

ARCHITECT: Michael J. Tormey Architect LLC
238 Clark Street
Westfield, NJ 07090
Tel.: (908) 789-2235
email: MJTarchitect@gmail.com

Block: 120.01
Lots: 24, 26
Zone: B-1

PROPOSED INTERIOR ALTERATION OF
EXISTING VACANT FIRST FLOOR SPACE
FOR ADULT CANNABIS DISPENSARY

**1&5 WASHINGTON STREET
WEST ORANGE, NJ**

WEST ORANGE PLANNING BD. APPLICATION _____

The map displays the B-1 Zone in the City of St. Louis, Missouri. A red diamond marker is located at the intersection of Harrison St and Franklin St, with a black arrow pointing to it from the text 'B-1 ZONE'. A black box with white text 'SUBJECT PROPERTY LOCATION' is placed over the intersection of Harrison St and Franklin St. The map also shows other landmarks such as the St. Louis Zoo, the St. Louis Botanical Garden, and the St. Louis Convention Center.

[illegible][illegible]

SUBJECT LOT IS A CORNER LOT FRONTING WASHINGTON STREET AND MEADE STREET							
ZONING SUMMARY TABLE • B-1 ZONE							
REG. No.	REGULATION	UNIT	REQUIRED / PERMITTED	EXISTING	PROPOSED	VARIANCE NEEDED ?	REMARKS
	MAX. BLDG. HEIGHT	FT.	35' / 2.5 Stories	~20' / 1 Story	~20' / 1 Story	NO	EXISTING TO REMAIN UNCHANGED
	MIN. LOT SIZE	S.F.	NO MINIMUM	14,057 S.F.	14,057 S.F.	NO	EXISTING TO REMAIN UNCHANGED
Land Use Regulations Subsection 25-7.1	MIN. LOT WIDTH	FT.	NO MINIMUM	Approx. 103' AVG.	Approx. 103' AVG.	NO	EXISTING TO REMAIN UNCHANGED
	MIN. SIDE FRONT YARD CORNER LOT	FT.	NONE REQUIRED	1.15'	1.15'	NO	
	MIN. LOT DEPTH	FT.	200'	~205'	~205'	NO	EXISTING TO REMAIN UNCHANGED
	MIN. FRONT YARD	FT.	35'	56.76'	56.76'	NO	EXISTING TO REMAIN UNCHANGED
	MIN. FRONT YARD @ CORNERS	FT.	35'	~35.7' / ~31.7'	~35.7' / ~31.7'	NO	EXISTING TO REMAIN UNCHANGED
	MIN. SIDE YARD	FT.	NONE REQUIRED EXCEPT 6 MIN. IF PROVIDED	0.1	0.1	NO	EXISTING TO REMAIN UNCHANGED
	MIN. STREET SIDE YARD	FT.	NONE REQUIRED	N.A.	N.A.	NO	EXISTING TO REMAIN UNCHANGED
	MIN. REAR YARD	FT.	30'	0.1	0.1		EXISTING NON-CONFORMING CONDITION
	MAX. BUILDING COVERAGE	%	60 %	APPROX. 42%	APPROX. 42%	NO	EXISTING TO REMAIN UNCHANGED
	MAX. LOT COVERAGE	%	75 %	APPROX. 90%	APPROX. 90%		EXISTING TO REMAIN UNCHANGED
	MAX. FLOOR AREA RATIO	%	N.A.	APPROX. 25%	APPROX. 25%	NO	EXISTING TO REMAIN UNCHANGED
35-23.2	PARKING SPACES REQUIRED	spaces	1 SPACE per 250 SF RETAIL 1 SPACE per 600 SF OF WAREHOUSE SPACE 2,500 SF / 250 = 10 Spaces 3,380 SF / 600 = 6 Spaces TOTAL REQD. = 16 Spaces	13 Spaces	16 Spaces including 2 H/C car spaces		EXISTING CONDITION (TO BE IMPROVED)
	LOADING SPACE REQUIRED		ONE 14' X40'	NONE	ONE 14' X40'	NO	

[illegible]

An aerial photograph of a residential neighborhood. The central focus is a large, dark-roofed building labeled 'SUBJECT BUILDING (WAREHOUSE)'. To its left is a smaller white-roofed building labeled 'ADJACENT PROPERTY'. To its right is another property labeled 'ADJACENT PROPERTY'. A red pin is placed on the street between the subject building and the adjacent property to the right, with a label '3 Washington'. The street is labeled 'WASHINGTON STREET' and 'MADE ST'. A 'Wash County' logo is visible in the bottom right corner.

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
301 1	439 WASHINGTON STREET	1	RUIZ RAUL & WIFE 437 WASHINGTON STREET ORANGE NJ	07050
301 2	437 WASHINGTON STREET	2	RUIZ, RAUL 437 WASHINGTON ST ORANGE, NJ	07050
301 3	435 WASHINGTON STREET	2	ANNULYSE, JEAN 435 WASHINGTON STREET ORANGE, NJ	07050
301 4	444 MEADE STREET	2	BRICE, MICHAEL 444 MEADE STREET ORANGE, NJ	07050
301 5	448 MEADE STREET	2	CHENEY, ROSE 448 MEADE STREET ORANGE N J	07050
301 6	452 MEADE STREET	2	CHAMPAGNE, CHRISTINE 452 MEADE STREET ORANGE, NJ	07050

301 7	454 MEADE STREET	2	QUINN, THOMAS 54 LAWRENCE ROAD RANDOLPH, NJ	07869
301 8	458 MEADE STREET	2	EDWARDS, COREY D. & TIFFANY S. 458 MEADE ST. ORANGE, NJ	07050
301 9	464 MEADE STREET	2	SUBY, CARLOS MORGAN 464-462 MEADE STREET ORANGE, NJ	07050
301 30	451 BURNSIDE STREET	2	BURNSIDE ST ORANGE LLC 451 BURNSIDE ST ORANGE, NJ	07050
301 31	445 BURNSIDE STREET	2	DUTAN, VICTOR & MARIA 445 BURNSIDE ST ORANGE, NJ	07050
301 32	443 BURNSIDE STREET	2	ALY, MOHAMED 11 LINCOLN PLACE WAYNE, NJ	07470
301 33	437 BURNSIDE STREET	4A	GUARANTE, CARLO A & ROBERT A P.O. BOX 1631 LIVINGSTON, N.J.	07039

Lot Qual	Additional Lot Additional Lot	Property Class	Address City, State	Zip Code
701 35	429 WASHINGTON STREET	2	DE OCA, JORGE MONTEZ 429 WASHINGTON STREET ORANGE, N.J.	07050
701 36	433 WASHINGTON STREET	2	EXANTUS, WIZAN & SANDRA H/W 283 ROBERTS RD ORANGE, N.J.	07050
701 1	2-6 WASHINGTON STREET RL ASSESSED IN W.ORANGE	15F	440 WASHINGTON REALTY CO 440 WASHINGTON STREET WEST ORANGE, N.J.	07052
701 2	444 WASHINGTON STREET	2	WINFIELD, LEROY & WIFE 25 COVE ROAD HOPATCONG, N J	07843
701 3	WASHINGTON STREET R L	4A	WINFIELD, ROY & ROSEMARIE H/W 25 COVE ROAD HOPATCONG, N.J.	07843
701 4	440 WASHINGTON STREET	4A	440 WASHINGTON RLY CO RASKIN, KLARA 10 MARIE TERRACE WEST ORANGE, NJ	07052
701 5	217 BRADFORD STREET	15C	CITY OF ORANGE TOWNSHIP 29 NORTH DAY STREET ORANGE, NJ	07050

EXISTING OVERALL BUILDING = APPROX. 5,880 S.F.
 PROPOSED DISPENSARY (RETAIL STORE) = 2,500 S.F.
 1 SPACE REQUIRED PER 250 SQUARE FEET OF GROSS FLOOR AREA.
 $2,500 \div 250 = 10$ SPACES
 EXISTING WAREHOUSE = 3,380 S.F.
 $3,380 \div 600 = 5.6$ SPACES (6 SPACES)
TOTAL REQUIRED PARKING SPACES = 16 SPACES
 + ONE (1) X 40' LOADING SPACE

1. THERE IS NO INCREASE TO FLOOR AREA OR BUILDING COVERAGE UNDER THIS APPLICATION.
2. THE EXIST. FACADE IS TO REMAIN UNCHANGED EXCEPT PAINTED.
3. FACADE LIGHTING WILL BE ADDED AS SHOWN ON PLANS.
4. THERE ARE TWO PARKING AREAS - ONE AT THE FRONT & ONE PARKING LOT AT THE BACK
5. THE REQUIRED NUMBER OF EXITS AND MAXIMUM TRAVEL DISTANCE TO EXITS, COMPLY WITH THE BUILDING CODE.
6. THE HOURS OF OPERATION ARE:
Monday-Weds. 8am-8pm
Thursday-Sat. 8am-9pm
Sun. 8am - 7pm
7. HVAC SYSTEM WILL HAVE CARBON AIR SCRUBBER(S) ADDED TO THE DUCTWORK, PRIOR TO ANY EXHAUST TO EXTERIOR.

FLOOR AREA ANALYSIS

EXISTING OVERALL BUILDING = APPROX. 5,880 S.F. (GROSS)

EXISTING OVERALL BUILDING = APPROX. 5,880 S.F. (GROSS)
 PROPOSED DISPENSARY = 2,500 S.F.
 EXISTING WAREHOUSE = 3,380 S.F.
 TOTAL FLOOR AREA = 5,880 S.F.

CS-1 COVER SHEET • SITE PLAN
A-1 EXISTING FIRST FLOOR PLAN
A-2 PROPOSED FIRST FLOOR PLAN
A-3 EXISTING FRONT ELEVATION • PROPOSED FRONT ELEVATION
A-4 MEADE STREET SIDE ELEVATION • BACK ELEVATION

CS-1

Drawing 1 of 5



Michael J. Tormey
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NJ License # 11567

DATE :	NO. :	REVISIONS / ISSUES :
5.23.23	-	ISSUED FOR INTERNAL REVIEW
6.28.23	-	ISSUED FOR PLANNING BOARD APPLICATION

Block: 120.01
Lots: 24 & 26
Zone: B-1

PROJECT :
INTERIOR ALTERATION OF EXISTING VACANT
FIRST FLOOR SPACE (FORMER STORE)
FOR ADULT CANNABIS DISPENSARY

LOCATION:
1 & 5 WASHINGTON STREET
WEST ORANGE, NJ

DRAWING TITLE :
EXISTING FIRST FLOOR PLAN

DATE : SEE ABOVE

DRAWING SHEET :

A-1

2 of 5

DATE : 6/27/23
TIME : 9:59:27 PM
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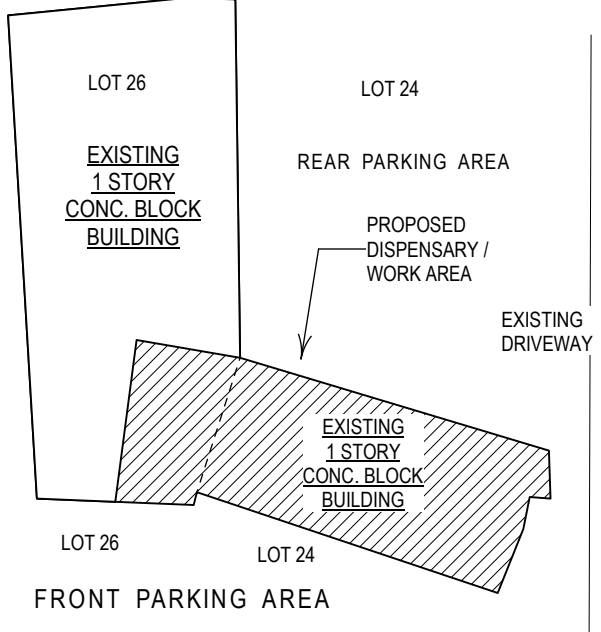
NOTE: ALL DIMENSIONS & LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE



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6.28.23	-	ISSUED FOR PLANNING BOARD APPLICATION





WASHINGTON STREET
LOCATION PLAN

Block: 120.01
Lot: 24, 26
Zone: B-1

PROJECT :
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FIRST FLOOR SPACE (FORMER STORE)
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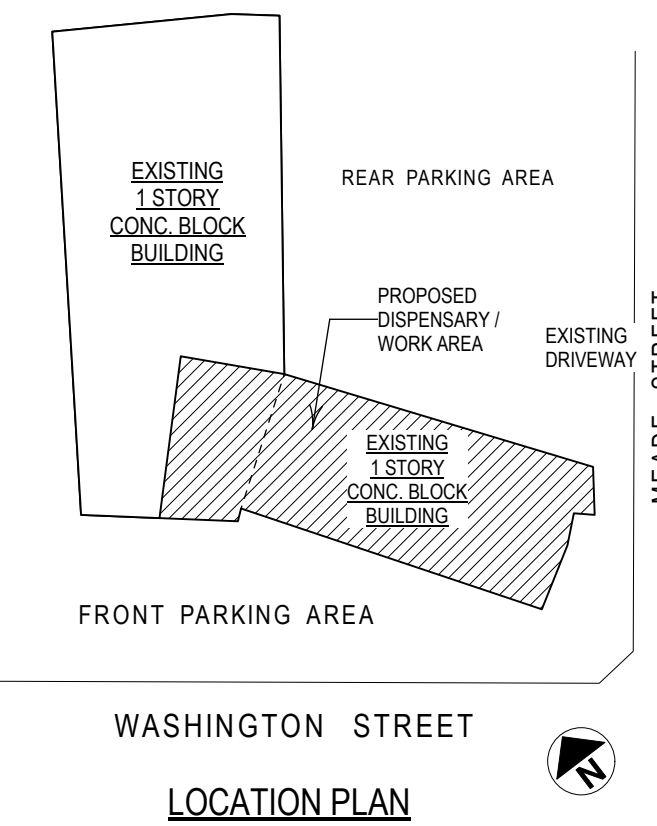
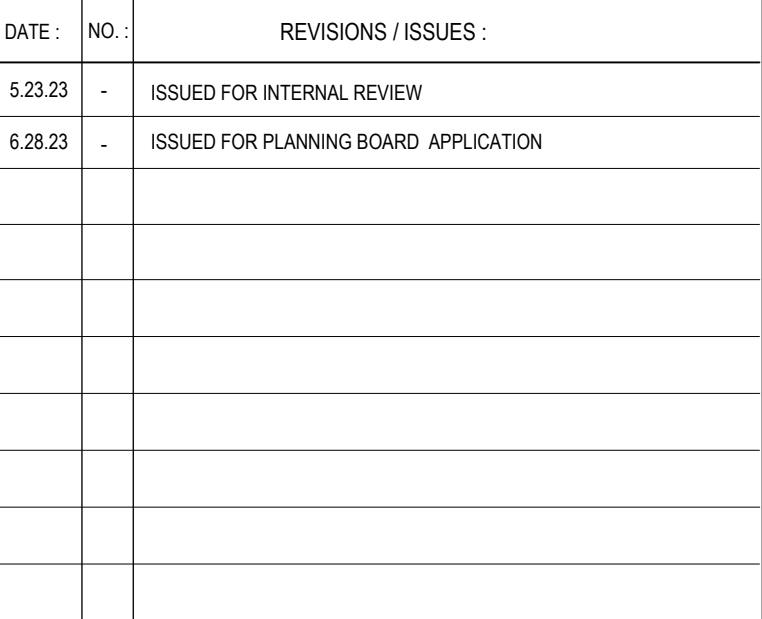
DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

DATE : SEE ABOVE	DRAWING SHEET :
	A-2 2 of 4

SCALE : 1/4" = 1'-0" or AS NOTED



Date: 6/28/23
Time: 7:08:36 AM
File name: theLibrary Elevations.vwx



PROJECT :
INTERIOR ALTERATION OF EXISTING VACANT
FIRST FLOOR SPACE (FORMER STORE)
FOR ADULT CANNABIS DISPENSARY

LOCATION: 1 & 5 WASHINGTON STREET
WEST ORANGE, NJ

DRAWING TITLE :

EXISTING FRONT ELEVATION
PROPOSED FRONT ELEVATION

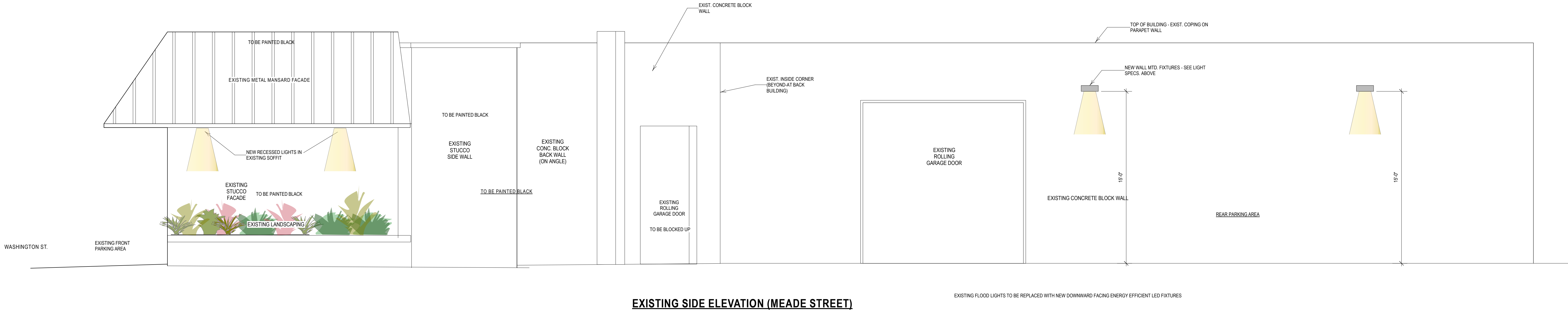
DATE : SEE ABOVE	DRAWING SHEET :
	A-3
SCALE : 1/4" = 1'-0" or AS NOTED	3 of 5



PHOTOGRAPH OF SIDE OF BUILDING AT FRONT (EXISTING CONDITIONS)

ALEDM4TWMN/WS2	RAB	ALEDM4TWMN/WS2	RAB
Color Bronze Weight: 16.5 lbs Project: Type: Prepared By: Date: Driver Info LED Info Technical Specifications LED Characteristics Dimming Driver: Field Adjustable (Wattage): LEDs: Color Consistency: Compliance: UL Listed: P Rating: IESNA LM-79 & LM-80 Testing: DLC Listed:	Green Technology: Installation: Mounting: Sensor Specifications Multi Level Motion Sensor: Big Rating: Other: Warranty: Buy American Act Compliance:	Technical Specifications (continued) Performance: LifeSpan: Wattage Equivalency: Construction: IES Classification: Cold Weather Starting: Ambient Temperature: Heating:	Green Technology: Installation: Mounting: Sensor Specifications Multi Level Motion Sensor: Big Rating: Other: Warranty: Buy American Act Compliance:

BACK EXTERIOR LIGHT FIXTURE SPECIFICATION



EXTERIOR LIGHTING NOTES FOR REAR YARD

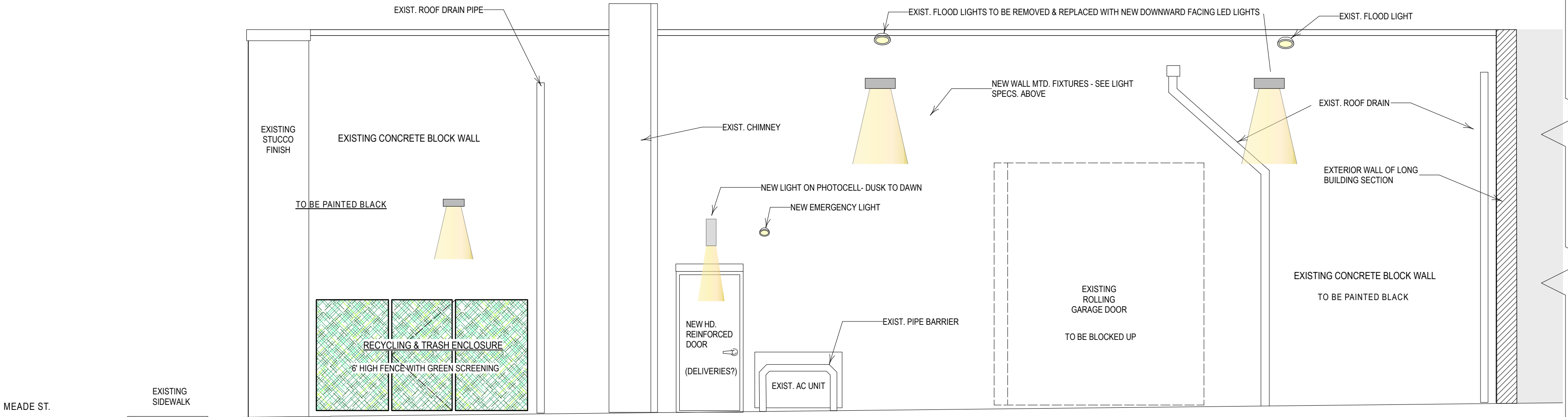
4 WALL MOUNTED EXTERIOR LIGHT FIXTURES ARE PROPOSED TO ILLUMINATE THE REAR PARKING AREA. 2 FIXTURES ARE REPLACING THE 2 EXISTING FLOOD LIGHTS AND 2 FIXTURES ARE NEW IN LOCATIONS SHOWN.

LIGHT FIXTURES WILL BE MOUNTED AT TOP OF WALL

NEW EXTERIOR LIGHT FIXTURES TO BE DOWNWARD FACING ILLUMINATION AND TO COMPLY WITH TOWNSHIP OF WEST ORANGE STANDARDS AND REGULATIONS

LIGHT FIXTURES TO BE NON-FLARED COLOR-CORRECTED LIGHTS FOCUSED DOWNWARD. THE LIGHT INTENSITY PROVIDED AT GROUND LEVEL SHALL BE A MINIMUM OF 0.3 FOOTCANDLE IN THE AREA IN FRONT OF THE WAREHOUSE, AND SHALL AVERAGE A MINIMUM OF 0.5 FOOTCANDLE OVER THE SPECIFIED AREA AND SHALL BE PROVIDED BY FIXTURES WITH A MOUNTING HEIGHT OF NOT MORE THAN 15 FEET, MEASURED FROM THE GROUND LEVEL TO THE CENTER LINE OF THE LIGHT SOURCE. THE LIGHT INTENSITY SHALL NOT EXCEED 0.0 FOOTCANDLE ALONG ANY PROPERTY LINE OR 0.0 FOOTCANDLE AT A RESIDENTIAL PROPERTY LINE.

MAXIMUM ILLUMINATION LEVEL AT PROPERTY LINE. THE LEVEL OF ILLUMINATION AT GROUND LEVEL SHALL NOT EXCEED 0.5 OF A FOOTCANDLE AT THE PROPERTY LINE, NOR 0.3 OF A FOOTCANDLE AT ANY PROPERTY LINE ABUTTING A PROPERTY USED BY OR ZONED FOR RESIDENTIAL USE.



BACK ELEVATION - (VIEW FROM PARKING LOT)

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LOCATION: 1 & 5 WASHINGTON STREET WEST ORANGE, NJ	
DRAWING TITLE : NEW EXTERIOR LIGHT FIXTURE INFO MEADE STREET ELEVATION & BACK ELEVATION PHOTO OF MEADE ST. SIDE OF BUILDING (AT FRONT)	
DATE : SEE ABOVE	DRAWING SHEET :
SCALE : 1/4" = 1'-0" or AS NOTED	