

PRELIMINARY & FINAL SITE PLAN
FOR
87-89 ASHLAND AVENUE
TAX LOTS 44 & 45 - BLOCK 61
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

LIST OF PROPERTY OWNERS WITHIN 200 FT:

THE TOWNSHIP OF WEST ORANGE Office of the Assessor 66 Main Street West Orange, New Jersey 07052 Telephone: (973) 325-4868 Facsimile: (973) 325-4869									
Highlighted feature(s)									
Subject Property(ies)	Town	Block	Lot	Qualities	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	61	44			87 ASHLAND AVENUE	ENCHI FRANK S. JR.	15 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	61	45			89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, NJ	07052

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(ies)									
Adjoining Property(ies)	Town	Block	Lot	Qualities	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	61	5			85-87 MAIN STREET	ALME INVESTMENT LLC	28 BLOOMFIELD AVE. ST. 301	PINE BROOK, NJ	07068
West Orange Township	61	13			89 MAIN STREET	BAHURAN FAMILY LLC	3 SHERWOOD COURT	LIVINGSTON, NJ	07039
West Orange Township	61	14			91 MAIN STREET	BAHURAN FAMILY LLC	3 SHERWOOD COURT	LIVINGSTON, NJ	07039
West Orange Township	61	15			95 MAIN STREET	BAHURAN FAMILY LIMITED PARTNERSHIP	3 SHERWOOD COURT	LIVINGSTON, NJ	07039
West Orange Township	61	18			97 MAIN STREET	RECHER, LOR MARY	97 MAIN ST.	WEST ORANGE, NJ	07052
West Orange Township	61	19			101 MAIN STREET	EUSEY, DERRICK	71 SOUTH ORANGE AVE. #101	SOUTH ORANGE, NEW JERSEY	07079
West Orange Township	61	21			105 MAIN STREET	105 MAIN ST. EQUITIES, LLC	2-E BUCKINGHAM ROAD	WEST ORANGE, NJ	07052
West Orange Township	61	21.05			107 MAIN STREET	PADOVANO, MARGARET E	107 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	61	27			MAIN STREET & PARK AVENUE	ORANGE	66 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	61	39			77 ASHLAND AVENUE	77 ASHLAND HOLDINGS, LLC	1113 NEW YORK AVENUE	UNION CITY, NJ	07087
West Orange Township	61	40			79 ASHLAND AVENUE	VANKOJIC, KOSTAS	634 WILSONPORT AVENUE	ROSELAND, N.J.	07068
West Orange Township	61	41			81 ASHLAND AVENUE	POLITE, KRISTINA M	81 ASHLAND AVENUE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualities	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	61	42		83 ASHLAND AVENUE	SPAL, LLC	4 HEATHER DRIVE	LIVINGSTON, NJ	07039
West Orange Township	61	43		85 ASHLAND AVENUE	380 NORTH LLC	702 PROSPECT AVE.	WEST ORANGE, NJ	07052
West Orange Township	61	44		87 ASHLAND AVENUE	ENCHI FRANK S. JR.	15 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	61	45		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, NJ	07052
West Orange Township	61	46		90 ASHLAND AVENUE	PSERCHIA, GIUSEPPE & PASQUALE	211 EAST MCCLELLAN AVENUE	LIVINGSTON, N. J.	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 & GRACE	120 MCKINLEY AVENUE	EAST HANOVER, NJ	07936
West Orange Township	61	52		105 ASHLAND AVENUE	20 VICKSBURG TERRACE	20 VICKSBURG 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	NEGRINI, LEONARD & KARA	107 ASHLAND AVE	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	15		98 ASHLAND AVENUE	ENCHI FRANK III & CAMILLE	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	62	16		96 ASHLAND AVENUE	DE SANTIS, CARMEN BRICK	96 ASHLAND AVE	WEST ORANGE, NJ	07052
West Orange Township	62	17		90-92 ASHLAND AVENUE	ENCHI FRANK	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	62	19		88 ASHLAND AVENUE	MASINI, PASQUALE	120 MCKINLEY AVENUE	EAST HANOVER, NJ	07936
West Orange Township	62	20		86 ASHLAND AVENUE	ASHLAND PROPERTIES LLC	5 JENNIE COURT	CEDAR GROVE, NJ	07009
West Orange Township	62	21		84 ASHLAND AVENUE	ENCHI FRANK	84 ASHLAND AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	62	22.01		78-82 ASHLAND AVENUE	ENCHI FRANK	69 ASHLAND AVENUE	WEST ORANGE, NJ	07052
West Orange Township	62	27		36 PARK AVENUE	MASINI, PASQUALE & JOSEPH A.	120 MCKINLEY AVENUE	EAST HANOVER, NJ	07936
West Orange Township	62	28		34 PARK AVENUE	MASINI, PASQUALE & GRACE	120 MCKINLEY AVENUE	EAST HANOVER, NJ	07936
West Orange Township	62	29		32 PARK AVENUE	MASINI, PASQUALE & GRACE	120 MCKINLEY AVENUE	EAST HANOVER, NJ	07936

RESOLUTION OF APPROVAL
CONDITION NOTES:

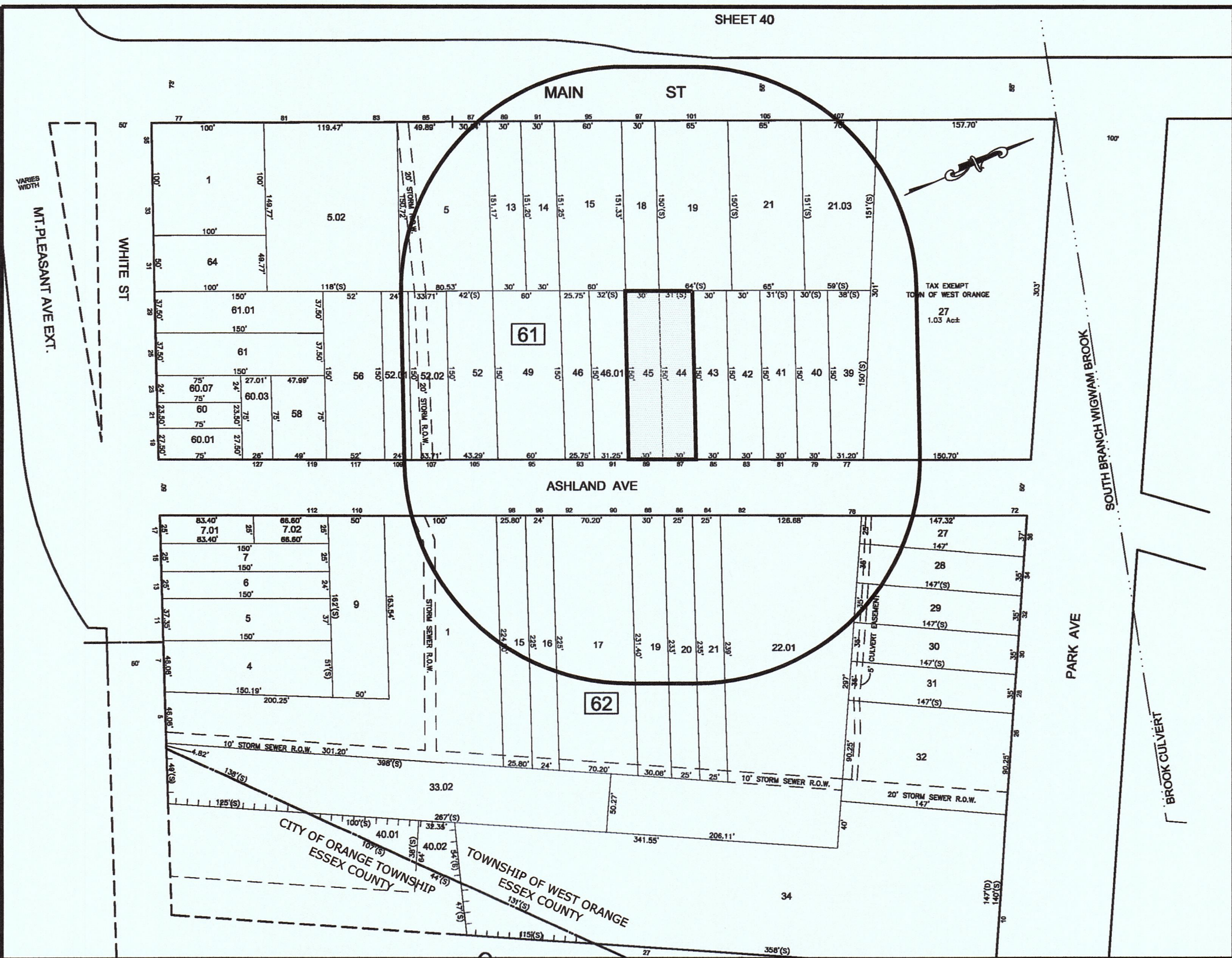
- NATURAL GAS SHALL BE USED IN THE NEW APARTMENTS FOR STOVE AND FURNACE ONLY.
- THE TWO (2) LOTS WILL BE CONSOLIDATED IN A DEED TO BE APPROVED BY THE ZONING BOARD COUNSEL.
- ALL CONDITIONS HEREBY LISTED APPEAR ON THE PLAN COVER SHEET OF THE FINAL PLANS AND ARE MADE AN INTEGRAL PART OF THE APPROVAL.

NOTES:

- THERE ARE NO KNOWN EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS FOR THE SUBJECT PROPERTY.
- LIST OF REQUIRED REGULATORY AGENCY APPROVALS.
 - WEST ORANGE ZONING BOARD APPROVAL FOR SITE PLAN.
 - HUDSON-ESSEX-PASSAIC (H.E.P.) 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 APARTMENTS 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	RESOLUTION OF APPROVAL
3	SURVEY & EXISTING CONDITIONS
4	SITE LAYOUT & DIMENSIONAL CONTROL PLAN
5	GRADING, DRAINAGE, & UTILITY PLAN
6	SOIL EROSION & SEDIMENT CONTROL PLAN
7	LIGHTING & LANDSCAPING PLAN
8	VEHICULAR TURNING TEMPLATE & CONSTRUCTION DETAILS PLAN



SITE LOCATION MAP

SCALE: 1" = 100'

GENERAL NOTES:

- THE PROPERTY IS KNOWN AND DESIGNATED AS TAX LOTS 44 & 45 WITHIN BLOCK 61, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET NO. 41 AND CONTAINING APPROXIMATELY 0.212 ACRES (9,220.7 SF). THE SUBJECT PROPERTY IS SITUATED WITHIN THE I, INDUSTRIAL ZONE DISTRICT.
- THE PROPOSED APPLICATION IS AN EXPANSION TO AN EXISTING 6-UNIT MULTI-FAMILY BUILDING. 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, PEDESTRIAN ACCESS, ADA ACCESSIBILITY, LIGHTING, LANDSCAPING, 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, BUILDING PERMITS, TREE REMOVAL PERMITS, UTILITY PERMITS, ETC. 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:

FRANK S. ENCH JR. &
89 ASHLAND AVENUE, LLC
WEST ORANGE, NEW JERSEY 07052

ZONING COMPLIANCE:

ZONE DATA

ZONE: I, INDUSTRY ZONE DISTRICT

PERMITTED USES:	OFFICE, WAREHOUSE, WHOLESALE BUSINESS, AUTO SERVICE & REPAIR, MACHINE SHOP
EXISTING USE:	SIX (6) UNIT RESIDENTIAL APARTMENTS
PROPOSED USE:	EIGHT (8) UNIT RESIDENTIAL APARTMENTS (ADDITION TO EXISTING BUILDING) CLASS (D-2) USE VARIANCE REQUIRED FOR EXPANSION OF NON-CONFORMING USE

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	9,220.7 SF	NO CHANGE
MIN. LOT WIDTH	NO MINIMUM (N/A)	60.0 FT	NO CHANGE
MIN. FRONT YARD	NO MINIMUM (N/A)	9.9 FT	9.9 FT
MIN. REAR YARD	30 FT	90.2 FT	73.3 FT
MIN. SIDE YARD	NO MINIMUM (N/A)	0 FT	0-FT
MAX. BLDG. COVERAGE	6-FT WHEN PROVIDED 10-FT ADJACENT TO RESIDENCE	14.8% (1,361.3 SF)	33.8% (3,118.2 SF)
MAX. IMPROVEMENT COVERAGE	60.0% (5,532.4 SF)	73.0% (6,730.0 SF)	90.8% (8,376.2 SF)(PV)
MAX. HEIGHT	75.0% (6,915.5 SF)	<65 FT	<65 FT
(EV)	EXISTING VARIANCE		
(PV)	PROPOSED VARIANCE		

PARKING REQUIREMENT:

GARDEN APARTMENT	
1.8 SPACE PER 1-BEDROOM UNIT	
6 (SIX) UNITS X 1.8	= 10.8 SPACE
2.1 SPACE PER 3-BEDROOM UNIT	
2 (TWO) UNITS X 2.1	= 4.2 SPACES
	15 TOTAL PARKING SPACES

PARKING EXISTING:

= 6 TOTAL PARKING SPACES (UNSTRIPED)

PARKING PROVIDED:

8 STANDARD PARKING SPACES	
1 VAN HANDICAP ACCESSIBLE SPACE	= 9 TOTAL PARKING SPACES

DRIVEWAY WIDTH:

REQUIRED:	24-FT (2-WAY TRAFFIC)
EXISTING:	16-FT (2-WAY TRAFFIC)
PROPOSED:	20-FT (2-WAY TRAFFIC)

IMPERVIOUS LOT COVERAGE BREAKDOWN TABLE

	EXISTING	PROPOSED
PRINCIPAL BUILDING COVERAGE	1,361.3 SF	3,118.2 SF
DRIVEWAY/PARKING AREAS	4,720.0 SF	4,013.9 SF
WALKWAYS/SOOPS/PATIO	648.7 SF	1,244.1 SF
TOTAL IMPERVIOUS COVERAGE	6,730.0 SF	8,376.2 SF (+ 1,646.2 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
87-89 ASHLAND AVENUE
TAX MAP BLOCK 61 - LOTS 44 & 45

TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

ANTHONY MARUCCI		PROJECT NO. 20-02		DATE 08/15/2022	
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. NO. 25573		DRAWN BY RM		DESIGNED BY RM	
PROFESSIONAL PLANNER, N.J. LIC. NO. 2124		SCALE N.T.S.		CHECKED BY AM	
		SHEET NO. 1		of 8	

ZONING BOARD APPROVAL

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

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE 9/11/23
ENGINEER _____ DATE _____