

**REFERENCES:**

1. Lots 269-275 and Lots 392-402 as shown on a certain map entitled "Plan of Boston Land Co., Estate, Demarest, N.J.", filed in the Bergen County Clerk's Office on June 4, 1892, as Map No. 591.
2. Lots 275-293 and Lots 380-402 as shown on a certain map entitled "Plan of the Boston Land Co., Estate, Demarest, N.J., Section D", filed in the Bergen County Clerk's Office on January 14, 1893, as Map No. 622.
3. Also known as Lot 269 in Block 27 as shown on the Tax Map of the Borough of Demarest.

**NOTES:**

1. Boundary information as per survey prepared by this office, dated March 21, 2025.
2. Property description: 30 Hardenburgh Avenue  
Lot 269 in Block 27  
Tax Map Sheet 8
3. There are no covenants, deed restrictions, easements or exceptions known to affect the site.
4. Subdivision to be perfected by the filing of deeds with the office of the Bergen County Clerk.
5. Coordinate base assumed.
6. Area of existing lot = 29,000+/- sf (0.67+/- ac.)

**LEGEND**

- CORNER MARKER TO BE SET

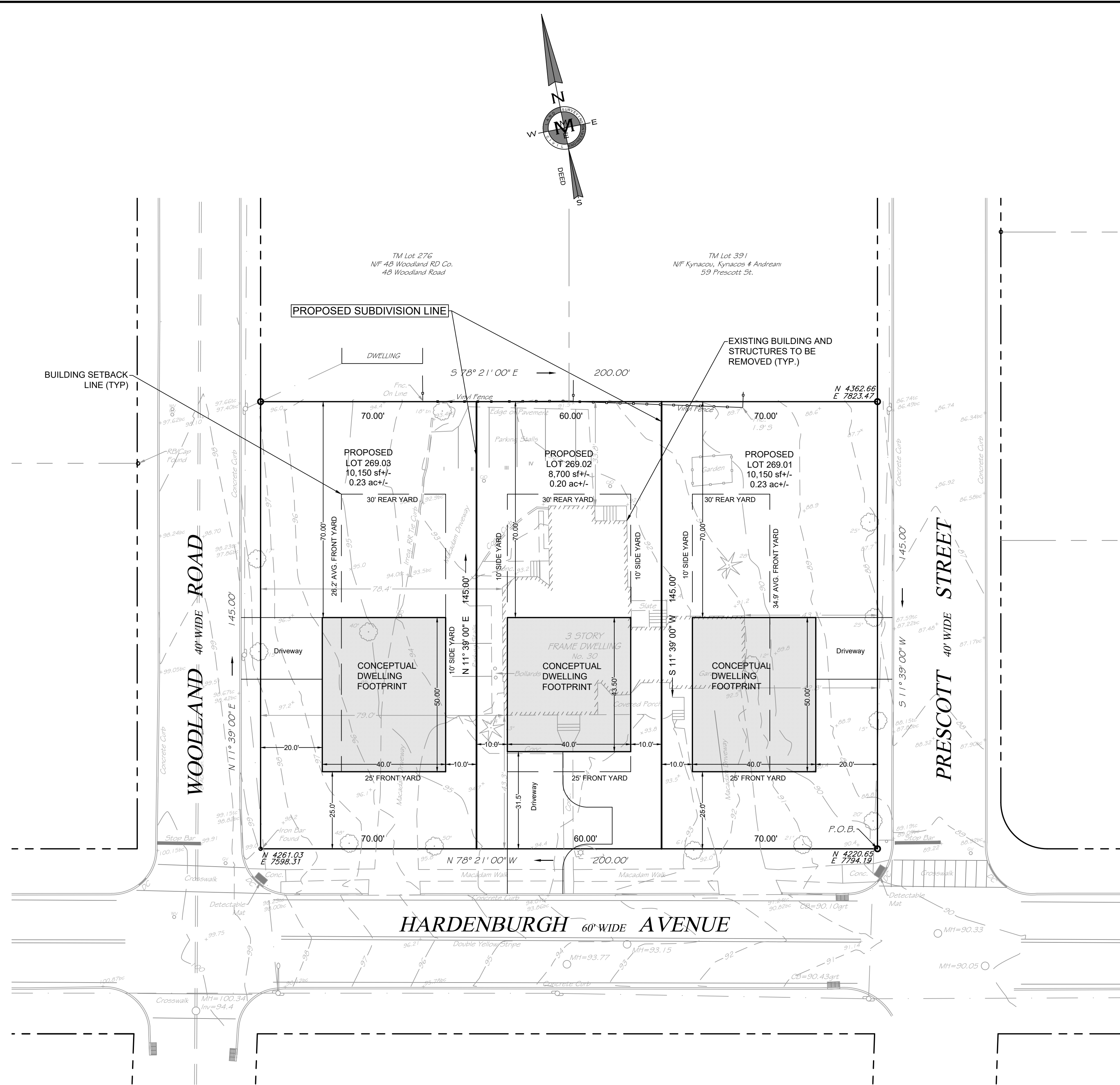
APPROVED BY THE PLANNING BOARD OF THE  
BOROUGH OF DEMAREST AT A REGULAR MEETING  
HELD ON \_\_\_\_\_

CHAIRMAN

SECRETARY

APPROVED BY THE PLANNING BOARD ENGINEER OF THE  
BOROUGH OF DEMAREST.

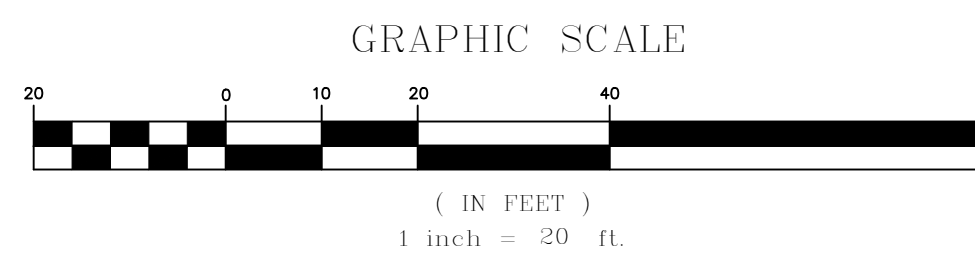
MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_




ZONING SCHEDULE - PROPOSED LOT 269.01 ZONE R-D SINGLE FAMILY RESIDENCE			
ITEM	REQUIRED	PROPOSED	VAR.
USE	1 FAMILY	1 FAMILY	NO
MIN. LOT AREA (SF)	10,000	10,150	NO
MIN. LOT WIDTH (FT)	100	70.00	YES
MIN. LOT DEPTH (FT)	100	145.00	NO
MIN. FRONT YARD (FT) - Hardenburgh	25	25.00	NO
MIN. FRONT YARD (FT) - Prescott	25 (34.9 avg.)	20.00	YES
MIN. SIDE YARD (FT)	10	10.00	NO
MIN. REAR YARD (FT)	30	to conform	NO
MAX. BUILDING COVERAGE (%)	20	to conform	NO
MAX. BUILDING HEIGHT (FT)	24 / 30	to conform	NO
MAX. LIVABLE FLOOR AREA (%)	30	to conform	NO
MAX. IMPROVED LOT COVERAGE (%)	30	to conform	NO
MAX. RESIDENTIAL & PARKING COVER. (%)	25	to conform	NO

ZONING SCHEDULE - PROPOSED LOT 269.02 ZONE R-D SINGLE FAMILY RESIDENCE			
ITEM	REQUIRED	PROPOSED	VAR.
USE	1 FAMILY	1 FAMILY	NO
MIN. LOT AREA (SF)	10,000	8,700	YES
MIN. LOT WIDTH (FT)	100	60.00	YES
MIN. LOT DEPTH (FT)	100	145.00	NO
MIN. FRONT YARD (FT) - Hardenburgh	25	31.50	NO
MIN. SIDE YARD (FT)	10	10.00	NO
MIN. REAR YARD (FT)	30	to conform	NO
MAX. BUILDING COVERAGE (%)	20	to conform	NO
MAX. BUILDING HEIGHT (FT)	24 / 30	to conform	NO
MAX. LIVABLE FLOOR AREA (%)	30	to conform	NO
MAX. IMPROVED LOT COVERAGE (%)	30	33.97	YES
MAX. RESIDENTIAL & PARKING COVER. (%)	25	28.97	YES

ZONING SCHEDULE - PROPOSED LOT 269.03 ZONE R-D SINGLE FAMILY RESIDENCE			
ITEM	REQUIRED	PROPOSED	VAR.
USE	1 FAMILY	1 FAMILY	NO
MIN. LOT AREA (SF)	10,000	10,150	NO
MIN. LOT WIDTH (FT)	100	70.00	YES
MIN. LOT DEPTH (FT)	100	145.00	NO
MIN. FRONT YARD (FT) - Hardenburgh	25	25.00	NO
MIN. FRONT YARD (FT) - Woodland	25 (26.2 avg.)	20.00	YES
MIN. SIDE YARD (FT)	10	10.00	NO
MIN. REAR YARD (FT)	30	to conform	NO
MAX. BUILDING COVERAGE (%)	20	to conform	NO
MAX. BUILDING HEIGHT (FT)	24 / 30	to conform	NO
MAX. LIVABLE FLOOR AREA (%)	30	to conform	NO
MAX. IMPROVED LOT COVERAGE (%)	30	to conform	NO
MAX. RESIDENTIAL & PARKING COVER. (%)	25	to conform	NO



NO.	DATE	DESCRIPTION	BY

CIVIL ENGINEERING  LAND SURVEYING

**MARK MARTINS ENGINEERING, LLC**  
55 WALNUT ST. SUITE 201 - NORWOOD, NJ - 07648  
TEL 201-391-3222 · FAX 201-215-2210  
CERTIFICATE OF AUTHORIZATION #24GA28265200

**MARK S. MARTINS**  
Professional Engineer & Land Surveyor  
New Jersey License No. 35,858

*[Signature]*  
Member Mark Martins Engineering, LLC

**MINOR SUBDIVISION PLAT**

**30 HARDENBURGH AVENUE  
LOT 269 BLOCK 27**

Situated in the  
Borough of Demarest  
Bergen County, NJ

SCALE: 1" = 20'	DRAWN: MM	CHECKED: MM	SHEET 1 OF 1
DATE: 6-16-25	FILE NO: 25-3368		