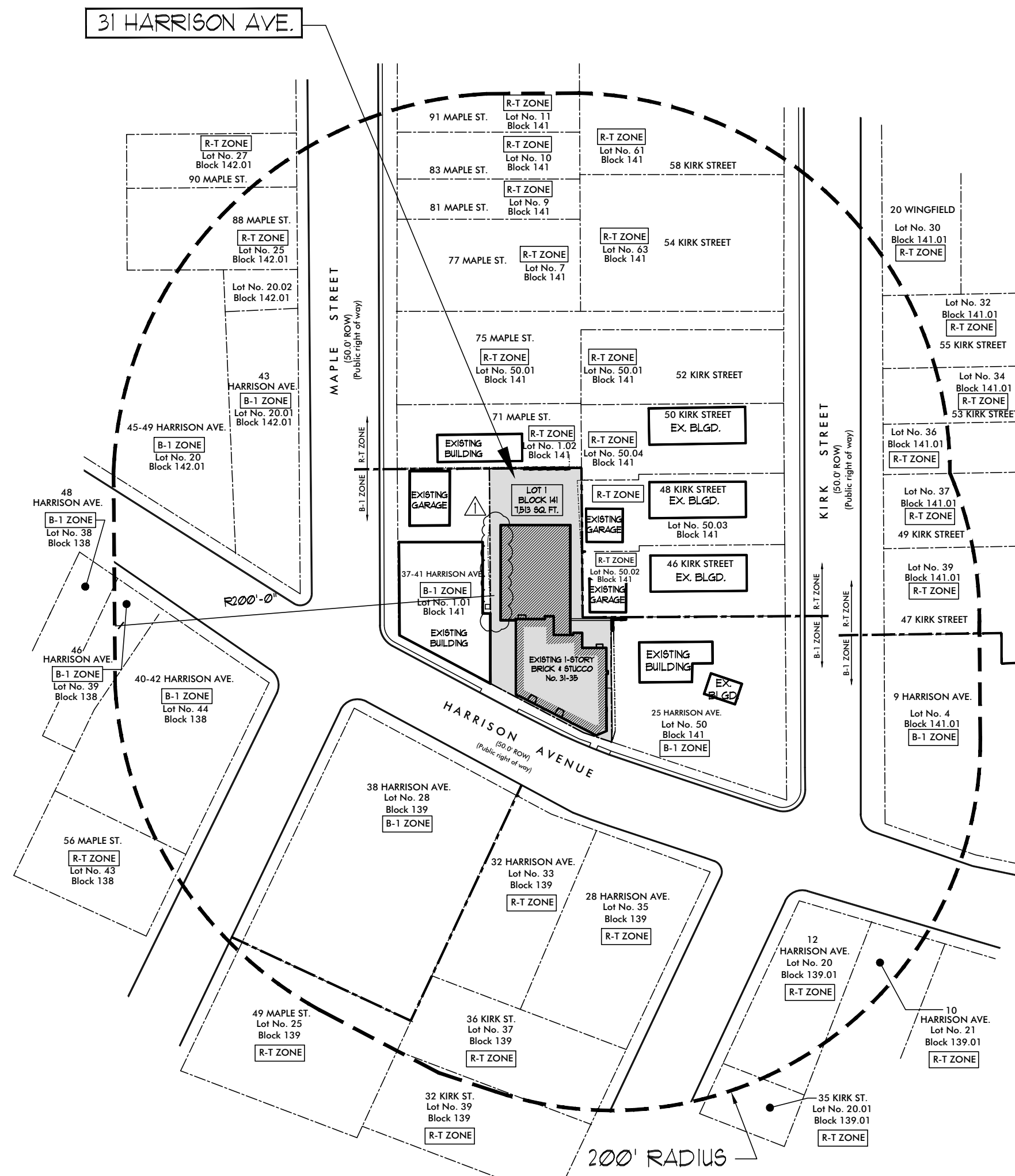


Preliminary & Final
Major Site Plan
for:
1-Story Addition
to:
31-35 Harrison Avenue
West Orange, NJ
County of Essex
Block: 141 Lot: 1

BUILDING INFO.

	EXISTING AREA	PROPOSED AREA	TOTAL AREA
BASEMENT	2,312 SF.	- 6 SF.	2,312 SF.
FIRST FLOOR	2,312 SF.	2,026 SF.	4,338 SF.



200' RADIUS MAP & LOCATION PLAN

SCALE: 1" = 60'-0"

**200' RADIUS MAP
PROPERTY OWNERS**

Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
46 Main Street
West Orange, New Jersey 07092
Telephone: (973) 255-6800
Facsimile: (973) 669-4859

High/Low features (ft)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	141	1		31-35 Harrison Avenue	31-35 Harrison Avenue LLC	31-35 Harrison Avenue	West Orange, NJ	07092	31-35 Harrison Avenue West Orange, NJ 07092

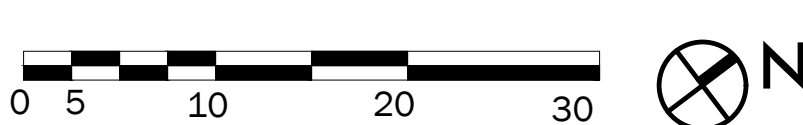
List of adjoining features (ft) that intersect 300 feet buffer from Parcel Limits.

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	138	38		40 Harrison Avenue	GONZALEZ, ELISA M.	40 Harrison Avenue	West Orange, NJ	07092	40 Harrison Avenue West Orange, NJ 07092
West Orange Township	138	39		40 Harrison Avenue	MOORE, ALPHIA	40 Harrison Avenue	West Orange, NJ	07092	40 Harrison Avenue West Orange, NJ 07092
West Orange Township	138	43		56 Maple Street	56 MAPLE AVE LLC	56 MAPLE ST	West Orange, NJ	07092	56 Maple Street West Orange, NJ 07092
West Orange Township	138	44		40-42 Harrison Avenue	ESTRINE, FERNANDO & OSVALDO	40-42 Harrison Avenue	West Orange, NJ	07092	40-42 Harrison Avenue West Orange, NJ 07092
West Orange Township	139	25		49 Maple Street	BAPTISTE, ALGERIAN & FRANCHINE	49 MAPLE ST	West Orange, NJ	07092	49 Maple Street West Orange, NJ 07092
West Orange Township	139	28		38 Harrison Avenue	MAPLE CORNER, LLC	38 HARRISON AVE	West Orange, NJ	07092	38 Harrison Avenue West Orange, NJ 07092
West Orange Township	139	33		32 Harrison Avenue	MARTIN, LUIS & HENRI	32 HARRISON AVE	West Orange, NJ	07092	32 Harrison Avenue West Orange, NJ 07092
West Orange Township	139	35		28 Harrison Avenue	LONGO, LILLIAN C	28 HARRISON AVE	West Orange, NJ	07092	28 Harrison Avenue West Orange, NJ 07092

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	139	37		36 Kirk Street	JAMES, WENDY ANN	36 KIRK STREET	West Orange, NJ	07092	36 Kirk Street West Orange, NJ 07092
West Orange Township	139	39		32 Kirk Street	PERAZA, DANIEL E. & LARA, NEXIA	32 KIRK ST	West Orange, NJ	07092	32 Kirk Street West Orange, NJ 07092
West Orange Township	139	20		12 Harrison Avenue	HARRIS, ANTHONY W & ARENDA, A	12 HARRISON AVE	West Orange, NJ	07092	12 Harrison Avenue West Orange, NJ 07092
West Orange Township	139	20		35 Kirk Street	FERRER-CASTRO, FANNY E.	35 KIRK STREET	West Orange, NJ	07092	35 Kirk Street West Orange, NJ 07092
West Orange Township	139	21		10 Harrison Avenue	BOWMAN, ALAN	10 HARRISON AVENUE	West Orange, NJ	07092	10 Harrison Avenue West Orange, NJ 07092
West Orange Township	140	4		9 Harrison Avenue	143 REALTY CORP	409 EAGLE STREET	West Orange, NJ	07092	9 Harrison Avenue West Orange, NJ 07092
West Orange Township	140	30		20 Wingfield Street	EDWARDS, WYNDELIA & MERLIN ELCO	20 WINGFIELD STREET	West Orange, NJ	07092	20 Wingfield Street West Orange, NJ 07092
West Orange Township	140	32		55 Kirk Street	ABRIL, KATHY	55 KIRK STREET	West Orange, NJ	07092	55 Kirk Street West Orange, NJ 07092
West Orange Township	140	34		53 Kirk Street	DE PEROLA, VIOLETA	53 KIRK ST	West Orange, NJ	07092	53 Kirk Street West Orange, NJ 07092
West Orange Township	140	36		53 Kirk Street	DE PEROLA, VIOLETA	53 KIRK ST	West Orange, NJ	07092	53 Kirk Street West Orange, NJ 07092
West Orange Township	140	37		49 Kirk Street	PETERS, WILLIAM M & JANICE	49 KIRK STREET	West Orange, NJ	07092	49 Kirk Street West Orange, NJ 07092
West Orange Township	140	39		47 Kirk Street	BARAKAT, HATHAM & SATINSAOUE, K	47 KIRK STREET	West Orange, NJ	07092	47 Kirk Street West Orange, NJ 07092
West Orange Township	141	1		31-35 Harrison Avenue	31-35 Harrison Avenue LLC	31-35 Harrison Avenue	West Orange, NJ	07092	31-35 Harrison Avenue West Orange, NJ 07092
West Orange Township	141	1.01		37-41 Harrison Avenue	VIRU REALTY LLC	37-41 HARRISON AVE	West Orange, NJ	07092	37-41 Harrison Avenue West Orange, NJ 07092
West Orange Township	141	1.02		71 Maple Street	HERRIN, WATY & AVILA, KATY	71 MAPLE STREET	West Orange, NJ	07092	71 Maple Street West Orange, NJ 07092

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	141	5		75 Maple Street	MORERA, Y & MORENCY, R	75 MAPLE STREET	West Orange, NJ	07092	75 Maple Street West Orange, NJ 07092
West Orange Township	141	7		77 Maple Street	PERAZA, DANIEL E. & LARA, NEXIA	77 MAPLE ST	West Orange, NJ	07092	77 Maple Street West Orange, NJ 07092
West Orange Township	141	9		81 Maple Street	OKAR, EMERKA & CHIRABA	81 MAPLE STREET	West Orange, NJ	07092	81 Maple Street West Orange, NJ 07092
West Orange Township	141	10		83 Maple Street	ACTIVEX & SYDIA	83 MAPLE STREET	West Orange, NJ	07092	83 Maple Street West Orange, NJ 07092
West Orange Township	141	11		91 Maple Street	FAGANS, SONOMO	91 MAPLE STREET	West Orange, NJ	07092	91 Maple Street West Orange, NJ 07092
West Orange Township	141	50		35 Harrison Avenue	MS, EM INVESTMENT INC	35 HARRISON AVE	West Orange, NJ	07092	35 Harrison Avenue West Orange, NJ 07092
West Orange Township	141	50.01		53 Kirk Street	HELD, ERICA	53 KIRK STREET	West Orange, NJ	07092	53 Kirk Street West Orange, NJ 07092
West Orange Township	141	50.02		48 Kirk Street	PULGARIN, GALEGO & MONSIEUR, ANGEL	48 KIRK STREET	West Orange, NJ	07092	48 Kirk Street West Orange, NJ 07092
West Orange Township	141	50.03		48 Kirk Street	LOSA, JOSE & GILBERTO	48 KIRK STREET	West Orange, NJ	07092	48 Kirk Street West Orange, NJ 07092
West Orange Township	141	50.04		50 Kirk Street	SARKIS, ATP	50 KIRK STREET	West Orange, NJ	07092	50 Kirk Street West Orange, NJ 07092
West Orange Township	141	61		58 Kirk Street	HARE, FRANCIS	58 KIRK ST	West Orange, NJ	07092	58 Kirk Street West Orange, NJ 07092
West Orange Township	141	63		54 Kirk Street	APPLICATO, ALISTIN & LAURA	54 KIRK ST	West Orange, NJ	07092	54 Kirk Street West Orange, NJ 07092
West Orange Township	142	20		45 Harrison Avenue	ACURIO, LILU	45 HARRISON AVENUE	West Orange, NJ	07092	45 Harrison Avenue West Orange, NJ 07092
West Orange Township	142	25		88 Maple Street	HENRY, HAROLD DAVIS	88 MAPLE STREET	West Orange, NJ	07092	88 Maple Street West Orange, NJ 07092
West Orange Township	142	27		90 Maple Street	CORREIA, NICKLAS & CURTIS	90 MAPLE STREET	West Orange, NJ	07092	90 Maple Street West Orange, NJ 07092

EXISTING SITE PLAN
SCALE: 1" = 10'-0"



ZONING INFO.

ZONE B-1 BUSINESS ZONE

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE
USE	RETAIL	RETAIL	RETAIL	NO
HEIGHT (max)	2 1/2 stories/ 35 ft	1 story/ 12 ft 2 in	1 story/ 12 ft 2 in +/-	NO
LOT AREA (min)	5,000 sf	1,513 sf	1,513 sf	NO
LOT AREA PER UNIT (min)	5,000 sf	1,513 sf	1,513 sf	NO
LOT WIDTH (min)	N/A	65 ft 4 in	65 ft 4 in	NO
FRONT YARD (min)	N/A	1 ft 0 in	1 ft 0 in	NO
SIDE YARD (min)	6 ft each	13 ft 0 in x 4 ft 1 in	5'-4" x 6'-3"	YES
REAR YARD (min)	30 ft	16 ft 4 in x 80 ft 4 in	30'-10"	NO
BUILDING COVERAGE (max)	60%	30.8%	51.1%	NO
LOT COVERAGE (max)	75%	55.5%	68.1%	NO
DRIVEWAY WIDTH (min)	14 ft	13 ft 8 in	13 ft 8 in	EX. INC.
PARKING SPACES	18	1 SPACES	1 SPACES	YES

* EXISTING CONDITION WITH VARIANCE

NOTES:

* REQ'D PARKING BASED ON USE:

RETAIL = 1 space / 250 sq ft

EXISTING BLD. SQ. FT. = 2,312 / 250 = 9.2 SPACES

PROPOSED BLD. 4,338 / 250 = 17.4 SPACES

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



NOTE:

SURVEY INFORMATION TAKEN FROM PROPERTY SURVEY PREPARED BY GEORGE J. ANDERSON, LLC. P.O. BOX 1848, LITTLE FALLS, NJ 07424 SURVEY DATED: 3/21/2023

OWNER
3135 W.O. LLC.
Luis Crespo
31 Harrison Avenue
West Orange, NJ 07092

ATTORNEY
JOHN R. DUISINBERRE, ESQ.
155 Passaic Avenue Suite 320
Fairfield, NJ 07004

ARCHITECT
DASSA HAINES ARCHITECTURAL GROUP, LLC
14 EAST PASSAIC AVENUE
NUTLEY, NJ 07110

ENGINEER
ANTHONY MARUCCI, P.E., L.S., P.P.
MARUCCI ENGINEERING ASSOCIATES, LLC
POST OFFICE BOX 509
CEDAR KNOLLS, NJ 07927

APPROVALS

WEST ORANGE PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

Dassa • Haines
Architectural Group, LLC
Architecture • Planning
Construction Management

Joseph L. Haines, AIA, PP
NJ Lic. # A112995

74 E. Passaic Ave.
Nutley, N.J. 07110
tel: 973.233.9355
fax: 973.233.9358

**Site Plan &
Zoning Info**

DATE: 04/01/2024	Z-1
SCALE: AS SHOWN	
JOB # 22-140	
BIN:	
DRAWN BY: js/vs	CHECKED BY: jlh
1	OF 3

10/16/2024	REVISED PER ZONING COMMENTS
6/3/2024	ISSUED FOR REVIEW
5/1/2024	ISSUED FOR REVIEW
4/24/2024	ISSUED FOR REVIEW
4/10/2024	ISSUED FOR REVIEW

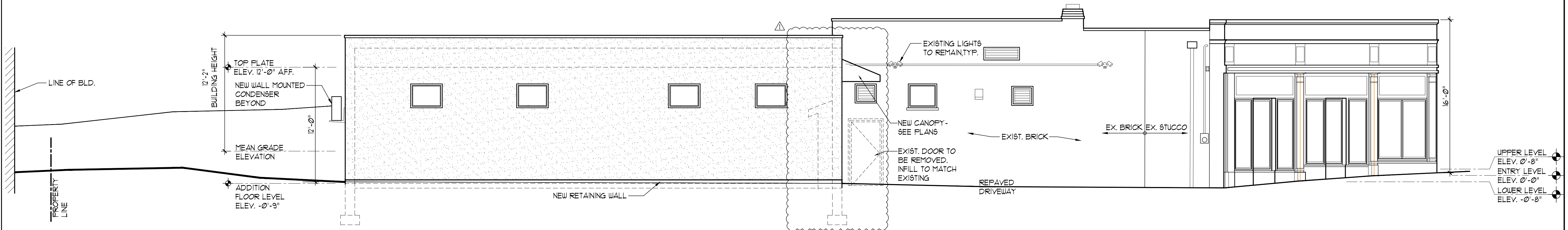
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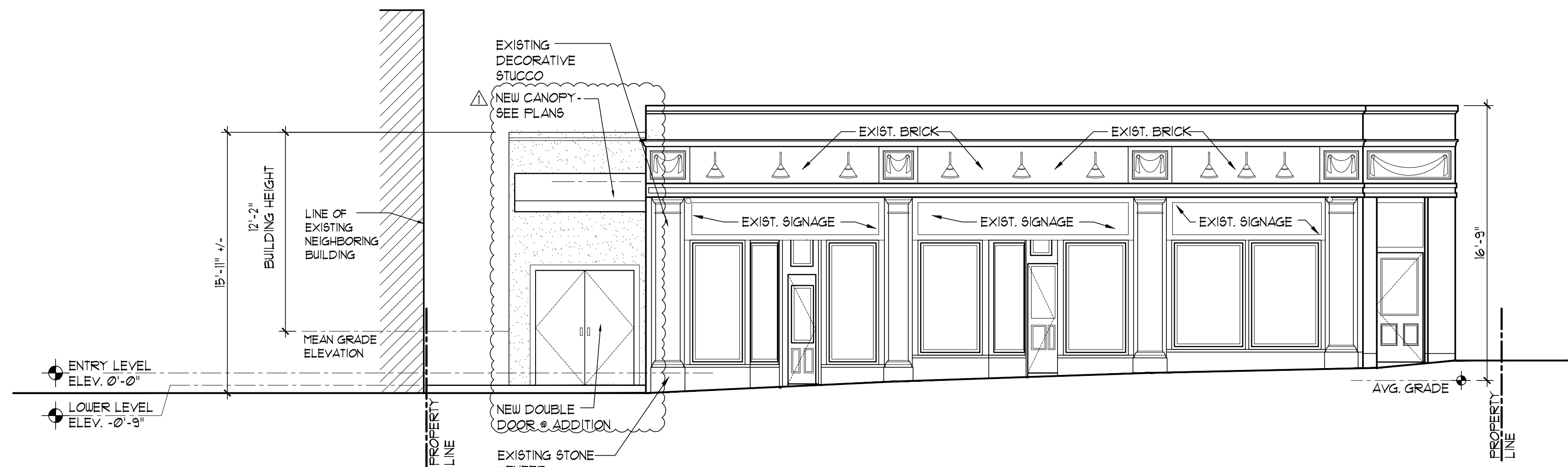
OF 3



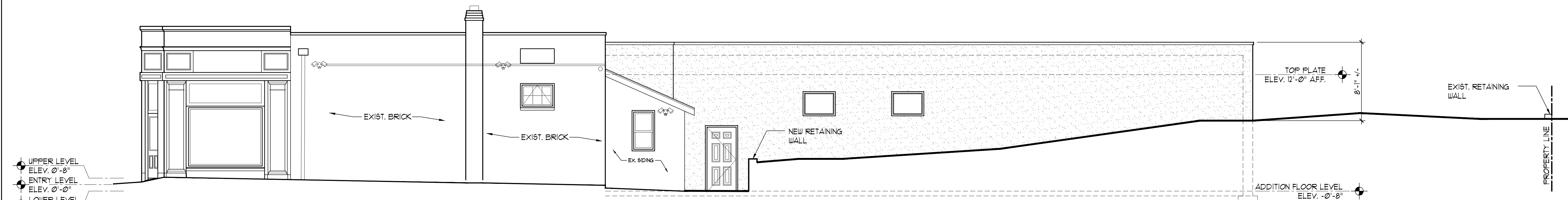
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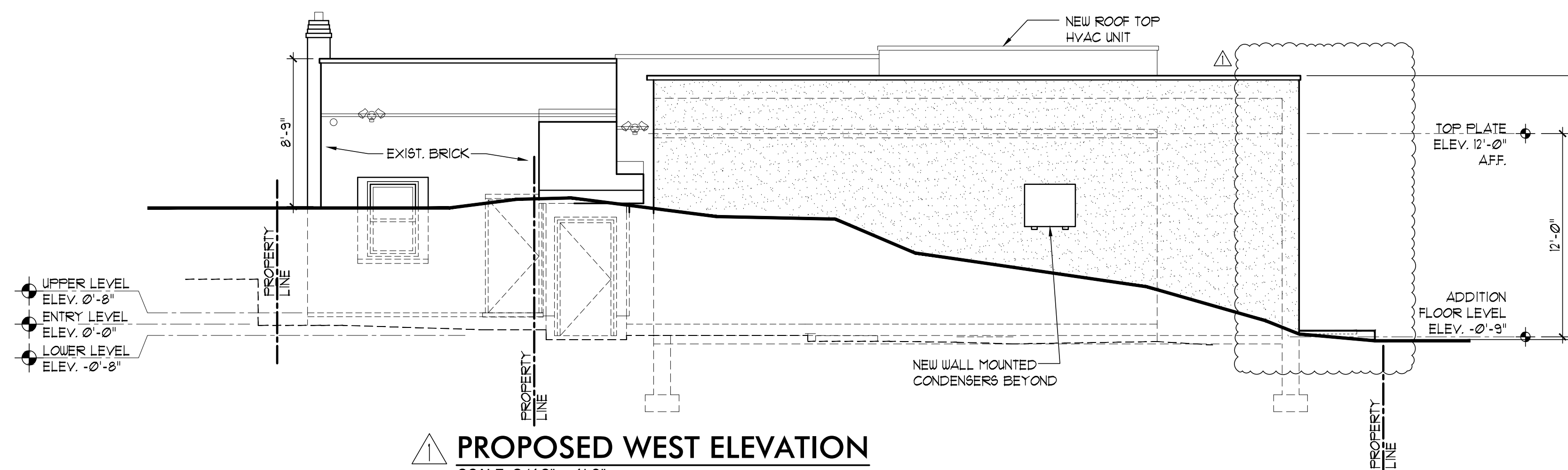
PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

07/16/2024	REVISED PER ZONING COMMENTS
07/22/2024	ISSUED FOR REVIEW
12/17/2024	ISSUED FOR REVIEW
4/24/2024	ISSUED FOR REVIEW
4/17/2024	ISSUED FOR REVIEW

Dassa • Haines
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**Proposed
Elevations**

DATE: 04/01/2024	Z-3
SCALE: AS SHOWN	
JOB # 22-140	
BIN:	
DRAWN BY: js/vs	CHECKED BY: jlh
3	OF 3