

Valley Settlement House

Conversion of Vacant Former Library Bldg. to Child Care Space and Caretaker's Dwelling Unit

Application for Preliminary/Final Site Plan Approval with 'C' and 'D' variances

37 Tompkins Street
West Orange, NJ 07052
Block 6

Lots 43, 45 & 47 (With building in question on lot 47)

Applicant: Valley Settlement House
33 Tompkins Street
West Orange, NJ 07052

ZONING TABLE

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED	DEVIATION/ WAVES/ VARIANCE REQUIRED
PERMITTED PRINCIPAL USES	1 AND 2 FAMILY DWELLINGS MULTI-FAMILY BUILDINGS PUBLIC USES AS LISTED IN TABLE OF DIST. REGULATIONS GOLF COURSE AND GOLF CLUB HOUSE FARM, NURSERY, GREENHOUSE AND SIMILAR USES HOSPITAL	VACANT, FORMERLY OCCUPIED AS LIBRARY SPACE	1ST FL. CHILD CARE SPACE 2ND/3RD FL. APT. FOR CENTER'S CARETAKER	YES
PERMITTED CONDITIONAL USES	COMMERCIAL RECREATION PUBLIC SCHOOL, PRIVATE SCHOOL, LIBRARY, MUSEUM PARK OR PLAYGROUND, PUBLIC UTILITY BUILDING OR STRUCTURE, TELEPHONE EXCHANGE, PRIVATE CLUB, OTHER THAN A GOLF CLUB, HOUSE OF WORSHIP			
MAXIMUM HEIGHT	2-1/2 STORIES/ 35 FEET	3 ST., 32'-7"	NO CHANGE	YES EXISTING CONDITION
MINIMUM LOT AREA	5,000 SF FOR ONE FAMILY	N/A	13,131 SF	NO
MINIMUM LOT AREA PER UNIT	5,000 SF FOR ONE FAMILY	N/A	13,131 SF	NO
MINIMUM LOT WIDTH	ONE FAMILY - 50 FT. .	74.72 FT.	NO CHANGE	NO
MINIMUM YARDS				
FRONT	30 FT.	53.4 FT.	NO CHANGE	NO
SIDE	10 FT. + 8 FT.	4.3' + 3.9'	NO CHANGE	YES EXISTING CONDITION
REAR	30 FT.	30.20 FT.	NO CHANGE	NO
MAXIMUM LOT COVERAGE	40%	30.8%	NO CHANGE	NO
REQUIRED PARKING	2 SPACE PER UNIT FOR RESIDENTIAL (3 BR) 1 SPACE/350 GROSS SF + 1 PER EMPLOYEE FOR CHILD CARE (772 SF/350 =2.2 + 2 = 5)	11 SPACES	NO CHANGE	NO

SIGNATURES

CHAIR, ZONING BOARD OF ADJUSTMENT

DATE

SECRETARY, ZONING BOARD OF ADJUSTMENT

DATE

MUNICIPAL ENGINEER

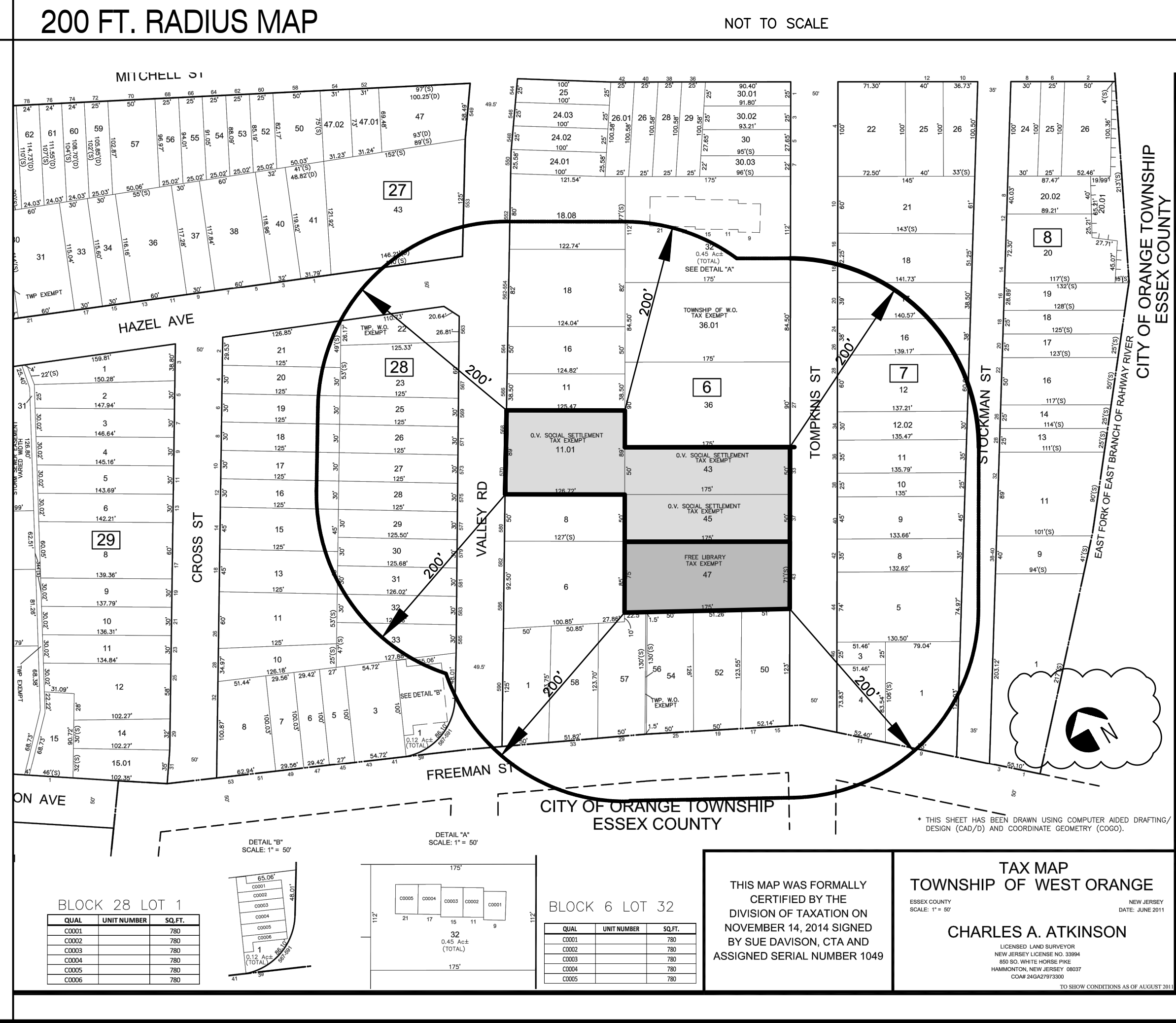
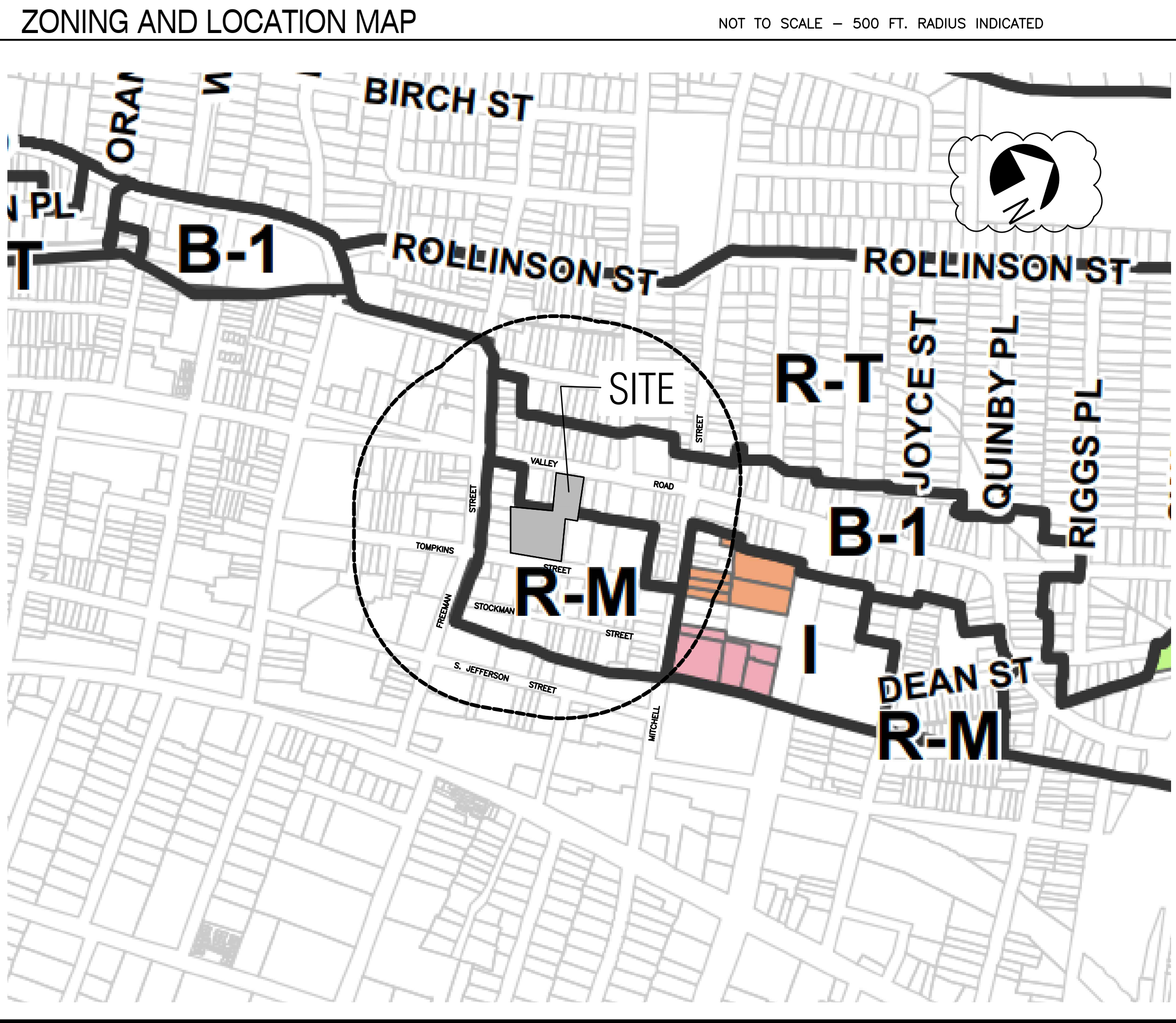
DATE

PROJECT AND BUILDING CODE INFORMATION

ADDRESS: 37 TOMPKINS STREET
BLOCK: 6
LOTS: 43, 45 & 47 (WITH BUILDING IN QUESTION ON LOT 47)
EXISTING USE: COMMUNITY CENTER - LIBRARY (HAS BEEN VACANT FOR LONG PERIOD OF TIME)
PROPOSED WORK: CONVERSION TO FIRST FLOOR CHILD CARE CENTER CLASSROOM AND UPPER TWO FLOORS CONVERTED TO SINGLE APARTMENT FOR COMPLEX'S CARETAKER
PROPOSED USE: R-3/E
R-M
ZONING:
CONSTRUCTION CLASSIFICATION: V-A
AREA OF LARGEST FLOOR: 1,022 SF
TOTAL BUILDING AREA: 3,876 SF
NEW BUILDING AREA: 0 SF
NEW BUILDING VOLUME: 0 CF
BUILDING OCCUPANCY: FIRST FLOOR 17 OCCUPANTS (15 CHILDREN AND 2 STAFF)
2ND AND 3RD FLOOR: 1,838 SF (APT. AREA)/200 SF/PERSON = 9 OCCUPANTS (FOR EGRESS PURPOSES)
TOTAL OCCUPANCY 26 OCCUPANTS
BUILDING HEIGHT: 3 STORIES; 32'-7"
AUTOMATIC SPRINKLER SYSTEM: NFPA 13D/13 SPRINKLER SYSTEM TO BE INSTALLED THROUGHOUT BUILDING.
FIRE PROTECTION CONTRACTOR TO PROVIDE HYDRAULIC CALCULATIONS AND SHOP DRAWINGS FOR SPRINKLER WORK TO CITY FOR PERMIT SUBMISSION
AND TO PROJECT ENGINEER FOR REVIEW AND COMMENT
TWO MEANS OF EGRESS PROVIDED AS REQUIRED FOR FIRST FLOOR E USE.
UPPER SINGLE DWELLING UNIT HAS SINGLE MEANS OF EGRESS AS PERMITTED BY IBC TABLES 1006.2.1
AND SECTION 1006.3.4
FIRE RESISTANCE RATINGS
FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS IN HOURS (TABLE 601)
STRUCTURAL FRAME
INCLUDING COLUMNS, GIRDERS & TRUSSES 1 HR.
BEARING WALLS
EXTERIOR WALLS 1 HR.
INTERIOR WALLS 1 HR.
NONBEARING WALLS & PARTITIONS
EXTERIOR WALLS 0 HR.
INTERIOR WALLS 0 HR.
FLOOR CONSTRUCTION
INCLUDING SUPPORTING BEAMS & JOISTS 1 HR.
ROOF CONSTRUCTION
INCLUDING SUPPORTING BEAMS & JOISTS 1 HR.
FIRE PARTITIONS (SECTION 709)
EXIT ACCESS CORRIDORS 1 HR.
STAIR ENCLOSURE 1 HR.
SEPARATION BETWEEN USES (TABLE 508.4, SPRINKLERED) 1 HR.
ACCESSIBILITY: AS THIS BUILDING HAS ONLY ONE DWELLING UNITS, THE DWELLING UNIT IS NOT REQUIRED TO COMPLY WITH THE IBC ACCESSIBILITY REQUIREMENTS. THE E USE REQUIRES ACCESSIBILITY COMPLIANCE AND HAS BEEN DESIGNED TO PROVIDE PATH OF TRAVEL REQUIREMENTS, CLEAR AREAS, DOOR AND FIXTURE CLEARANCES AND GRAB BARS FOR RESTROOM AND COUNTER HEIGHTS AND CLEARANCES. ACCESSIBLE ENTRY TO THIS LEVEL TO BE PROVIDED BY PROPOSED RAMP AS SHOWN.

APPLICABLE CODES

2021 International Building Code - New Jersey Edition
2021 International Mechanical Code
2021 International Fuel Gas Code
2021 Energy Code Version of ASHRAE 90.1-2007
2021 National Standard Plumbing Code
2020 National Electrical Code
2021 IBC/NFPA
2017 ICC/ ANSI A117-1 Barrier Free Code-- UCC-NJ 5:23 Subchapter 7
2021 International Fire Code ASME A17.1 Section 2.27



DRAWING LIST

DWG. NO. T-100
G-100
C-100
C-110
A-100
A-110
A-120

DWG. TITLE
TITLE SHEET
SITE PHOTOGRAPHS
EXISTING CONDITIONS SITE PLAN
PROPOSED SITE PLAN
EXISTING FLOOR PLANS
PROPOSED FLOOR PLANS
BUILDING ELEVATIONS

Valley Settlement House

Conversion of former Library Bldg. to Child Care and Caretaker's Apt.

37 Tompkins Street
West Orange, NJ
Block 6, Lots 43, 45 and 47

OWNER:

Valley Settlement House

33 Tompkins Street
West Orange, NJ

SUBMISSIONS:

REVISIONS:

PLANNING/ENGINEERING COMMENTS

09.08.2023

IAE PROJECT NO:

22055

SHEET TITLE:

TITLE SHEET
ZONING AND PROJECT DATA
KEY AND RADIUS MAPS
BUILDING CODE DATA

SHEET:

T-100

INGLES ARCHITECTURE + ENGINEERING

632 Pompton Avenue
Cedar Grove, NJ 07009
1.201.438.0081
www.inglese-ae.com
info@inglese-ae.com

JOHN INGLES
JOAQUIN BOLZAS
ALEXANDER MERLUCCI
ANTHONY DRAGOSTA III

NJ A00045900
NJ GE0299700
NJ A01637300
NJ A02002700
NJ A02023700

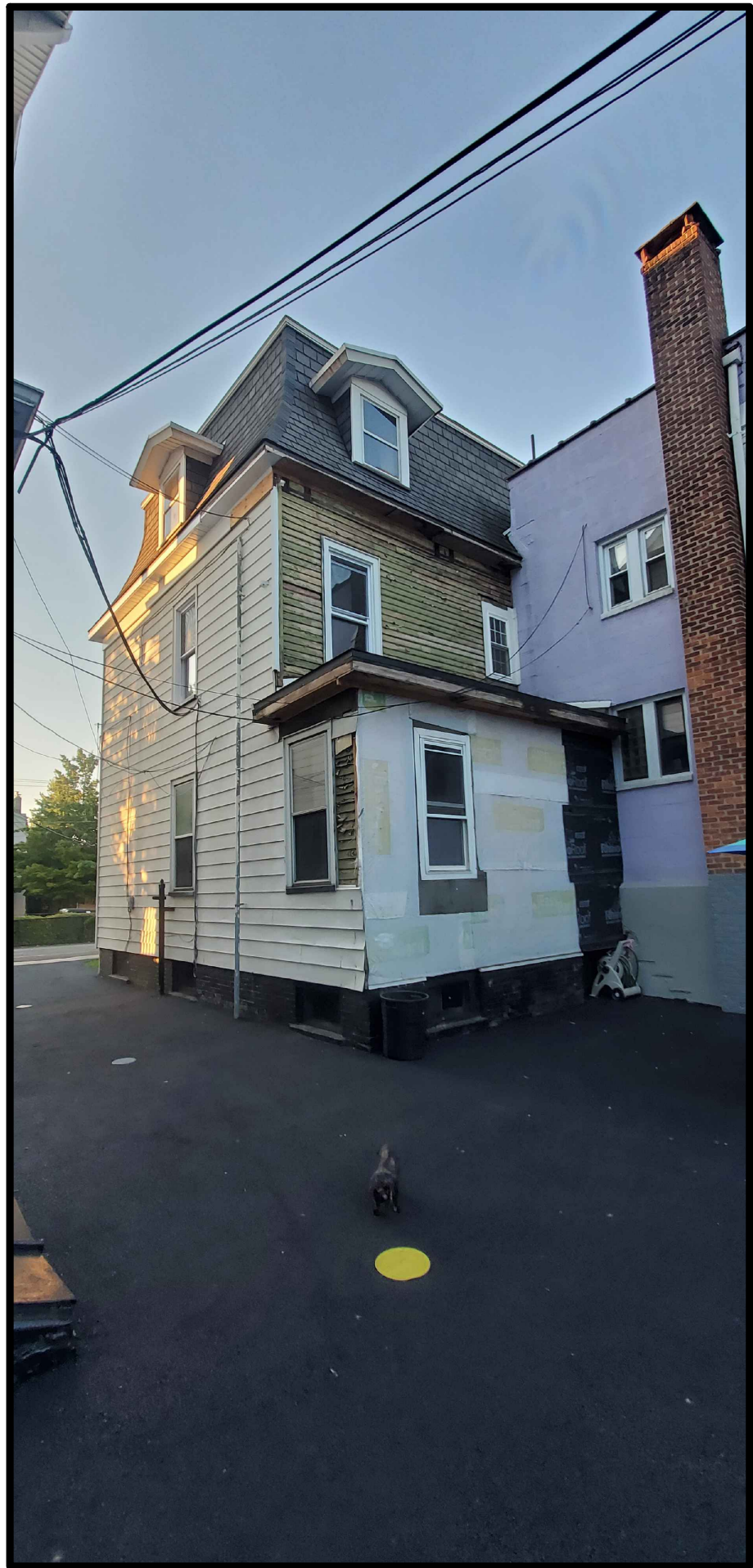
THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF INGLES ARCHITECTURE + ENGINEERING. THE DOCUMENT AND THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF INGLES ARCHITECTURE + ENGINEERING.

CONSULTANTS:

Valley Settlement House

Conversion of former Library Bldg. to Child Care and Caretaker's Apt.

37 Tompkins Street
West Orange, NJ
Block 6, Lots 43, 45 and 47



REAR VIEW OF BLDG.



CLOSER VIEW OF FRONT OF BLDG.



VIEW OF SITE FROM TOMPKINS STREET

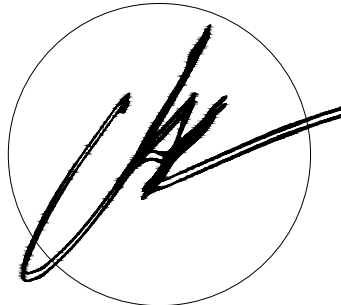


AERIAL PHOTO



Inglese Architecture
+ Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009
T. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com



JOHN INGLESE NJ A00045900
NJ GE0299700
JOAQUIN BOLZAS NJ A01637300
ALEXANDER MERLUCCI NJ A02002700
ANTHONY DIAGOSTA III NJ A02023700

THIS DOCUMENT IS THE EXCLUSIVE
PROPERTY OF INGLESE ARCHITECTURE +
ENGINEERING. THE DOCUMENT AND THE
INFORMATION IT CONTAINS MAY NOT BE
REPRODUCED OR USED FOR OTHER THAN
THE SPECIFIC PROJECT FOR WHICH IT WAS
PREPARED WITHOUT THE EXPLICIT CONSENT
OF INGLESE ARCHITECTURE + ENGINEERING.

CONSULTANTS:

Valley Settlement House
Conversion of former Library Bldg. to Child Care and Caretaker's Apt.
37 Tompkins Street
West Orange, NJ
Block 6, Lots 43, 45 and 47

OWNER:
Valley Settlement House

33 Tompkins Street
West Orange, NJ

SUBMISSIONS:

REVISIONS:

PLANNING/ENGINEERING
COMMENTS 09.08.2023

IAE PROJECT NO: 22055

SHEET TITLE:
SITE PHOTOGRAPHS

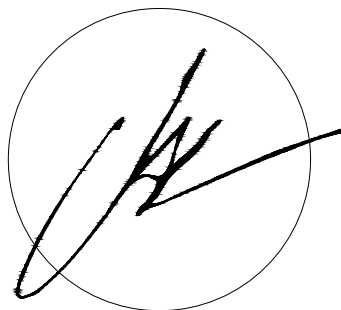
SHEET:

G-100



Inglese Architecture
+ Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009
1.201.438.0081
www.inglese-ae.com
info@inglese-ae.com



JOHN INGLESE NJ A00046900
JOAQUIN BOUZAS NJ GE0299700
ALEXANDER MERLUCCI NJ A01637300
ANTHONY DRAGOSTA III NJ A02002700

THIS DOCUMENT IS THE EXCLUSIVE
PROPERTY OF INGLESE ARCHITECTURE +
ENGINEERING. THE DOCUMENT AND THE
INFORMATION IT CONTAINS MAY NOT BE
REPRODUCED OR USED FOR OTHER THAN
THE SPECIFIC PROJECT FOR WHICH IT WAS
PREPARED WITHOUT THE EXPLICIT CONSENT
OF INGLESE ARCHITECTURE + ENGINEERING.

CONSULTANTS:

Valley Settlement House
Conversion of former Library Bldg. to Child Care and Caretaker's Apt.
37 Tompkins Street
West Orange, NJ
Block 6, Lots 43, 45 and 47

OWNER:

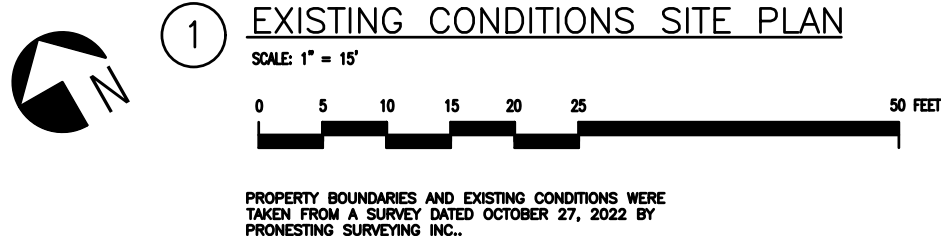
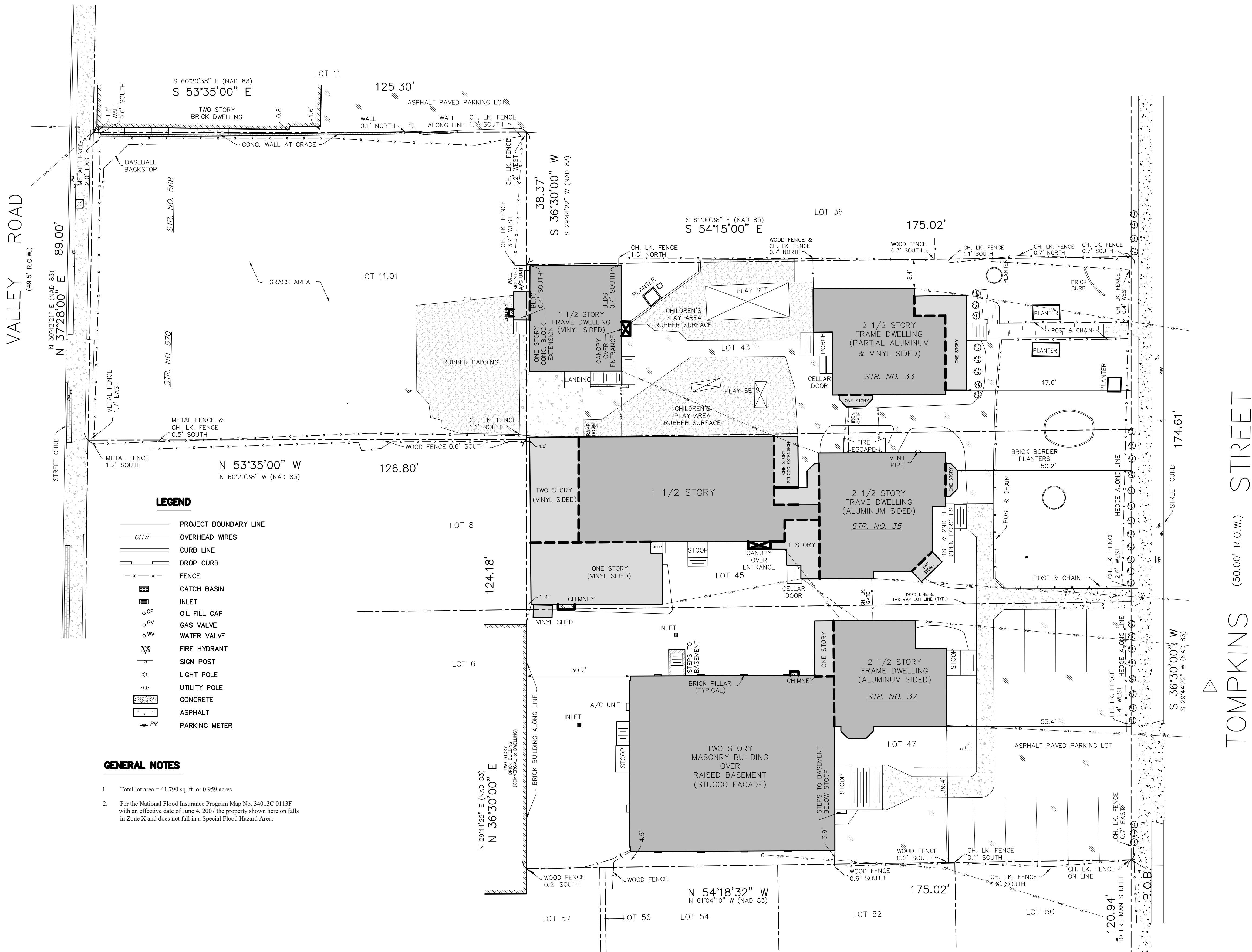
Valley Settlement House

33 Tompkins Street
West Orange, NJ

SUBMISSIONS:

REVISIONS:

PLANNING/ENGINEERING COMMENTS	09.08.2023
IAE PROJECT NO:	22055
SHEET TITLE:	EXISTING CONDITIONS SITE PLAN
SHEET:	C-100



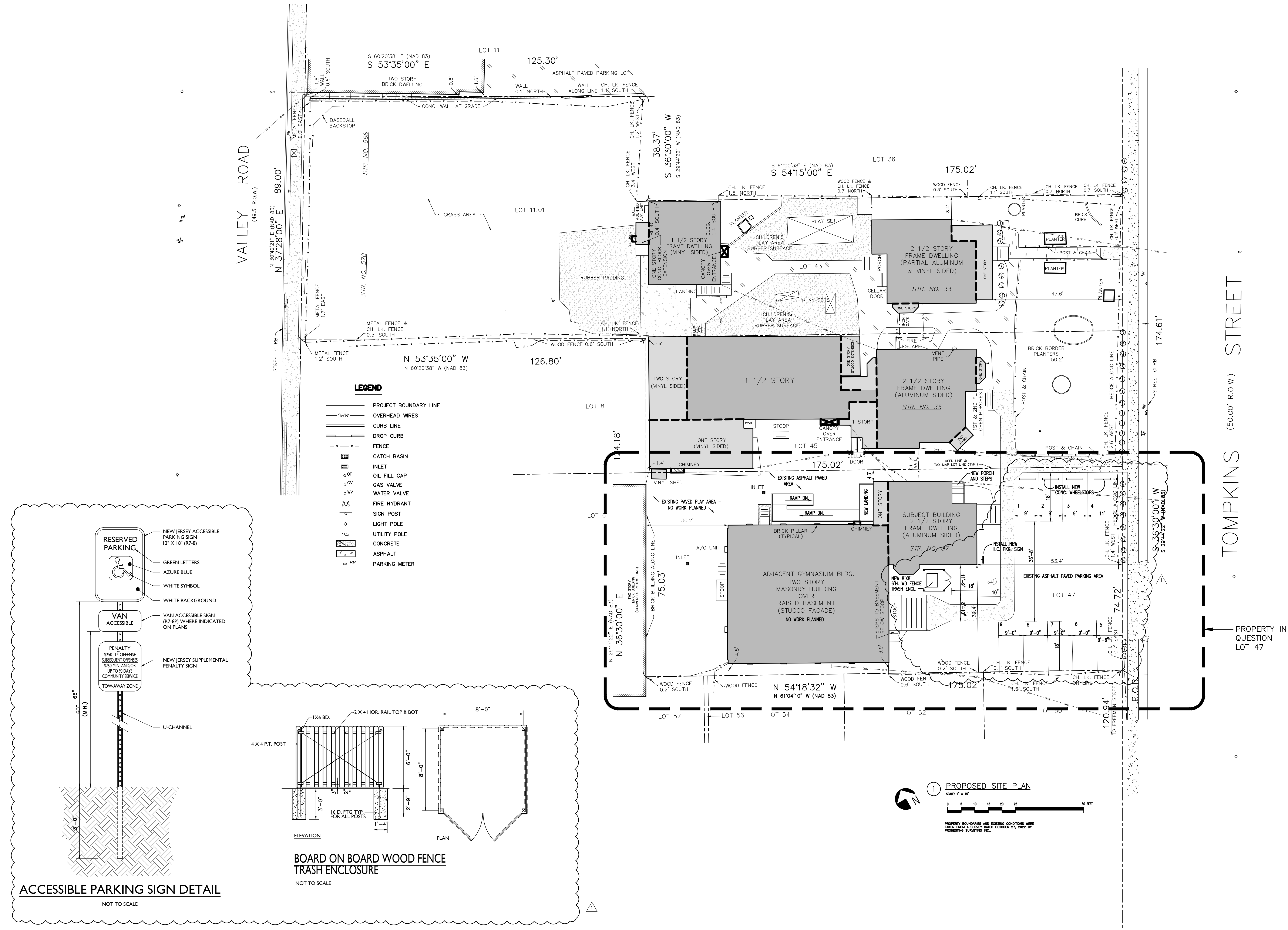
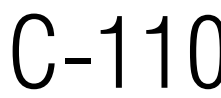
PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE
TAKEN FROM A SURVEY DATED OCTOBER 27, 2022 BY
PROCEEDING SURVEYING INC.

LEGEND

—	PROJECT BOUNDARY LINE
—OHW—	OVERHEAD WIRES
—	CURB LINE
—	DROP CURB
— x —	FENCE
CB	CATCH BASIN
IN	INLET
OC	OIL FILL CAP
GV	GAS VALVE
WV	WATER VALVE
FD	FIRE HYDRANT
SP	SIGN POST
LP	LIGHT POLE
UP	UTILITY POLE
CON	CONCRETE
ASP	ASPHALT
PM	PARKING METER

GENERAL NOTES

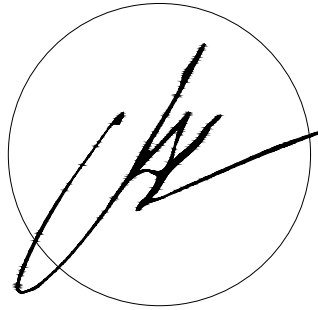
- Total lot area = 41,790 sq. ft. or 0.959 acres.
- Per the National Flood Insurance Program Map No. 24013C 0113F with an effective date of June 4, 2007 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.





Inglese Architecture
+ Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009
T. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com



JOHN INGLES
NJ A00045900
NJ GE0299700
JOAQUIN BOUZAS
NJ A01637300
ALEXANDER MERLUCCI
NJ A00002700
ANTHONY DIAGOSTA III
NJ A02023700

THIS DOCUMENT IS THE EXCLUSIVE
PROPERTY OF INGLES ARCHITECTURE +
ENGINEERING. THE DOCUMENT AND THE
INFORMATION IT CONTAINS MAY NOT BE
REPRODUCED OR USED FOR OTHER THAN
THE SPECIFIC PROJECT FOR WHICH IT WAS
PREPARED WITHOUT THE EXPLICIT CONSENT
OF INGLES ARCHITECTURE + ENGINEERING.

CONSULTANTS:

Valley Settlement House
Conversion of former Library Bldg. to Child Care and Caaretaker's Apt.
37 Tompkins Street
West Orange, NJ
Block 6, Lots 43, 45 and 47

OWNER:
Valley Settlement House
33 Tompkins Street
West Orange, NJ

SUBMISSIONS:

REVISIONS:

PLANNING/ENGINEERING
COMMENTS 09.08.2023

IAE PROJECT NO: 22055

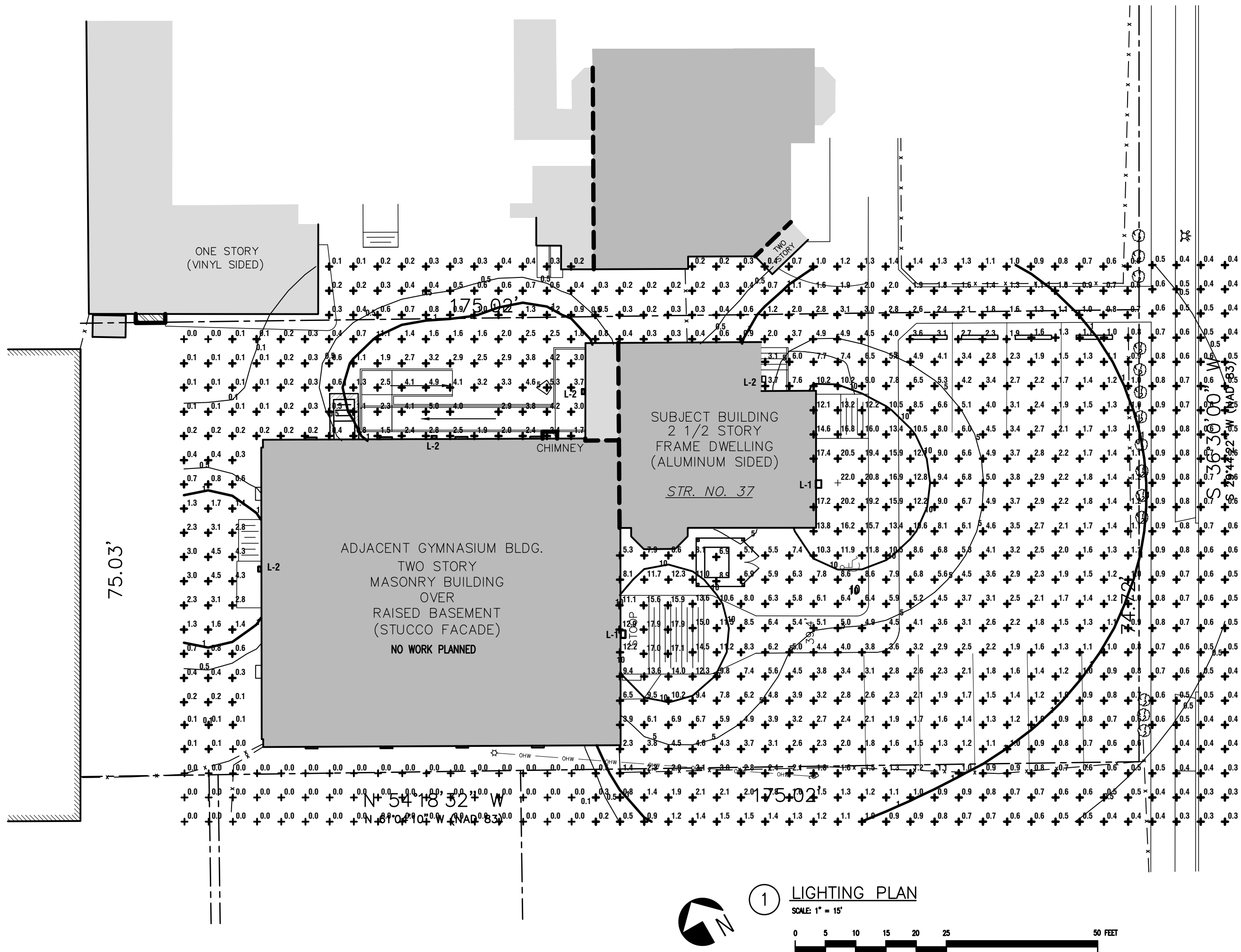
SHEET TITLE:

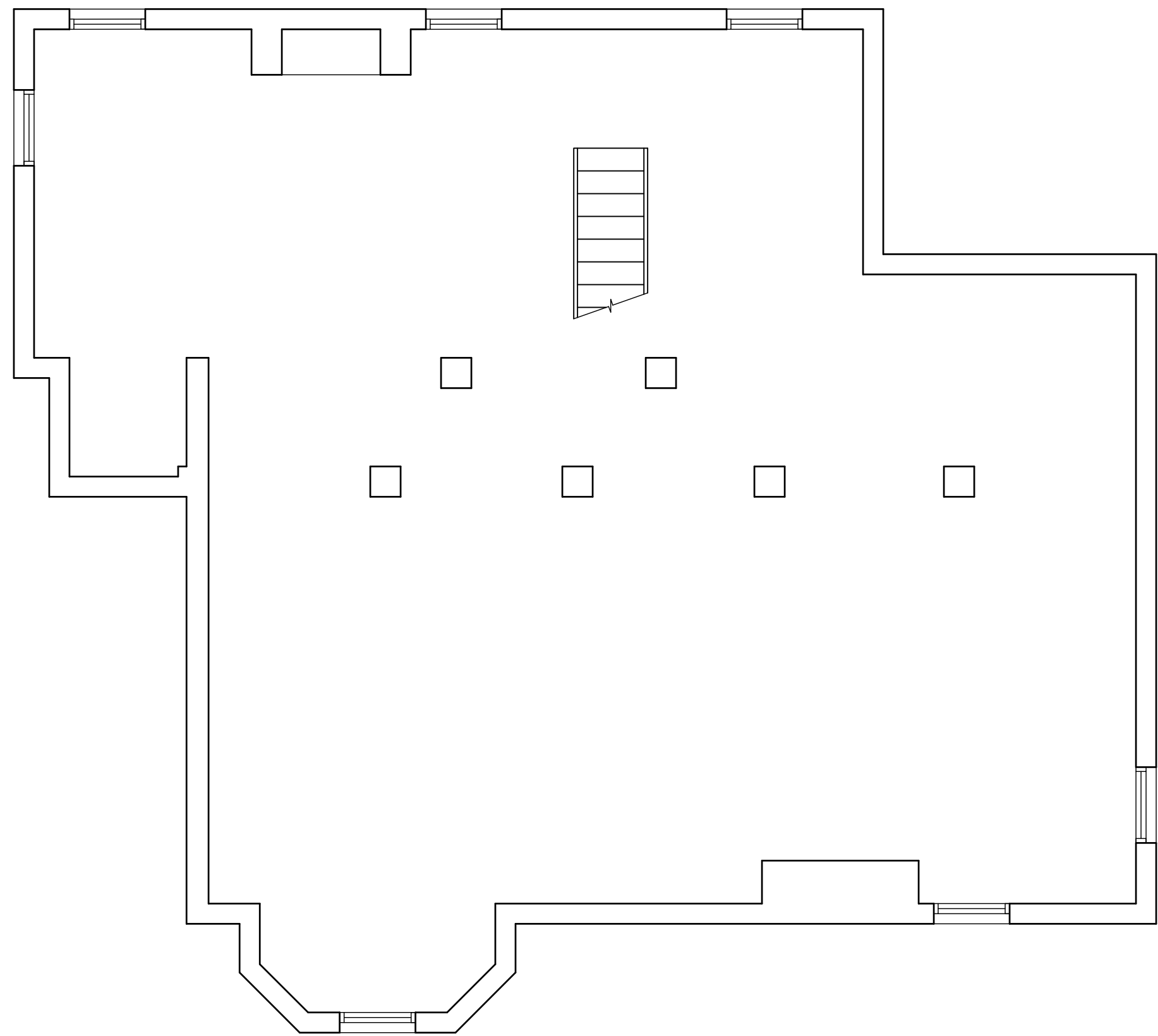
LIGHTING PLAN

SHEET:

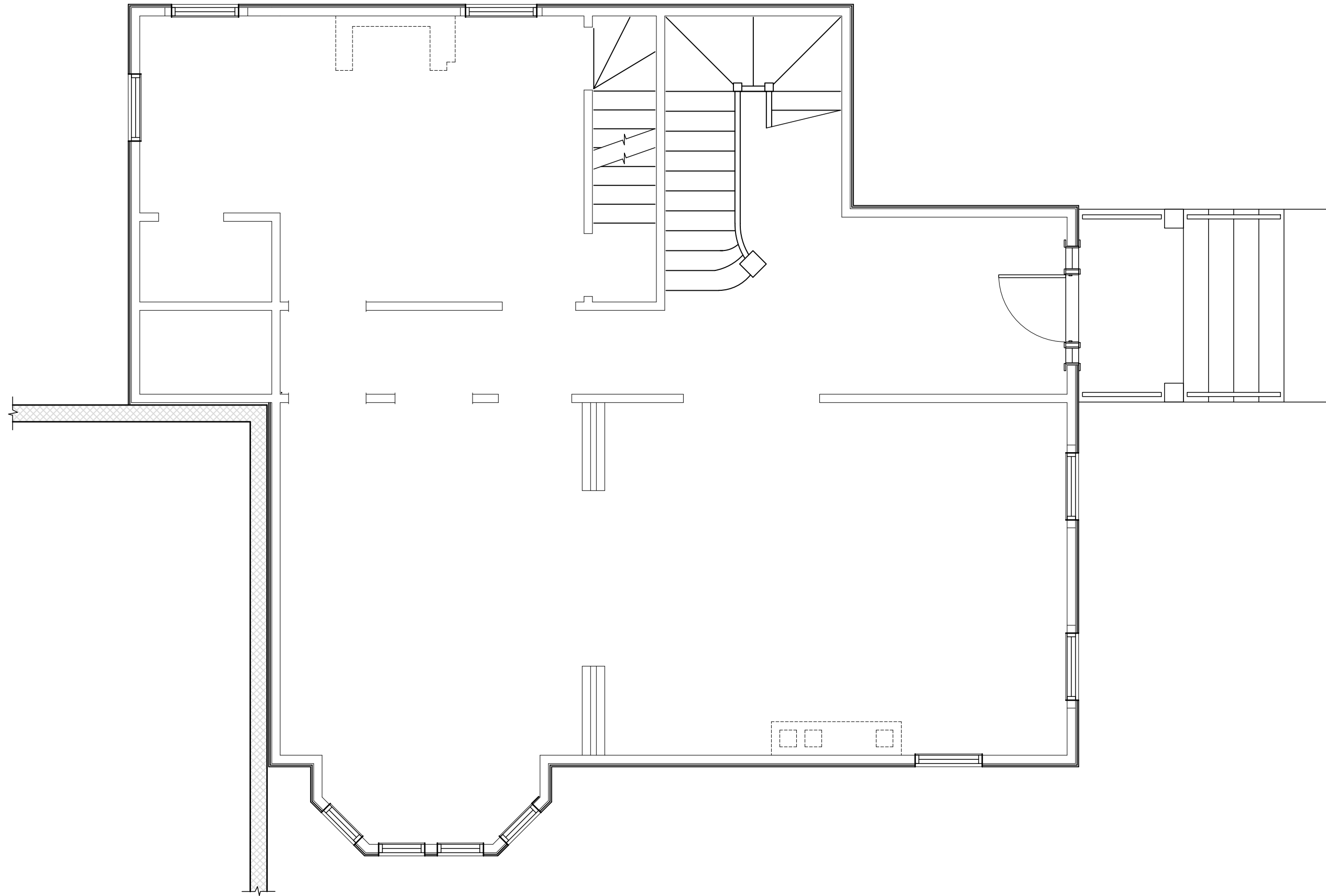
C-120

LIGHTING SCHEDULE				
KEY	QTY.	DESCRIPTION	PHOTO OF FIXTURE	COMMENTS
L-1	2	BUILDING MOUNTED FLOODLIGHT UTRONA 175-3 LED 40W 120V 100 WATTS/ 2530S LUMENS		1. MOUNTING HEIGHT: 10 FT. ABOVE TOP OF STOOPE AT REAR ENTRY. 12' ABOVE GROUND AT FRONT. ANGLE FROM HORIZONTAL: 60 DEG. FOR REAR, 45 DEGREES FOR FRONT FIXTURE.
L-2	4	REAR AND SIDE ALLEY EXPOSED LT. UTRONA 180-2 LED 10W 120V 100W/1007 LUMENS WALL MOUNTED; BLACK COLOR HOUSING		1. MOUNTING HEIGHT 10'-0"

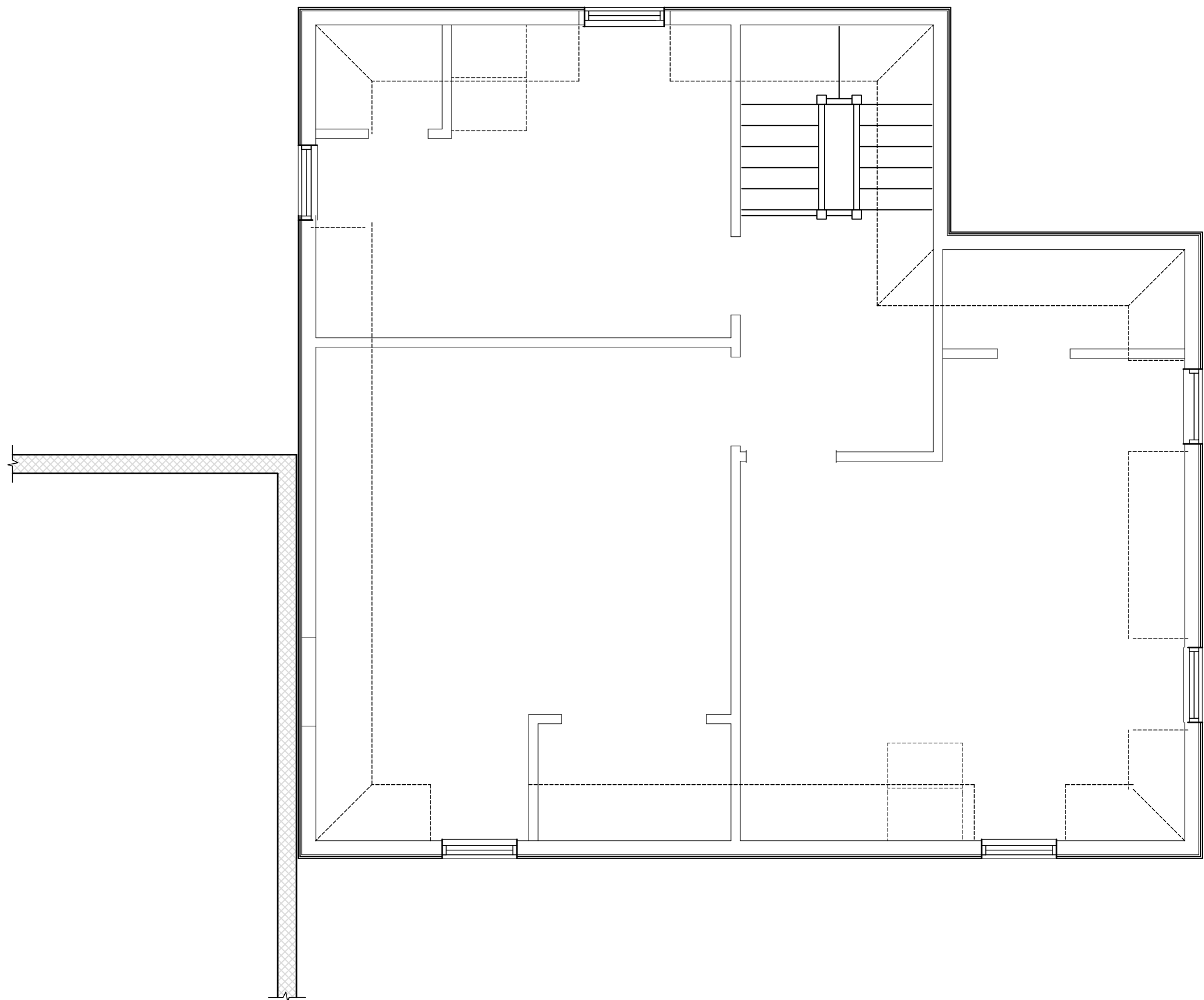




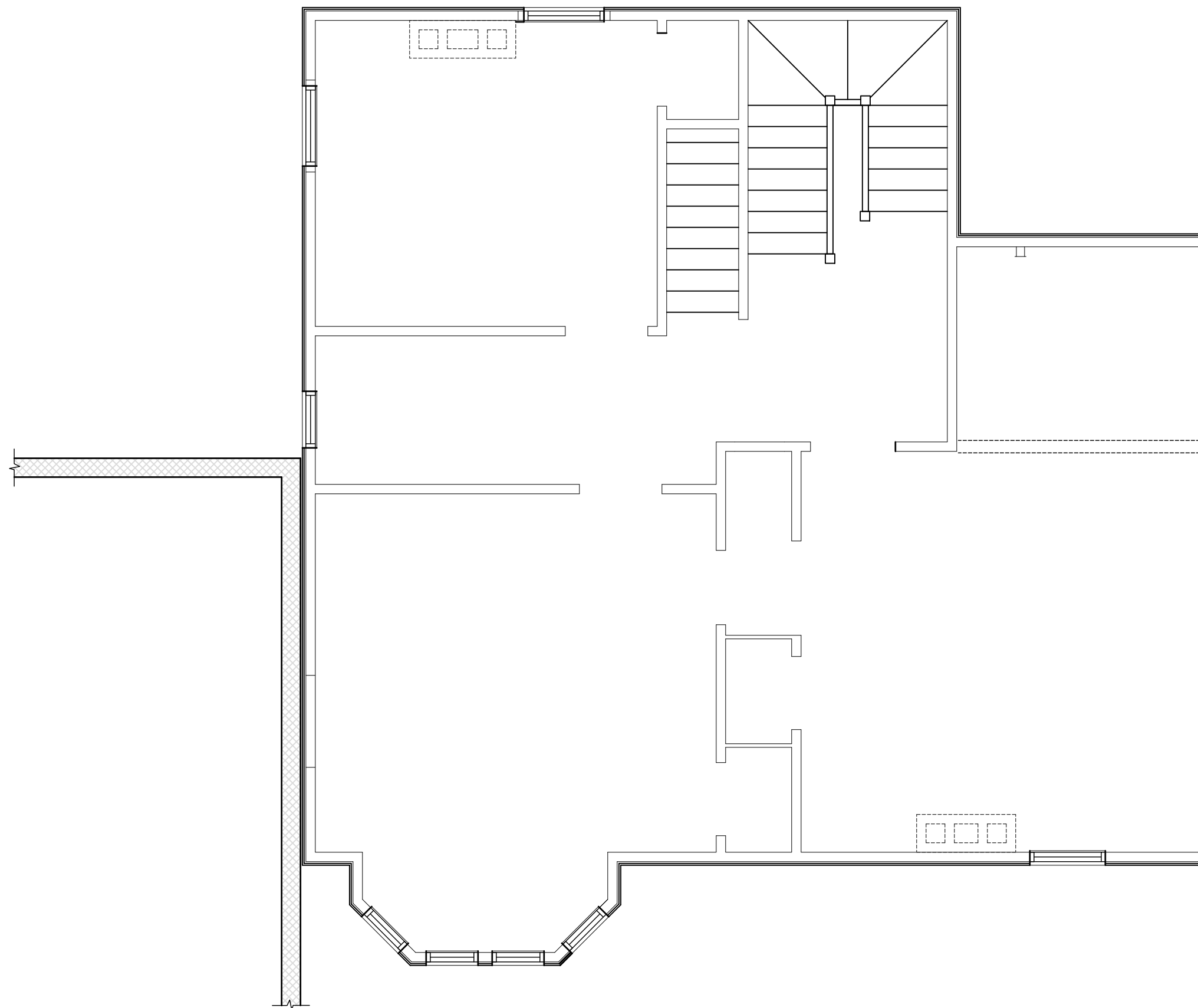
① BASEMENT EXISTING CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



② FIRST FLOOR EXISTING CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



③ THIRD FLOOR EXISTING CONDITIONS PLAN
SCALE: 1/4" = 1'-0"

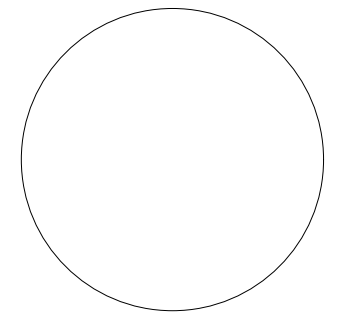


④ SECOND FLOOR EXISTING CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



Inglese Architecture
+ Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009
T. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com



JOHN INGLES
NJ A00045900
NJ GE0299700
JOAQUIN BOUZAS
NJ A01637300
ALEXANDER MERLUCCI
NJ A02002700
ANTHONY DRAGOSTA III
NJ A02023700

THIS DOCUMENT IS THE EXCLUSIVE
PROPERTY OF INGLES ARCHITECTURE +
ENGINEERING. THE DOCUMENT AND THE
INFORMATION IT CONTAINS MAY NOT BE
REPRODUCED OR USED FOR OTHER THAN
THE SPECIFIC PROJECT FOR WHICH IT WAS
PREPARED WITHOUT THE EXPLICIT CONSENT
OF INGLES ARCHITECTURE + ENGINEERING.

CONSULTANTS:

Valley Settlement House
Conversion of former Library Bldg. to Child Care and Caaretaker's Apt.
37 Tompkins Street
West Orange, NJ
Block 6, Lots 43, 45 and 47

OWNER:
Valley Settlement House

33 Tompkins Street
West Orange, NJ

SUBMISSIONS:

REVISIONS:

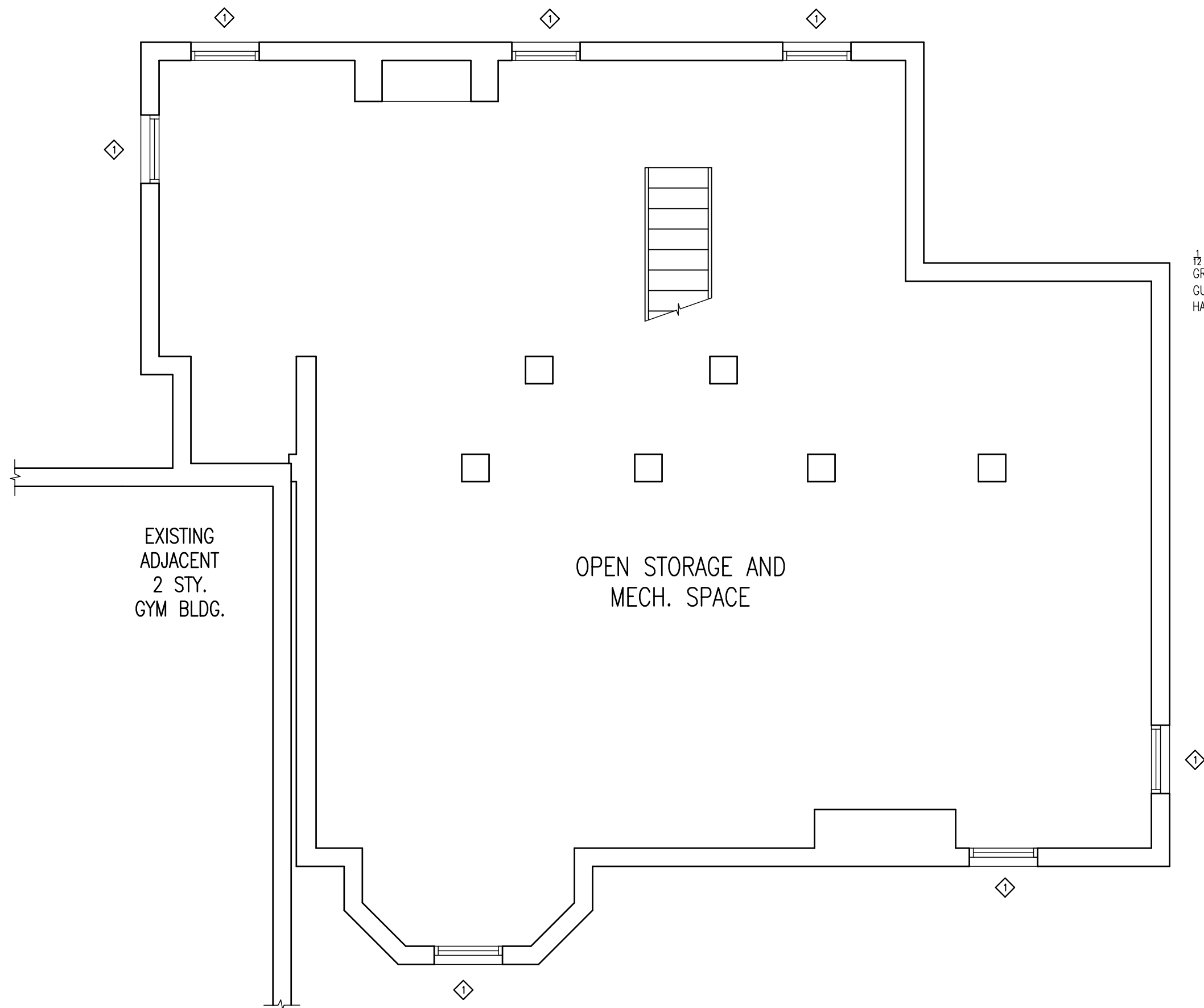
PLANNING/ENGINEERING
COMMENTS

IAE PROJECT NO: 22055

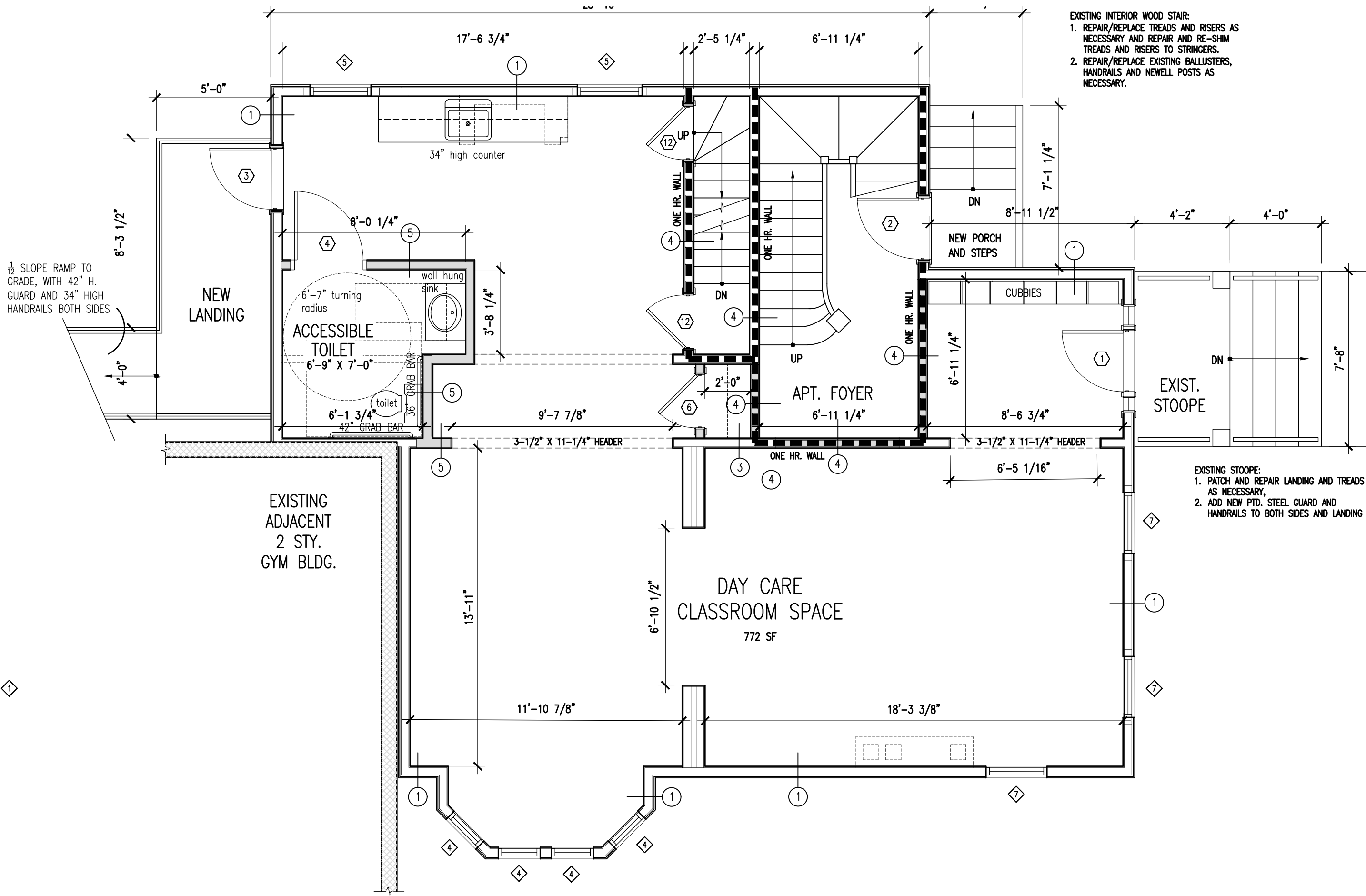
SHEET TITLE:
EXISTING CONDITIONS
FLOOR PLANS

SHEET:

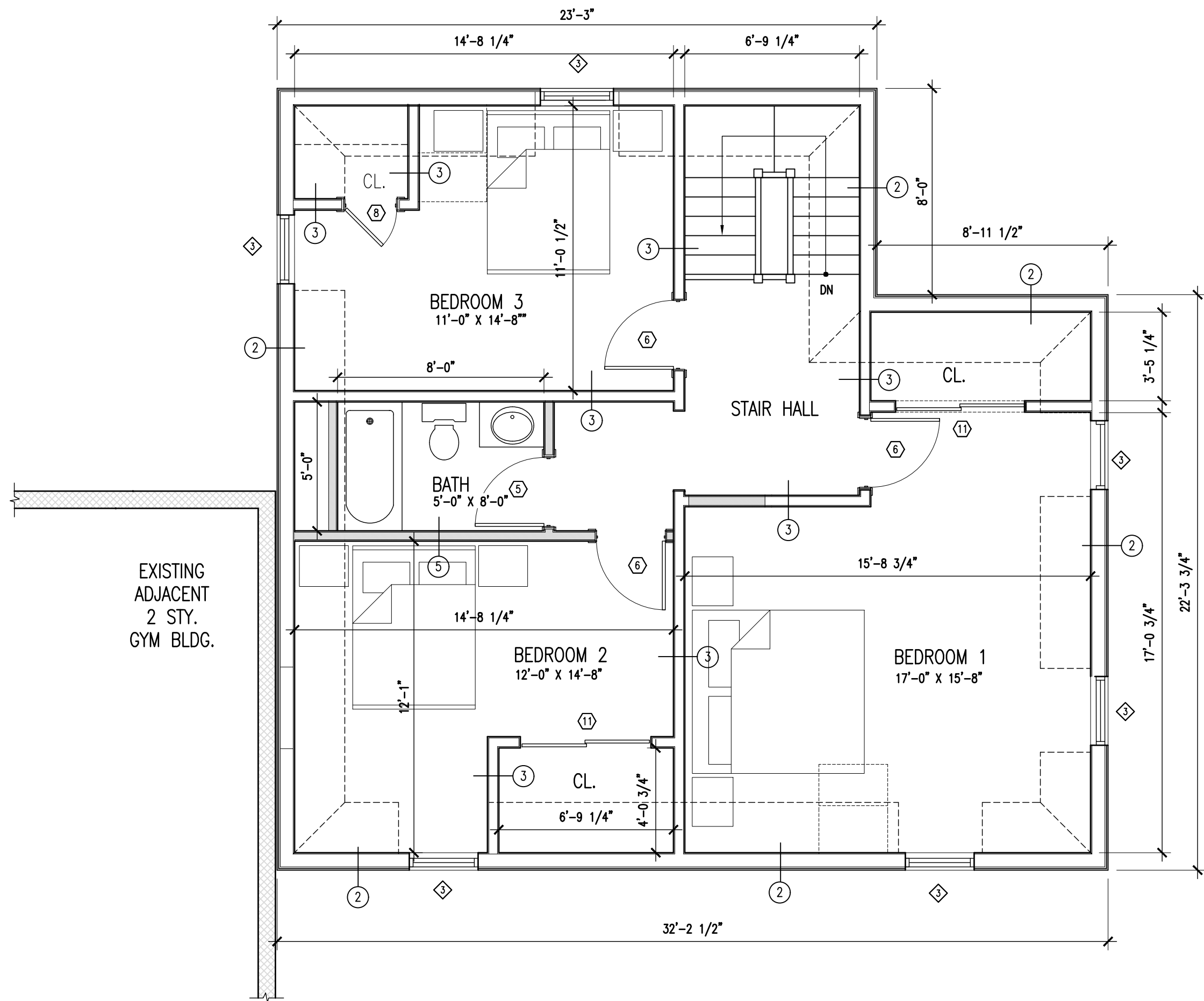
A-100



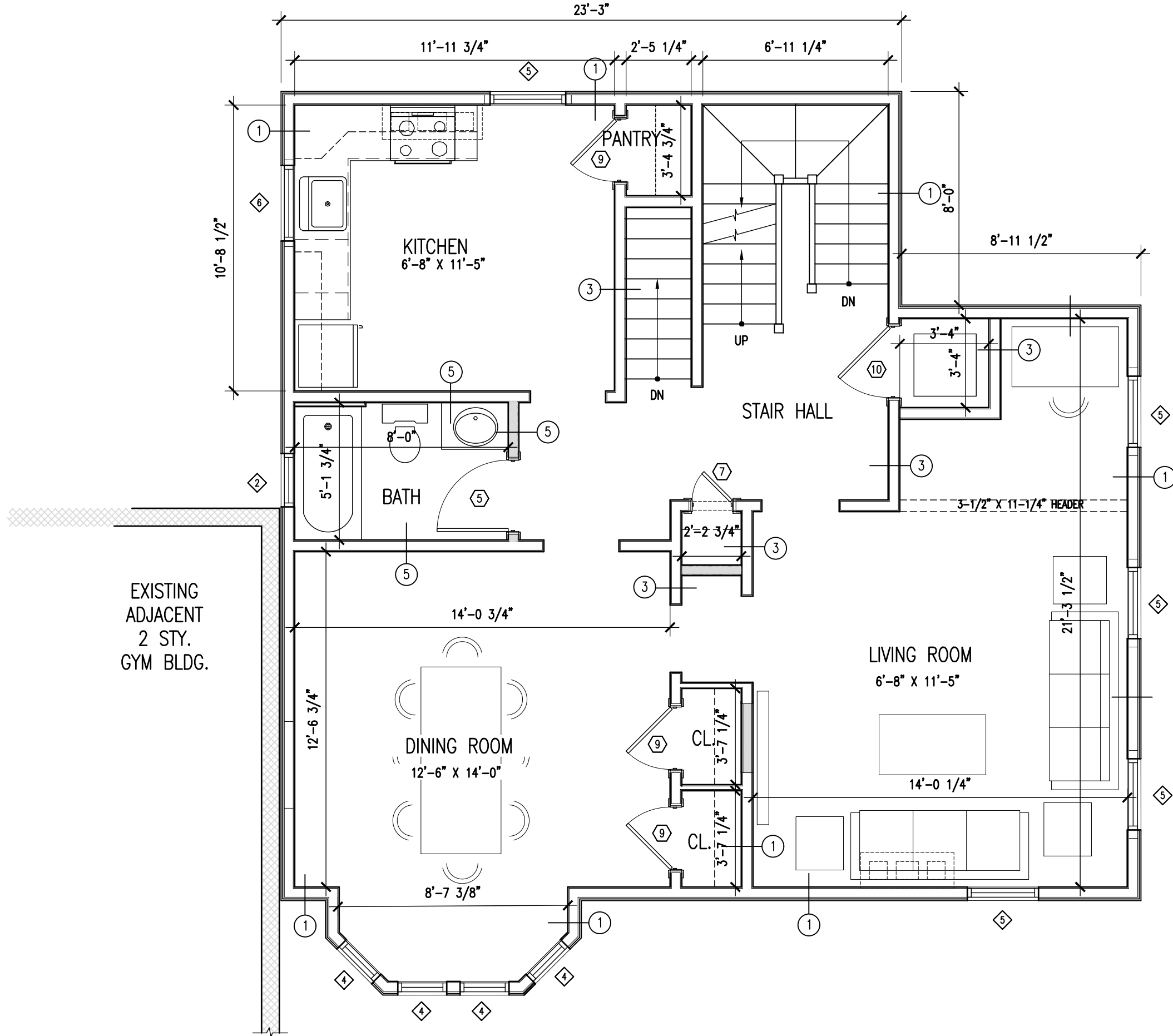
1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



4 SECOND FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"

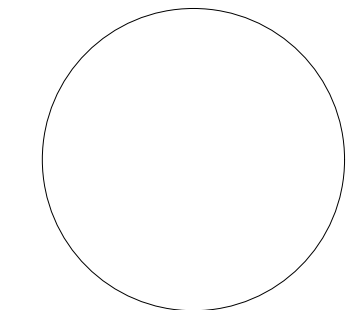
WOOD FRAMING NOTES

- EXISTING WOOD FRAME WALLS AND FLOOR FRAMING ARE TO REMAIN AND BE REPAIRED AS FOLLOWS:
 - EXISTING WOOD FLOOR DECKING TO BE REFASTENED TO JOISTS AS NECESSARY WHERE LOOSE; REPLACE ANY EXISTING FLOOR DECKING WITH NEW 1" PLYWOOD WHERE DAMAGED OR MISSING.
 - EXISTING FLOOR JOISTS ARE TO REMAIN; SISTER ANY CRACKED OR DAMAGED JOISTS, OR ANY JOISTS THAT HAVE BEEN NOTCHED OR CUT BEYOND CODE PERMITTED LIMITS, OR AS DIRECTED BY THE PROJECT ENGINEER.
 - NEW LAMBER FOR SISTERING OF JOISTS SHALL BE MADE WITH 2" X 10" SPF OR HEM-FR. SISTERING OF EXISTING JOISTS SHALL BE MADE FOR THE FULL LENGTH OF THE JOIST IN QUESTION.
 - PROVIDE NEW ENGINEERED WOOD HEADERS AS SHOWN AT NEW FIRST FLOOR OPENINGS.
 - ANY DOOR OPENINGS IN BEARING WALLS SHALL HAVE (2) 2" X 10" HEADERS.
 - ANY EXISTING WOOD STUD BEARING WALLS THAT ARE 8'-0" HIGH OR GREATER SHALL HAVE FULL MID-SPAN BLOCKING INSTALLED.
 - ANY BALLOON FRAME WALLS SHALL HAVE NEW FULL WOOD BLOCKING INSTALLED IN JOIST CAVITIES IN LINE WITH FLOOR DECKING OR CEILING AS FIRESTOPPING.
 - SISTER ANY EXTERIOR OR BEARING WALL STUDS THAT ARE DAMAGED, SPLIT OR OVERLY NOTCHED OR MODIFIED WITH NEW FULL HEIGHT WOOD STUDS.



Inglese Architecture
+ Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009
1. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com



JOHN INGLESE NJ A00046900
JOAQUIN BOUZAS NJ GE0299700
ALEXANDER MERLUCCI NJ A01637300
ANTHONY DRAGOSTA III NJ A02023700

THIS DOCUMENT IS THE EXCLUSIVE
PROPERTY OF INGLESE ARCHITECTURE +
ENGINEERING. THE DOCUMENT AND THE
INFORMATION IT CONTAINS MAY NOT BE
REPRODUCED OR USED FOR OTHER THAN
THE SPECIFIC PROJECT FOR WHICH IT WAS
PREPARED WITHOUT THE EXPLICIT CONSENT
OF INGLESE ARCHITECTURE + ENGINEERING.

CONSULTANTS:

Valley Settlement House
Conversion of former Library Bldg. to Child Care and Caretaker's Apt.
37 Tompkins Street
West Orange, NJ
Block 6, Lots 43, 45 and 47

OWNER:

Valley Settlement House

33 Tompkins Street
West Orange, NJ

SUBMISSIONS:

REVISIONS:

PLANNING/ENGINEERING 09.08.2023
COMMENTS

IAE PROJECT NO: 22055

SHEET TITLE:

ARCHITECTURAL
FLOOR PLANS

SHEET:

A-110



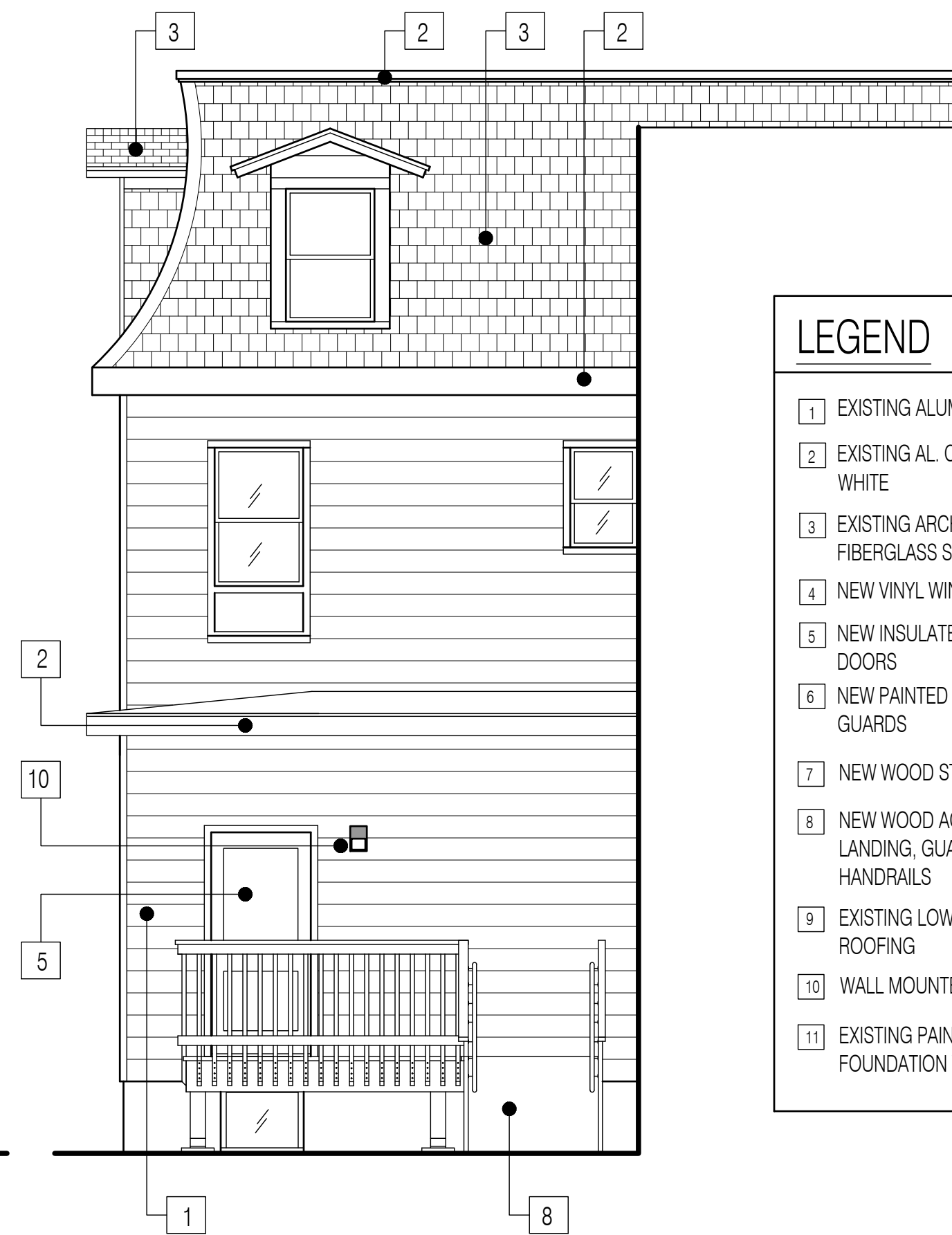
1 SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

LEGEND

- 1 EXISTING ALUMINUM SIDING - WHITE
- 2 EXISTING AL. COVERED WD. TRIM - WHITE
- 3 EXISTING ARCHITECTURAL FIBERGLASS SHINGLES - GREY
- 4 NEW VINYL WINDOWS
- 5 NEW INSULATED FIBERGLASS ENTRY DOORS
- 6 NEW PAINTED STEEL HANDRAILS AND GUARDS
- 7 NEW WOOD STEPS AND LANDING
- 8 NEW WOOD ACCESSIBLE RAMP, LANDING, GUARD RAIL AND HANDRAILS
- 9 EXISTING LOW PITCH MEMBRANE ROOFING
- 10 WALL MOUNTED LED FIXTURE
- 11 EXISTING PAINTED BRICK FOUNDATION WALL



Inglesse Architecture
+ Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009
1.201.438.0081
www.inglesse-ae.com
info@inglesse-ae.com

JOHN INGLESSE NJ A00045900
JOAQUIN BOUZAS NJ GE0299700
ALEXANDER MERLUCCI NJ A01637300
ANTHONY DRAGOSTA III NJ A02002700

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF INGLESSE ARCHITECTURE + ENGINEERING. THE DOCUMENT AND THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF INGLESSE ARCHITECTURE + ENGINEERING.

CONSULTANTS:

Valley Settlement House
Conversion of former Library Bldg. to Child Care and Caretaker's Apt.
37 Tompkins Street
West Orange, NJ
Block 6, Lots 43, 45 and 47

OWNER:

Valley Settlement House
33 Tompkins Street
West Orange, NJ

SUBMISSIONS:

REVISIONS:

PLANNING/ENGINEERING 09.08.2023
COMMENTS

IAE PROJECT NO: 22055

SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET:

A-200