



2 NORTH DEAN ST. SUITE #204
ENGLEWOOD, NJ 07631

37 & 45-55 RIDGE ROAD, NORTH ARLINGTON, NJ

SITE DEVELOPMENT

JUNE 3RD 2025



PROPOSED SCHEMATIC PLANS COMMERCIAL & OFFICE SPACE OPTION SK1 – EXISTING BUILDING



PROPOSED FLOOR PLANS -SK1

COMMON SPACES

COMMERCIAL SPACES

WEWORK / OFFICE SPACES

PARKING

GROSS SQFT

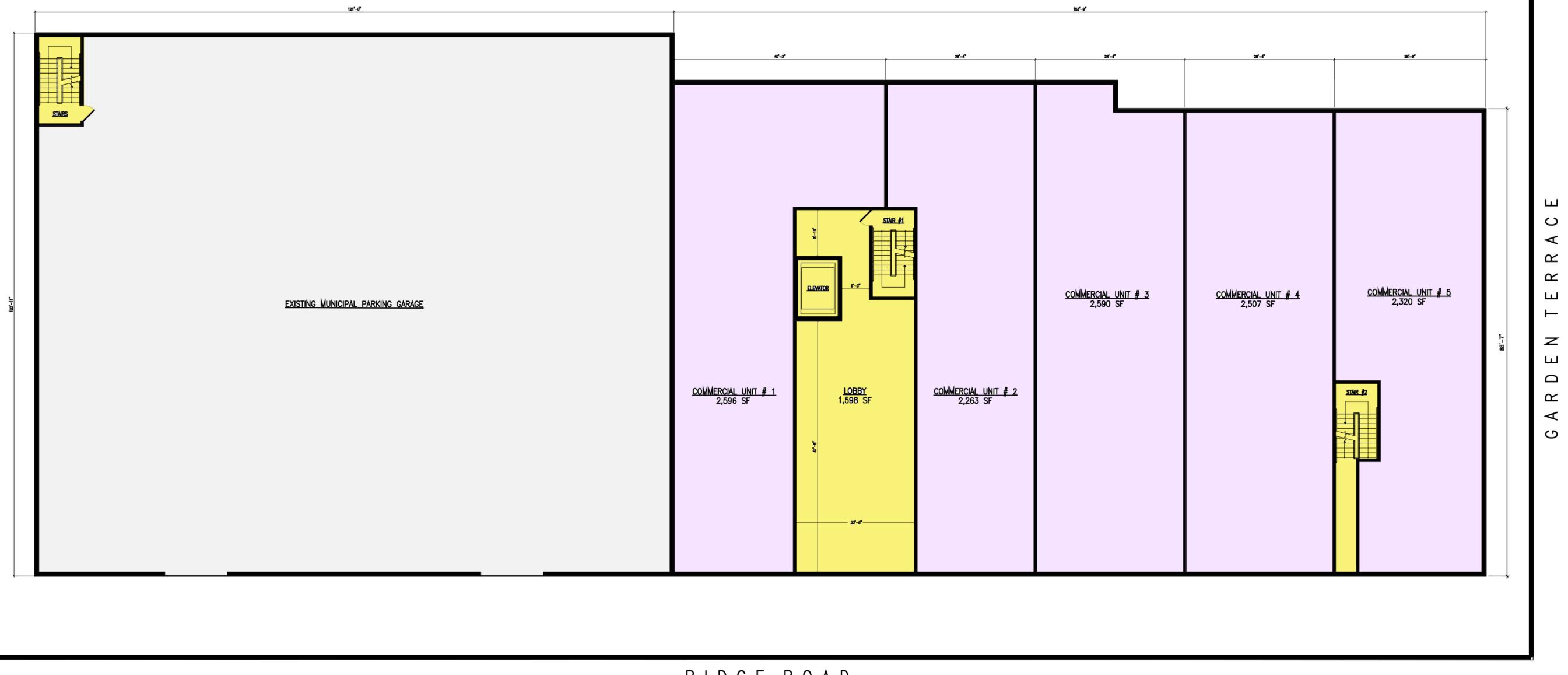
TOTAL NUMBER OF COMMERCIAL UNITS

TOTAL NUMBER OF OFFICE UNITS

AVERAGE SIZE OF COMMERCIAL UNITS

AVERAGE SIZE OF WEWORK / OFFICE SPACES

- 40,619 SF
- 5 UNITS
- 17 UNITS
- 2,455 SF
- 1,475 SF



The logo for AKT, featuring a stylized 'A' and 'KT' in blue and white.

37 & 45-55 RIDGE ROAD

PROPOSED FIRST FLOOR PLAN

3/18 = 1'-0"

PROPOSED FLOOR PLANS -SK1

COMMON SPACES

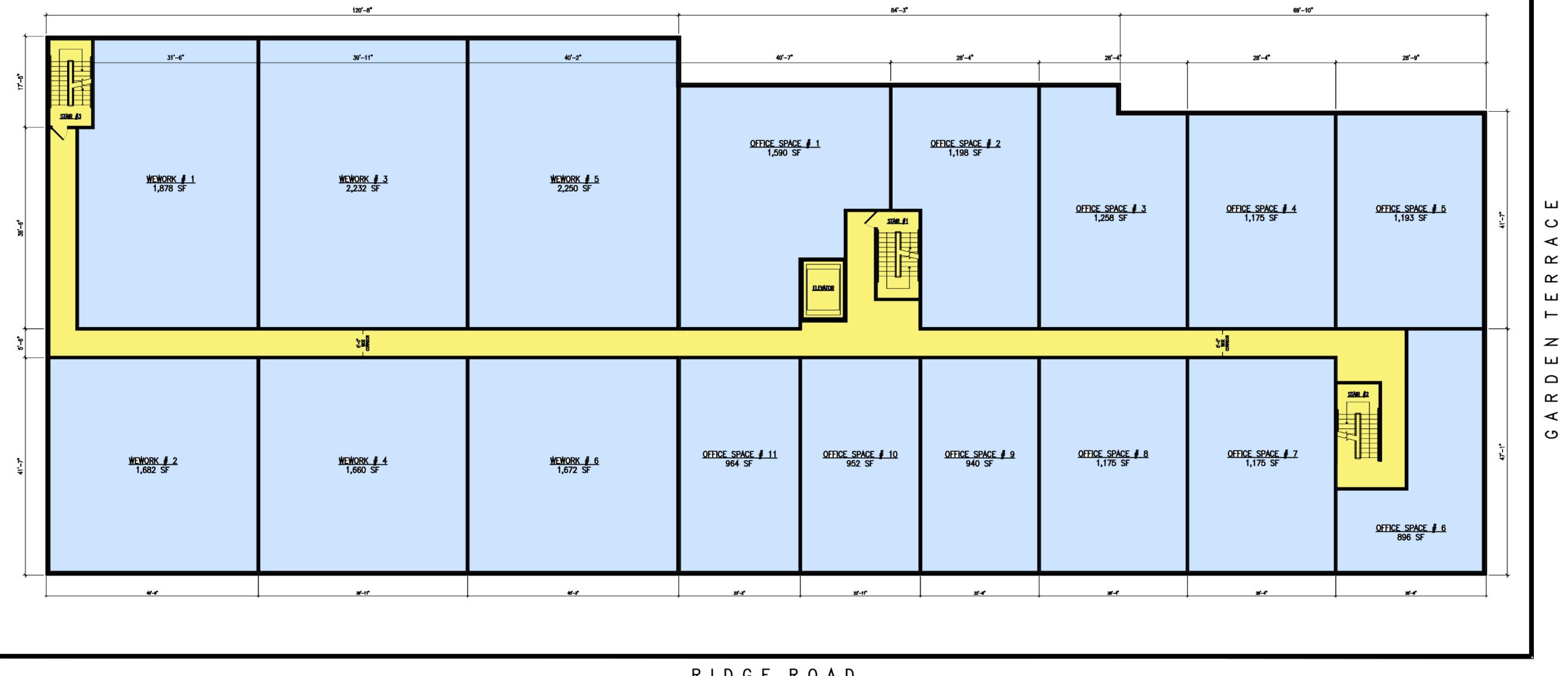
COMMERCIAL SPACES

WEWORK / OFFICE SPACES

PARKING

GROSS SQFT
TOTAL NUMBER OF COMMERCIAL UNITS
TOTAL NUMBER OF OFFICE UNITS
AVERAGE SIZE OF COMMERCIAL UNITS
AVERAGE SIZE OF WEWORK / OFFICE SPACES

- 40,619 SF
- 5 UNITS
- 17 UNITS
- 2,455 SF
- 1,475 SF



PROPOSED EXTERIOR -SK1

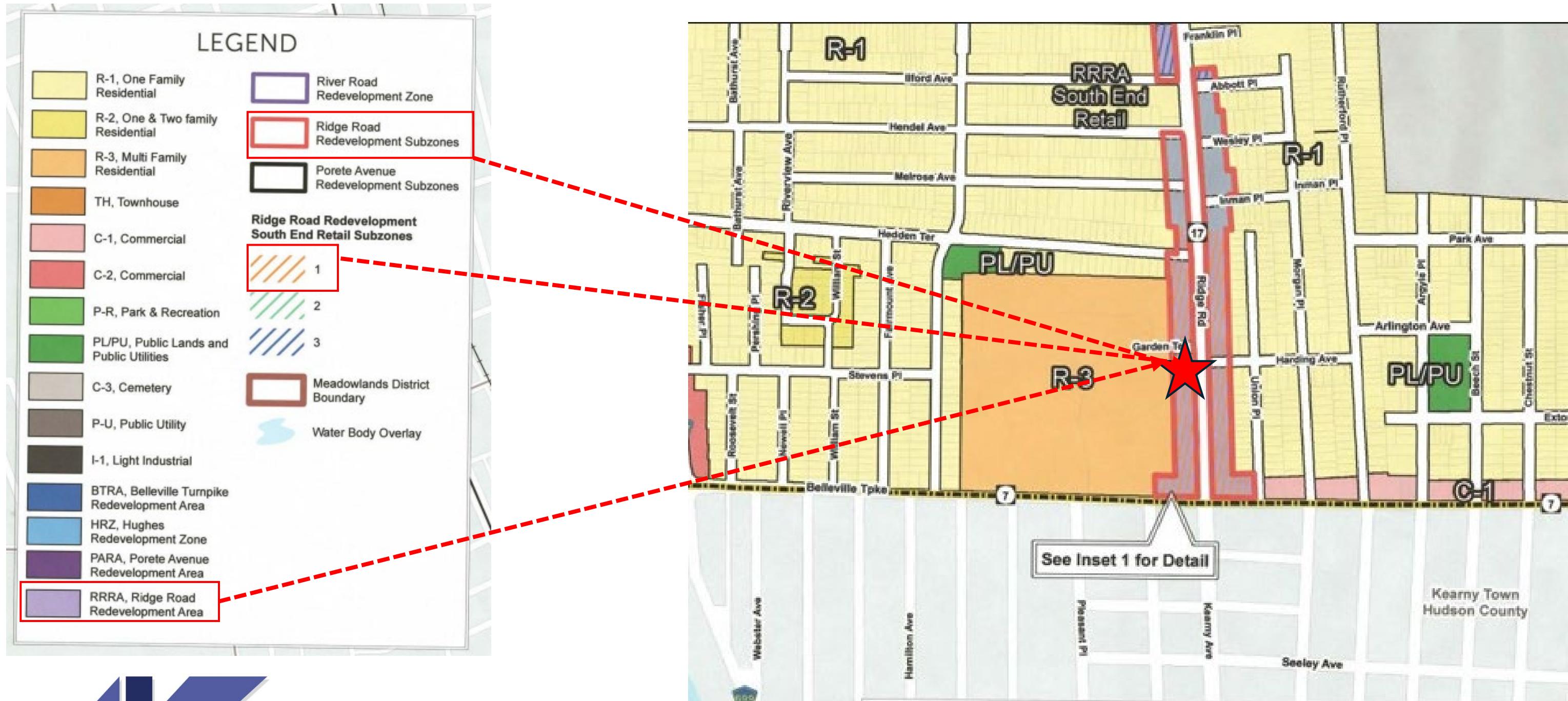


PROPOSED SCHEMATIC PLANS MIXED-USE DEVELOPMENT W/ PARKING GARAGE OPTION SK2 – VERTICAL EXTENSION



ZONING ANALYSIS

ZONING DISTRICT RRRA - REDEVELOPMENT SUBZONE #1 DISTRICT, BLOCK 10, LOTS 53, 54 & 55



ZONING ANALYSIS

ZONING DISTRICT RRRA - REDEVELOPMENT SUBZONE #1 DISTRICT, BLOCK 10, LOTS 53, 54 & 55

Permitted Principal Use	South End		
	SZ 1	SZ 2	SZ 3
Animal Boarding	C(U)	C	C
Animal Hospital, Veterinary Office	C(U)	C	C
Art Studio	C	P	P
Artisanal Manufacturing	C	C	C
Bank	C	P	P
Bars / Taverns	P	P	P
Beauty Shops and Barber Shops	C	P	P
Indoor recreation	P	P	
Child Day Care	C(U)	C(U)	C
Cemetery Commercial			
Commercial Manufacturing	C	C	C
Convenience Retail	C	C	C
Gym and Fitness Center	U	U	P
Multi-family Residential*	U	U	U
Nightclub	P	P	
Office (Business, Medical, or Professional)	U	U	P
Commercial Parking Lots or Structures	C	C	C

Legend

P = Principal permitted on any story, but (if non-residential) shall be below any dwellings in the same building.

U = Permitted only above the ground floor in mixed-use building, but (if non-residential) below any dwellings in the same building.

C = Conditionally permitted.

C(U) = Conditionally permitted only above the ground story.



ZONING ANALYSIS

ZONING DISTRICT RRRA - REDEVELOPMENT SUBZONE #1 DISTRICT, BLOCK 10, LOTS 53, 54 & 55

37 & 45-55 Ridge Rd - North Arlington, NJ - (RRRA) Zoning District South End Sub-Zone #1					Bulk Standards		
ADD ZONE	ZONING STANDARD	EXISTING	PROPOSED	COMPLIANCE	South End		
					SZ 1	SZ 2	SZ 3
Minimum Lot Size	5,000 SF	*29,150 SF COMBINED	NO CHANGE	COMPLIANT	Min. Lot Size	5,000 s.f.	5,000 s.f. 10,000 s.f.
Front Yard Set Back	0 FT	0 FT	NO CHANGE	COMPLIANT	Setbacks to Building		
Minimum Side Yard	0 FT	0 FT	NO CHANGE	COMPLIANT	Min. Front Yard	0 ft.	0 ft. 5 ft.
Minimum Rear Yard	10 FT	*0 FT (PARKING STRUCTURE)/ *2FT 45 RIDGE RD/ *12 FT 55 RIDGE RD	NO CHANGE	EXISTING NON-COMPLIANT	Max. Front Yard	5 ft.	5 ft. 5 ft.
Maximum Building Height	4 STORIES / 48 FT	*2 STORIES/ 25-28 FT	4 STORIES / 48 FT	COMPLIANT	Min. Side Yard	0 ft.	0 ft. 0 ft.
Maximum Impervious Coverage	90%	* 91% (26,521 SF)	NO CHANGE	*EXISTING NON-COMPLIANT	Max. Side Yard (each)	5 ft.	10 ft. 10 ft.
Minimum Parking Requirements	Residential 1-bedroom & Studio: 1.5 spaces/unit 2-bedroom: 1.8 spaces/unit 3 or more bedrooms: 2.1 spaces/unit Retail Services 3 Parking Spaces Per 1,000 sqft GFA	0 SPACES/ MUNICIPAL PARKING	99 SPACES (4 FLOOR GARAGE + ROOFTOP PARKING) 24 SPACES = MUNICIPAL LOT 36 SPACES = RETAIL 39 SPACES = RESIDENTIAL	POSSIBLE VARIANCE REQUIRED	Where Driveway on Ridge Road is Required & Lot Width ≤50 ft.	10 ft.	10 ft. 20 ft.
* SITE SURVEY REQUIRED TO CONFIRM					Where Driveway on Ridge Road is Required & Lot Width >50 ft.	20 ft.	20 ft. 20 ft.
					Min. Rear Yard	10 ft.	10 ft. 10 ft.
					Min. Building Height	24 ft.	24 ft. 24 ft.
					Max. Building Stories / Height	4 st / 48 ft.	
					Max. Impervious Coverage	90%	85% 85%
					Accessory Structure	See §205-38.b(4) and (7)	

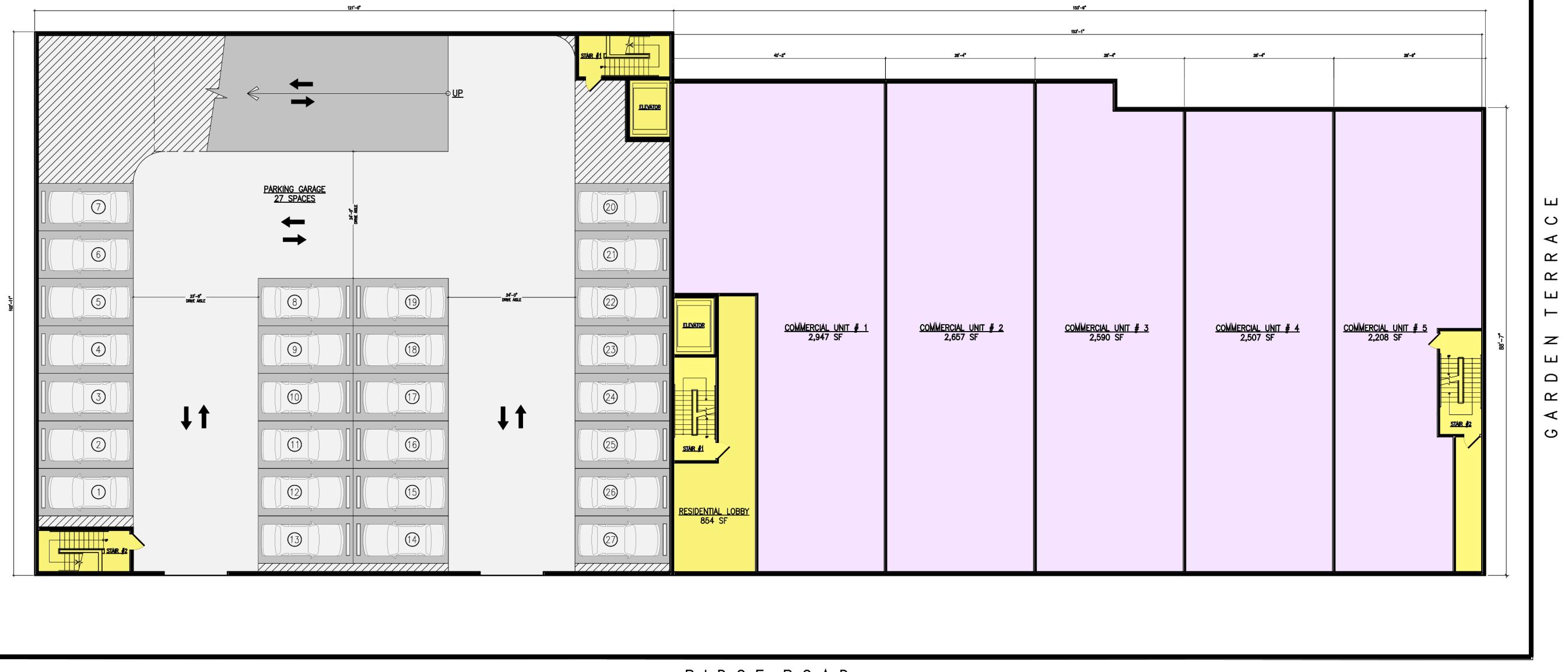


PROPOSED FLOOR PLANS -SK2

- COMMON SPACES
- COMMERCIAL SPACES
- RESIDENTIAL UNITS
- PARKING

GROSS SQFT
TOTAL NUMBER OF COMMERCIAL UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS
AVERAGE SIZE OF COMMERCIAL UNITS
AVERAGE SIZE OF WEWORK / OFFICE SPACES
TOTAL NUMBER OF PARKING SPACES

- 106,084 SF
- 5 UNITS
- 36 UNITS
- 2,455 SF
- 1,150 SF
- 126 SPACES



PROPOSED FLOOR PLANS -SK2

- COMMON SPACES
- COMMERCIAL SPACES
- RESIDENTIAL UNITS

GROSS SQFT
TOTAL NUMBER OF COMMERCIAL UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS
AVERAGE SIZE OF COMMERCIAL UNITS
AVERAGE SIZE OF WEWORK / OFFICE SPACES
TOTAL NUMBER OF PARKING SPACES

- 106,084 SF
- 5 UNITS
- 36 UNITS
- 2,455 SF
- 1,150 SF
- 126 SPACES



PROPOSED FLOOR PLANS -SK2

- COMMON SPACES
- COMMERCIAL SPACES
- RESIDENTIAL UNITS

GROSS SQFT
TOTAL NUMBER OF COMMERCIAL UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS
AVERAGE SIZE OF COMMERCIAL UNITS
AVERAGE SIZE OF WEWORK / OFFICE SPACES
TOTAL NUMBER OF PARKING SPACES

- 106,084 SF
- 5 UNITS
- 36 UNITS
- 2,455 SF
- 1,150 SF
- 126 SPACES



RIDGE ROAD

PROPOSED FOURTH FLOOR PLAN
 $3/18 = 1'-0"$

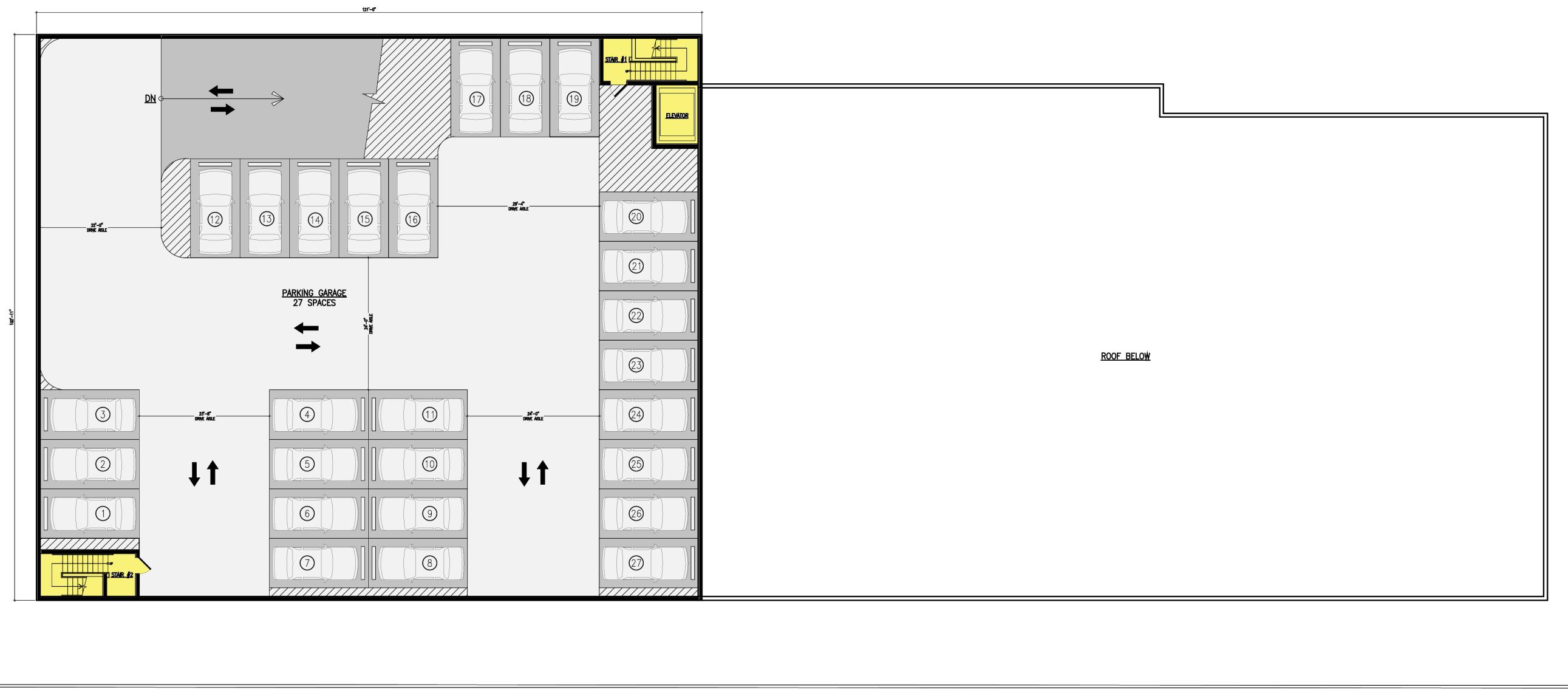


PROPOSED FLOOR PLANS -SK2

- COMMON SPACES
- COMMERCIAL SPACES
- RESIDENTIAL UNITS
- PARKING

GROSS SQFT
TOTAL NUMBER OF COMMERCIAL UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS
AVERAGE SIZE OF COMMERCIAL UNITS
AVERAGE SIZE OF WEWORK / OFFICE SPACES
TOTAL NUMBER OF PARKING SPACES

- 106,084 SF
- 5 UNITS
- 36 UNITS
- 2,455 SF
- 1,150 SF
- 126 SPACES



RIDGE ROAD

PROPOSED ROOF PLAN
 $3/18 = 1'-0"$

