
COVER SHEET
TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY

SHEET No. 1 OF 5

	EXISTING REQUIREMENTS	EXISTING DEVELOPMENT	PROPOSED REQUIREMENTS	PROPOSED DEVELOPMENT
TOTAL DEVELOPMENT AREA TOTAL FLOOR AREA	40.00 AC	92.40 AC	40.00 AC	76.53 AC (SEE NOTE 1)
TOTAL COMMON OPEN SPACE (30% OF DEVELOPMENT AREA)	27.72 AC (30% OF 92.40 AC.)	29.10 AC (31.49%)	15%* 11.58 AC. (15% OF 76.53 AC)*	12.56 AC (16.41%)
PALISADES		13.00 AC		SEE NOTE 2
PALISADES PRESERVATION AREA		3.54 AC		SEE NOTE 2
WATERFRONT PARK		10.20 AC		10.20 AC
QUALIFYING DEVELOPED OPEN SPACE (PROPOSED PARK)		0.55 AC		0.55 AC
QUALIFYING PASSIVE OPEN SPACE (MAX.) (LINEAR PARK)		1.35 AC		1.35 AC
OTHER QUALIFYING OPEN SPACE (BROWNSTONES)		0.46 AC		0.46 AC
TOTAL DEVELOPED OPEN SPACE (25 SF FOR EACH 200SF OF FLOOR AREA)	11.58 AC	12.10 AC	11.58 AC	13.95 AC
WATERFRONT PARK		10.20 AC		10.20 AC
DEVELOPED OPEN SPACE (PROPOSED PARK)		0.55 AC		0.55 AC
QUALITY PASSIVE OPEN SPACE (MAX.) (LINEAR PARK)	2.32 AC	1.35 AC		1.35 AC
PROPOSED PARK APARTMENTS PARKING AREA				1.85 AC

OPEN SPACE DEDICATIONS TO WEEHAWKEN

BLOCK/LOTS(s) OUTSIDE OF PD	ACREAGE
BLOCK 54, LOT 3	0.01
BLOCK 64, LOT 11	1.4
TOTAL	1.4 AC

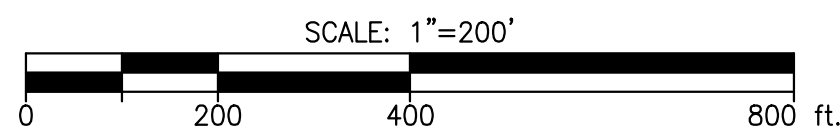
NOTES:

1. 92.40 AC FROM 1999 PD PLUS 0.67 AC FROM 2005 AMENDMENT YIELDS
93.07 AC. DEDUCT 16.54 AC FOR DEDICATION YIELDS 76.53 AC
2. LAND TO BE DEDICATED TO WEEHAWKEN

ZONE: PLANNED DEVELOPMENT DISTRICT				
ORDINANCE REFERENCE	CRITERIA	ALLOWABLE/REQUIRED	APPROVED TO DATE	PROPOSED
23-10.4b	TOTAL DEVELOPMENT SIZE ¹	40 ADJACENT OR CONTIGUOUS ACRES UNDER A SINGLE OWNERSHIP OF CONTROL	92.40 AC.	76.53 AC.
23-10.4e 23-10.41 3(a) & (b)	DWELLING UNITS GROSS RESIDENTIAL DENSITY	MIN. 500 UNITS; MAX. 2,348 UNITS MAX. 100 UNITS/ACRE TOTAL DEVELOPMENT	2,312 UNITS 25,02 BROWNSTONES 42 HENLEY 205 BLDG 15 236 BLDG 4/5-1/3 0 BLDG 10 74 BLDG 12 103 BLDG 13 280 BLDG 7 184 BLDG 11 295 BLDG 8/9 313 BLDG 14/19 282 PARK APARTMENTS 298	
23-10.4g 3(c) (BOARD RESOLUTION)	BUILDING HEIGHT	BLDG. 1/3 - 100' BLDG. 2, 4, 7, 8/9, 11, 13, 15 - UP TO 100' BLDG. 16 - 80' BLDG 5 & EASTERLY PARTS OF BLDGS 10, 12, 14 - UNDER 60' (BUCKHURST REPORT) BLDG. 5 MAX HT. - 50' ABOVE FINISHED GRADE (OLD GLORY PARK VIEW CORRIDOR)(NGVD 1929)	N/A	
23-10.4h 3(a)(b) (BOARD RESOLUTION)	DISTANCE BETWEEN BUILDINGS UP TO 80 FEET-60 FT REQ. >80 FEET-50 FT REQ. TO CENTER OF VIEW CORRIDOR	MIN. 60' WIDE VIEW CORRIDOR AT STREET LEVEL ALONG EVERY EAST TO WEST STREET FOR THE PORTIONS OF BLDGS AT A HEIGHT OF 80' OR MORE ABOVE STREET LEVEL THERE SHALL BE A DISTANCE OF AT LEAST 50' FROM THOSE PORTIONS TO THE CENTERLINE OF THE VIEW CORRIDOR.	N/A	
23-10.4h 3(b)(c)	EAST/WEST VIEW CORRIDOR	MIN. 60' WIDE EVERY 600' MIN. TOTAL WIDTH 1,050' AT GRADE LEVEL	1,436± FT	
10-20-2000 Planned Development Approval, M. Section 23-10.4 f. Floor Area	GROSS FLOOR AREA: FLOOR AREA RATIO NET FLOOR AREA:	MAX 4,640,642.82 SF-PLANNED DEVELOPMENT MAX. 1.85 OF UPLAND AREA OF DEVELOPMENT	3,552,340 SF 0.88	
23-10.4C.1(e)	TOTAL RETAIL SPACE:	156,000 SF PER RESOLUTION OF APPROVAL	75,220 SF BLDG 15 3,200 SF BLDG 1/3 15,996 SF BLDG 4/5 17,443 SF BLDG 10 3,177 SF BLDG 12 3,917 SF ARTHURS 6,000 SF BLDG 13 6,858 SF BLDG 7 6,025 SF BLDG 11 3,853 SF BLDG 8/9 4,150 SF BLDG 14/19 4,601 SF	
23-10.4j	TOTAL PARKING SPACES IN BUILDINGS	FOR RESIDENTIAL UNITS, PARKING AT 1 SPACE PER UNIT IS REQUIRED PER THE 2000 RESOLUTION.	TOTAL SPACES=5,082 BROWNSTONES 56 PARK 0 HENLEY 305 BLDG 15 317 BLDG 4/5 828 BLDG 1/3 1,402 BLDG 10 128 BLDG 12 159 BLDG 13 311 BLDG 7 249 BLDG 11 312 BLDG 8/9 349 BLDG 14/19 346 PARK APARTMENTS 320	
N/A	COMMUTER PARKING	1,500 FERRY TERMINAL RESERVED SPACES	1500 SPACES BLDG 4/5: 393 BLDG 1: 817 LOT 2: 290	
23-10.4j	TOTAL PUBLIC PARKING SPACES ON STREET		TOTAL SPACES=570 BROWNSTONES 26 PARK 109 HENLEY 66 BLDG 15 14 BLDG 4/5 - BLDG 1/3 7 BLDG 10 13 BLDG 12 28 BLDG 13 23 BLDG 7 9 BLDG 11 18 BLDG 8/9 21 BLDG 14/19 22 WATERFRONT PARK 214	
23-9.2	RETAIL PARKING	1 PER 300 SF OF RETAIL SPACE WHERE FLOOR AREA DOES NOT EXCEED 10,000 SF PER BUILDING	213 SPACES	
23-9.12	LOADING AREAS RESIDENTIAL RETAIL	1 REQUIRED WHEN NUMBER OF MULTI-FAMILY UNITS IS GREATER THAN 50 0 REQUIRED FOR FLOOR AREA OF 2,000 SF TO 5,000 SF	16 SPACES TOTAL	
23-9.13	LOADING AREA SIZE (12'X56') LOCATION - WITHIN BUILDING			

ZONING NOTES:

1. UPLAND AREA ONLY
2. ALL RESIDENTIAL PARKING SPACES ARE 8.5'x18' IN GARAGE PARKING LEVELS. VARIANCE REQUIRED FOR PARKING STALL WIDTH AND LENGTH.
ALL PUBLIC SPACES ARE 9'x18' IN GROUND FLOOR OF GARAGE AND SURFACE PARKING. VARIANCE REQUIRED FOR PARKING STALL LENGTH.
3. THE NEW JERSEY RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS) ESTABLISHES A STATE-WIDE PARKING STANDARD FOR RESIDENTIAL DEVELOPMENT. THE RSIS PROVIDES FOR ALTERNATIVE PARKING STANDARDS WHEN IT CAN BE DEMONSTRATED SUCH ALTERNATIVE STANDARDS BETTER REFLECT LOCAL CONDITIONS SUCH AS AVAILABILITY OF MASS TRANSIT AND URBAN VS SUBURBAN CONDITIONS. A WAIVER FROM THE RSIS REQUIREMENTS IS NOT REQUIRED AS THE TOWNSHIP ZONING ORDINANCE PLANNED DEVELOPMENT DISTRICT SPECIFICALLY CONSIDERED THE PRESENCE OF MASS TRANSIT WHEN ESTABLISHING THE PARKING REQUIREMENT OF ONE SPACE/UNIT.

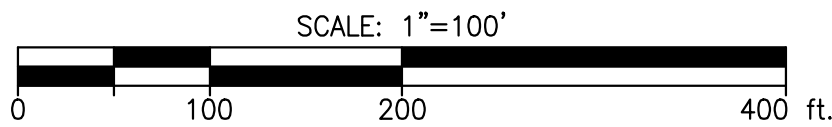
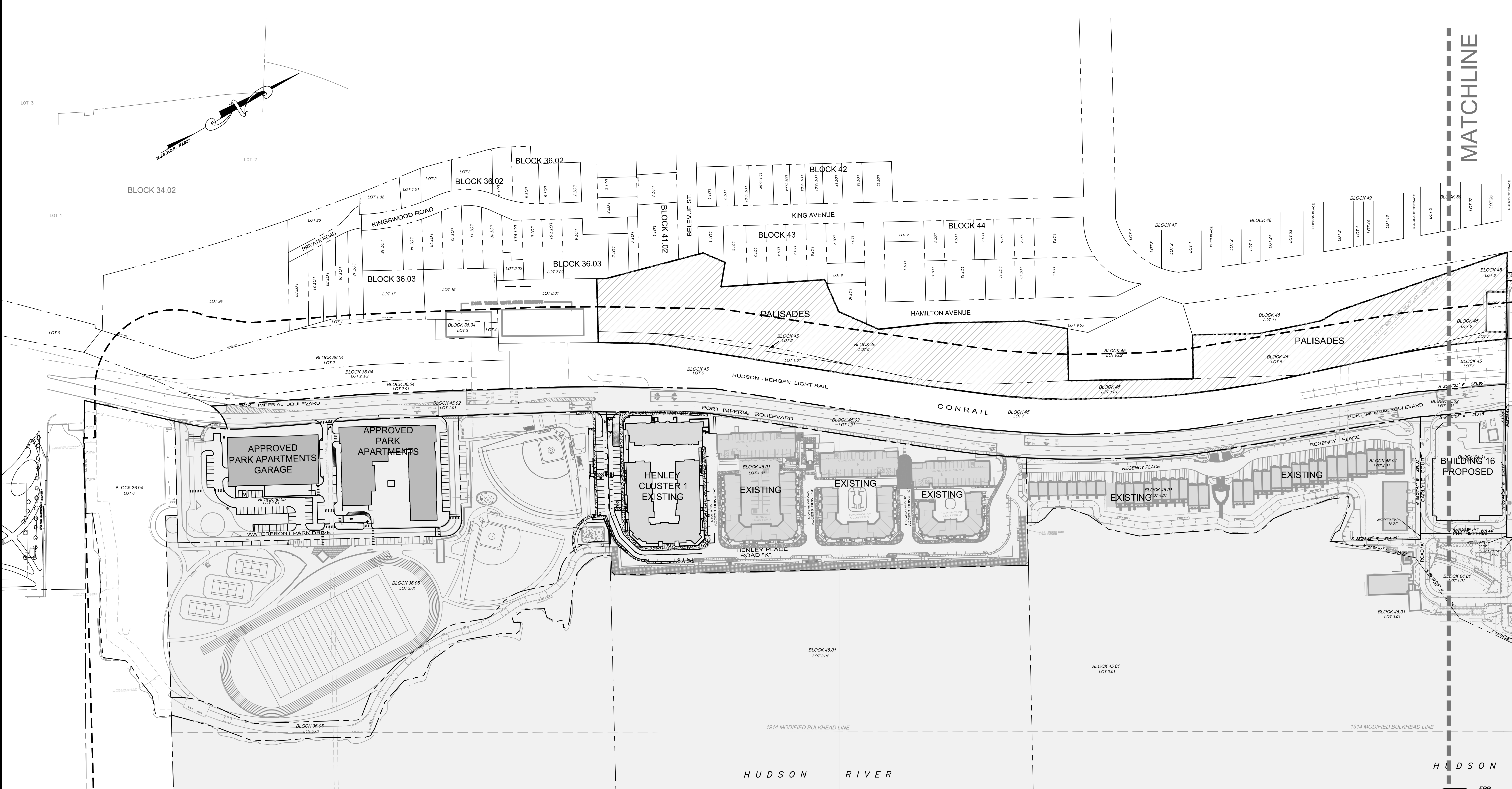


PLANNED DEVELOPMENT		
BLOCK	LOT(S)	
36.05	1.01 THROUGH 4.01	
45	1.01 AND 6 THROUGH 9	TO BE DEDICATED
45.01	1.01 THROUGH 4.01	
45.02	1.01	
64	8 AND 9	TO BE DEDICATED
64.01	1.01 THROUGH 1.11	
64.01	3.01 THROUGH 3.04	
64.02	1.01	TO BE DEDICATED
64.03	1.01	

LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING
	APPROVED BUILDING
	OPEN SPACE LOTS TO BE DEDICATED TO WEEHAWKEN

X:\081024 - Pl South Park Apartments\081024-Pl-001 (2x6) - Resident Pl South Park Apartments\Engineering\Drawings\02 Site Plans\Exhibits\2021-01-14-Overall-Pl-dwg 04/06/21 09:35:52AM .dwg LAYOUT: SHT 04
RES: C:\A\001-00A-Bowman
R:\Drawings\081024-Pl South Park Apartments\Engineering\Drawings\02 Site Plans\Exhibits\2021-01-14-Overall-Pl-dwg 04/06/21 09:35:52AM .dwg
pas utilities.dwg



PLANNED DEVELOPMENT		
BLOCK	LOT(S)	
36.05	1.01 THROUGH 4.01	
45	1.01 AND 6 THROUGH 9	TO BE DEDICATED
45.01	1.01 THROUGH 4.01	
45.02	1.01	
64	8 AND 9	TO BE DEDICATED
64.01	1.01 THROUGH 1.11	
64.01	3.01 THROUGH 3.04	
64.02	1.01	TO BE DEDICATED
64.03	1.01	

LEGEND

EXISTING BUILDING

PROPOSED BUILDING

APPROVED BUILDING

OPEN SPACE LOTS TO BE DEDICATED TO WEEHAWKEN

AMENDED PLANNED DEVELOPMENT
OF
PORT IMPERIAL SOUTH
SITE MAP SOUTH

TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY

SHEET No.
4
OF
5

Phone: 732-665-5500
Fax: 732-665-5501
303 W. Main Street, Suite 303
Freehold, New Jersey 07728
E-mail: NJ@BowmanConsulting.com

Bowman

Geoffrey R. Lanza, N.J. Professional Engineer, Lic. 24CE036800

01/08/2014 15:00
CHMD GR1
DATE: 03/31/2021
THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOWMAN CONSULTING GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, INC. © 2021 BOWMAN CONSULTING GROUP, INC.

1
2
3
4
5
6
7
8
9
10
11
12

REVISION

DATE

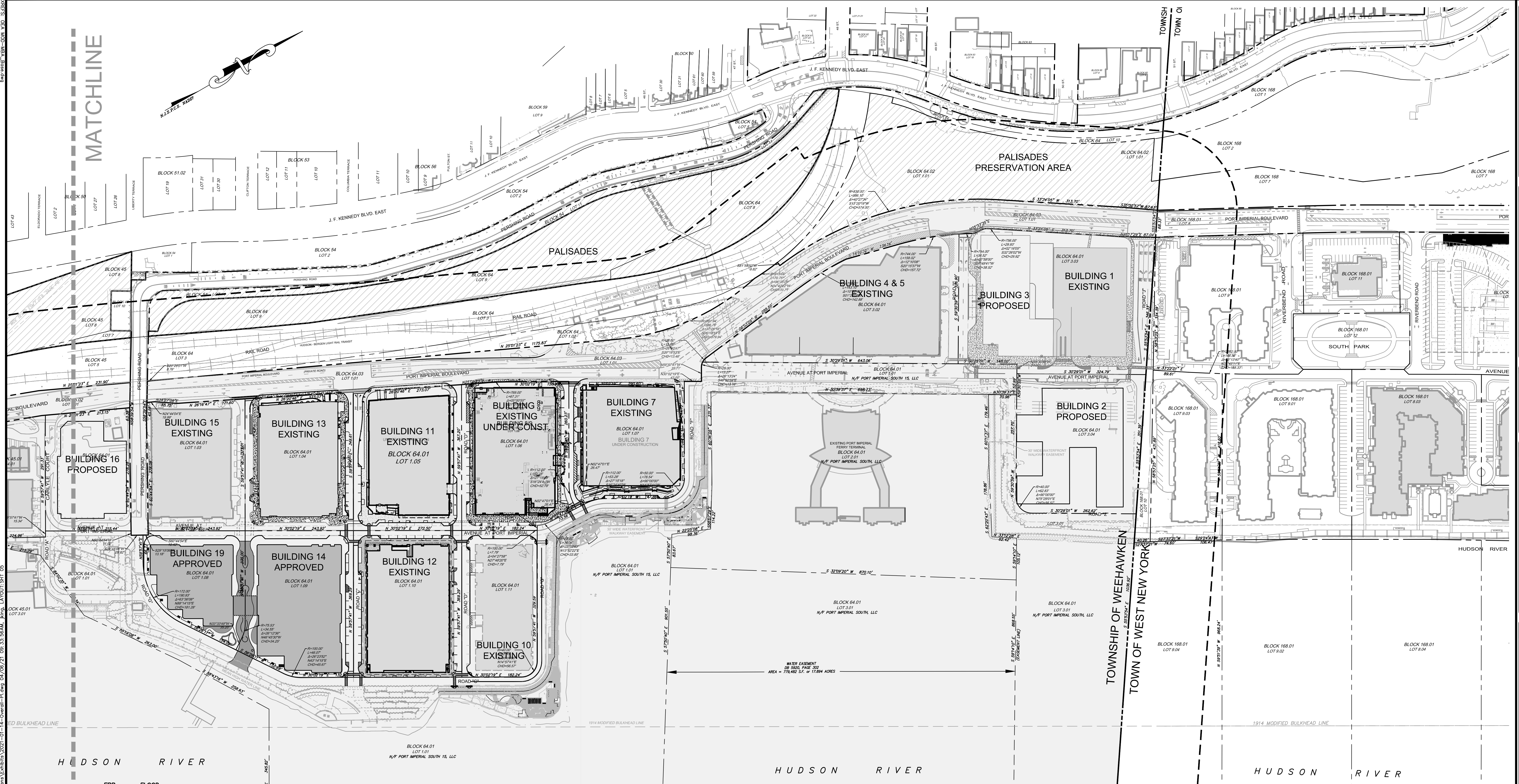
CHD

1
2
3
4
5
6
7
8
9
10
11
12

REVISION

DATE

CHD



PLANNED DEVELOPMENT		
BLOCK	LOT(S)	
36.05	1.01 THROUGH 4.01	
45	1.01 AND 6 THROUGH 9	TO BE DEDICATED
45.01	1.01 THROUGH 4.01	
45.02	1.01	
64	8 AND 9	TO BE DEDICATED
64.01	1.01 THROUGH 1.11	
64.01	3.01 THROUGH 3.04	
64.02	1.01	TO BE DEDICATED
64.03	1.01	

LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING
	APPROVED BUILDING
	OPEN SPACE LOTS TO BE DEDICATED TO WEEHAWKEN