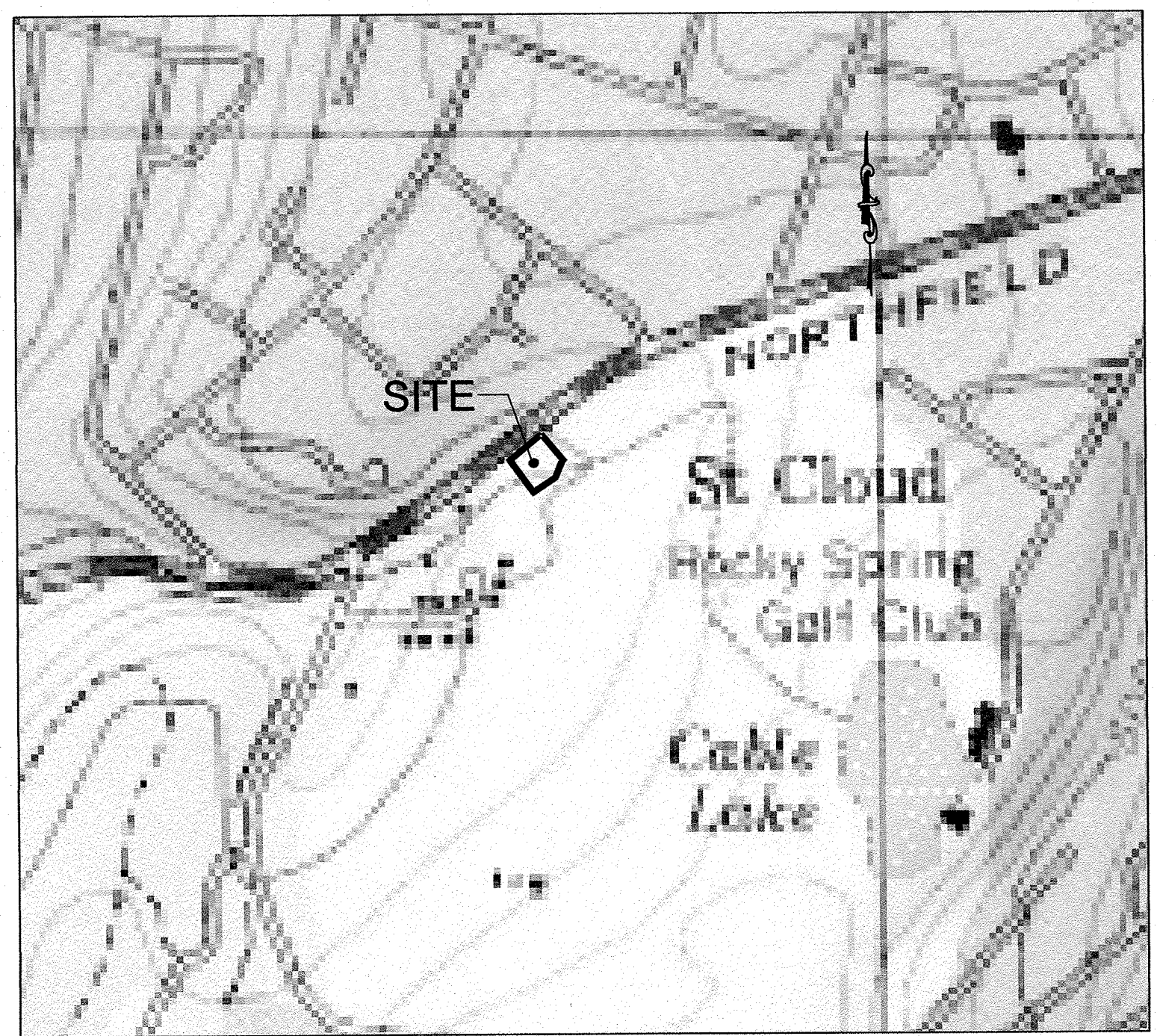
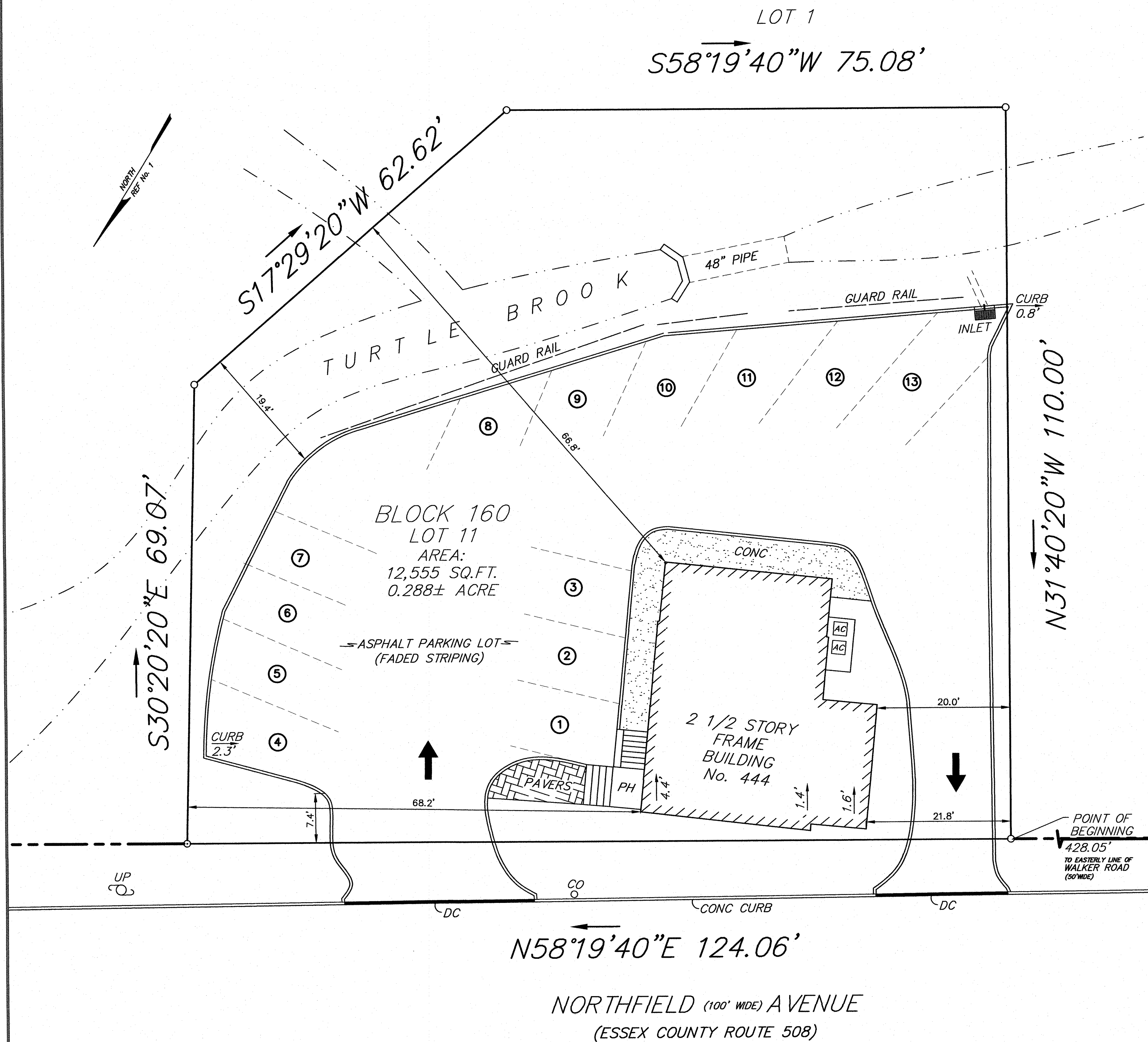
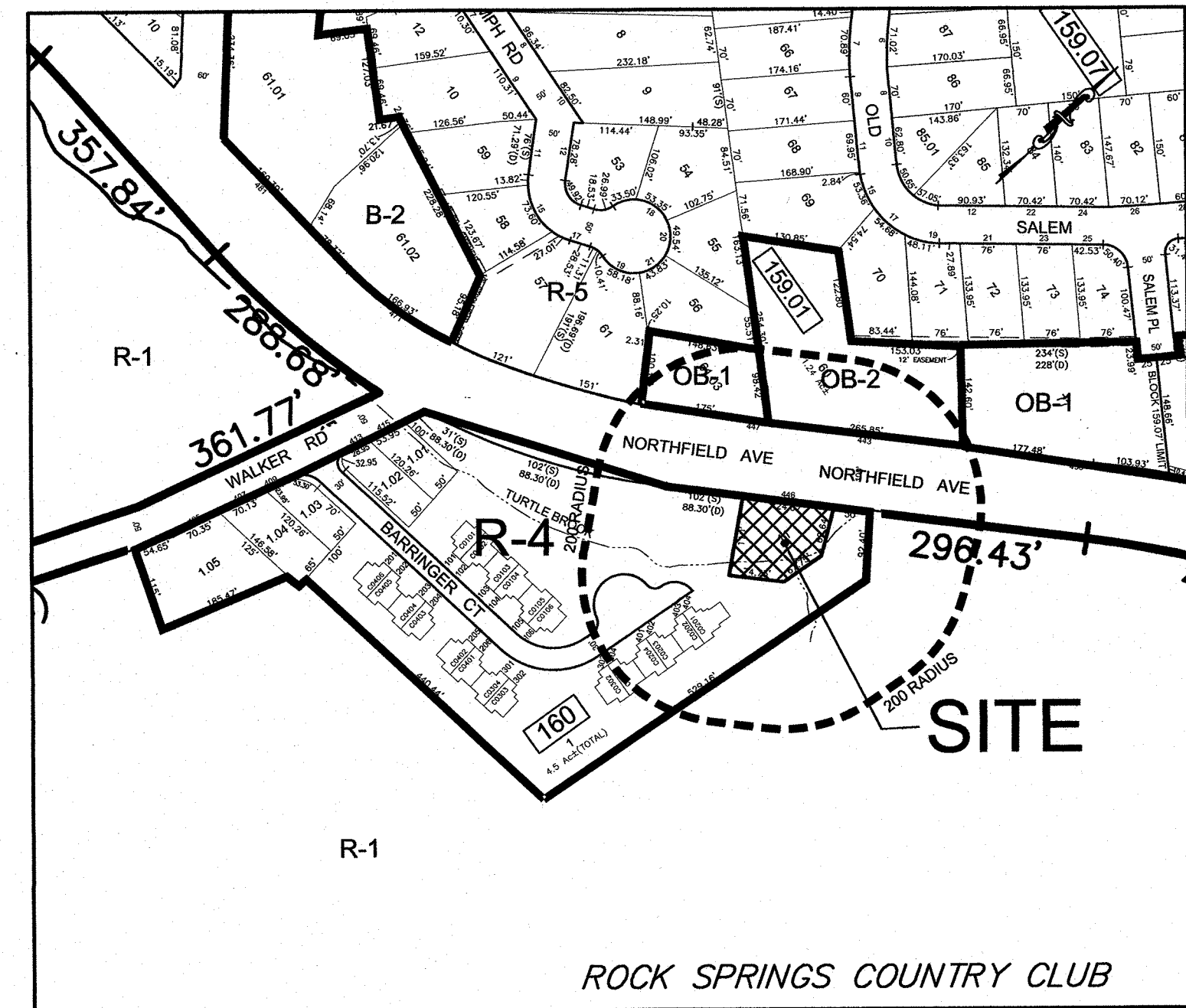




KEY MAP
MAP REF. TOPOGRAPHIC MAP WEST ORANGE - TOPOZONE
SCALE : 1:400

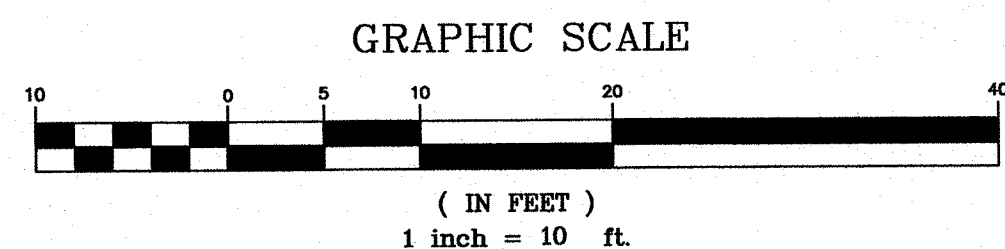


LOCATION MAP
MAP REF. PORTIONS OF THE TOWNSHIP OF WEST ORANGE TAX MAP - SHEETS 96.01, 96, & 94
- DATE JUNE 2011 SHOWING CONDITIONS AS OF AUGUST 2011
ZONING INFORMATION FROM TOWNSHIP OF WEST ORANGE ZONING MAP DATED NOVEMBER 2008
SCALE : 1:200

SITE DATA CHART				
OWNER: JOY OF CHURCH				
APPLICANT: 446 NORTHFIELD AVENUE WEST ORANGE, NJ 07092				
PROPERTY: LOT 11 BLOCK 160 AREA = 12,555 SQ.FT. / 0.288 ACRES				
ZONE: R-4 § 25-3.1 R-4: ONE-FAMILY DWELLINGS ON 15,000 SQUARE FOOT LOTS (ZONING INFORMATION FROM TOWNSHIP OF WEST ORANGE ZONING ORDINANCE)				
EXISTING USE: COMMERCIAL		PROPOSED PRINCIPAL USE: HOUSE OF WORSHIP		
BULK REQUIREMENTS (PART B: BULK STANDARDS SUBSECTION 25-7.1 AND CONDITIONAL USES ORD. NO. 2357 §25-24.2)				
DESCRIPTION	REQUIRED (R-4)	EXISTING	PROPOSED	COMPLIANCE
CONDITIONAL USE STANDARDS (HOUSE OF WORSHIP)				
MIN SETBACK PRIMARY STRUCTURE FROM ALL PROPERTY LINES	125 FT	NA	14' FRONT	VARIANCE REQUIRED
		NA	20' RIGHT SIDE	VARIANCE REQUIRED
		NA	68.2' LEFT SIDE	VARIANCE REQUIRED
		NA	66.8' REAR	VARIANCE REQUIRED
MIN SETBACK PARKING FROM ALL PROPERTY LINES	75 FT	NA	7.12' FRONT	VARIANCE REQUIRED
		NA	-0.8' RIGHT	VARIANCE REQUIRED
		NA	2.3' LEFT	VARIANCE REQUIRED
		NA	19.4' REAR	VARIANCE REQUIRED
BUFFER STRIP	50 FT	NA	-0.8' RIGHT	VARIANCE REQUIRED
		NA	2.3' LEFT	VARIANCE REQUIRED
		NA	19.4' REAR	VARIANCE REQUIRED
		NA	10.4' REAR	VARIANCE REQUIRED
INGRESS AND EGRESS LOCATION	75' FROM STREET INTERSECTION	NA	326' SW/THWEST DIRECTION TO WALKER ROAD	YES
		NA	APPROX. 301' NORTHEAST DIRECTION TO ROCK SPRING RD.	YES
PARKING LOCATION	ON SAME LOT AS MAIN STRUCTURE	NA	ON SAME LOT AS MAIN STRUCTURE	YES
BULK STANDARDS (R-4 ZONE)				
MAXIMUM HEIGHT	2 1/2 STY / 35'	2 1/2 STY / APPROX 27'	NO CHANGE	YES
MINIMUM LOT AREA (SQ. FT.)	15,000 SF	12,555 SF	NO CHANGE	EXISTING NON-COMFORMING
MIN LOT WIDTH (FT)	100 FT	133.36 FT	NO CHANGE	YES
MIN. FRONT YARD (FT)	30 FT	1.4'	NO CHANGE	EXISTING NON-COMFORMING
MIN SIDE YARD (FT)	15 x 10	20' x 66.2'	NO CHANGE	YES
MIN REAR YARD (FT)	35 FT	66.8 FT	NO CHANGE	YES
MAXIMUM BUILDING COVERAGE	30%	8.97%	NO CHANGE	YES
MAXIMUM LOT COVERAGE	40%	60.25%	NO CHANGE	EXISTING NON-COMFORMING
PARKING SPACES	* EXISTING USE = 12 SPACES * PROPOSED USE = 33 SPACES	13 SPACES	13 SPACES	VARIANCE REQUIRED

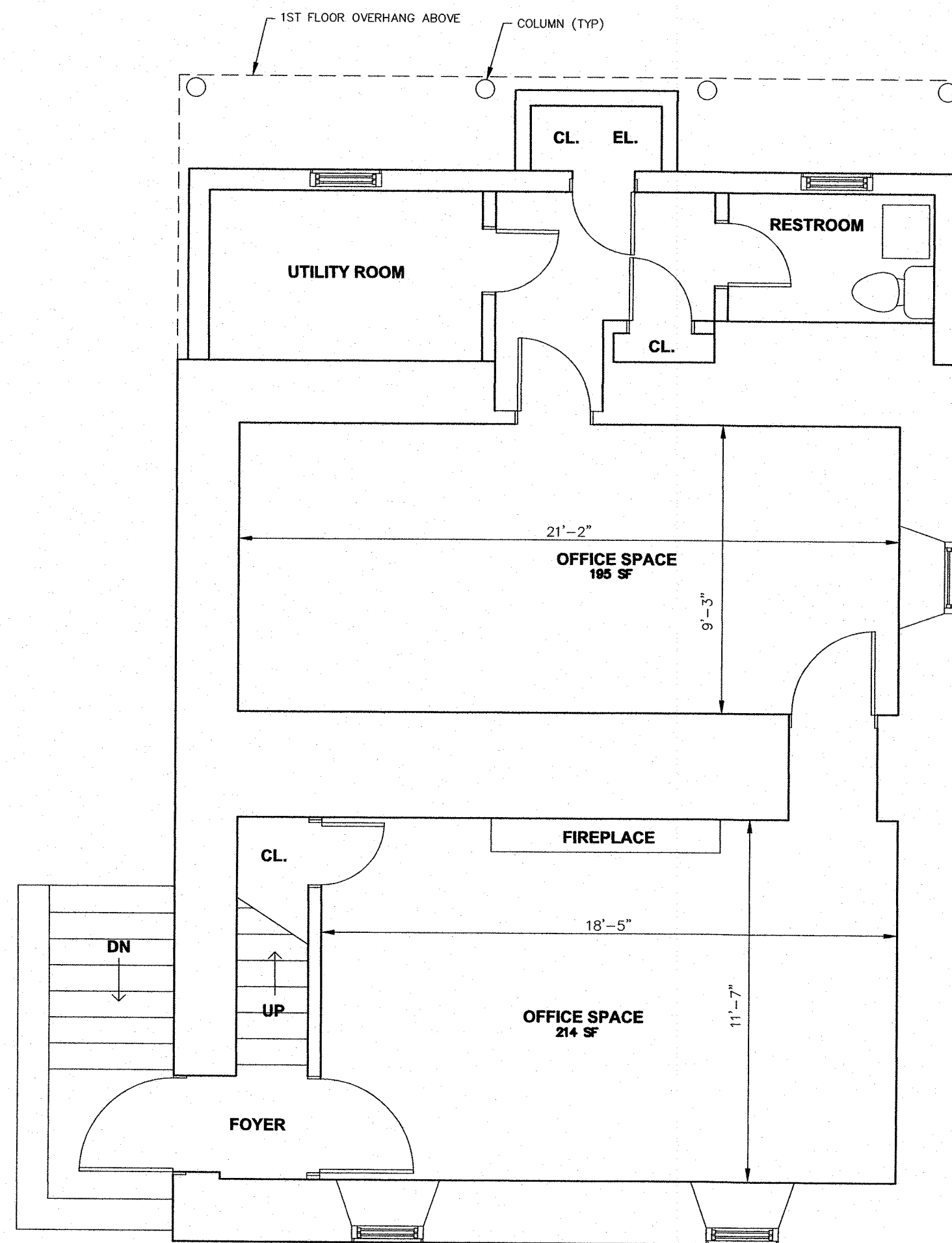
PARKING CALCULATIONS: PER §25-12.1
EXISTING USE:
OFFICE SPACE: 1 PER 250 SQUARE FEET OF GROSS FLOOR AREA
TOTAL GROSS FLOOR SPACE = 2,883 SF
2,883 SF / 250 SF = 11.57 (= 12 SPACES)
PROPOSED USE:
PLACES OF WORSHIP: 1 FOR EACH 45 SF FLOOR AREA AVAILABLE TO PATRONS
TOTAL AVAILABLE FLOOR AREA = 1,280 SF
1,280 SF / 45 SF = 28 SPACES
OFFICE SPACE: 1 PER 250 SQUARE FEET OF GROSS FLOOR AREA
TOTAL OFFICE SPACE GROSS FLOOR SPACE = 1,022 SF
1,022 SF / 250 SF = 4.09 (= 5 SPACES)
TOTAL PROPOSED PARKING REQUIREMENT:
28 WORSHIP SPACE + 5 OFFICE SPACE = 33 REQUIRED SPACES

- REFERENCES:
1. OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST ORANGE
 2. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY" PREPARED BY BUTLER SURVEYING & MAPPING, INC. DATED 3/3/2020

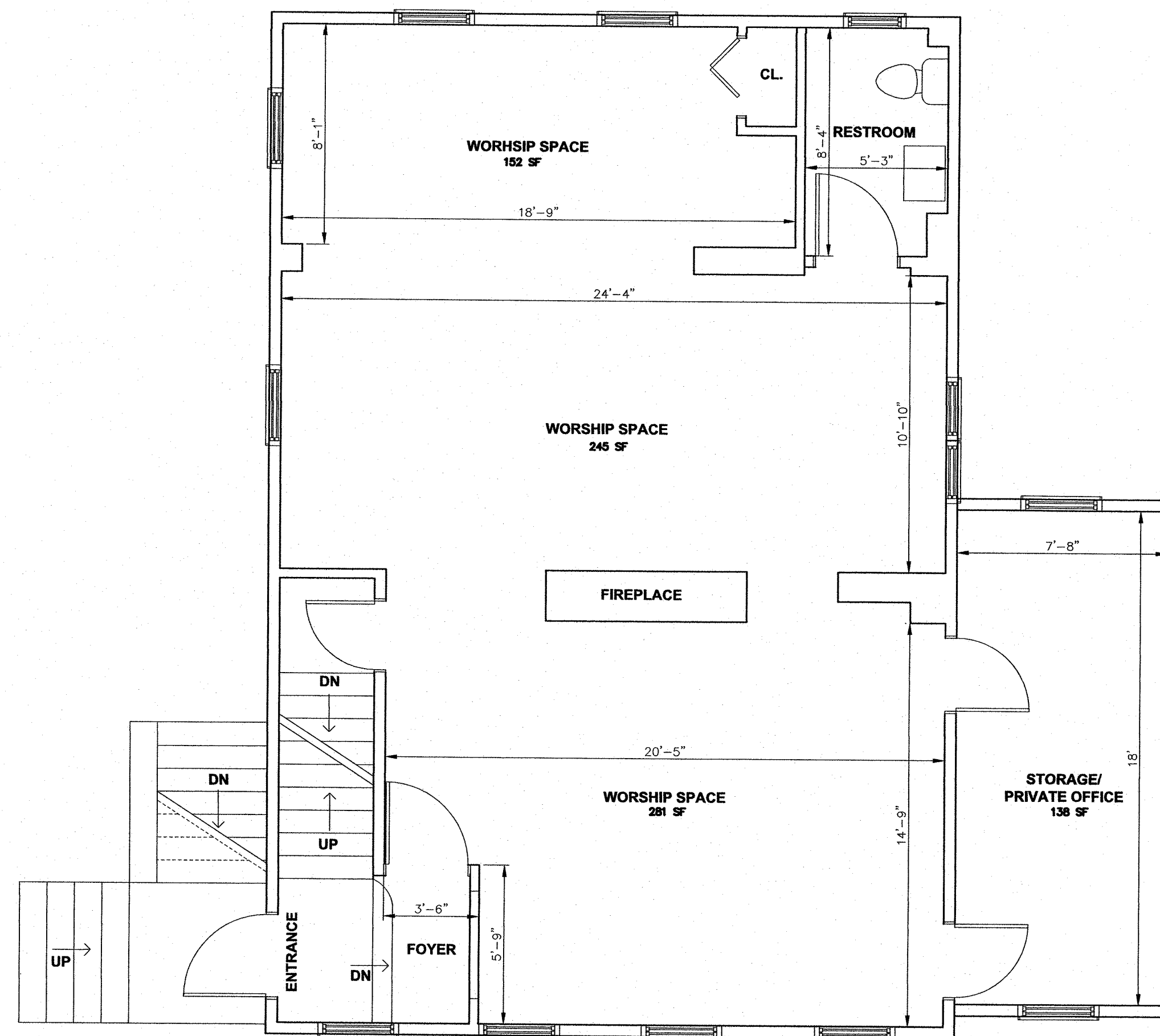


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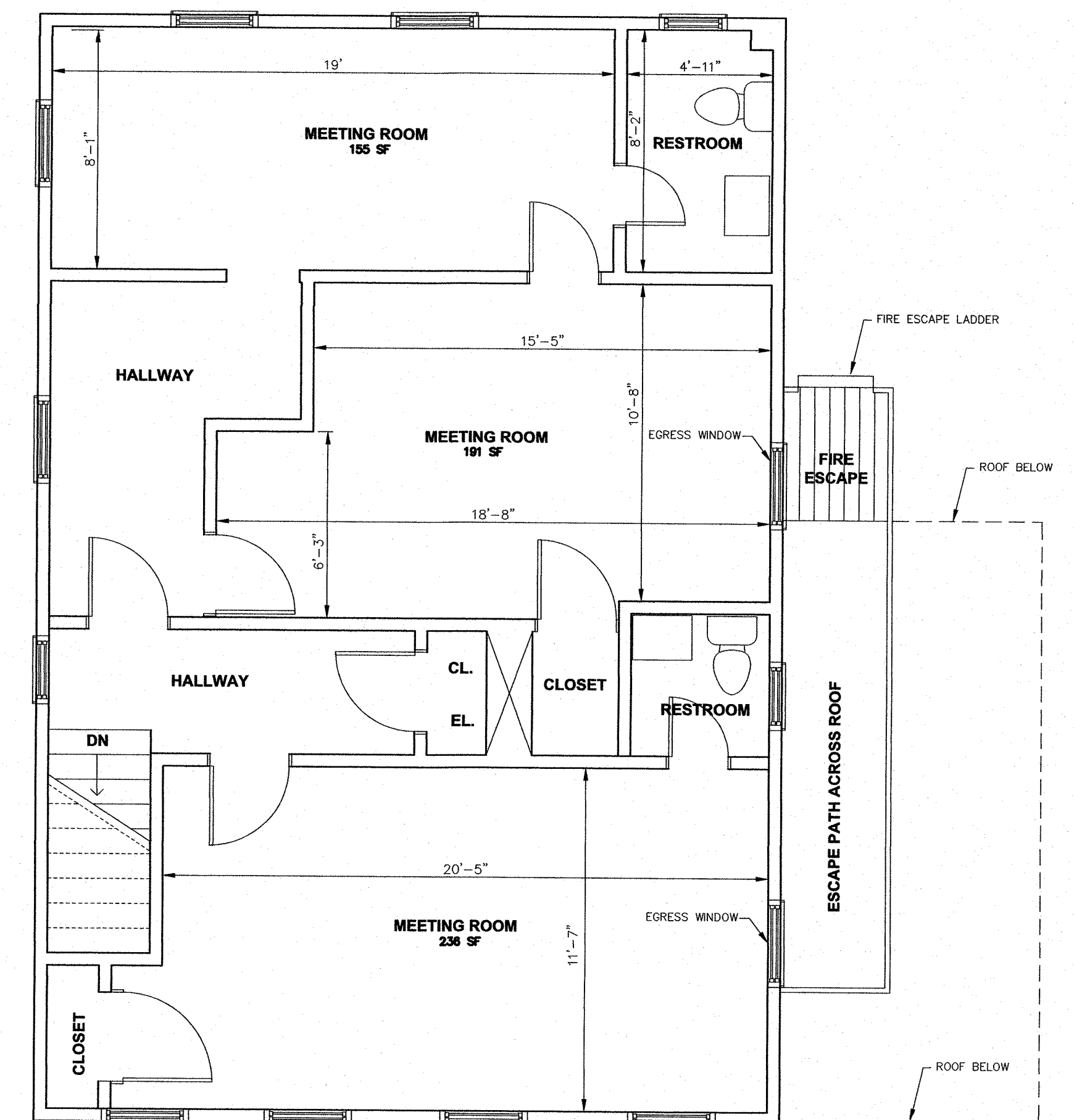
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR JOY OF CHURCH 446 NORTHFIELD AVENUE LOT 11 BLOCK 160 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
SITE PLAN OF EXISTING CONDITIONS			
PETRY ENGINEERING, LLC DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24043815000 100 PASSAGE AVENUE • HANOVER • NEW JERSEY • 07930 TEL: (973) 227-7024 FAX: (973) 227-7074			Designer: JMP Draftsman: MSS Checked By: JMP Project No.: 20 - 0095 Scale: 1" = 10' Sheet: SP-1
J. MICHAEL PETRY-PE,PP,RA NJ PROFESSIONAL ENGINEER LIC. NO. 36662 DATED: 06-16-2020			



C
A-1 EXISTING BASEMENT
SCALE: 1/4"=1'-0"



A
A-1 EXISTING FIRST FLOOR
SCALE: 1/4"=1'-0"

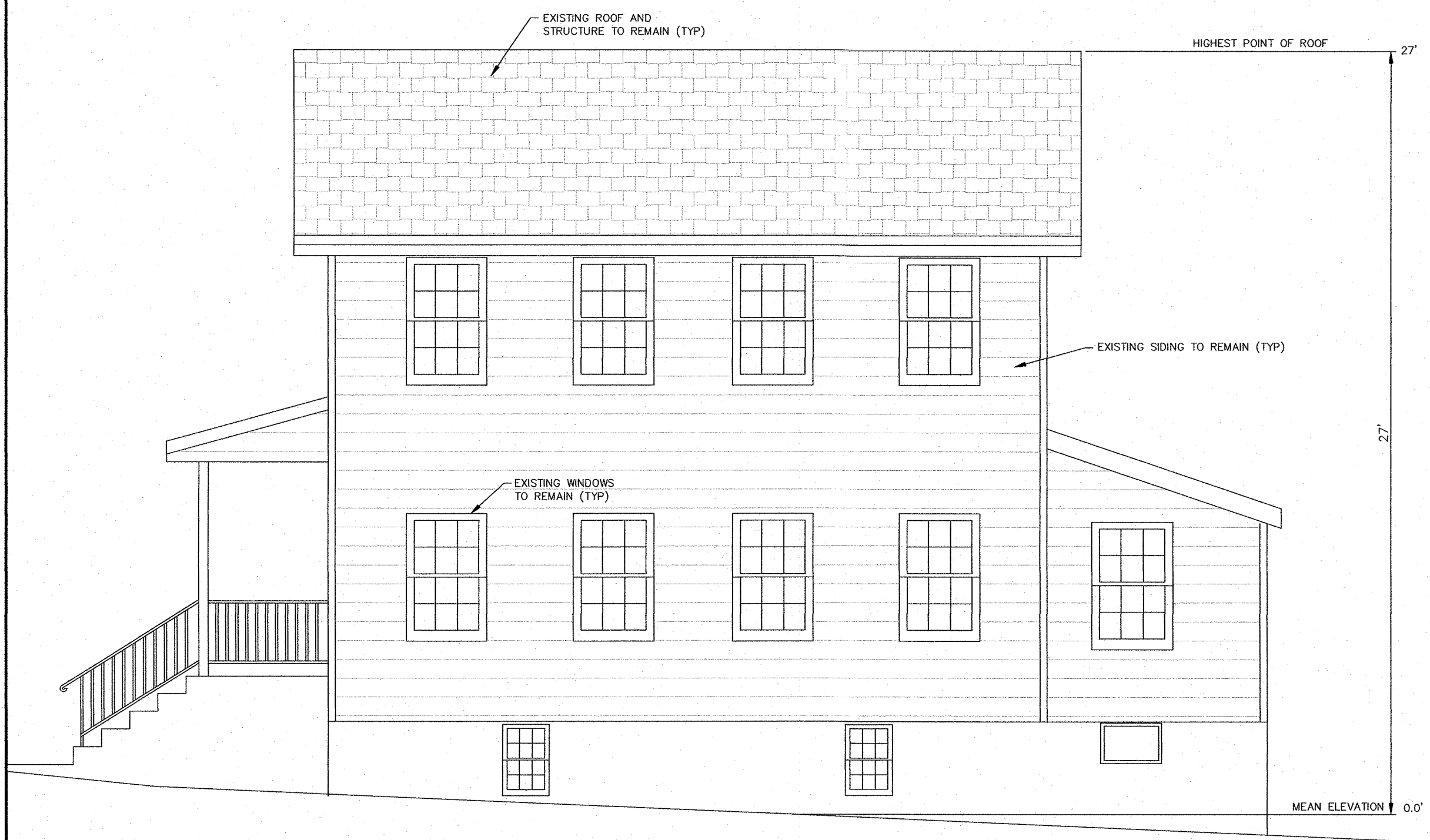


B
A-1 EXISTING SECOND FLOOR
SCALE: 1/4"=1'-0"

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REVISION	DESCRIPTION	DATE	BY
CONVERSION OF OFFICE TO HOUSE OF WORSHIP 446 NORTHFIELD AVENUE LOT 11 BLOCK 100 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
EXISTING FLOOR PLANS			
J. MICHAEL PETRY - ARCHITECT			Designer: JMP
155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004			Draftsman: MGS
TEL. (973) 327-8700 FAX (973) 327-7074			Checked By: JMP
Project No.: 20-0395			Scale: 1/4" = 1'-0"
 J. MICHAEL PETRY-AIA NJ REGISTERED ARCHITECT LIC. NO. 13144			Sheet: A-1

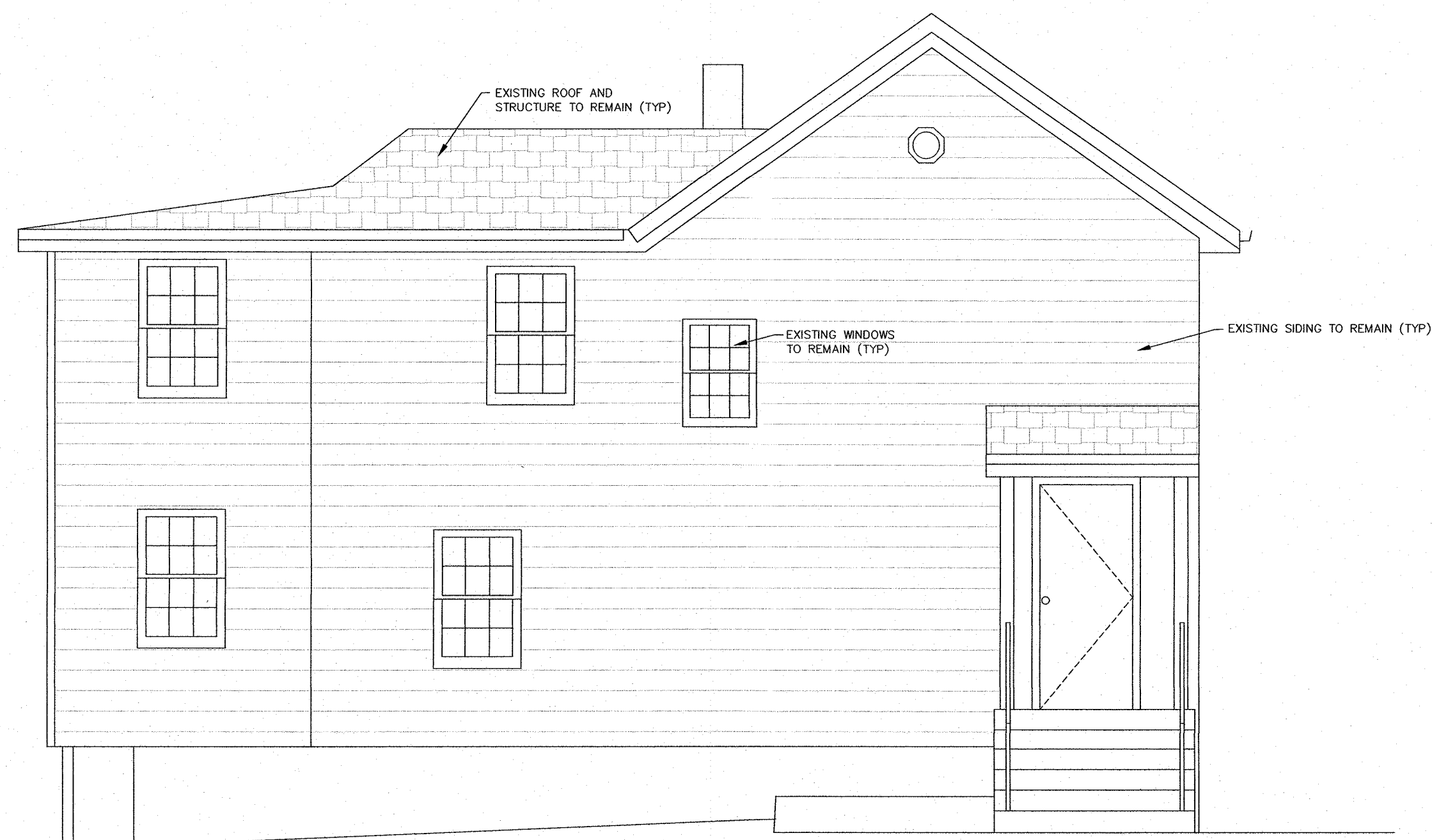
DATE: 06-16-2020



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



B RIGHT SIDE ELEVATION
A-2 SCALE: 1/4"=1'-0"



C LEFT SIDE ELEVATION
A-2 SCALE: 1/4"=1'-0"



D REAR ELEVATION
A-2 SCALE: 1/4"=1'-0"

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REVISION	DESCRIPTION	DATE	BY
CONVERSION OF OFFICE TO HOUSE OF WORSHIP 446 NORTHFIELD AVENUE LOT 11, BLOCK 160 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
EXISTING AND PROPOSED ELEVATIONS			
J. MICHAEL PETRY - ARCHITECT 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL (973) 227-8700 FAX (973) 227-7074			Designer: JMP Draftsman: MDS Checked By: JMP Project No.: 20-0095
J. MICHAEL PETRY-AIA NJ REGISTERED ARCHITECT LIC. No. 13144			Scale: 1/4" = 1'-0" Sheet: A-2