

# EXIST. OFFICE TO BE CONVERTED TO 2-BED ROOM APARTMENT at 114 E. Main Street 2nd Floor, Bogota NJ 07603

ZONING OVERVIEW by **COSTA ENGINEERING CORPORATION**

**Materials Reviewed**

We have reviewed the following documents provided for the above referenced application:

1. Architectural Plan entitled, "Exist. Office to be Converted to New 2-Bed Room Apartment at 114 E. Main St. Bogota, NJ 07603" - signed and sealed by Kheng H. Lee, E.A., of Lee Arch Group, dated September 25, 2024.
2. Borough of Bogota Application for Development and/or Appeal prepared by the Applicant dated April 25, 2023.
3. Letter of Denial from Site Plan Approval, Construction & Zoning Office, dated August 26, 2024.
4. Request for Waiver from Site Plan Approval signed by David C. Russo & Russo & Russo, P.C., dated October 17, 2024.

**Zoning Overview**

Description	Business, Retail (B-1) Zoning District		Proposed
	Required	Existing	
Permitted Uses	Office	Office	None
Minimum Lot Area	4,000 SF	1,788.9 SF (EN)	No Change
Minimum Lot Width (E. Main Street)	40 Ft.	20.00 Ft. (1) (EN)	No Change
Minimum Lot Depth	100 Ft.	86.98 Ft. (EN)	No Change
Minimum Front Yard (E. Main Street)	0 Ft.	0.00 Ft.	No Change
Minimum Front Yard (Second Avenue)	0 Ft.	6.10 Ft.	No Change
Minimum Side Yard Setback	0 Ft.	0.00 Ft.	No Change
Minimum Rear Yard Setback	15 Ft.	0.00 Ft.	No Change
Max. Building Height	3 Stories / 2 Stories / 22.00 Ft.	No Change	No Change
Max. Building Coverage	75%	49.30%	No Change
Max. Impervious Coverage	90%	100%	No Change
EN) - Existing Non-Conformity, (V) - Variance Required, N/A - Not Applicable			

**Supplementary Lot, Yard and Bulk Regulations**

Description	Required	Provided
Buffer Zone when Abutting Residential Use/Zone	0 Ft. (EN)	0 Ft. (EN)
EN) - Existing Non-Conformity, (V) - Variance Required, N/A - Not Applicable		

**Off-Street Parking Requirements**

Description	Required	Provided
Minimum Off-Street Parking Requirements (Office)	4 parking spaces (V) (1)	4 parking spaces (V) (1)
Minimum Off-Street Parking Requirements (Apartment)	1.5x the required off-street parking spaces: 8 + 15 = 23	None (EN)
Minimum Off-Street Parking Requirements (Apartment)	1.5x the required off-street parking spaces: 8 + 15 = 23	None (EN)
Minimum Off-Street Parking Requirements (Apartment)	1.5x the required off-street parking spaces: 8 + 15 = 23	None (EN)
ADA Parking Space	1 to 25 parking spaces: 1 ADA Space	None (EN)
ADA Parking Space	1 to 25 parking spaces: 1 ADA Space	None (EN)

**Off-Street Parking Requirements Residential Site Improvements Standards (RSIS)**

Description	Required	Provided
Apartment	Two (2) parking spaces (1)	4 parking spaces
EN) - Existing Non-Conformity, (V) - Variance Required, N/A - Not Applicable		

**Site Plan Plat Requirements**

The Applicant has provided a waiver from site plan review and therefore will not be required to comply with §21-14.3 Details of Preliminary Site Plan Plat as follows:

- All lot dimensions, elevations and contours, as well as (5) foot intervals on (10%) percent slopes and two (2) foot intervals on lesser slopes. Not required if a waiver is granted.

b. Building setback, side and rear yard distances. Not required if a waiver is granted.

c. The location of all buildings. Not required if a waiver is granted.

d. The location of off-street parking areas with dimensions showing parking spaces, loading docks, off-street loading spaces, access and egress drives, traffic circulation and location and description of any lighting in connection with the proposed lighting. Not required if a waiver is granted.

e. The location and description of all proposed lighting and signs. Not required if a waiver is granted.

f. The type of surface parking, curbs and sidewalks. Not required if a waiver is granted.

g. All landscaping, fences, walls or similar facilities, and open spaces as well as the buffer areas which shall be provided for the purpose of locating the activities conducted on the site from adjoining residential zoned areas, if any. The location of all shade trees to be provided in accordance with this chapter shall be shown. Not required if a waiver is granted.

h. The location of all structures within two hundred (200) feet of the property lines. Not required if a waiver is granted.

i. A written description of the proposed operations in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards. Not required if a waiver is granted.

j. The proposed number of shifts to be worked and the maximum number of employees on each shift. Not required if a waiver is granted.

k. The location, size and nature of all existing and proposed rights-of-way, easements, community areas, buffer zones and other encroachments, which may affect the lot or lots in question and the location, size and description of any lands to be conveyed to the borough. These shall also be submitted as a copy of any conveyances or deed restrictions that are intended to cover all or any part of the site. Not required if a waiver is granted.

l. Location of all water mains, fire hydrants, potable water systems, storm drainage facilities and sanitary sewer lines existing and proposed. Not required if a waiver is granted.

m. The name, title and address of the applicant and the owner and the name, address and title of the person preparing the map and an appropriate seal of the professional participating in the preparation of same. Maps shall include a place for the signatures of the chairman and secretary of the approving authority, as well as a place for the signature and seal of the borough engineer. The municipal tax map lot and block numbers of the lot or lots, or portion thereof, tax sheet

number and key location map for all properties shall be on the map or plan. Map shall include all dates of preparation and revised dates as the case may be. Not required if a waiver is granted.

n. Indication of proposed traffic access and ways showing alignment and visibility and safety considerations. Not required if a waiver is granted.

o. Location and width of proposed driveways and cuts. Not required if a waiver is granted.

p. Parking layout, showing number of stalls in each block. Not required if a waiver is granted.

q. A table indicating in the left column the following requirements of this chapter and in the right column the extent to which the proposed development conforms with these criteria:

1. Minimum lot area. Provided. Not required if a waiver is granted.
2. Maximum lot width. Not required if a waiver is granted.
3. Maximum lot depth. Not required if a waiver is granted.
4. Maximum building or structure height (new and existing structures). Not required if a waiver is granted.
5. Floor area or other volume measurement of buildings. Not required if a waiver is granted.
6. Minimum front yard. Not required if a waiver is granted.
7. Minimum side yard. Not required if a waiver is granted.
8. Minimum rear yard. Not required if a waiver is granted.
9. Maximum building coverage. Not required if a waiver is granted.
10. Maximum lot coverage. Not required if a waiver is granted.
11. Dimensions of buffer zones. Not required if a waiver is granted.
12. Number of off-street parking spaces. Not required if a waiver is granted.
13. Dimensions to nearest residential zone district line. Not required if a waiver is granted.
14. Number of employees to occupy the building. Not required if a waiver is granted.

r. Such other information and data as may be required by the Planning Board/Zoning Board of Adjustment in order to determine that the details of the site plan are in accord with the standards of this chapter and other ordinances of the borough, and further that the building or use will not be detrimental to the public interest. Not required if a waiver is granted.

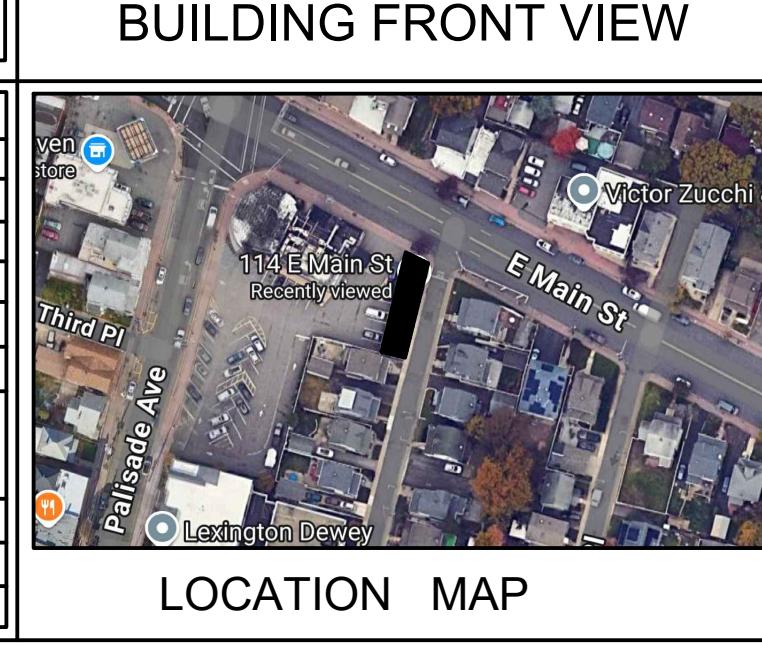
## LIST OF PROPERTY OWNERS WITHIN 200' FROM PROJECT SITE

BLOCK	LOT	CLA	PROPERTY OWNER	ADDRESS	PROPERTY LOCATION
36	1	4A	101 EAST MAIN HOLDINGS LLC	101 E MAIN ST BOGOTA, NJ 07603	101 EAST MAIN ST.
36	2	01	MAN, BITTAZ & REHANA BAND	66 CAMDEN ST. HACKENSACK, NJ 07601	107 EAST MAIN ST.
36	4	2	EDZ CORPORATION	147 RIVER EDGE AVE NEW MILFORD, NJ 07646	114 HIGHVIEW PL.
36	5	1	EDZ CORPORATION	129 E MAIN ST. BOGOTA, NJ 07603	120 HIGHVIEW PL.
36	6	2	AMBRICCIO, MAMERTO & GLORIA	122 HIGHVIEW PL. BOGOTA, NJ 07603	122 HIGHVIEW PL.
36	6.01	2	ANDERSSON, BENNY H & VIKI KROGG	126 HIGHVIEW PL. BOGOTA, NJ 07603	126 HIGHVIEW PL.
36	7	2	NAVARRO, JR, JOSE LEODAN	130 HIGHVIEW PL. BOGOTA, NJ 07603	130 HIGHVIEW PL.
36	8	2	FEDERAL NATIONAL MORTGAGE ASSOC	PO BOX 65043 DALLAS, TX 75265	134 HIGHVIEW PL.
36	17	2	137 E MAIN LLC	111 HILLCREST TERRACE VERONA, NJ 07044	137 EAST MAIN ST.
36	19	4A	ZUCCHI, JR EDWARD V	129 E MAIN ST. BOGOTA, NJ 07603	129 EAST MAIN ST.
36	20	4A	121 EAST MAIN STREET CORP.	129 E MAIN ST. BOGOTA, NJ 07603	121 EAST MAIN ST.
36	21	4A	EDZ CORPORATION	129 E MAIN ST. BOGOTA, NJ 07603	117 EAST MAIN ST.
36	1	2	ASENCO, JOSUE & O'DOWD, CONSUELO	136 E MAIN ST. BOGOTA, NJ 07603	136 EAST MAIN ST.
36	2	2	SOKOL, MARIA	318 FIRST ST. BOGOTA, NJ 07603	318 1ST PLACE
36	3	2	BROCKSCHMIDT, HARRY E & MARY E	314 1ST PL. BOGOTA, NJ 07603	314 1ST PLACE
36	4	2	RIVERA, JR, JOSE & NIEVES, ALENN	210 1ST PL. BOGOTA, NJ 07603	210 1ST PLACE
36	11	2	OCCHIOPIGROSSO, EMANUELE & DIANE E	303 2ND PL. BOGOTA, NJ 07603	303 2ND PLACE
36	12	2	SUAREZ, MARCIAL A & MARTHA	305 2ND PL. BOGOTA, NJ 07603	305 2ND PLACE
36	13	2	PIEDRAHITA, WILLIAM HUMBERTO HENAO	311 2ND PL. BOGOTA, NJ 07603	311 2ND PLACE
36	14	2	NAPENAS, NIKKI ANGELO	315 2ND PL. BOGOTA, NJ 07603	315 2ND PLACE
36	15	2	GENTILE, FELIX & DENISE	319 2ND PL. BOGOTA, NJ 07603	319 2ND PLACE
36	16	2	ESCALANTE, JONATHAN	323 2ND PL. BOGOTA, NJ 07603	323 2ND PLACE
36	17	2	Samaniego, Mario & Marilyn, Magparitag	331 2ND PL. BOGOTA, NJ 07603	331 2ND PLACE
39	1	4A	OAK ST INVEST GRADE NET LEASE FUND	125 S WACKER DR STE 1220 CHICAGO, IL 60606	321 2ND PLACE
39	4	2	CEDILLO (ETALS), LUIS N	320 2ND PL BOGOTA, NJ 07603	320 2ND PLACE
39	5	2	VERO ENTERPRISES LLC	248 RTE 25A #2012 EAST Setauket, NY 11733	316 2ND PLACE
39	6	2	MARTINEZ BETAL, ALONSO	312 2ND PL BOGOTA, NJ 07603	312 2ND PLACE
39	7	2	FIDEL, MANUEL A & FIOR Y	308 2ND PL BOGOTA, NJ 07603	308 2ND PLACE
39	7.01	1	287 PALISADES URBAN RENEWAL, LLC	242 ORADELL AVE. PARAMUS, NJ 07652	287 PALISADE AVE
39	7.01	15F	287 PALISADES URBAN RENEWAL, LLC	242 ORADELL AVE. PARAMUS, NJ 07652	287 PALISADE AVE



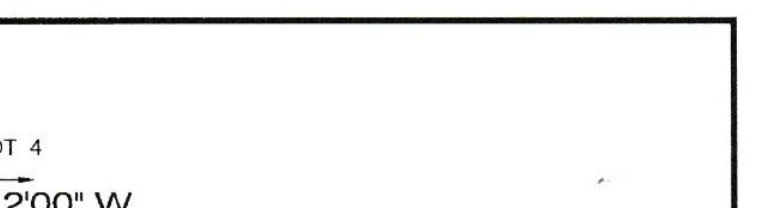
**CITATION OF CODE** ADOPTED IN UNIFORM CONSTRUCTION CODE (N.J.A.C. 25:23)

1. INTERNATIONAL BUILDING CODE (IBC 2021)
2. INTERNATIONAL MECHANICAL CODE (IMC 2021)
3. NATIONAL ELECTRICAL CODE (NEC 2020)
4. NATIONAL STANDARD PLUMBING CODE (NSPC 2021)
5. ENERGY SUBCODE IECC 2021 ASHRAE 90.1-2019 (COMMERCIAL)
6. N.J.A.C. 5:23-7 BARRIER FREE SUBCODE (ICC/ANSI A117-1 2017)
7. FIRE PROTECTION SUBCODE (IBC 2021)



**PROJECT INFORMATION**

PROJECT NAME	PROPOSED 2-BED ROOM APARTMENT @2ND FL.
ADDRESS	114 E. MAIN ST. BOGOTA, NJ 07603
BLOCK : 39	LOT : 3
LOT AREA	1,788.9 SF ( 0.041 Acr.)
BUILDING COVERAGE	BUILDING AREA: 882 SF ( 49.3 %) - NO CHANGE
ZONING DISTRICT	B ( BUSINESS )
USE GROUP	EXISTING MIXED USE BUILDING - 1st. FL. : Business (B) - Florist Store - 2nd. FL. : Residential (R3) - 2-Bed Rm. Apartment
CONSTRUCTION CLASS	4-A
PROJECT AREA	2ND FLOOR : 839 SF ( NO CHANGE )
PARKING	4 - SPACE

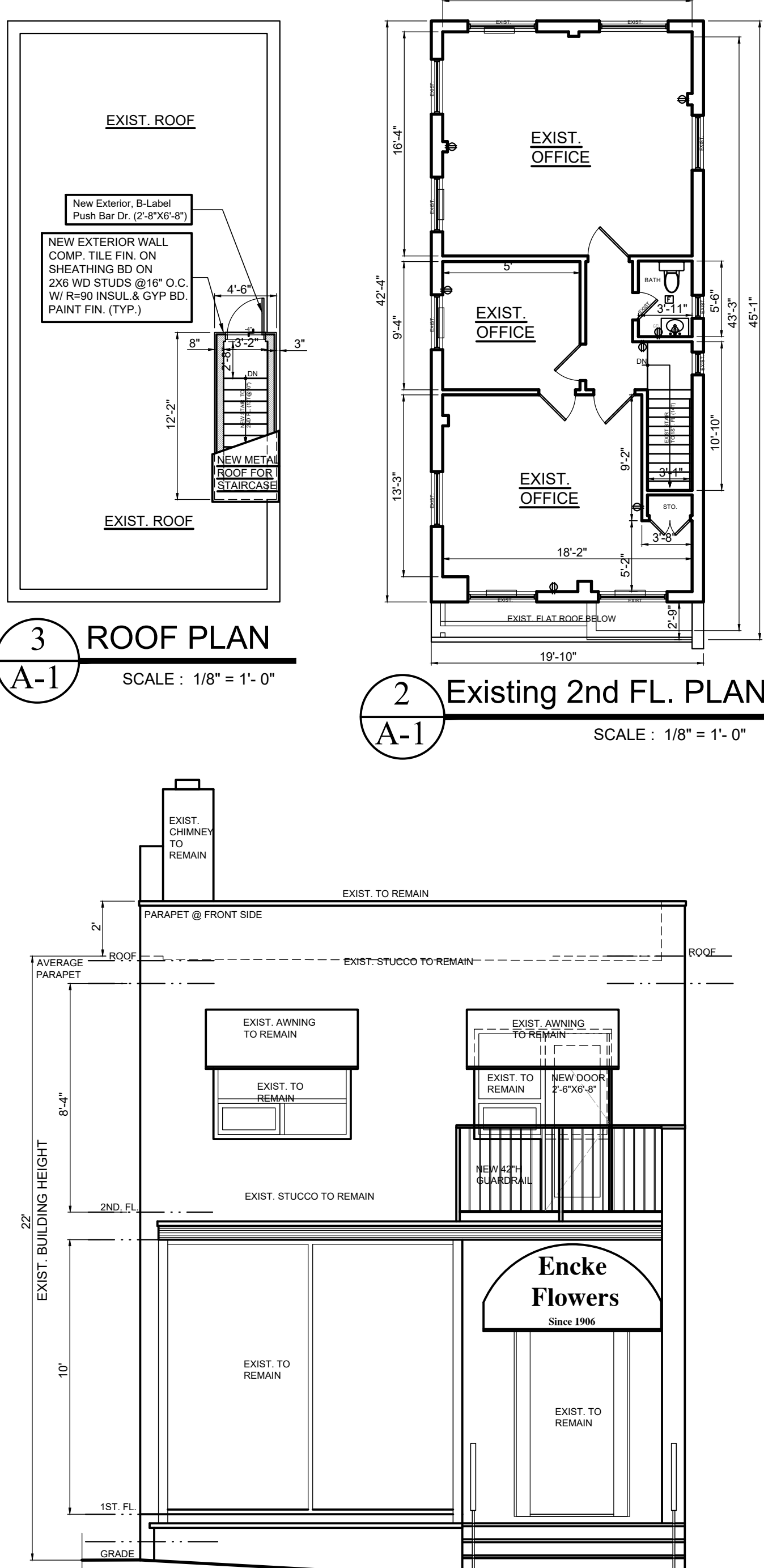
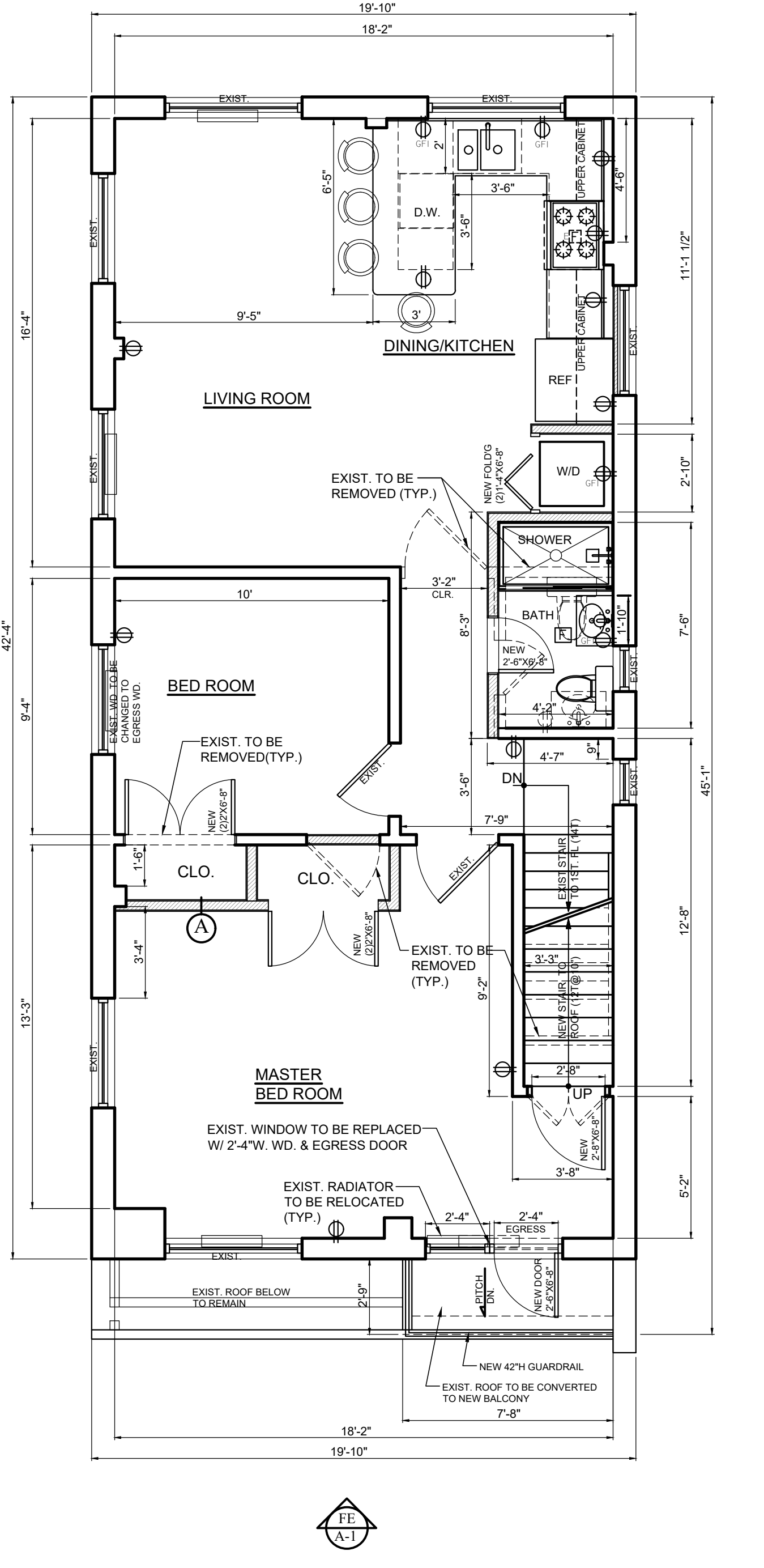
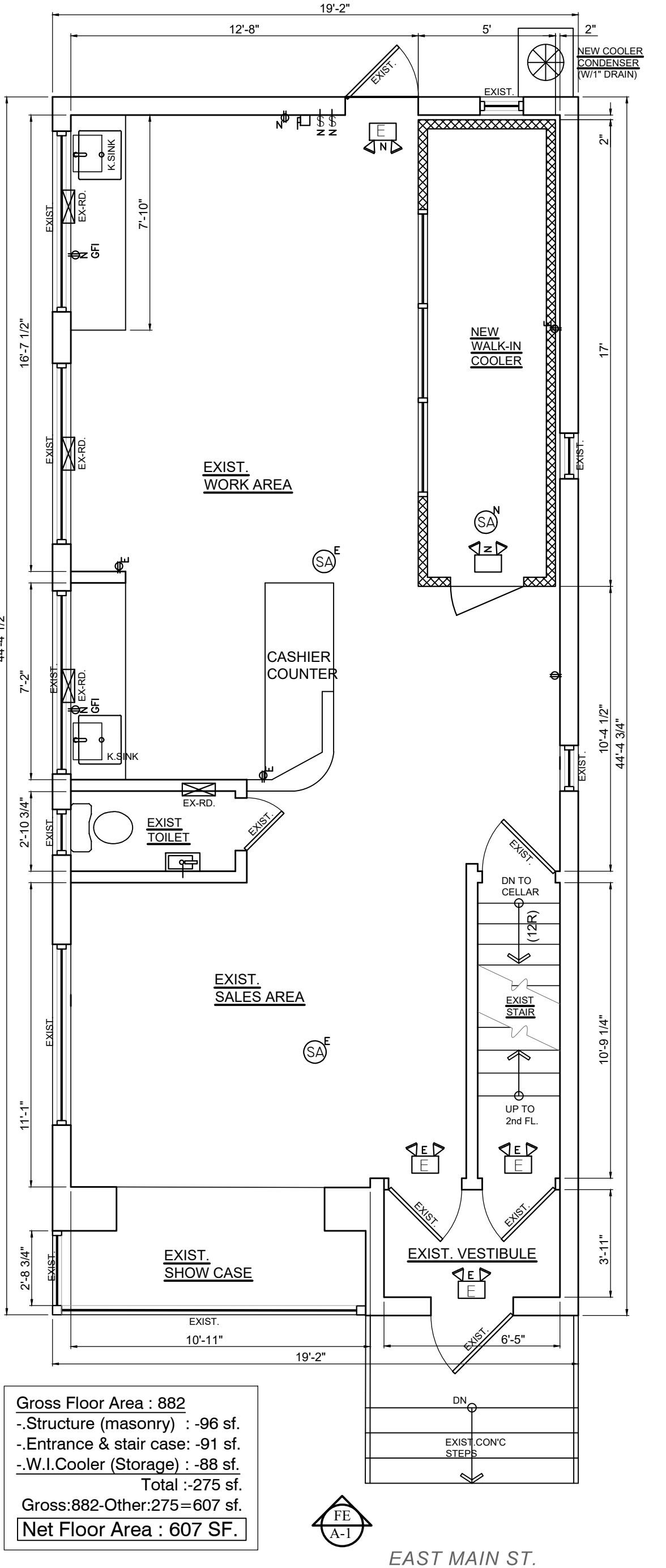


EXIST. OFFICE  
TO BE CONVERTED  
TO  
2-Bed Room  
APARTMENT  
AT  
114 E. MAIN STREET  
BOGOTA, NJ 07603



**LEGEND**

- NEW DOOR
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXIST. SMOKE ALARM (BATTERY BACK UP) TO REMAIN
- NEW ONE POLE SWITCH
- NEW RECEPTACLE OUTLET
- EXIST. RECEPTACLE OUTLET TO REMAIN
- NEW DUPLEX RECEPTACLE OUTLET (GROUND FAULT INTERRUPTER)
- EXIST. DUPLEX RECEPTACLE OUTLET (GROUND FAULT INTERRUPTER)
- NEW RECESSED LIGHTING FIXTURE
- EXIST. LIGHTING FIXTURE TO REMAIN
- NEW WALL MOUNTED LIGHTING FIXTURE AS SPECIFIED BY ARCHITECT OR DESIGNER
- NEW SUSPENDED LIGHTING FIXTURE
- NEW EXHAUST FAN



Gross Floor Area : 882  
- Structure (masonry) : -96 sf.  
- Entrance & stair case : -91 sf.  
- W.Cooler (Storage) : -88 sf.  
Total : 275 sf.  
Gross: 882-Other: 275 = 607 sf.  
Net Floor Area : 607 SF.

PREPARED FOR: TIGER LILY HOLDINGS, LLC  
TITLE INSURER: ELITE TITLE GROUP, LLC (ETG-30324) STEWART TITLE INSURANCE COMPANY  
MORTGAGE HOLDER: BANK OF AMERICA, NA  
BUYER'S ATTORNEY: ROBERTO CIUAN, Esquire CIUAN LAW, LLC

**DAVID J. VON STEENBURG**  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. NO. 34500

**SURVEY OF PROPERTY**  
LOT 3 BLOCK 39  
BOROUGH OF BOGOTA  
COUNTY OF BERGEN NEW JERSEY

DATE: 9-23-2024  
SCALE: AS NOTED

DB 7090 PG 414

Revision

1	SUBMITTED FOR BOARD : 9 - 23 - 2024
2	REVISED FOR BOARD : 11 - 29 - 2024

K. H. LEE ARCHITECTS  
111 GRAND AVE SUITE 212  
PALISADES PARK, NJ 07650  
TEL: (201) 686-7374, E-Mail: chrislee115@hotmail.com  
US # NJ 12763

Project Title  
**EXIST. OFFICE TO BE CONVERTED TO NEW 2-BED ROOM APARTMENT at 114 E. MAIN ST. BOGOTA, NJ 07603**

Drawing Title  
**LOCATION MAP, SURVEY MAP, NOTES, FLOOR PLANS & BUILDING DATA.**

Drawn by: WK  
Checked by: CL

Date: 9-23-2024  
Scale: AS NOTED

Drawing No.: KL-24-9-R1  
Project No.: KL-24-9-R1

**A-1**