

PRELIMINARY & FINAL SITE PLAN

FOR

106 ASHLAND AVENUE & 5 WHITE STREET

TAX LOT 1 - BLOCK 62

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200 FT:

Subject Property(s) (1)								
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	62	1		5 WHITE STREET	CHABALA LLC	5 BROOK WAY	WEST ORANGE, NJ	07052

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (41)								
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	60	5		59 MAIN STREET	HARBEMAN WEST ORANGE CORPORATION	59 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	60	8		65 MAIN STREET	THE HARBEMAN GROUP LP	59 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	60	33		WHITE STREET	PROGRESSIVE ARIZONA LLC	PO BOX 1459	DAYTON, NJ	07002
West Orange Township	61	5		85-87 MAIN STREET	ALMI INVESTMENT LLC	28 BLOOMFIELD AVE ST. 301	PINE BROOK, NJ	07058
West Orange Township	61	5.02		81 MAIN STREET	FKVP, LLC	83-85 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	61	45		85 ASHLAND AVENUE	380 NORTH LLC	702 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	61	44						
West Orange Township	61	45		89 ASHLAND AVENUE	89 ASHLAND AVENUE LLC	89 ASHLAND AVENUE	WEST ORANGE, NJ	07052
West Orange Township	61	46		93 ASHLAND AVENUE	PISERCHA, CUSPPE & PASQUALI	221 EAST MACLELLAN AVENUE	LIVINGSTON, NJ	07039
West Orange Township	61	46.01		91 ASHLAND AVENUE	91 ASHLAND AVE LLC	56 FRANKLIN AVE	WEST ORANGE, NJ	07052
West Orange Township	61	49		95 ASHLAND AVENUE	MASINI, PASQUALE & CRICI	6 GLOBALLANE 2ND FLE	FAIRFIELD, NJ	07004
West Orange Township	61	52		105 ASHLAND AVENUE	CHAMPI, LOUIS V	20 YORKTOWN TERRACE	LIVINGSTON, NJ	07039
West Orange Township	61	52.01		109 ASHLAND AVENUE	IMPERIAL PROPERTIES, LLC	109 ASHLAND AVE	WEST ORANGE, NJ	07052
West Orange Township	61	52.02		107 ASHLAND AVENUE	NEGRI, LEANDRO & KIRARI	107 ASHLAND AVE	WEST ORANGE, NJ	07052
West Orange Township	61	56		117 ASHLAND AVENUE	IMPERIAL PROPERTIES, LLC	109 ASHLAND AVENUE	WEST ORANGE, NJ	07052
West Orange Township	61	58		119 ASHLAND AVENUE	119 ASHLAND AVENUE LLC	109 ASHLAND AVE	WEST ORANGE, NJ	07052
West Orange Township	61	60		21 WHITE STREET	ANDRADE, MANUEL & CALDERON, AVELINA	21 WHITE STREET	WEST ORANGE, NJ	07052
West Orange Township	61	60.01		19 WHITE STREET	TORRES, ALAN R. & ROBINSON, ROBERT	11 WHITE ST	WEST ORANGE, NJ	07052
West Orange Township	61	60.03		127 ASHLAND AVENUE	ELECTION OPTICS SERVICE, INC	88 MT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	61	60.07		23 WHITE STREET	RUIZ, JORGE L	23 WHITE ST	WEST ORANGE, NJ	07052
West Orange Township	61	61		25 WHITE STREET	JARA, DOLORES & CESAR	25 WHITE STREET	WEST ORANGE, NJ	07052
West Orange Township	61	61.01		29 WHITE STREET	BENITEZ, CARLOS M & MARDONALDO, LISA	29 WHITE ST	WEST ORANGE, NJ	07052
West Orange Township	62	1		5 WHITE STREET	CHABALA LLC	6 BROOK WAY	WEST ORANGE, NJ	07052
West Orange Township	62	4		7 WHITE STREET	YORK C FRANK COMPANY, INC	7 OXFORD LANE	MADISON, NJ	07940
West Orange Township	62	5		11 WHITE STREET	TORRES, ALAN R	11 WHITE STREET	WEST ORANGE, NJ	07052
West Orange Township	62	6		13 WHITE STREET	PARRA, JESUS & ICHIVARRIA, MACARENA	13 WHITE STREET	WEST ORANGE, NJ	07052
West Orange Township	62	7		15 WHITE STREET	ZABALETA, GERMAN & GARCIA, BLANCA	15 WHITE ST	WEST ORANGE, NJ	07052
West Orange Township	62	7.01		17 WHITE STREET	CHAVEZ, J & N & HUAYHUAS, O	17 WHITE STREET	WEST ORANGE, NJ	07052
West Orange Township	62	7.02		112 ASHLAND AVENUE	RODRIGUEZ, CARLOS	112 ASHLAND AVE	WEST ORANGE, NJ	07052
West Orange Township	62	9		110 ASHLAND AVENUE	MORALES, ROGACIANO PEREZ	110 ASHLAND AVE	WEST ORANGE, NJ	07052
West Orange Township	62	15		96 ASHLAND AVENUE	ENCH, FRANK III & CAMILLE	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	62	16		96 ASHLAND AVENUE	DE SANTIS, CARMEN RESCO	96 ASHLAND AVE	WEST ORANGE, NJ	07052
West Orange Township	62	17		96 ASHLAND AVENUE	ENCH, FRANK	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	62	19		88 ASHLAND AVENUE	MASINI, PASQUALE 2ND FLR	6 GLOBALLANE	FAIRFIELD, NJ	07004
West Orange Township	62	20		96 ASHLAND AVENUE	ASHLAND PROPERTIES LLC	5 JENNIE COURT	CEDAR GROVE, NJ	07009
West Orange Township	62	21		84 ASHLAND AVENUE	ENCH, FRANK	84 ASHLAND AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	62	22.01		69 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE, NJ	07052
West Orange Township	62	33.02		1 WHITE STREET	EPIC EIGHT PROPERTIES, LLC	90 DAYTON AVE BLDG 3-120	PASSAIC, NJ	07055

Adjacent Tracts (28)								
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	2401	1		145 SPRING STREET	WEST ORANGE LOCUSTS, LLC	27 MOUNTAIN VIEW	MADISON, NJ	07052
City of Orange Township	2401	2		145 SPRING STREET	LOCUSTS REALTY II LLC	145 MOUNTAIN VIEW	BRIDGEVIEW, NJ	07003
City of Orange Township	2401	3		500 SOUTH WHITE STREET	LOCUSTS REALTY II LLC	145 MOUNTAIN VIEW	BRIDGEVIEW, NJ	07003
City of Orange Township	2401	4		WHITE STREET	EPIC EIGHT PROPERTIES LLC	90 DAYTON AVE BLDG 3-120	PASSAIC, NJ	07055
City of Orange Township	2401	2		500 WHITE STREET	PROGRESSIVE ARIZONA LLC	PO BOX 1459	DAYTON, NJ	07002
City of Orange Township	2401	3		500 WHITE STREET	LOCUSTS REALTY II LLC	145 MOUNTAIN VIEW	BRIDGEVIEW, NJ	07003
City of Orange Township	2401	4		500 WHITE STREET	HARBEMAN WEST ORANGE CORP	59 MAIN STREET	WEST ORANGE, NJ	07052
City of Orange Township	2401	5		500 WHITE STREET	EPIC THREE PROPERTIES, LLC	90 DAYTON AVE BLDG 3-120	PASSAIC, NJ	07055
City of Orange Township	2401	6		500 WHITE STREET	EPIC THREE PROPERTIES, LLC	90 DAYTON AVE BLDG 3-120	PASSAIC, NJ	07055
City of Orange Township	2401	7		600 WHITE STREET	MARUCCI ENGINEERING ASSOCIATES, LLC	106 ASHLAND AVENUE	WEST ORANGE, NJ	07052

PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

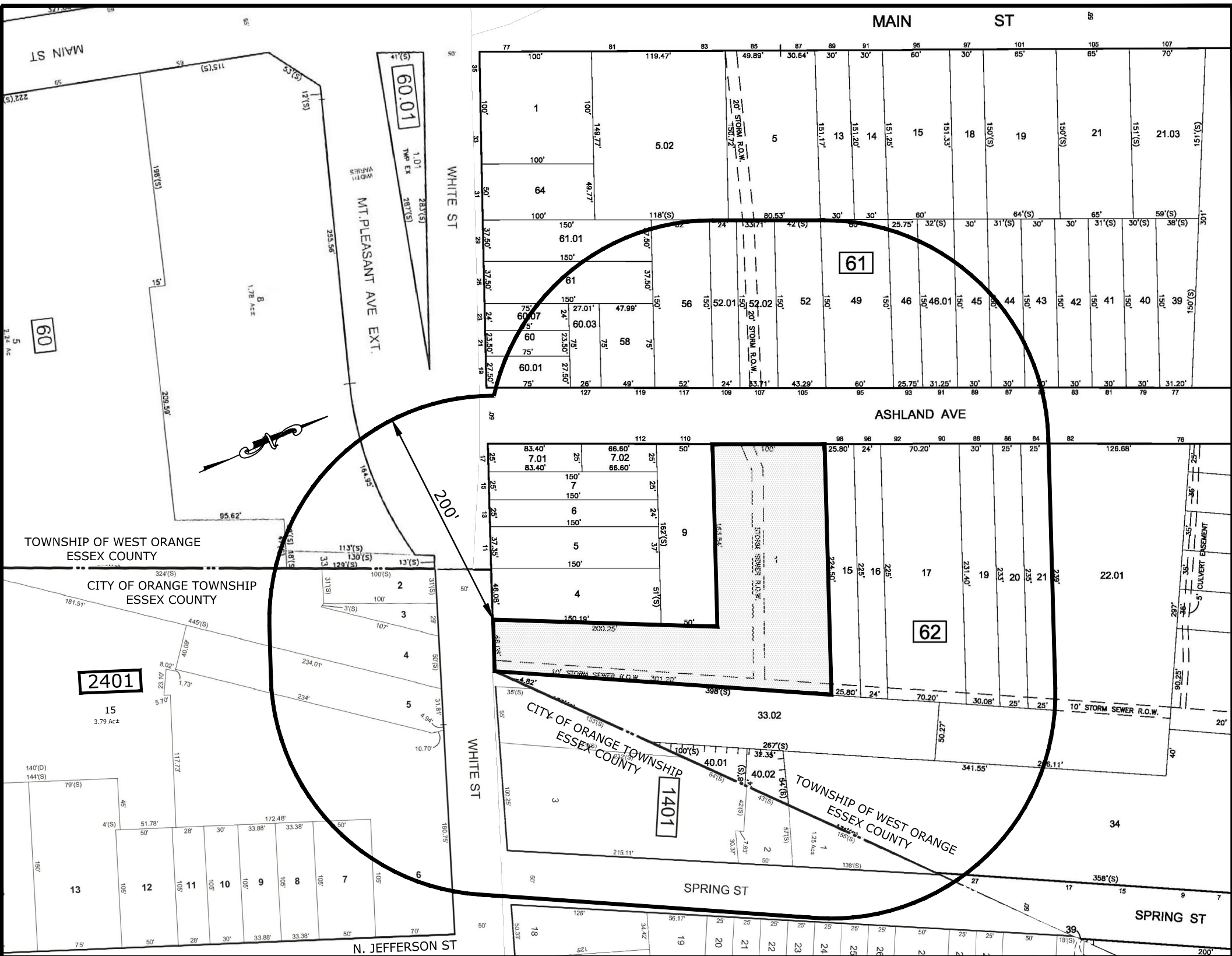
Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052



SITE LOCATION MAP

SCALE: 1" = 100'

NOTES:

- THERE ARE NO KNOWN EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS FOR THE SUBJECT PROPERTY.
- LIST OF REQUIRED REGULATORY AGENCY APPROVALS.
 - WEST ORANGE PLANNING BOARD APPROVAL FOR SITE PLAN.
 - HUDSON-ESSEX-PASSAIC (HEP) SOIL CONSERVATION DISTRICT (SCD) CERTIFICATION.
 - TOWNSHIP OF WEST ORANGE BUILDING PERMITS.
- SOLID WASTE MANAGEMENT PLAN FOR THE PROPOSED APPLICATION SHALL BE HANDLED SIMILARLY TO THE EXISTING BUILDING. WASTE FROM THE STORAGE BUILDINGS WILL BE CONTAINED WITHIN A NEW ENCLOSURE SHOWN ON THE PLANS AND PLACED CURBSIDE ON COLLECTION DAYS AS PART OF THE MUNICIPAL WASTE COLLECTION.

DRAWING INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SURVEY & EXISTING CONDITIONS
3	SITE LAYOUT & DIMENSIONAL CONTROL PLAN
4	GRADING, DRAINAGE, & UTILITY PLAN
5	SOIL EROSION & SEDIMENT CONTROL PLAN & DETAILS
6	CONSTRUCTION DETAILS

GENERAL NOTES:

- THE PROPERTY IS KNOWN AND DESIGNATED AS TAX LOT 1 WITHIN BLOCK 62, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET NO. 41 AND CONTAINING APPROXIMATELY 0.737 ACRES (32,109.16 SF). THE SUBJECT PROPERTY IS SITUATED WITHIN THE I, INDUSTRIAL ZONE DISTRICT.
- THE PROPOSED APPLICATION INCORPORATES THE REMOVAL OF A PORTION OF AN EXISTING COMMERCIAL STORAGE BUILDING TO CONSTRUCT AN ADDITION TO THE REMAINING COMMERCIAL STORAGE BUILDING, AS WELL AS INTERIOR RENOVATIONS AND IMPROVEMENTS WITHIN A SEPARATE EXISTING COMMERCIAL STORAGE BUILDING, WITH ASSOCIATED EXTERIOR SITE IMPROVEMENTS. REFER TO ARCHITECTURAL PLANS FOR FLOOR PLANS AND ELEVATIONS OF THE BUILDING ADDITIONS/MODIFICATIONS.
- THE PLANS HAVE BEEN PREPARED FOR PURPOSES OF PROVIDING SITE IMPROVEMENTS AS IT RELATES TO OVERALL VEHICULAR ACCESS, PARKING, ACCESSIBILITY, DRAINAGE IMPROVEMENTS, ETC.
- THERE ARE NO PROPOSED BUILDING SERVICES PROPOSED WITH THIS APPLICATION. THE EXISTING BUILDING UTILITY SERVICES WILL BE RE-USED FROM THE EXISTING BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN ALL EXISTING BUILDING SERVICE LATERALS. ANY UPGRADES OR REPLACEMENT OF SERVICES WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDERS AS NECESSARY.
- THE APPLICANT/CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL ROAD OPENING PERMITS AND BUILDING PERMITS AS DEEMED NECESSARY BY THE JURISDICTIONAL AGENCIES THAT MAY INCLUDE BUT NOT LIMITED TO THE TOWNSHIP OF WEST ORANGE, THE COUNTY OF ESSEX, THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT, AND ANY/ALL UTILITY PROVIDERS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CALL MARUCCI ENGINEERING ASSOCIATES, LLC AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.
- THE PROJECT REQUIRES A SOIL EROSION & SEDIMENT CONTROL PLAN CERTIFICATION FROM THE HUDSON-ESSEX-PASSAIC (HEP) SOIL CONSERVATION DISTRICT (SCD). THE APPLICANT/CONTRACTOR IS REQUIRED TO OBTAIN SCD CERTIFICATION PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. A COPY OF THE HEP SCD CERTIFICATION SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEERING DEPARTMENT AND BUILDING DEPARTMENT AS PART OF THE CONSTRUCTION BUILDING PERMIT PACKAGE.

OWNER/APPLICANT:

B & L REALTY LLC
106 ASHLAND AVENUE
WEST ORANGE, NEW JERSEY 07052

ZONING COMPLIANCE:

ZONE DATA

ZONE: I, INDUSTRY ZONE DISTRICT

PERMITTED USES:	LIGHT INDUSTRY, OFFICE, WAREHOUSE, WHOLESALE BUSINESS, STORAGE YARD, AUTO SERVICE & REPAIR, MACHINE SHOP, ETC.
EXISTING USE:	WAREHOUSE, STORAGE YARD, & OFFICES
PROPOSED USE:	RECONSTRUCT EXISTING WAREHOUSE BUILDING, STORAGE YARD, & OFFICES

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	32,109.2 SF	NO CHANGE
MIN. LOT WIDTH (ASHLAND AVE)	NO MINIMUM (N/A)	100.00 FT	NO CHANGE
MIN. LOT WIDTH (WHITE ST)	NO MINIMUM (N/A)	46.1 FT	NO CHANGE
MIN. FRONT YARD (ASHLAND AVE)	NO MINIMUM (N/A)	1.2 FT	NO CHANGE
MIN. FRONT YARD (WHITE ST)	NO MINIMUM (N/A)	0.6 FT (OVER)	NO CHANGE
MIN. REAR YARD	30 FT	N/A (THRU LOT)	NO CHANGE
MIN. SIDE YARD (ASHLAND AVE)	NO MINIMUM (N/A)	(EC) 1.3 FT	(PV) NO CHANGE
MIN. SIDE YARD (WHITE ST)	6-FT WHEN PROVIDED	0.3 FT	NO CHANGE
MAX. BLDG. COVERAGE	60.0% (19,265.5 SF)	45.3% (14,537.0 SF)	49.7% (15,969.5 SF)
MAX. IMPROVEMENT COVERAGE	75.0% (24,081.9 SF)	(EC) 100.0% (32,109.2 SF)	NO CHANGE
MAX. HEIGHT	65 FT	<65 FT	<65 FT

(EC) EXISTING CONDITION
(PV) PROPOSED VARIANCE

PARKING REQUIREMENT:

WAREHOUSE; WHOLESALE BUSINESS 1.0 SPACE PER 600 SQUARE FEET OF GROSS FLOOR AREA	
BUILDING 'A' (5,632 SF)	= 9.4 SPACES
BUILDING 'B' (1,240 SF)	= 2.1 SPACES
BUILDING 'C' (8,497 SF)	= 14.2 SPACES
	26 TOTAL PARKING SPACES

PARKING EXISTING:

= 15± TOTAL PARKING SPACES (UN-STRIPED)

PARKING PROVIDED:

17 STANDARD PARKING SPACES; EXTERIOR STRIPED
3 GARAGE ACCESS (STALLS) BUILDING 'A'
3 GARAGE ACCESS (STALLS) BUILDING 'B'
2 GARAGE ACCESS (STALLS) BUILDING 'C'
= 25 TOTAL PARKING SPACES (PV)

DRIVEWAY WIDTH:

REQUIRED:	24-FT (2-WAY TRAFFIC)
EXISTING:	24-FT (2-WAY TRAFFIC)
PROPOSED:	24-FT (2-WAY TRAFFIC)

IMPERVIOUS LOT COVERAGE BREAKDOWN TABLE

	EXISTING	PROPOSED
BUILDINGS/SHEDS COVERAGE	14,537.0 SF	15,969.5 SF
DRIVEWAY/PARKING AREAS	16,757.2 SF	14,889.7 SF
WALKWAYS/RAMPS/CONCRETE PADS	815.0 SF	1,250.0 SF
TOTAL IMPERVIOUS COVERAGE	32,109.2 SF	32,109.2 SF (+ 0.00 SF)

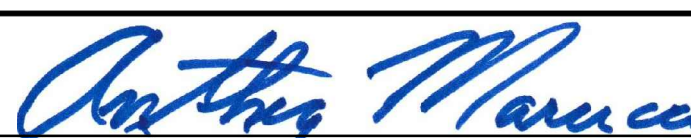
MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927
TEL./FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

PRELIMINARY & FINAL SITE PLAN
COVER SHEET
106 ASHLAND AVENUE & 5 WHITE STREET
TAX MAP BLOCK 62 - LOT 1

TOWNSHIP OF WEST ORANGE	ESSEX COUNTY	NEW JERSEY
 ANTHONY MARUCCI PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573 PROFESSIONAL PLANNER, N.J. LIC. No. 2124		PROJECT NO 20-02 DATE 11/06/2023 DRAWN BY RM DESIGNED BY RM CHECKED BY AM SCALE N.T.S. SHEET NO. 1 of 6

PLANNING BOARD APPROVAL

APPROVED AT A MEETING OF THE WEST ORANGE PLANNING BOARD HELD ON _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

STORM SEWER RIGHT OF WAY:

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF ASHLAND AVENUE (50' WIDE), SAID POINT BEING DISTANT 244.38 FEET ON A BEARING OF NORTH 33° 36' 00" EAST FROM THE INTERSECTION OF THE SAID LINE OF ASHLAND AVENUE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WHITE STREET (50' WIDE), THENCE;

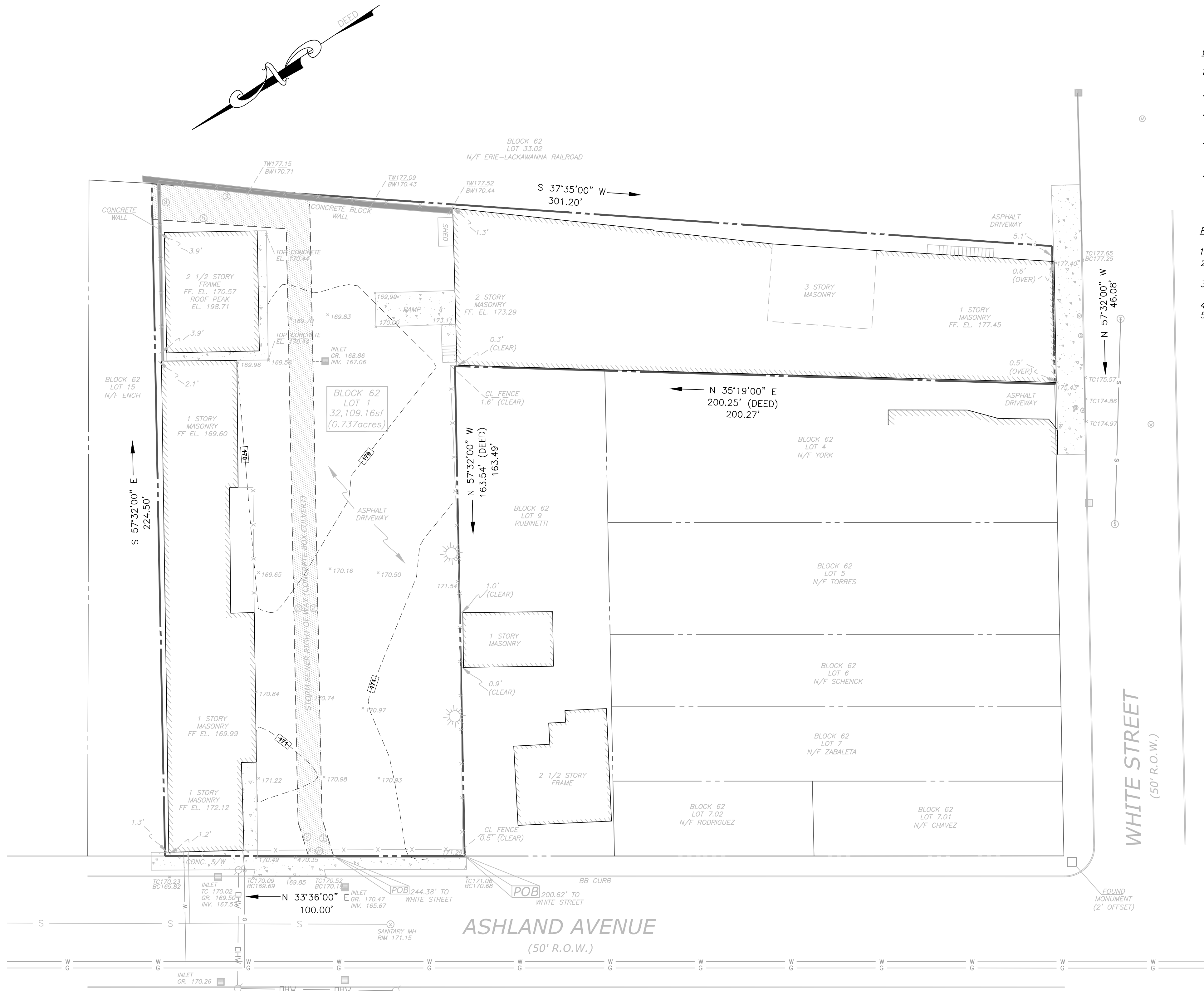
1. SOUTH 73° 30' 23" EAST, 13.15 FEET TO A POINT, THENCE;
2. SOUTH 57° 32' 00" EAST, 208.26 FEET TO THE EASTERLY LINE OF LOT 11, THENCE;
3. NORTH 37° 35' 00" EAST, 52.82 FEET TO THE NORTHEAST CORNER OF LOT 13, THENCE;
4. NORTH 57° 32' 00" WEST, 12.05 FEET TO A POINT, THENCE;
5. SOUTH 37° 35' 00" WEST, 44.79 FEET TO A POINT, THENCE;
6. NORTH 57° 32' 00" WEST, 198.05 FEET TO A POINT, THENCE;
7. NORTH 73° 30' 23" WEST, 11.81 FEET TO A POINT IN THE SAID LINE OF ASHLAND AVENUE, THENCE;
8. SOUTH 33° 36' 00" WEST, 8.37 FEET ALONG THE SAID LINE OF ASHLAND AVENUE TO THE PLACE OF BEGINNING.

GENERAL NOTES:

1. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
2. THIS MAP IS INTENDED FOR USE BY ONLY THOSE PARTIES TO WHOM IT IS CERTIFIED AND SHALL BE DEEMED INVALID UNLESS AFFIXED WITH A RAISED SEAL.
3. ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON EVIDENCE FOUND DURING THE FIELD SURVEY PERFORMED BY MARUCCI ENGINEERING ASSOCIATES, LLC ON SEPTEMBER 17, 2022 AND OCTOBER 8, 2022.
4. CONTOURS AND ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED BY GPS REAL TIME KINEMATIC OBSERVATION PERFORMED BY MARUCCI ENGINEERING ASSOCIATES, LLC ON SEPTEMBER 17, 2022.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. DOCUMENTS WERE PROVIDED BY THE PROPERTY OWNER. SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD THAT WOULD BE FOUND BY A FULL AND ACCURATE TITLE SEARCH.

REFERENCES:

1. DEED BOOK 12488/ PAGE 8904
2. 'MAP OF SURVEY', LOTS 1, 11, 13/ BLOCK 62, PREPARED BY CHARLES B. RUSH, PE & PLS, DATED FEBRUARY 1, 1980.
3. 'DESCRIPTION OF CONCRETE CULVERT TRAVERSING LOTS 11 & 13/ BLOCK 62', PREPARED BY CHARLES B. RUSH, PE & PLS, DATED OCTOBER 22, 1979.
4. 'SURVEY' LOT 9/ BLOCK 62 PREPARED BY THOMAS F. RUBINETTI, PLS, DATED JUNE 8, 1991.
5. TOWNSHIP OF WEST ORANGE TAX ASSESSMENT MAPS, SHEET 41.



MARUCCI ENGINEERING
ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927
TEL./FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

PRELIMINARY & FINAL SITE PLAN
BOUNDARY & TOPOGRAPHIC SURVEY
106 ASHLAND AVENUE & 5 WHITE STREET
TAX MAP BLOCK 62 - LOT 1

TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

Anthony Marucci

ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124



PROJECT NO	DATE
20-02	11/06/2023
DRAWN BY	DESIGNED BY
RM	RM
CHECKED BY	
AM	
SHEET NO.	2 of 6

NOTICE -
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HORIZONTAL: 1"=20'
GRAPHIC SCALE IN FEET

REVISION NO.	DATE	REVISION
1	02/23/2024	REVISED PER SITE PLAN REVIEW ADVISORY BOARD & COMPLETENESS COMMENTS

SITE PLAN NOTES:

- | | |
|--|--------------|
| <h1 style="margin: 0;">MARUCCI ENGINEERING
ASSOCIATES, LLC</h1> <h2 style="margin: 10px 0 0 0;">ENGINEERS-SURVEYORS-PLANNERS</h2> <p style="margin: 10px 0 0 0;">POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927
TEL./FAX: (973) 887-3066</p> <p style="margin: 10px 0 0 0;">NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400</p> | |
| <h3 style="margin: 0;">PRELIMINARY & FINAL SITE PLAN</h3> <h4 style="margin: 0;">SITE LAYOUT & DIMENSIONAL CONTROL PLAN</h4> <h4 style="margin: 0;">106 ASHLAND AVENUE & 5 WHITE STREET</h4> <p style="margin: 0;">TAX MAP BLOCK 62 - LOT 1</p> | |
| TOWNSHIP OF WEST ORANGE | ESSEX COUNTY |
| NEW JERSEY | |



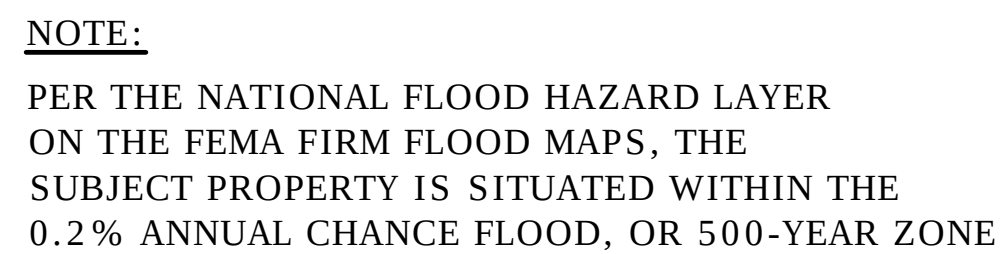
ANTHONY MARUCCI

PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573

PROFESSIONAL PLANNER, N.J. LIC. No. 2124



PROJECT NO 20-02	DATE 11/06/2023
DRAWN BY RM	DESIGNED BY RM
SCALE 1"=20'	CHECKED BY AM
SHEET NO. 3	of 6



HORIZONTAL: 1"=20'
GRAPHIC SCALE IN FEET

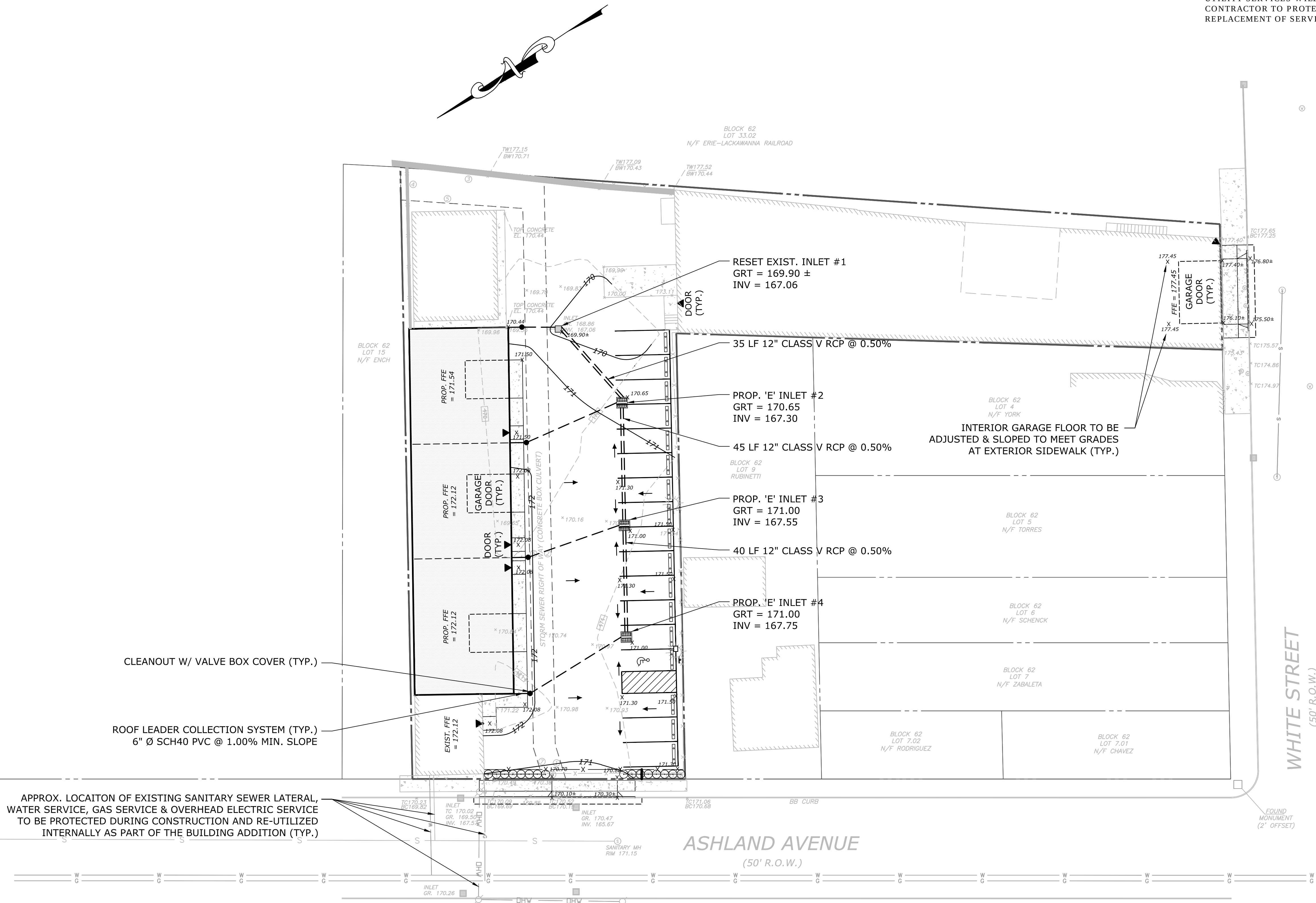
1	02/23/2024	REVISED PER SITE PLAN REVIEW ADVISORY BOARD & COMPLETENESS COMMENTS
REVISION	DATE	REVISION

GRADING, DRAINAGE, & UTILITY NOTES:

1. THE PROPOSED IMPROVEMENTS DOES NOT INCREASE THE IMPERVIOUS SURFACES ON THE SUBJECT PROPERTY. THE PROPOSED IMPROVEMENTS ARE SITUATED WITHIN AN EXISTING DEVELOPED SITE; THEREFORE THE PROPOSED APPLICATION IS NOT CONSIDERED A MAJOR DEVELOPMENT AS DEFINED BY THE N.J.A.C 7:8 STORMWATER MANAGEMENT REGULATIONS SINCE IT IS LESS THAN 1 ACRE OF DISTURBANCE AND 1/4 ACRE OF NEW IMPERVIOUS.
2. THE PROPOSED IMPROVEMENTS INCORPORATE A NEW ON-SITE DRAINAGE SYSTEM THAT FOLLOWS THE EXISTING DRAINAGE PATTERNS ON THE SITE. THE COLLECTION SYSTEM WILL MAINTAIN AND IMPROVE THE ONSITE COLLECTION WHILE UTILIZING THE SAME COLLECTION PATTERNS AND DISCHARGE POINTS.
3. THERE ARE NO PROPOSED BUILDING SERVICES PROPOSED WITH THIS APPLICATION. THE EXISTING BUILDING UTILITY SERVICES WILL BE RE-USED FROM THE EXISTING BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN ALL EXISTING BUILDING SERVICE LATERALS. ANY UPGRADES OR REPLACEMENT OF SERVICES WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDERS AS NECESSARY.

GRADING, DRAINAGE, & UTILITY PLAN NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE STANDARDS OR THE APPLICABLE REGULATORY AGENCY.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARKOUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE 1-800-ONE-CALL PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND DEPTH OF THE EXISTING UTILITY TO WHICH THE CONNECTION IS BEING MADE BEFORE LAYING PIPE, CONDUIT, AND ORDERING PRECAST STRUCTURES, ETC. AS NECESSARY. ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGN ENGINEER. IN CASES WHERE THE CONSTRUCTION OF ITEMS MEET EXISTING STRUCTURES, SUCH AS CURB, PAVEMENT, SIDEWALK, UTILITIES, ETC. THE CONTRACTOR OR SURVEYOR STAKING SUCH ITEMS SHALL VERIFY THE ELEVATION & LOCATION OF THE EXISTING FEATURE PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. EXCAVATED SOIL NOT USED FOR RE-GRADING AS SHOWN ON THE PLANS SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
5. ALL AREAS WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP-SOILED (4-INCH MINIMUM) AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
6. THERE WILL BE NO DEVIATION FROM THE PROPOSED GRADING PLAN WITHOUT APPROVAL, IN WRITING, FROM THE TOWNSHIP ENGINEER.
7. AT THE DISCRETION OF THE TOWNSHIP ENGINEER, THE APPLICANT MAY BE REQUIRED TO FIELD STAKE A PROPERTY LIMIT IN THE INTEREST OF LIMITING THE DISTURBANCE TO THE SUBJECT PROPERTY.
8. MARUCCI ENGINEERING ASSOCIATES, LLC CERTIFIES THAT THE GRADING CAN TIE INTO THE EXISTING TOPOGRAPHIC CONTOURS AND ADJOINING LOTS WITHOUT ADVERSE GRADING IMPACT OR DRAINAGE IMPACTS AND THAT ALL DISTURBANCE AND GRADING CAN BE LIMITED TO WITHIN THE PROPERTY IN QUESTION.
9. A FINAL AS-BUILT SURVEY DEPICTING THE AS-BUILT CONDITIONS OF THE IMPROVEMENTS PROPOSED AS PART OF THIS APPLICATION SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS. UPON COMPLETING ALL WORK AND SUBMITTING AN AS-BUILT SURVEY, OUR OFFICE WILL PERFORM A FINAL SITE INSPECTION TO ENSURE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED APPLICATION AND SUBMITTED AS-BUILT SURVEY. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO COORDINATE THE INSPECTIONS AS PART OF CONSTRUCTION, FINAL SITE INSPECTIONS, AND AS-BUILT SURVEYS, ETC.
10. THE PROPERTY OWNER IS AWARE THAT IF STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THEIR PROPERTY AND/OR NEIGHBORING PROPERTIES AS A RESULT OF THE PROPOSED IMPROVEMENTS IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REMEDY THE DRAINAGE ISSUE.
11. THE CONTRACTOR SHALL HAVE ALL UTILITY TRENCHES CLOSED AT THE END OF EACH WORK DAY. IN NO INSTANCES SHALL ANY EXCAVATIONS BE LEFT OPEN. ROADWAY AREAS SHALL ALL BE RESTORED IN ACCORDANCE WITH TOWNSHIP/COUNTY STANDARDS.
12. THE SITE IS SUBJECT TO ANY AND ALL OTHER AGENCIES HAVING JURISDICTION.



NOTE:

THE OWNER/APPLICANT SHALL ENGAGE AN INSPECTION COMPANY TO CCTV VIDEO-INSPECT THE EXISTING TOWNSHIP STORM CULVERT THROUGH THE PROPERTY & COORDINATE DOCUMENTATION AS SUCH TO THE TOWNSHIP ENGINEERING DEPARTMENT AS PART OF A CONDITION OF APPROVAL.

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1	02/23/2024	REVISED PER SITE PLAN REVIEW ADVISORY BOARD & COMPLETENESS COMMENTS			
REVISION NO.	DATE	REVISION			

MARUCCI ENGINEERING
ASSOCIATES, LLC

ENGINEERS-SURVEYORS-PLANNERS

POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927
TEL./FAX: (973) 887-3066

NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

PRELIMINARY & FINAL SITE PLAN
GRADING, DRAINAGE, & UTILITY PLAN
106 ASHLAND AVENUE & 5 WHITE STREET
TAX MAP BLOCK 62 - LOT 1

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY
NEW JERSEY

ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO 20-02	DATE 11/06/2023
DRAWN BY RM	DESIGNED BY RM
SCALE 1"=20'	CHECKED BY AM
SHEET NO. 4	of 6

HUDSON-ESSEX-PASSAIC (H.E.P.) SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

SOIL EROSION AND SEDIMENT CONTROL NOTES
(To be included on the signed erosion control plan sheet)

- All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and associated or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent revegetation is established.
- Seeding Dates:** The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 and Fall - 8/15 - 10/1
- Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
- All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
- Mulch materials shall be no-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
- All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email - INFORMATION@HEPSCD.ORG
- The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ-DECA or any other controlling agency.** Contact the District at 862-333-4505 to request a final inspection, giving advanced notice upon completion of the revegetation measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
- Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
- All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is required, as per the Standards for Topsoiling and Land Grading, effective December 2017.
- All plan revisions must be submitted to the District for proper review and approval.
- A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2" - 1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
- Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
- The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

<http://hepscdnj.org>
HEPSCD251SESCNOTES_THEDREV2017.DOC

DUST CONTROL NOTES

The following methods should be considered for controlling dust:

Mulches - See Standard for Stabilization with Mulches Only (pg. 5-1)

Vegetative Cover - See Standard for Temporary Vegetative Cover (pg. 7-1), Permanent Vegetative Cover for Soil Stabilization (pg. 4-1), and Permanent Stabilization with Sod (pg. 6-1)

Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on			
Polyacrylamide (PAM) - dry spray			
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1200

Tillage - To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling - Site is sprinkled until the surface is wet.

Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

Calcium Chloride - Shall be in the form of loose, dry granulates or flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.

Stone - Cover surface with crushed stone or coarse gravel.

SEQUENCE OF CONSTRUCTION

	TIME FRAME (DAYS)
1. INSTALL SOIL EROSION SILT FENCE, INLET PROTECTION, TREE PROTECTION & STABILIZED CONSTRUCTION ENTRANCE AS PART OF THE S.E.S.C. MEASURES THROUGHOUT THE SITE AS SHOWN ON THE PLAN.	5
2. REMOVE/DEMOLISH EXISTING STRUCTURES ON THE SITE FOR EXCAVATION PREP.	30
3. UTILIZE EXISTING BITUMINOUS DRIVEWAY AS CONSTRUCTION ENTRANCE. ROUGH-GRADE SITE & EXCAVATE FOR NEW FOUNDATION & FOOTINGS. (EXCESS SOIL TO BE REMOVED FROM SITE AS NECESSARY)	30
4. CONSTRUCT FOOTINGS, FOUNDATIONS, & BACKFILL. ROUGH GRADE SITE & DRIVEWAY/PARKING AREAS.	60
5. FRAME & CONSTRUCT BUILDING ADDITIONS.	180
6. INSTALL ONSITE STORMWATER MANAGEMENT DRAINS & ROOF COLLECTION SYSTEM (AS NECESSARY).	15
7. BEGIN FINAL GRADING AROUND SITE. CONSTRUCT SIDEWALKS & ASPHALT DRIVEWAYS	60
8. PLANT LANDSCAPING AND GRASS SEED/SOD FOR FINAL STABILIZATION.	5
9. REMOVE TEMPORARY SOIL EROSION CONTROL MEASURES AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.	5

NOTE: THE TIME-FRAMES FOR THE ABOVE LISTED SEQUENCE OF CONSTRUCTION COULD OVERLAP WITH OTHER ITEMS LISTED AND OCCUR SIMULTANEOUSLY AS PART OF THE OVERALL PROJECT SCHEDULE.

SOIL COMPACTION EXEMPTION NOTE:

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION FOR RE-GROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS AN 'URBAN DEVELOPMENT' AND IS DEFINED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (N.J.D.E.P.) AS 'PREVIOUSLY DEVELOPED'.

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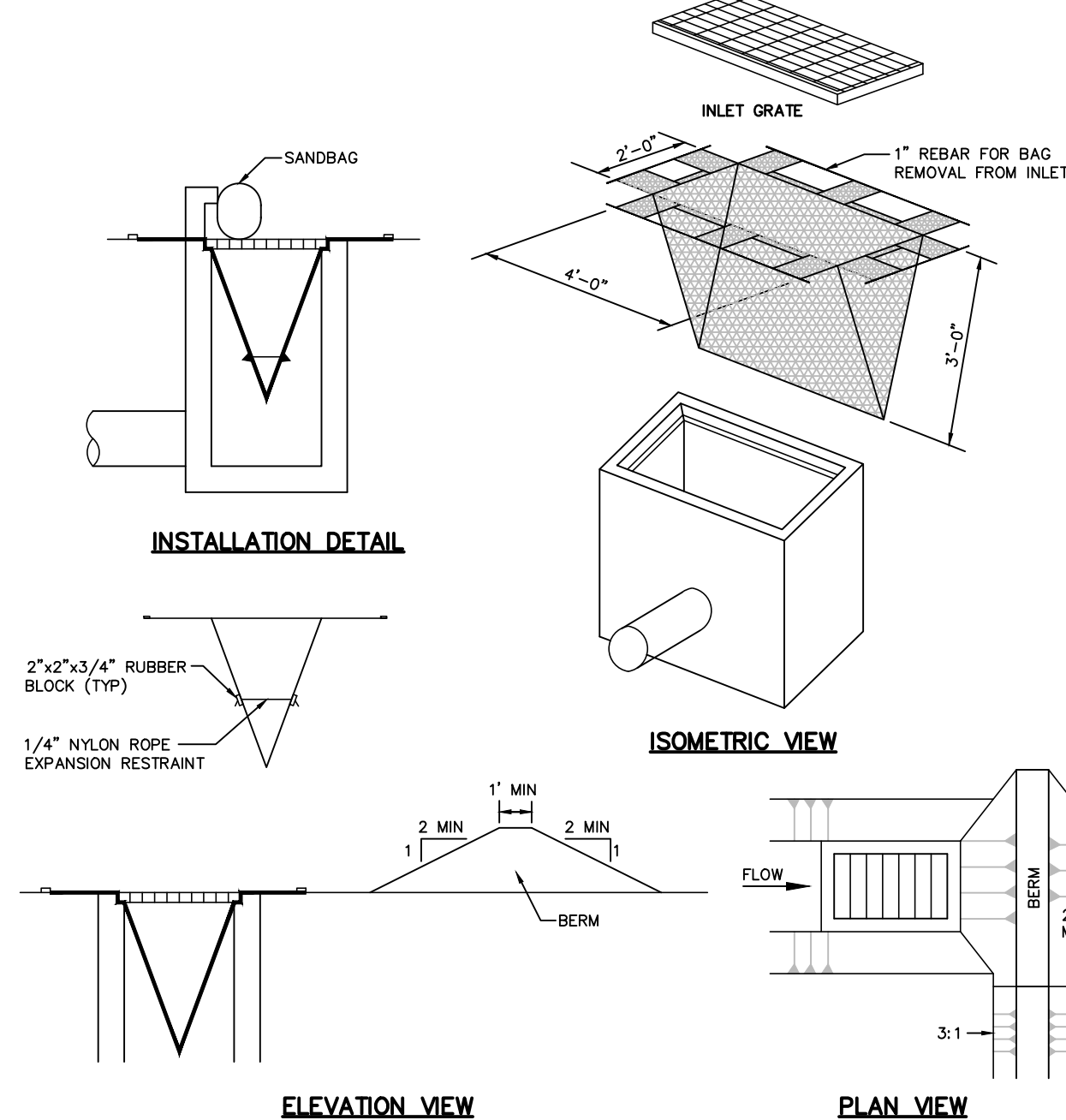
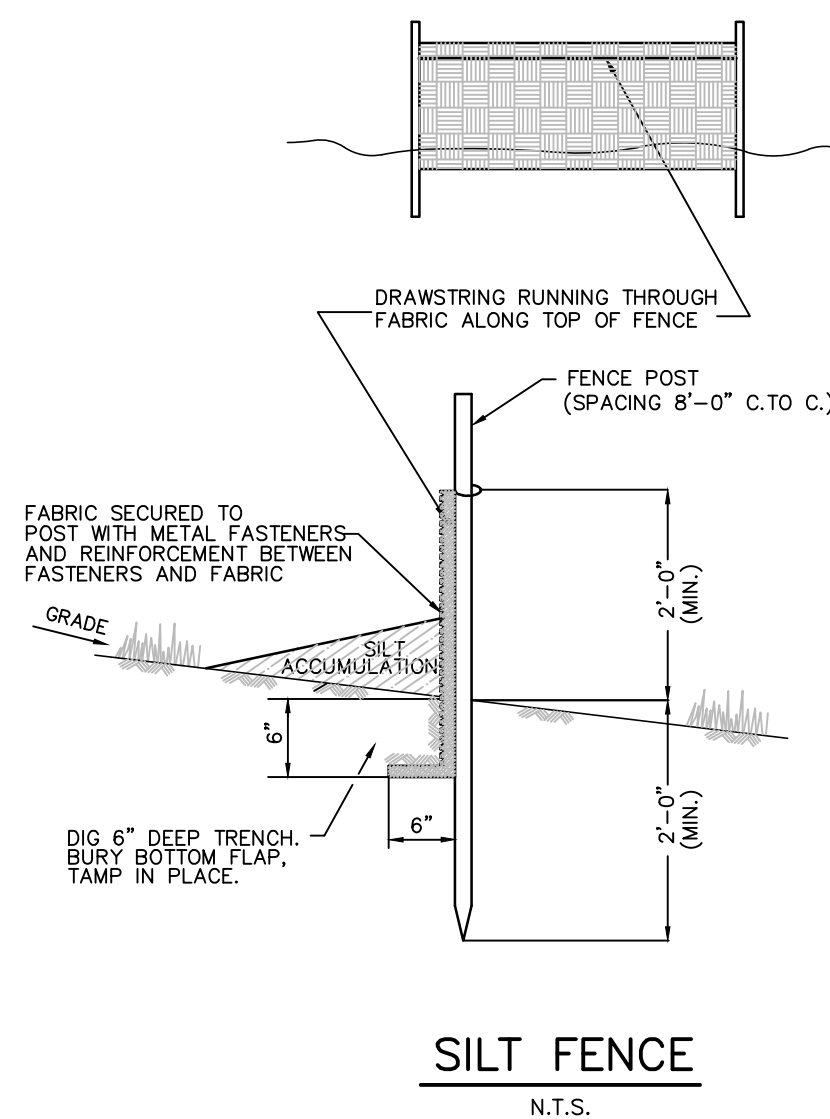
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HORIZONTAL: 1"=20'
GRAPHIC SCALE IN FEET

REVISION NO.	DATE	REVISION
1	02/23/2024	REVISED PER SITE PLAN REVIEW ADVISORY BOARD & COMPLETENESS COMMENTS

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MAXIMUM DRAINAGE AREA = 1/2 ACRE.

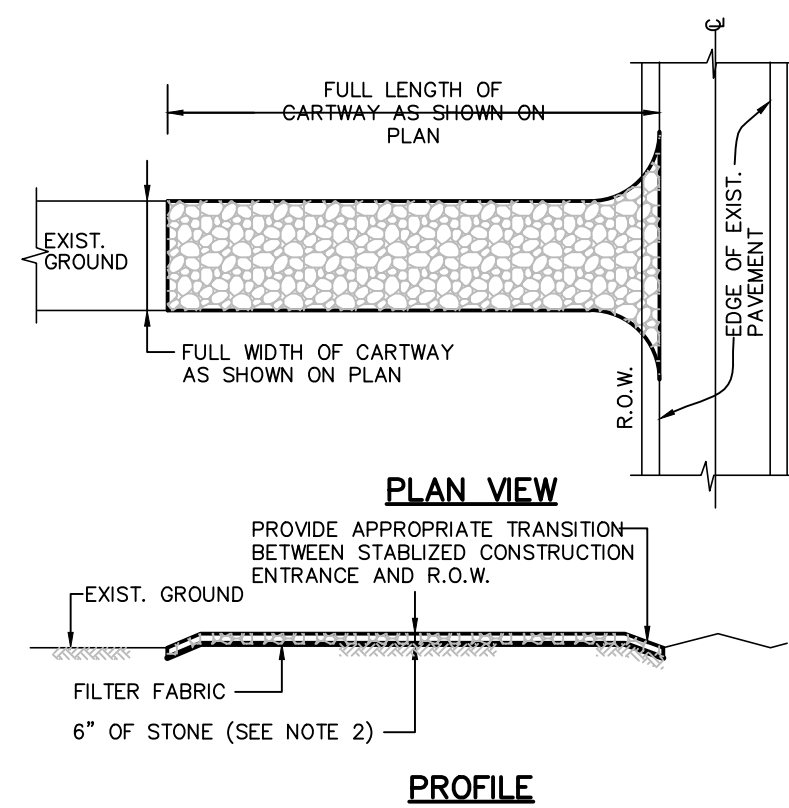
INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION

NOT TO SCALE



NOTES:

- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- STONE SIZE SHALL BE ASTM C-33, SIZE No. 2 OR 3, CRUSHED STONE.
- THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 6".
- THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
- THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION

ENTRANCE

NOT TO SCALE

MARUCCI ENGINEERING
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NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION: No. 24GA28082400

PRELIMINARY & FINAL SITE PLAN
SOIL EROSION & SEDIMENT CONTROL PLAN & DETAILS
106 ASHLAND AVENUE & 5 WHITE STREET
TAX MAP BLOCK 62 - LOT 1

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY

NEW JERSEY

ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO.	DATE
20-02	11/06/2023
DRAWN BY	DESIGNED BY
RM	RM
CHECKED BY	AM
SCALE	1"=20'
SHEET NO.	5 of 6

6 of 6