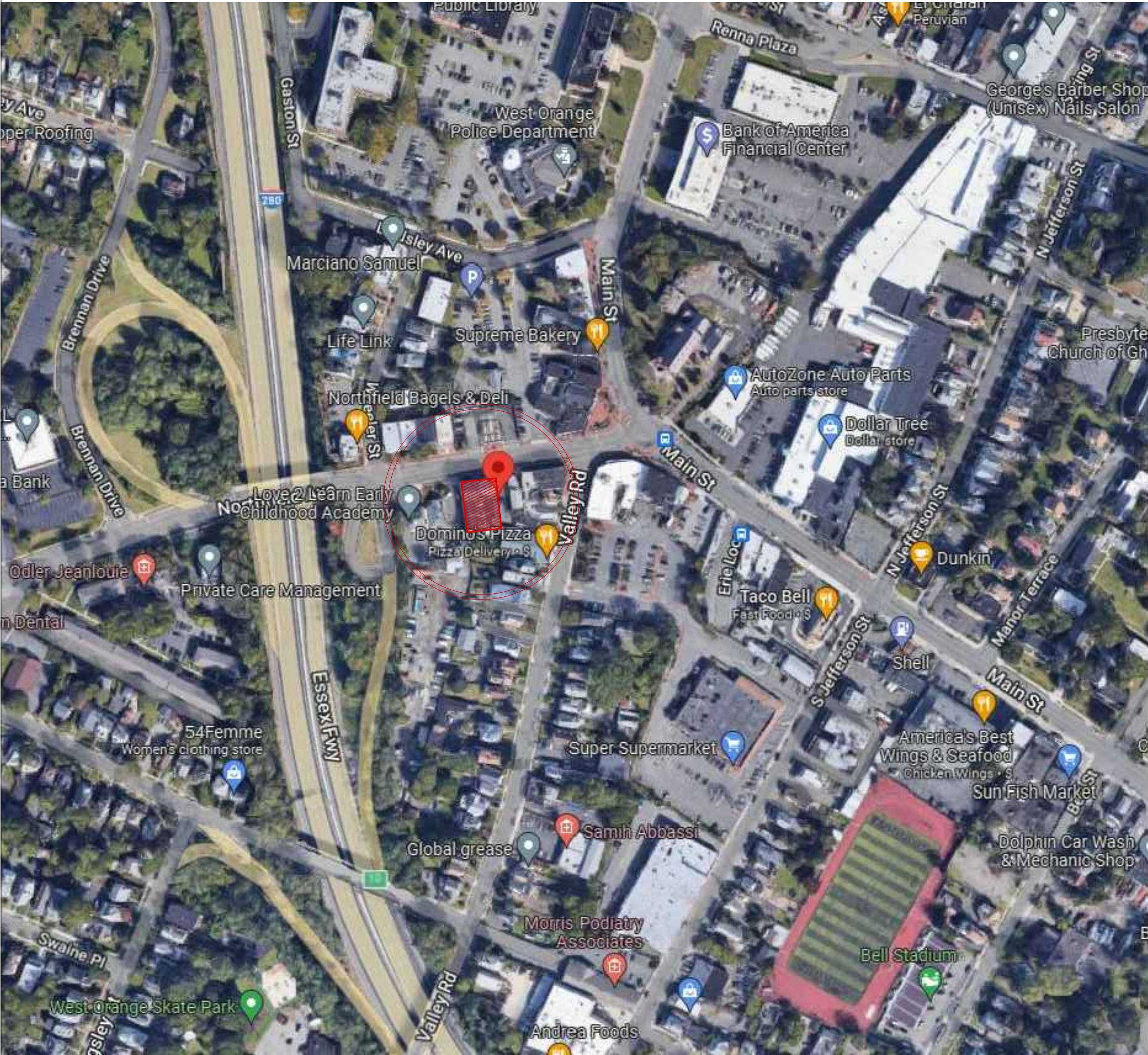


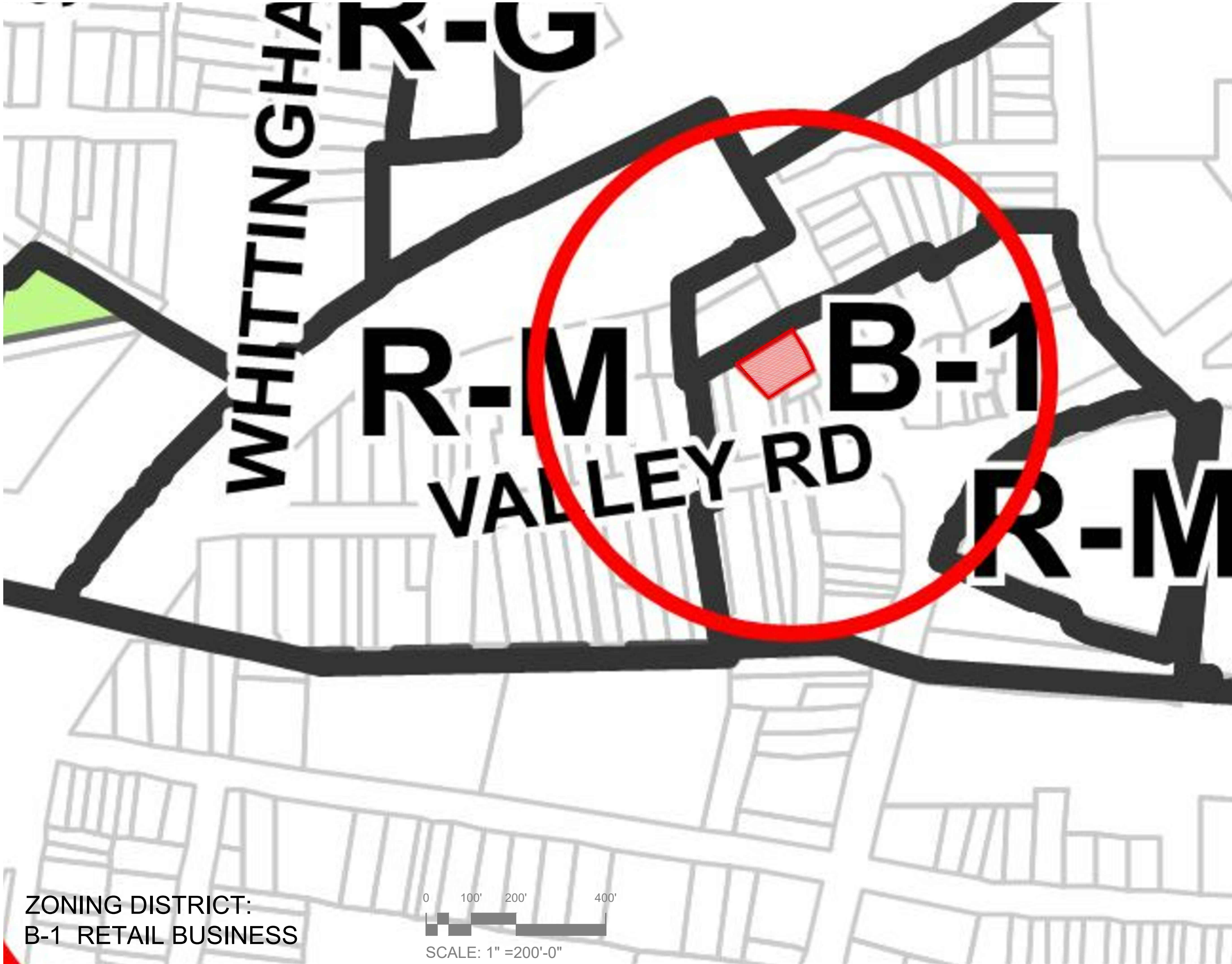
SATELLITE IMAGE



PHOTOGRAPH TAKEN FROM NORTHFIELD AVENUE



ZONING MAP



ZONING DISTRICT:
B-1 RETAIL BUSINESS

0 100' 200' 400'

SCALE: 1" = 200'-0"

LOT 62		BLOCK 17					
ZONING DISTRICT: B-1 RETAIL BUSINESS							
ZONING REQUIREMENT	PERMITTED REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED			
	RETAIL / BUSINESS WAREHOUSE/OFFICE & Mixed Use Development as Per Conditional Uses 25-24.2(m)	RETAIL / BUSINESS WAREHOUSE/OFFICE	MIXED USE DEVELOPMENT RETAIL / BUSINESS (Ground Floor) RESIDENTIAL on the UPPER FLOORS (2ND -3RD & ATTIC)	NO	CONFORMING as per Conditional Use 25-24.2(m)		
MAX. BUILDING HEIGHT	SAME AS R-1 2 1/2 STORIES/35 FT	2 1/2 Stories(by survey) +/- 50.0'	SAME	YES	PRE-EXISTING NON CONFORMING	C(2)	●
MIN. LOT SIZE	> 5,000 SQ.FT.	11,258.0 SQFT SQ.FT.		NO	CONFORMING		
MIN. LOT AREA PER UNIT	SAME AS R-T 3,750.0 SQFT/UNIT						
MIN. LOT WIDTH	SAME AS R-T >= 75 FT (Non Residence Non Minimum)	100 FT	SAME	NO	CONFORMING		
MIN. FRONT YARD	SAME AS R-T 30 FT (Business No Minimum)	0 FT	SAME	NO	CONFORMING		
MIN. SIDE YARDS	SAME AS R-T 10+8 (Non Residence None Required) Except 6FT Min. for any Side Yard	SIDE ONE 27.8 FT SIDE TWO 4 FT	SAME	YES	PRE-EXISTING NON CONFORMING	C(2)	●
MIN. REAR YARD	30 FT	1.8 FT	SAME	YES	PRE-EXISTING NON CONFORMING	C(2)	●
MAX. BUILDING COVERAGE	60%	67.5% (7,602.0 SQFT)	SAME	YES	PRE-EXISTING NON CONFORMING	C(2)	●
MAX. LOT COVERAGE	75%	100% (11,258.0 SQFT)	SAME	YES	PRE-EXISTING NON CONFORMING	C(2)	●
OFF STREET PARKING							
BUSINESS/COMMERCIAL RETAIL	1 Spaces per 200 SQFT		Front Retail Space's 2,889 / 200 =15 spaces				
WAREHOUSE AS Per 801.2.1	1 Spaces per 500 SQFT		Rear Warehouse 3,733 / 500 =7 spaces				
Off Street Parking			12 Units (2 Studio's 5 Lofts & 5 One Bed.) 12X1.8=21.6				
RES. OFF STREET PARKING RSIS TABLE 4.4	1 Bedroom 1.8 Spaces 2 Bedroom 2.0 Spaces 3 Bedroom 2.1 Spaces	ON SITE 8 Spaces	TOTAL PARKING 15+7+22= 44 Spaces	YES		C(2)	●

PROJECT DESCRIPTION

EXISTING MIXED USE BUILDING CONSISTING OF THE FOLLOWING USES:
 WAREHOUSE GROUND FLOOR 5,247.0 SQFT
 RETAIL GROUND FLOOR 2,214.0 SQFT &
 UPPER LEVEL COMMERCIAL/PROFESSIONAL(Including Recording Studio)
 10,654.0 SQFT TO BE CONVERTED TO:

PROPOSED MIXED USE BUILDING CONSISTING OF THE FOLLOWING USES:

WAREHOUSE GROUND FLOOR	3,733.0 SQFT
RETAIL GROUND FLOOR	2,889.0 SQFT
& RESIDENTIAL LOBBY STAIRS	865.0 SQFT

**UPPER LEVEL RESIDENTIAL APARTMENTS CONSISTING OF 4(ONE BEDROOM)
2(STUDIOS) AND 5(LOFTS) + 1(MANAGEMENT UNIT) FOR A TOTAL OF**

12 UNITS & 10,014.0 SQFT

CODE DATA	IDENTIFICATION
WORK SITE ADDRESS:	14-16 NORTHFIELD AVENUE
BLOCK:	17
LOT:	62
OWNER :	RICHARD HERBST_Project Manager Address 4403 5th Ave_Suite 515 Brooklyn_NY 11219

PROPOSED WORK: NJAC 5:23-6,31 CHANGE OF USE
NJAC 5:23-6.3 RECONSTRUCTION

BUILDING CHARACTERISTICS

NUMBER OF STORIES:	3 STORIES
HEIGHT OF STRUCTURE:	±50'-0" TO THE TOP OF ROOF STRUCTURE
AREA OF LARGEST FLOOR:	7,487.0 SQ FT
NEW BUILDING AREA:	N/A
NEW VOLUME:	N/A
MAXIMUM LIVE LOAD:	100 LBS/ SQ FT AT CORRIDORS - 40/ELSEWHERE
MAXIMUM OCCUPANCY:	N/A

DESCRIPTION OF BUILDING USE

	PRESENT	PROPOSED
BUILDING USE GROUP:	RETAIL-WAREHOUSE (Ground Floor) BUSINESS-(Second & Third)	RETAIL-WAREHOUSE (Ground Floor) R-2 RESIDENTIAL-12 APT'S (Second & Third)
CONSTRUCTION CLASSIFICATION:	III-B	III-A

SCHEDULE OF DRAWINGS

T01	CODE DATA- PICTURES & NOTES.
T02	EXISTING & PROPOSED SITE PLAN-SITE DETAILS
EC01	ARCHITECTURAL_EXISTING GROUND & 2ND FLOOR PLAN
EC02	ARCHITECTURAL_EXISTING THIRD AND ROOF PLAN
EC03	ARCHITECTURAL_EXISTING ELEVATIONS
A01	ARCHITECTURAL_PROPOSED GROUND & 2ND FLOOR PLAN
A02	ARCHITECTURAL_PROPOSED THIRD & ROOF PLAN
A03	ARCHITECTURAL_PROPOSED ELEVATIONS
A04	ARCHITECTURAL_PROPOSED ELEVATIONS

THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE
APPROVED THIS SITE PLAN BY MEMORIALIZING RESOLUTION
AT ITS REGULAR MEETING HELD ON _____, 20____.
PLEASE SEE AFFIXED RESOLUTION FOR ANY
ADDITIONAL CONDITIONS OF APPROVAL SET BY PLANNING BOARD

APPROVED BY:

Board Chairman _____ Date _____

Board Secretary	Date
-----------------	------

Board Engineer	Date
----------------	------

These plans are an instrument of service and are the property of the Architect. The Plans may not be used for any other project, nor by another Architect for the continuation of the project, nor sold without the Architect's written Authorization.



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CELL - 201-240-7484


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 JAIarchitects@gmail.com

Date Sealed: 09 / 30 / 2022

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[illegible]

NJAC 5:23-6.31 CHANGE OF USE
NJAC 5:23-6.3 RECONSTRUCTION
14-16 NORTHFIELD AVE
WEST ORANGE-NJ 07052
BLOCK 17 LOT 62

OWNER

DO WELL MANAGEMENT
Mr Richard Herbst

CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING. REPORT ALL DISCREPANCIES TO ARCHITECT. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF FIELD CONDITIONS AND DIMENSIONS.

PROJEC

MIXED USE BUILDING
RE-CONSTRUCTION &
CHANGE OF USE

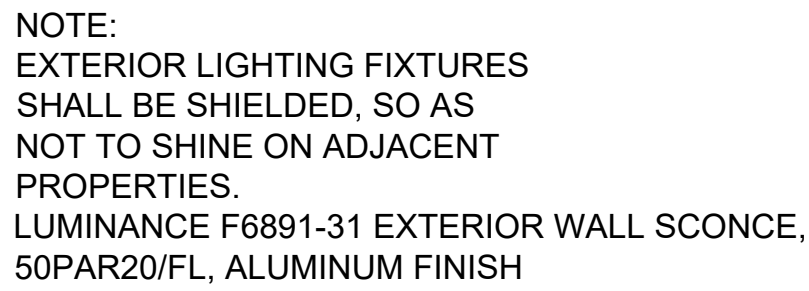
SHEET TITLE

ZONING SCHEDULE
CODE DATA
PICTURES AND NOTES

SCALE	AS NOTED
DATE	06-30-2022
JOB NO	2022.27

T01

SITE PLAN_EXISTING AND PROPOSED



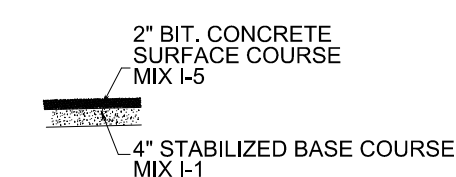
TREE PLANTING DETAIL

SCALE: NTS



PAVEMENT REPAIR DETAIL

SCALE: NTS

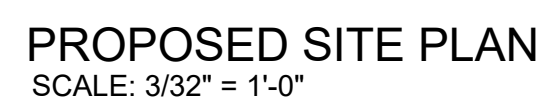
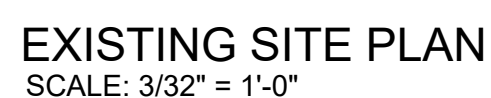


- NOTES:
- 1) CONCRETE SHALL BE CLASS "B" AIR ENTRAINED ACCORDING TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR 1989 AND SUPPLEMENTARY SPECIFICATIONS.
 - 2) CLEAN 3/16" JOINTS EACH 10'-0".
 - 3) SUBGRADE MUST BE ROLLED, COMPACTED, AND WELL DRAINED BEFORE PLACING BITUMINOUS CONCRETE STABILIZED BASE COURSE. UNSUITABLE SUBGRADE TO BE REPLACED AS REQUIRED WITH QUARRY PROCESS STONE - SOIL AGGREGATE TYPE 5, CLASS A.

DROP CURB DETAIL
SCALE: NTS

PAVING DETAIL & NOTES

SCALE: NTS



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Agarwal

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Date Sealed: 09 / 30 / 2022

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[illegible]

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NJAC 5:23-6.3 RECONSTRUCTION
14-16 NORTHFIELD AVE
WEST ORANGE-NJ 07052
BLOCK 17 LOT 62

OWNER

DO WELL MANAGEMENT
Mr Richard Herbst

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CONDITIONS AND DIMENSIONS PRIOR
TO COMMENCING. REPORT ALL
DISCREPANCIES TO ARCHITECT.
COMMENCEMENT OF WORK IMPLIES
ACCEPTANCE OF FIELD CONDITIONS
AND DIMENSIONS.

PROJECT

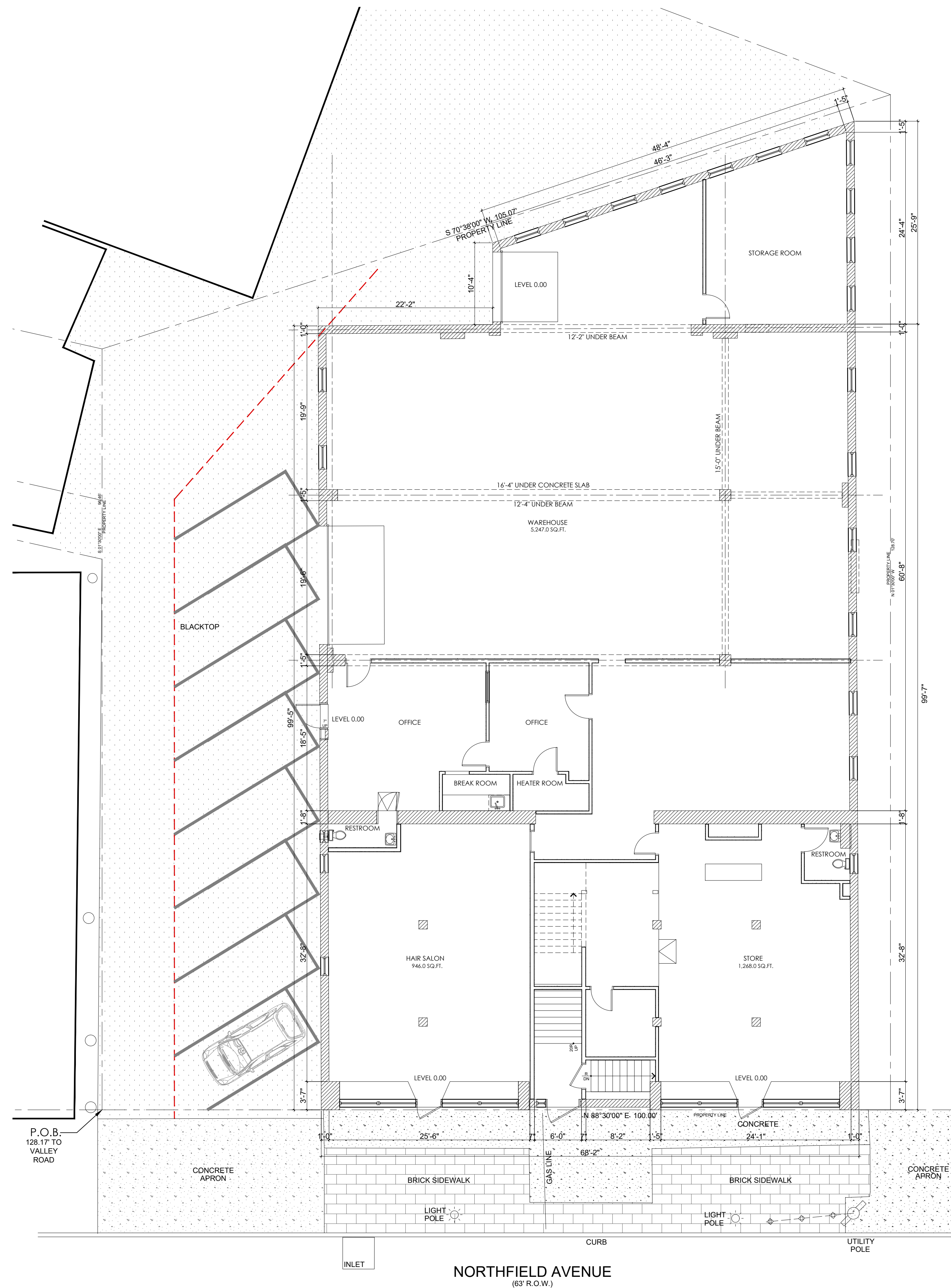
MIXED USE BUILDING
RE-CONSTRUCTION &
CHANGE OF USE

SHEET TITLE

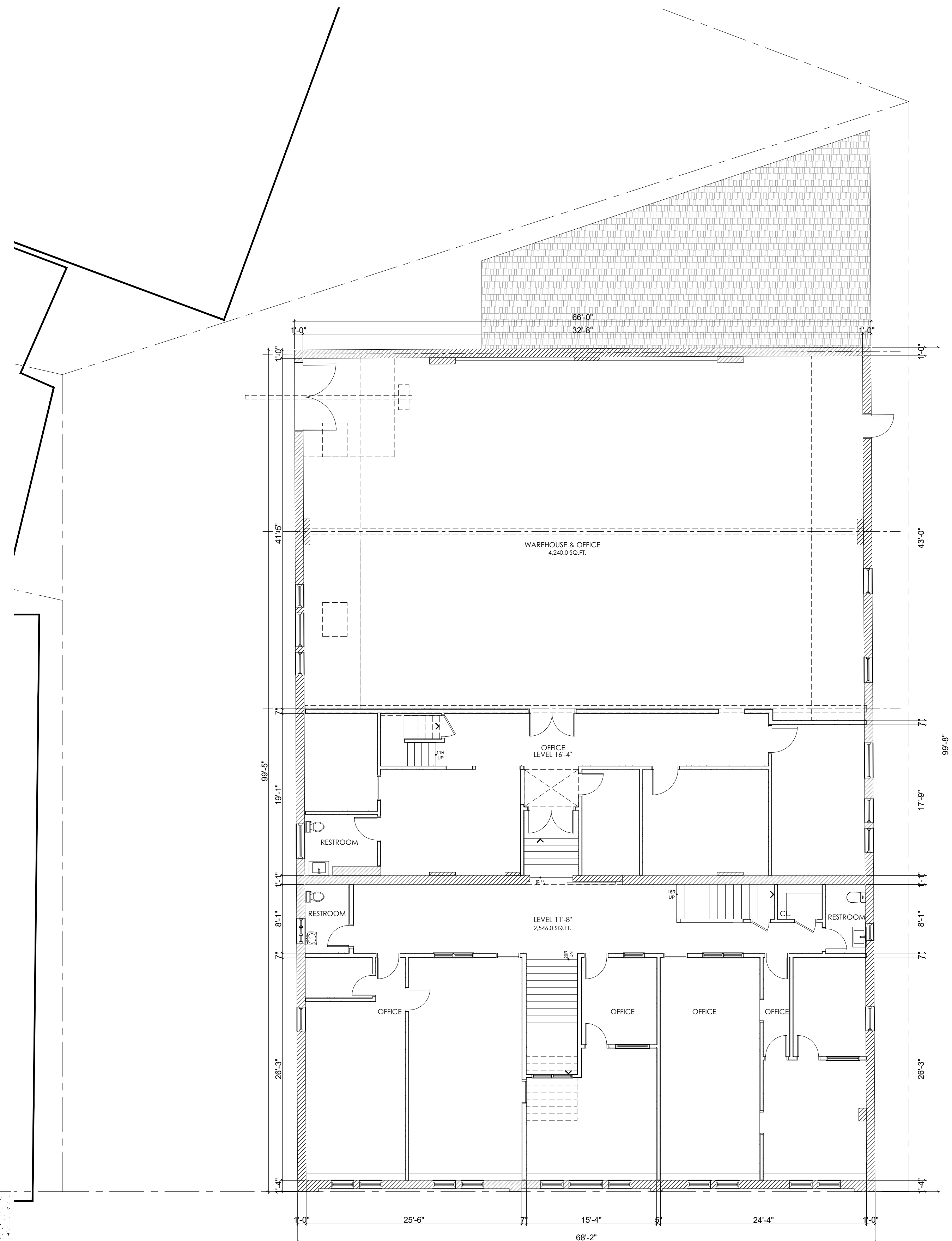
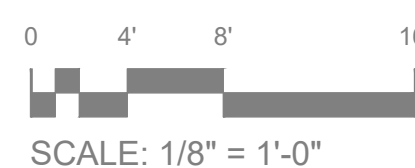
EXISTING AND PROPOSED SITE PLAN & SITE DETAILS

SCALE	AS NOTED
DATE	06-30-2022
JOB NO	2022.27

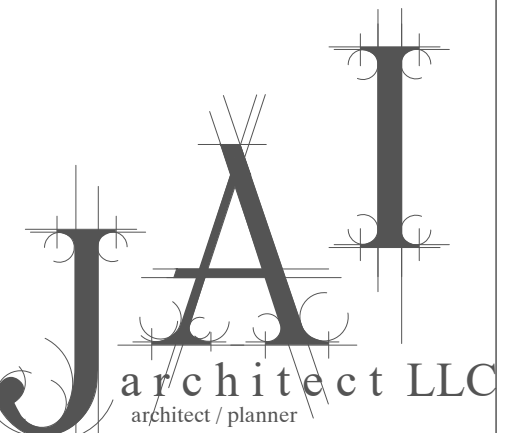
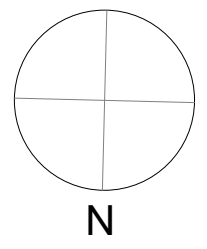
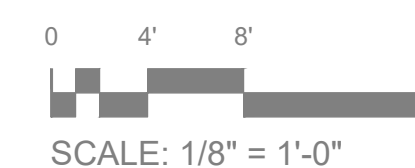
T02



ARCHITECTURAL_EXISTING GROUND FLOOR PLAN _LEVEL 0.00
SCALE: 1/8" = 1'-0"



ARCHITECTURAL_SECOND FLOOR PLAN
LEVEL 11'-8" REAR 16'-4"
SCALE: 1/8" = 1'-0"



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REVISIONS		
NO.	DESCRIPTION	DATE
1.	Planning Board Submission	09/30/2022
NO.	DESCRIPTION	DATE
SUBMISSIONS		

NUAC 5:23-6.31 CHANGE OF USE
NUAC 5:23-6.3 RECONSTRUCTION
14-16 NORTHFIELD AVE
WEST ORANGE-NJ 07052
BLOCK 17 LOT 62

OWNER
DO WELL MANAGEMENT
Mr Richard Herbst

CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING. REPORT ALL DISCREPANCIES TO ARCHITECT. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF FIELD CONDITIONS AND DIMENSIONS.

PROJECT
MIXED USE BUILDING
RE-CONSTRUCTION &
CHANGE OF USE

SHEET TITLE
ARCHITECTURAL
EXISTING FLOOR PLAN

SCALE
AS NOTED
DATE
06-30-2022
JOB NO
2022.27

EC01



[Signature]

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[illegible]

SUBMISSIONS

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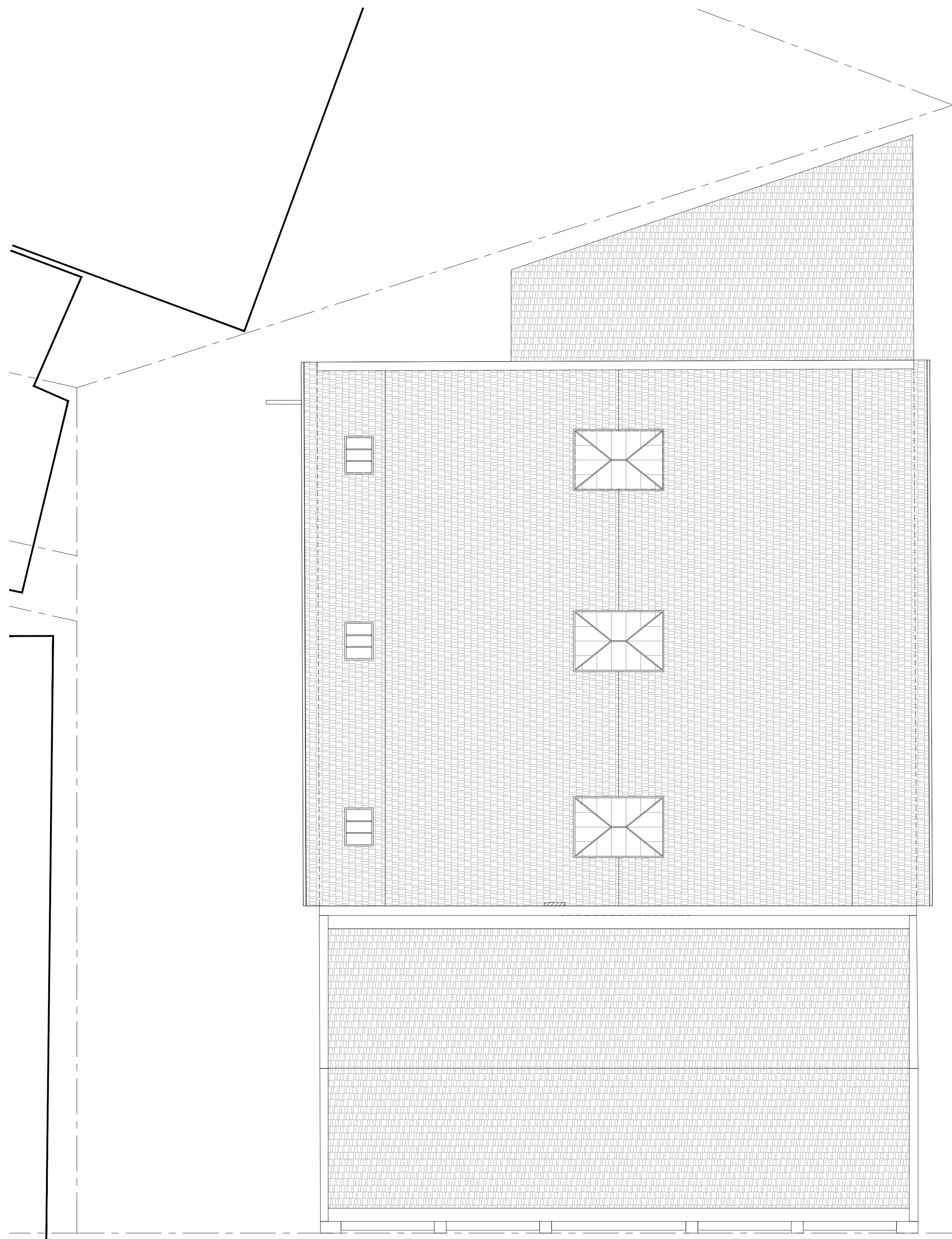
PROJECT

MIXED USE BUILDING
RE-CONSTRUCTION &
CHANGE OF USE

SHEET TITLE	
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ARCHITECTURAL
EXISTING FLOOR PLAN

SCALE AS NOTED	EC02
DATE 06-30-2022	
JOB NO 2022.27	



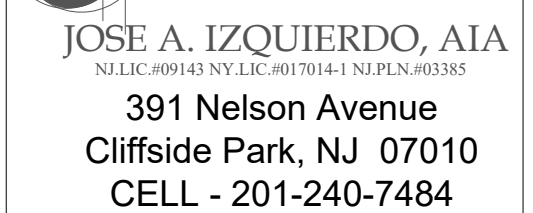
0 4' 8' 16'

SCALE: 1/8" = 1'-0"

0 4' 8' 12'

SCALE: 1/8" = 1'-0"

EC02




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[illegible]

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PROJECT

MIXED USE BUILDING
RE-CONSTRUCTION &
CHANGE OF USE

SHEET TITLE

EXISTING ELEVATIONS

SCALE
AS NOTED

DATE	06-30-2022
------	------------

JOB NO	2022.27
--------	---------

EC03



1
E003

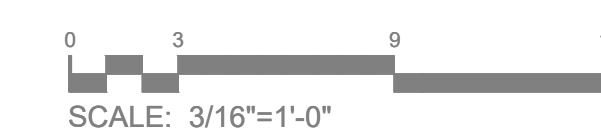
EXISTING FRONT ELEVATION (NORTH)

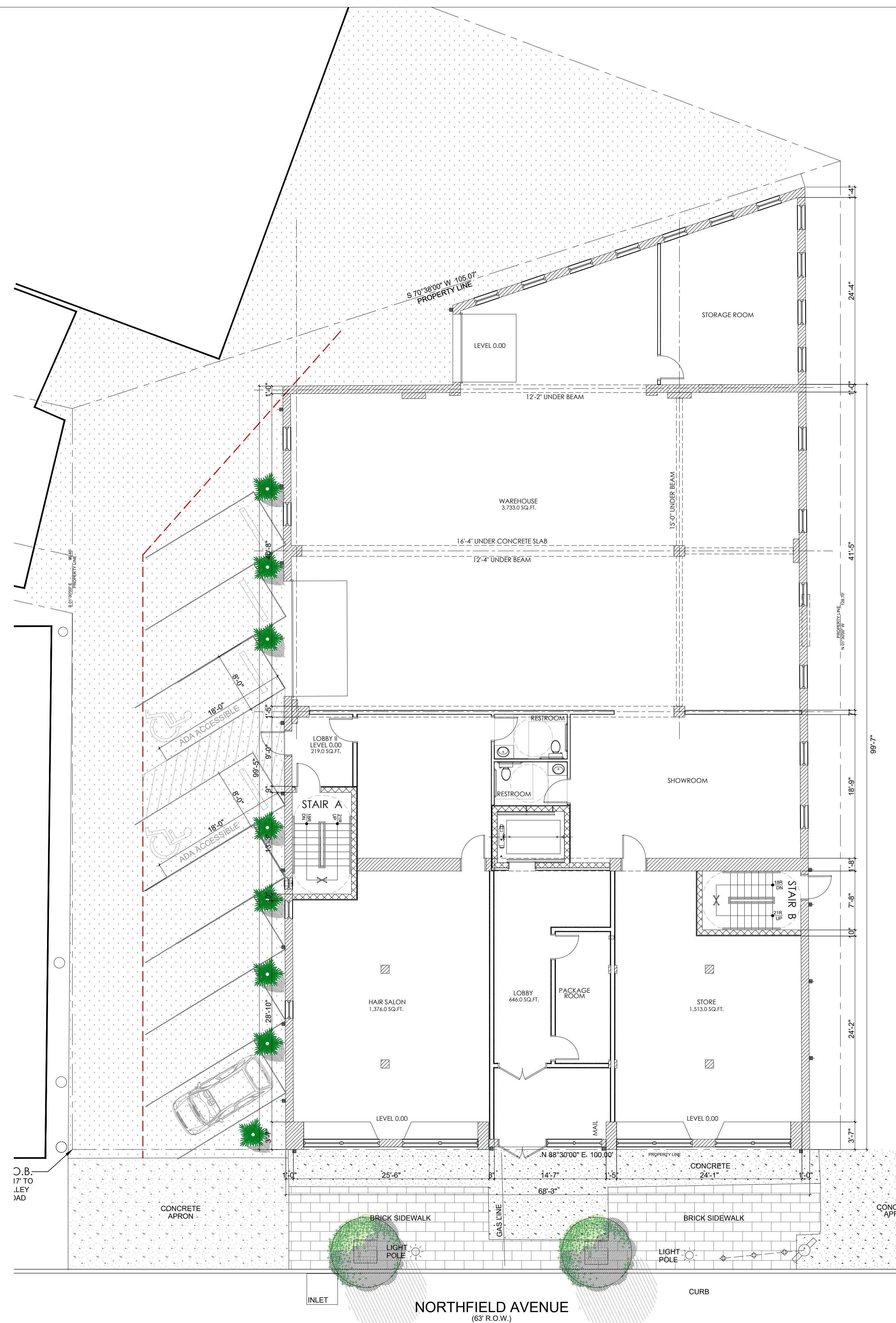
SCALE: 3/16" = 1'-0"



2
E003

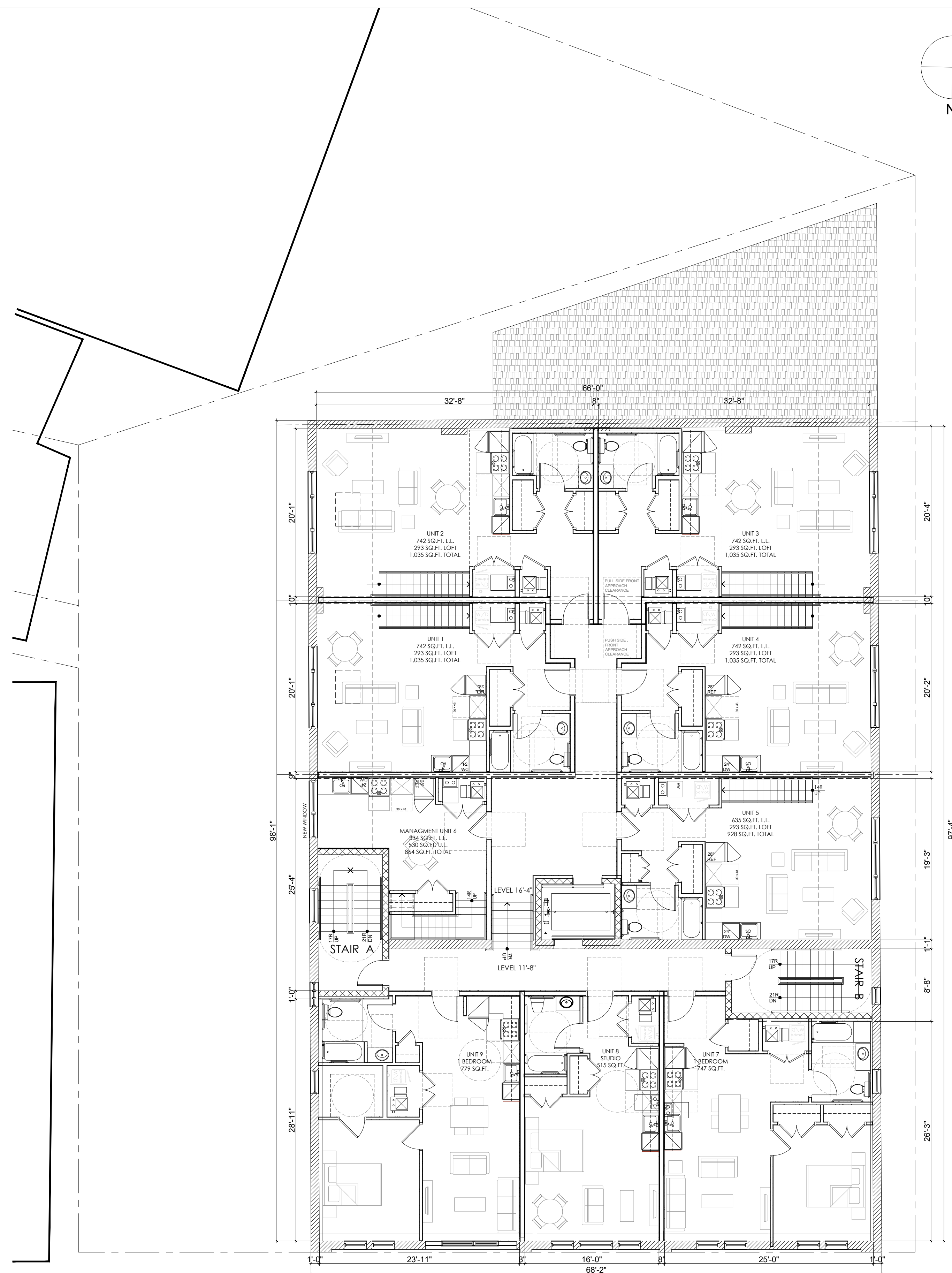
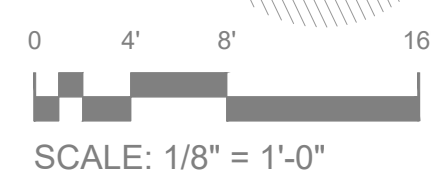
EXISTING SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"





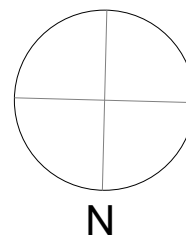
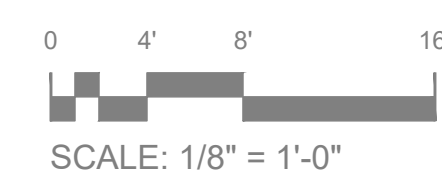
1
A01 ARCHITECTURAL_PROPOSED GROUND FLOOR PLAN _LEVEL 0.00
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



2 ARCHITECTURAL_PROPOSED SECOND FLOOR PLAN
A01 SCALE: 1/8" = 1'-0" LEVEL 11'-8" REAR 16'-4"

LEVEL 11'-8" REAR 16'-4"



JAI
architect / planner

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[illegible]SUBMISSIONS

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WEST ORANGE-NJ 07052
BLOCK 17 LOT 62

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PROJECT

MIXED USE BUILDING
RE-CONSTRUCTION &
CHANGE OF USE

ET TITLE

ARCHITECTURAL
PROPOSED FLOOR PLAN

SALE AS NOTED	A01
DATE 06-30-2022	
JOB NO 2022.27	

A01



Agnes

Date Sealed: 09 / 30 / 2022

REVISIONS		
NO.	DESCRIPTION	DATE

[illegible]

SUBMISSIONS

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NJAC 5:23-6.3 RECONSTRUCTION
14-16 NORTHFIELD AVE
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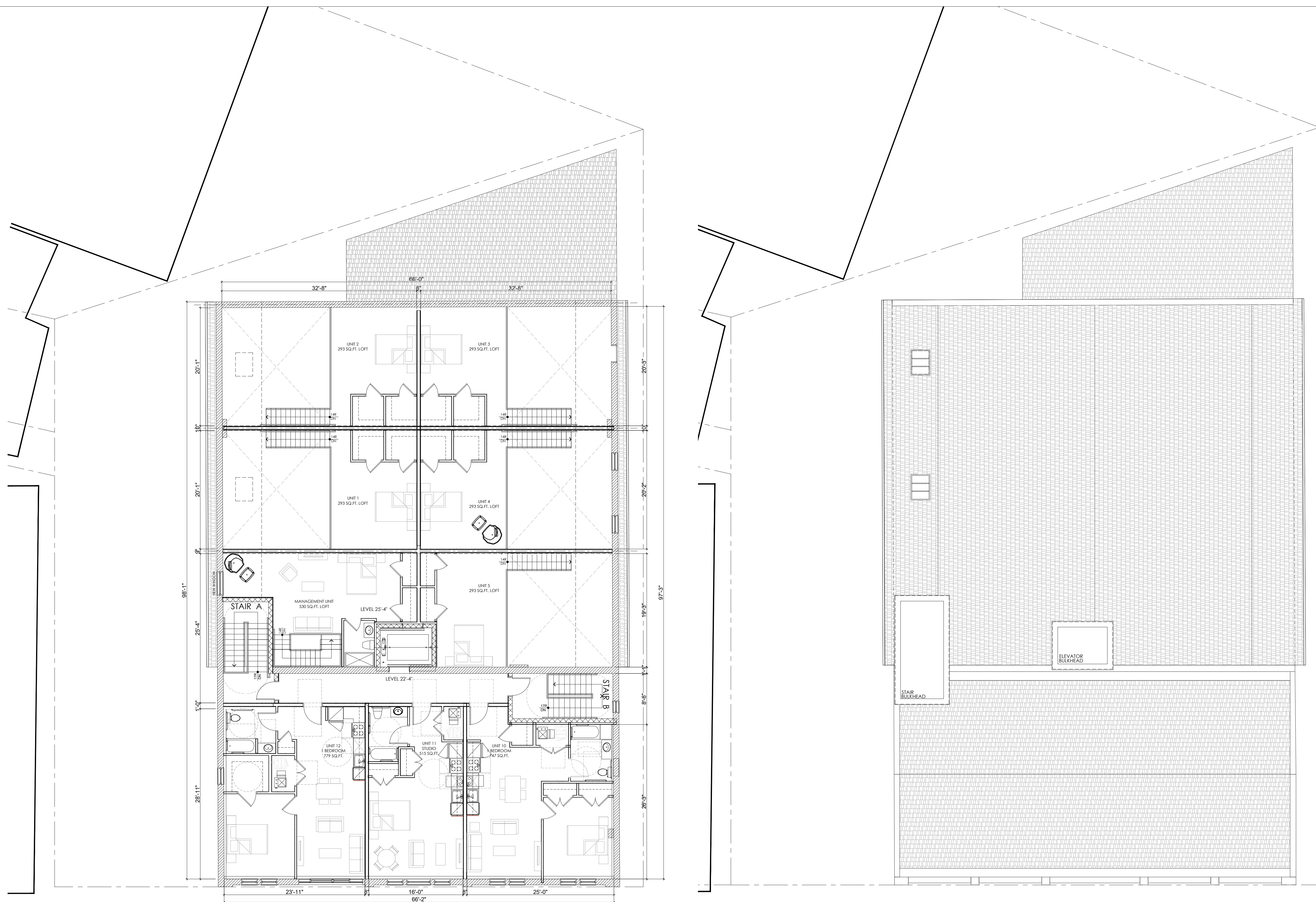
PROJECT

MIXED USE BUILDING
RE-CONSTRUCTION &
CHANGE OF USE

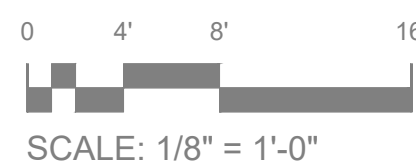
SHEET TITLE

ARCHITECTURAL
PROPOSED FLOOR PLAN

SCALE AS NOTED	A02
DATE 06-30-2022	
JOB NO 2022.27	



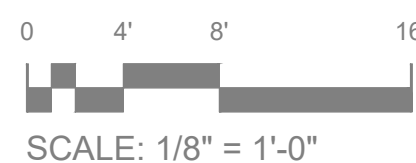
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A02 ARCHITECTURAL PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" LEVEL 25'-4 1/2" (REAR) AND LEVEL 22'-4"

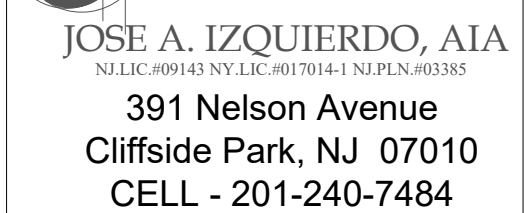


2
A02

ARCHITECTURAL_ROOF PLAN

SCALE: 1/4" = 1'-0"






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[illegible]

SUBMISSIONS

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NJAC 5:23-6.3 RECONSTRUCTION
14-16 NORTHFIELD AVE
WEST ORANGE-NJ 07052
BLOCK 17 LOT 62

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PROJECT

MIXED USE BUILDING
RE-CONSTRUCTION &
CHANGE OF USE

SHEET TITLE

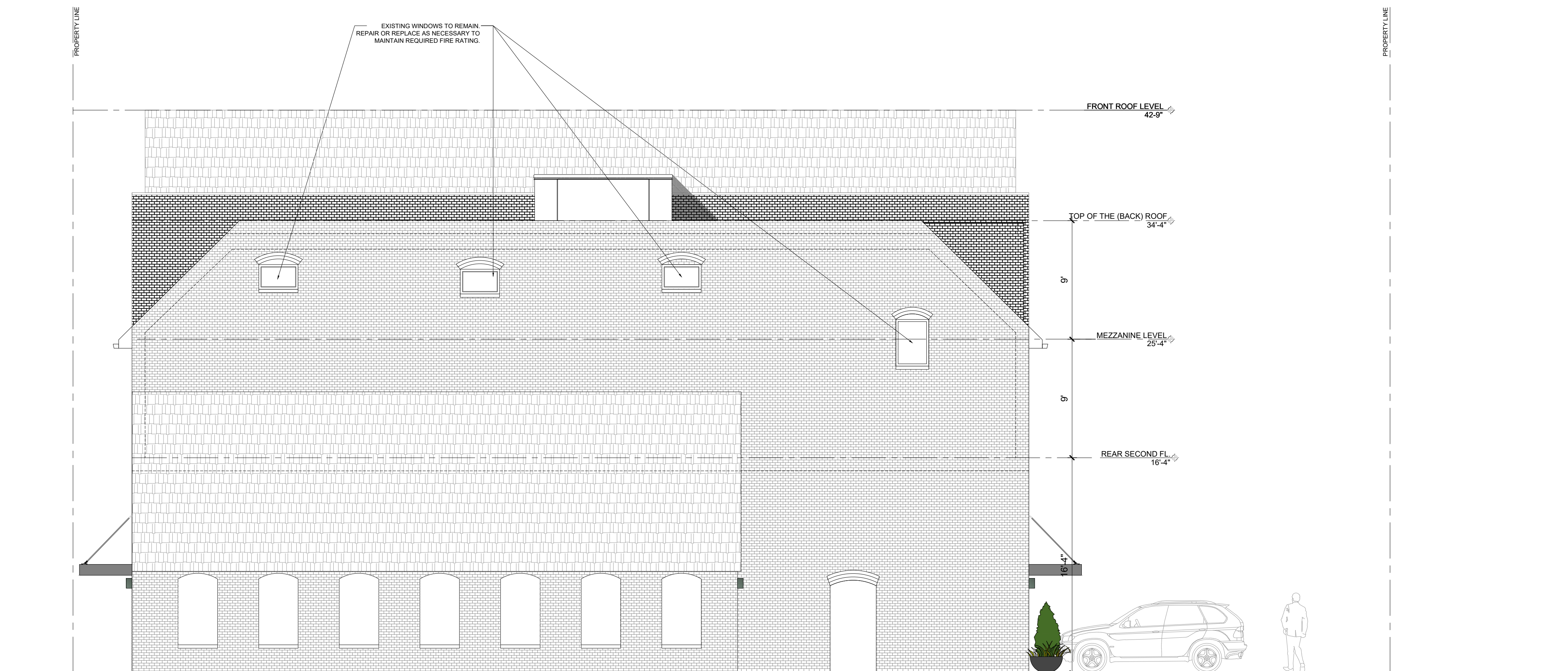
PROPOSED ELEVATIONS

SCALE
AS NOTED

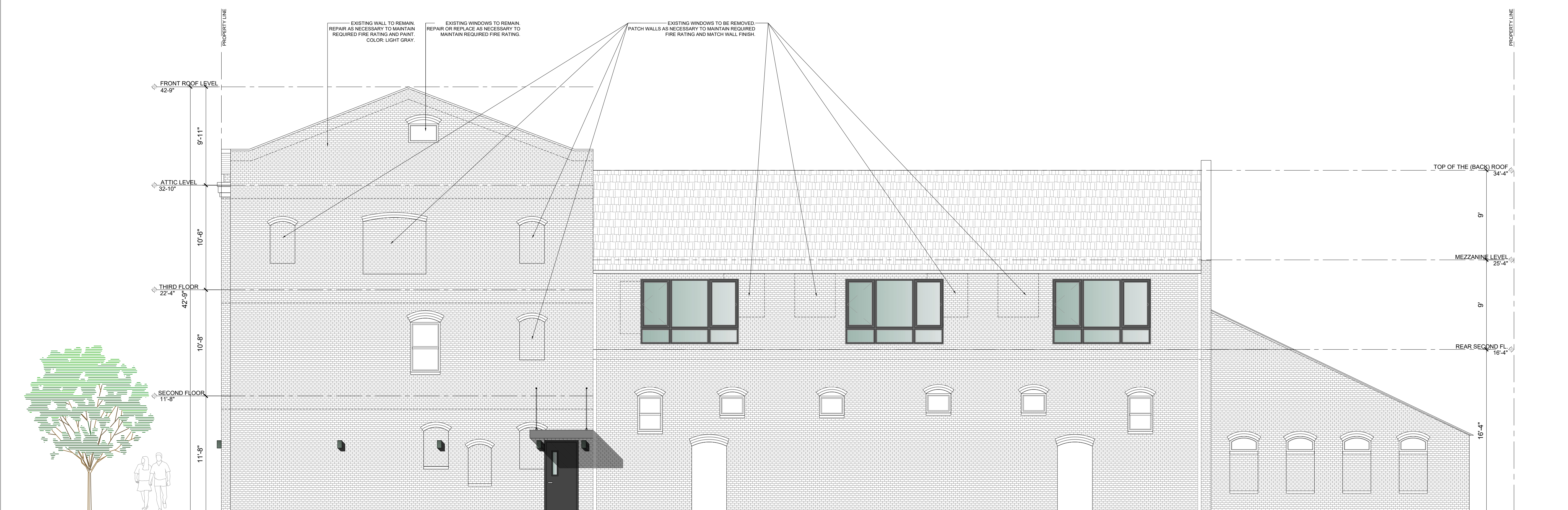
DATE

06-30-2022
JOB NO 2022.27

A04



PROPOSED REAR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2
A04 PROPOSED SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

