



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

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

SITE DEVELOPMENT  
JUNE 3<sup>RD</sup> 2025



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

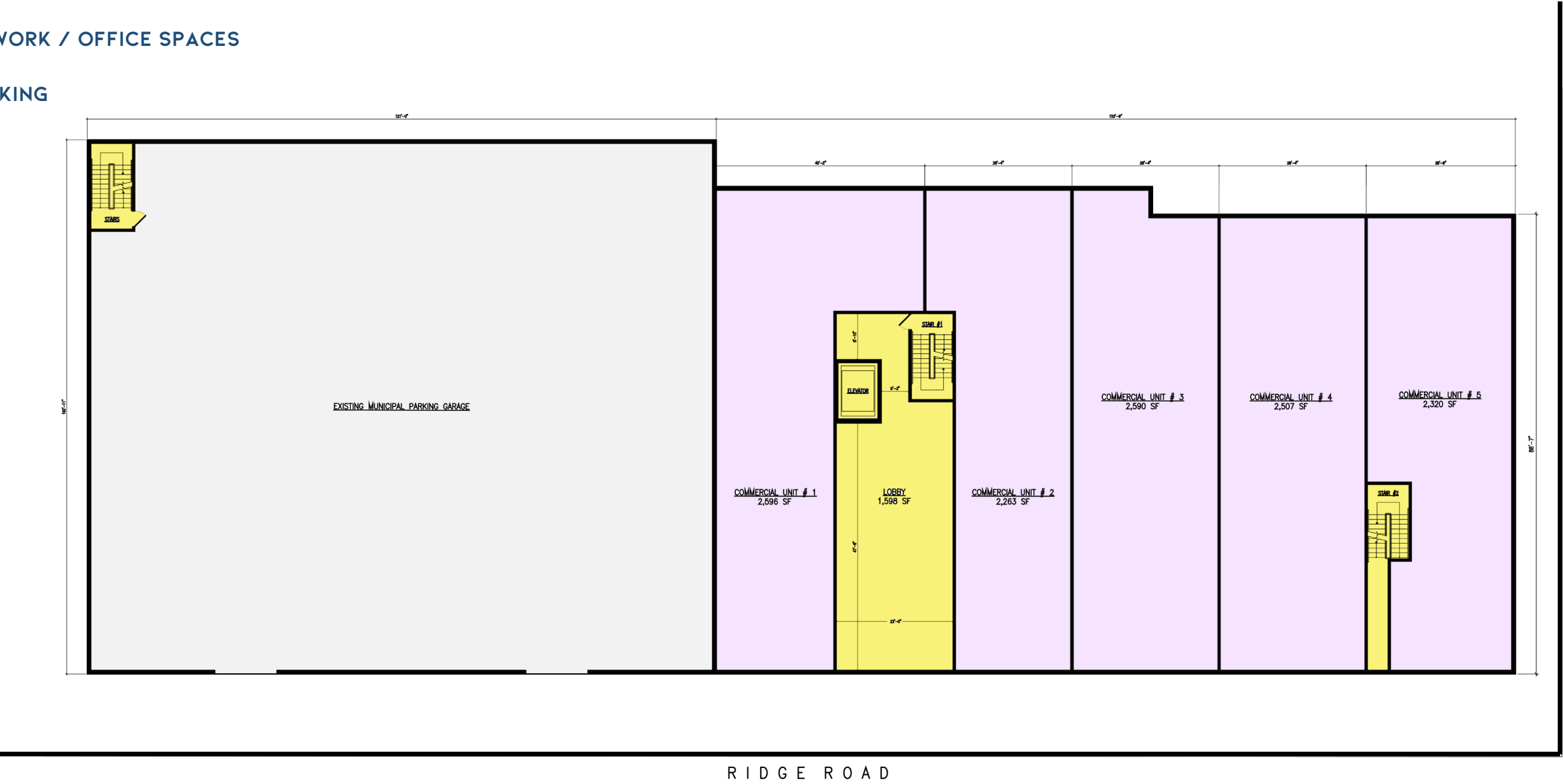


37 & 45 - 55 RIDGE ROAD | DESIGN PRESENTATION

# PROPOSED FLOOR PLANS -SK1

- COMMON SPACES
- COMMERCIAL SPACES
- WEWORK / OFFICE SPACES
- PARKING

GROSS SQFT	- 40,619 SF
TOTAL NUMBER OF COMMERCIAL UNITS	- 5 UNITS
TOTAL NUMBER OF OFFICE UNITS	- 17 UNITS
AVERAGE SIZE OF COMMERCIAL UNITS	- 2,455 SF
AVERAGE SIZE OF WEWORK / OFFICE SPACES	- 1,475 SF

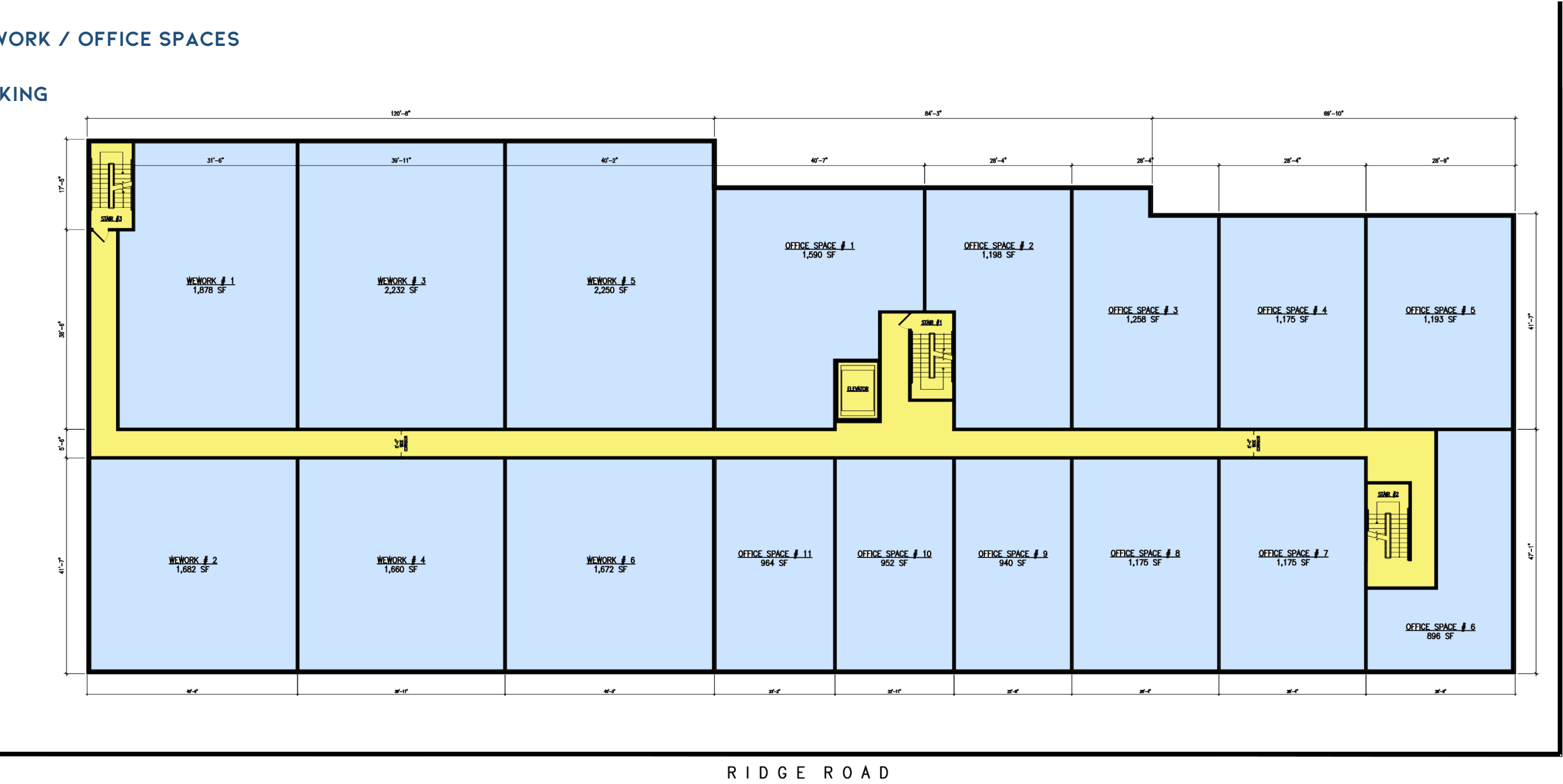


PROPOSED FIRST FLOOR PLAN  
3/18 = 1'-0"

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

# PROPOSED EXTERIOR -SK1



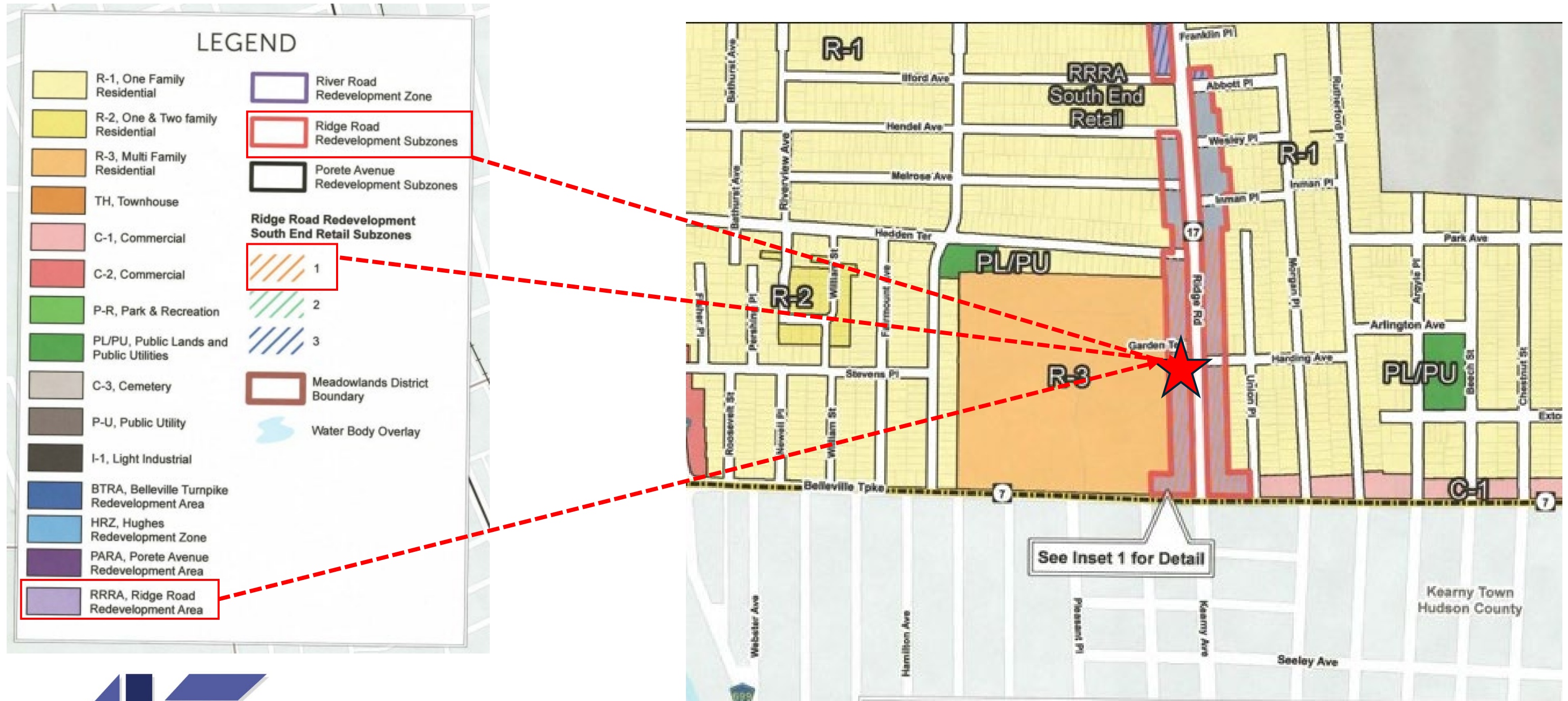
PROPOSED SCHEMATIC PLANS  
MIXED-USE DEVELOPMENT W/  
PARKING GARAGE  
OPTION SK2 – VERTICAL EXTENSION





# 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

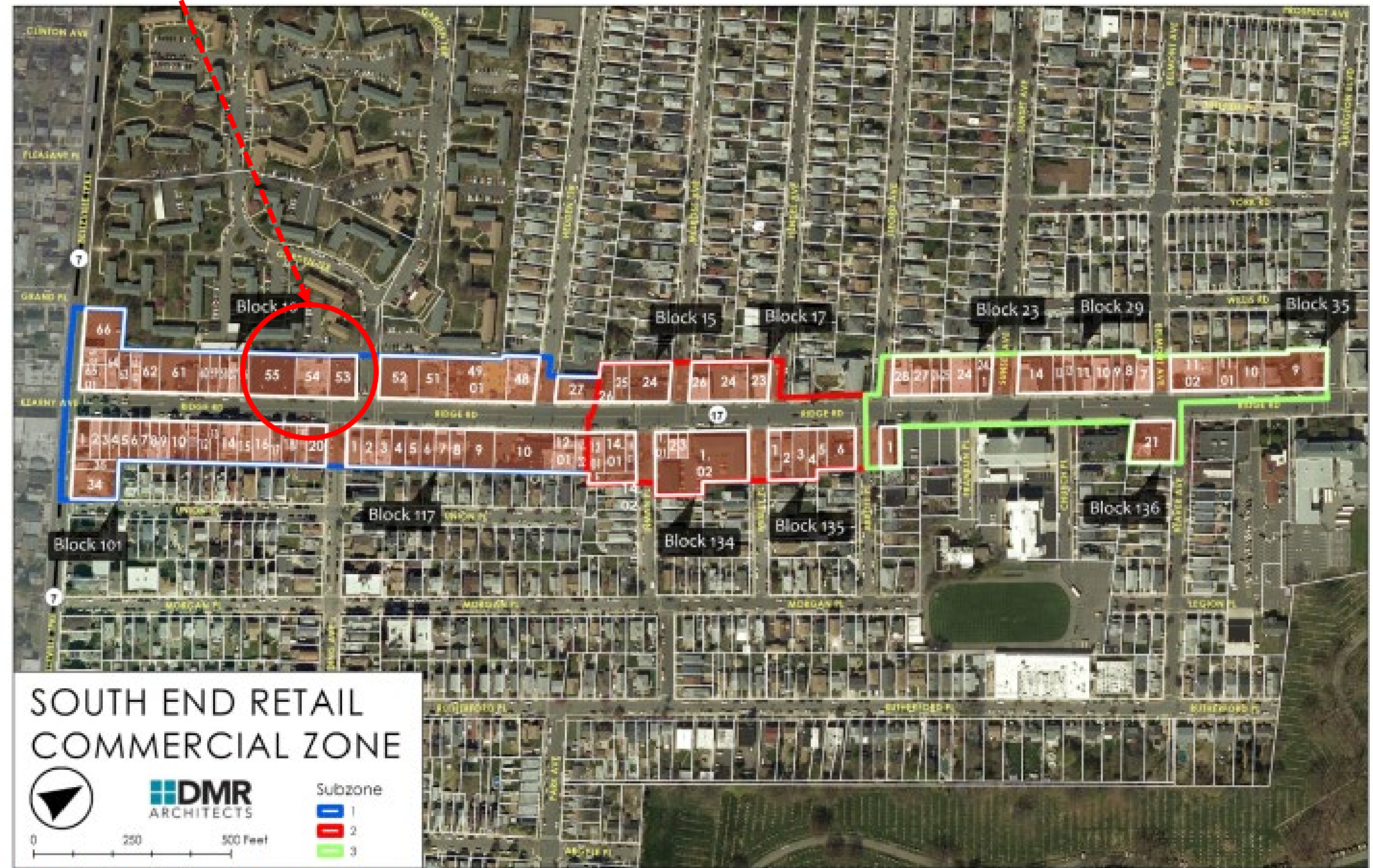
**Legend**

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.



Map 4. North End Retail Commercial Zone





# ZONING ANALYSIS

## ZONING DISTRICT RRRRA – 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				
ADD ZONE	ZONING STANDARD	EXISTING	PROPOSED	COMPLIANCE
Minimum Lot Size	5,000 SF	*29,150 SF COMBINED	NO CHANGE	COMPLIANT
Front Yard Set Back	0 FT	0 FT	NO CHANGE	COMPLIANT
Minimum Side Yard	0 FT	0 FT	NO CHANGE	COMPLIANT
Minimum Rear Yard	10 FT	*0 FT (PARKING STRUCTURE)/ *2 FT 45 RIDGE RD/ *12 FT 55 RIDGE RD	NO CHANGE	EXISTING NON-COMPLIANT
Maximum Building Height	4 STORIES / 48 FT	*2 STORIES/ 25-28 FT	4 STORIES / 48 FT	COMPLIANT
Maximum Impervious Coverage	90%	* 91% (26,521 SF)	NO CHANGE	*EXISTING NON-COMPLIANT
Minimum Parking Requirements	<b>Residential</b> 1-bedroom & Studio: 1.5 spaces/unit 2-bedroom: 1.8 spaces/unit 3 or more bedrooms: 2.1 spaces/unit <b>Retail Services</b> 3 Parking Spaces Per 1,000 sqft GFA	0 SPACES/ MUNICIPAL PARKING	<b>99 SPACES (4 FLOOR GARAGE + ROOFTOP PARKING)</b> 24 SPACES = MUNICIPAL LOT 36 SPACES = RETAIL 39 SPACES = RESIDENTIAL	POSSIBLE VARIANCE REQUIRED
* SITE SURVEY	REQUIRED TO CONFIRM			

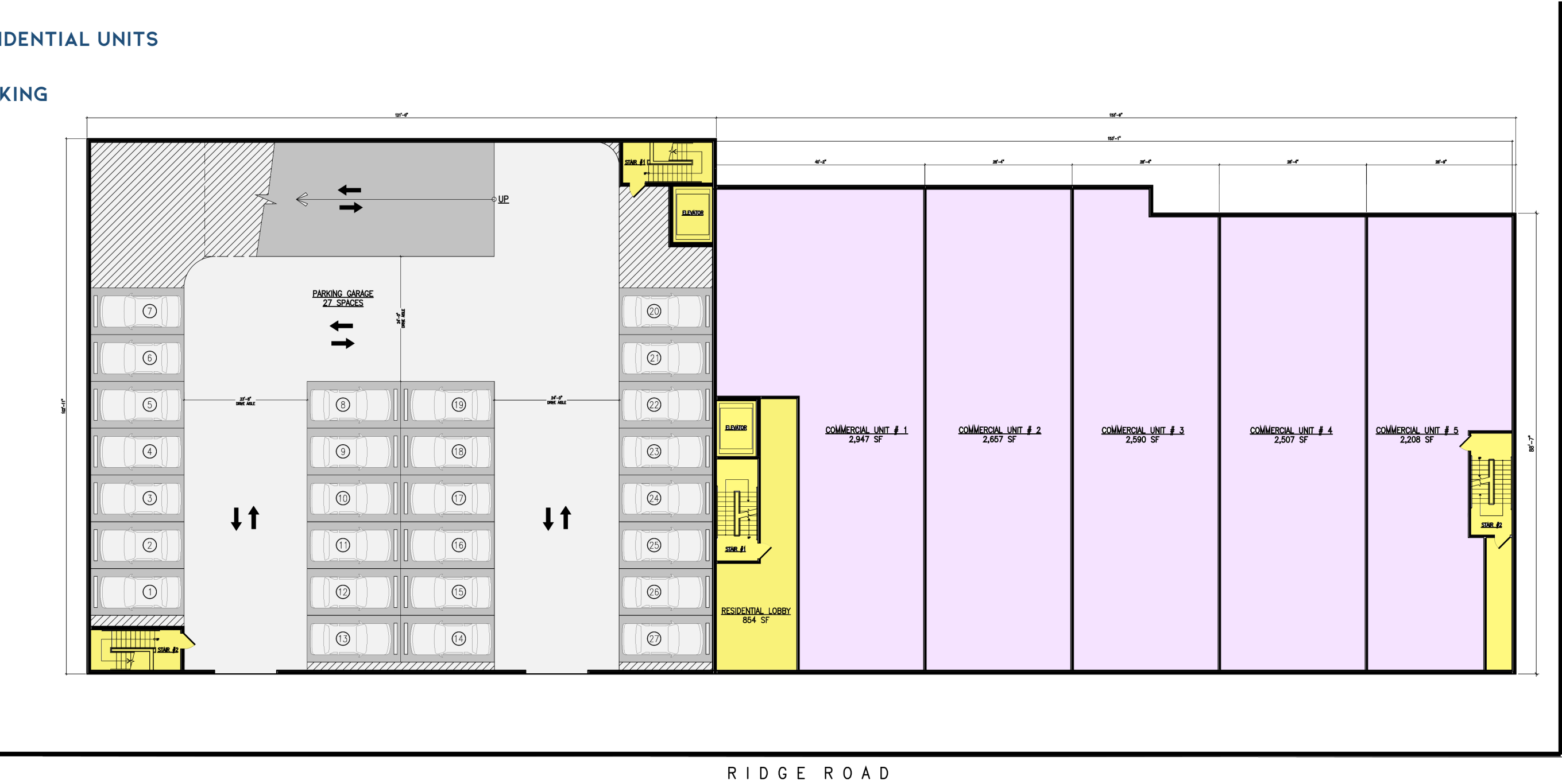
Bulk Standards	South End		
	SZ 1	SZ 2	SZ 3
Min. Lot Size	5,000 s.f.	5,000 s.f.	10,000 s.f.
Setbacks to Building			
Min. Front Yard	0 ft.	0 ft.	5 ft.
Max. Front Yard	5 ft.	5 ft.	5 ft.
Min. Side Yard	0 ft.	0 ft.	0 ft.
Max. Side Yard (each)	5 ft.	10 ft.	10 ft.
Where Driveway on Ridge Road is Required & Lot Width ≤50 ft.	10 ft.	10 ft.	20 ft.
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

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- COMMERCIAL SPACES
- RESIDENTIAL UNITS
- PARKING

GROSS SQFT	- 106,084 SF
TOTAL NUMBER OF COMMERCIAL UNITS	- 5 UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS	- 36 UNITS
AVERAGE SIZE OF COMMERCIAL UNITS	- 2,455 SF
AVERAGE SIZE OF WEWORK / OFFICE SPACES	- 1,150 SF
TOTAL NUMBER OF PARKING SPACES	- 126 SPACES

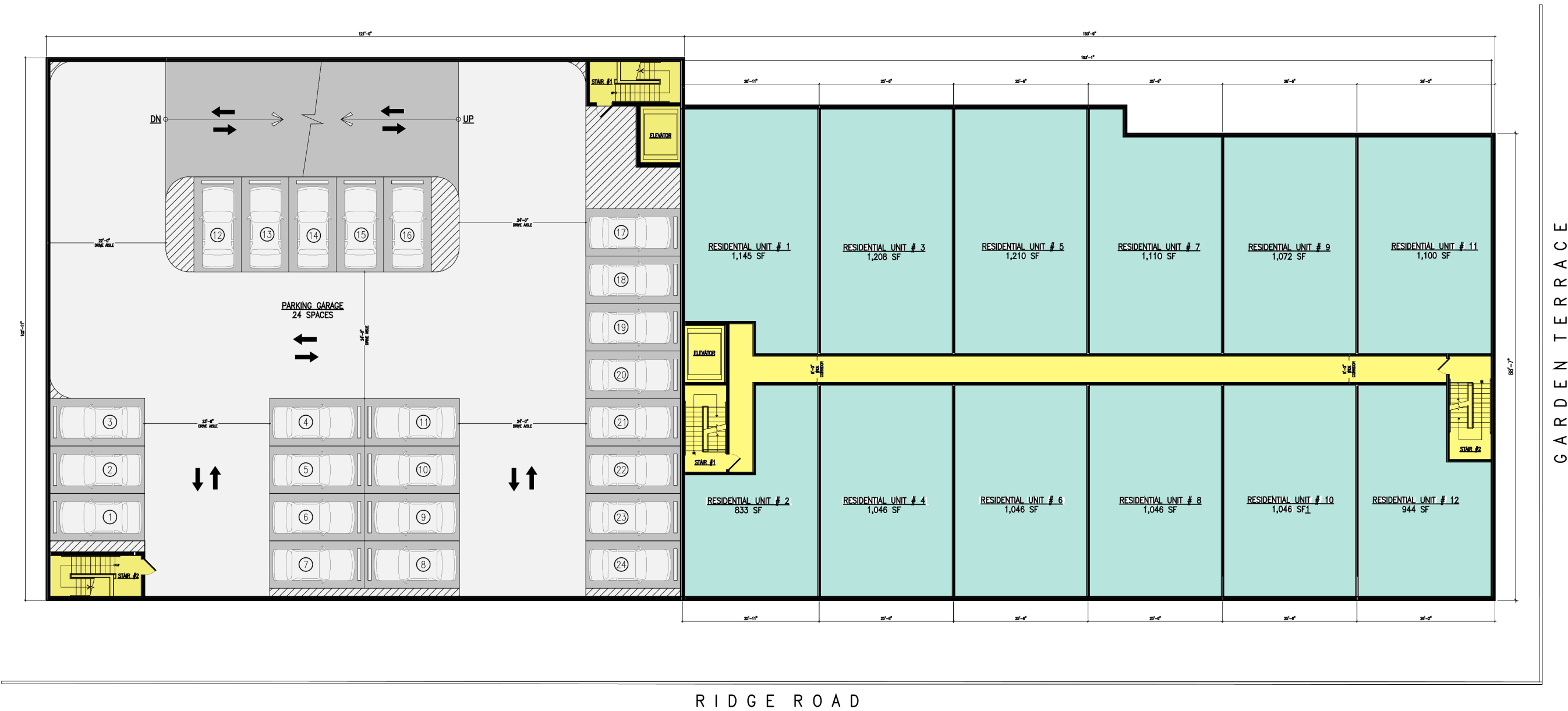


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PROPOSED 2<sup>ND</sup> & 3RD FLOOR PLAN (TYP)  
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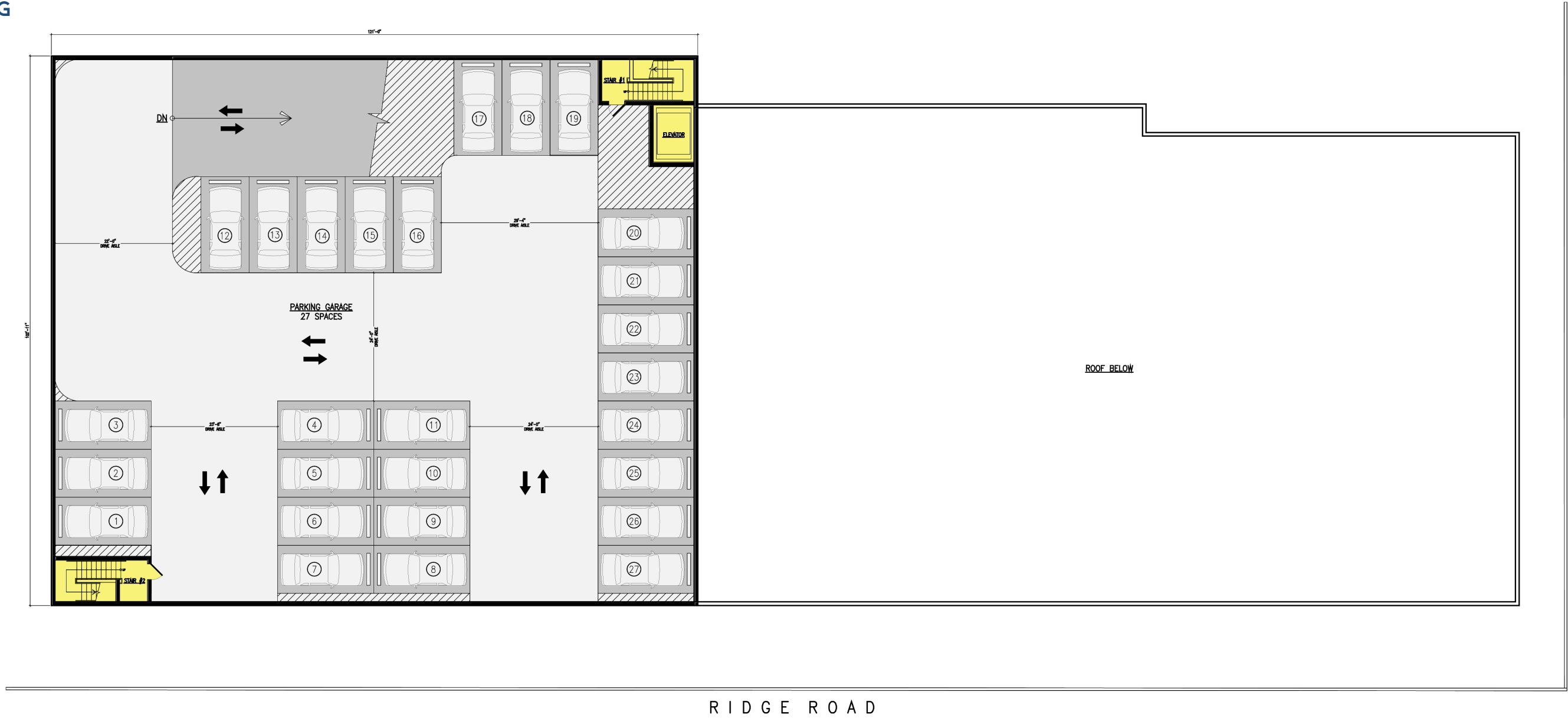
PROPOSED FOURTH FLOOR PLAN  
3/18 = 1'-0"



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PROPOSED ROOF PLAN  
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