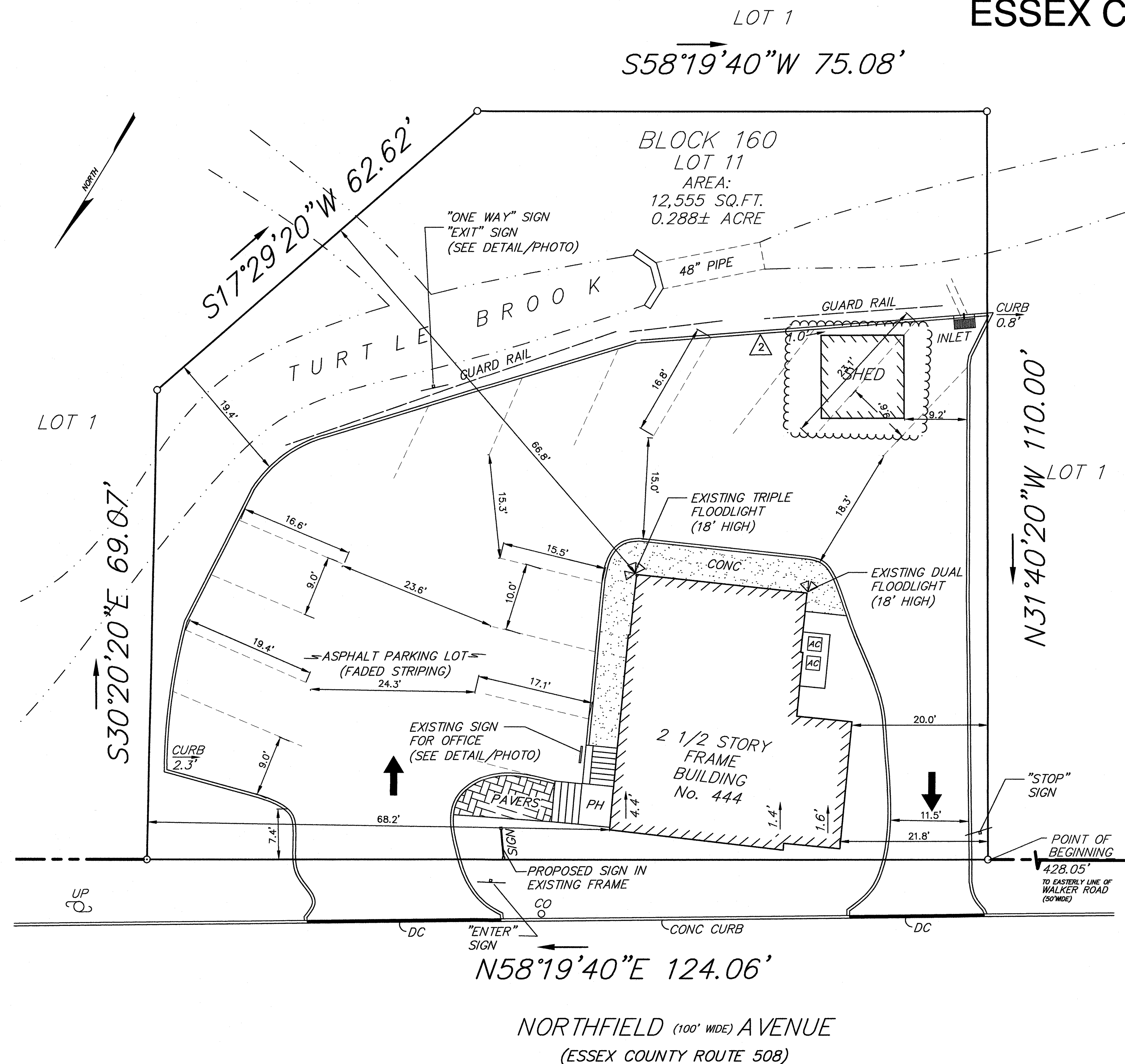


PRELIMINARY AND FINAL SITE PLAN

PREPARED FOR
JOY OF CHURCH
446 NORTHFIELD AVENUE
LOT 11 BLOCK 160
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY NEW JERSEY

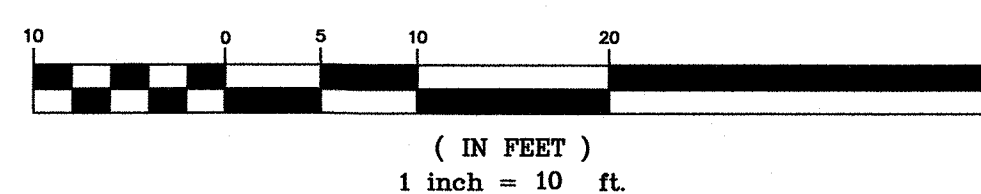


EXISTING SITE PLAN
SCALE : 1:10

REFERENCES:

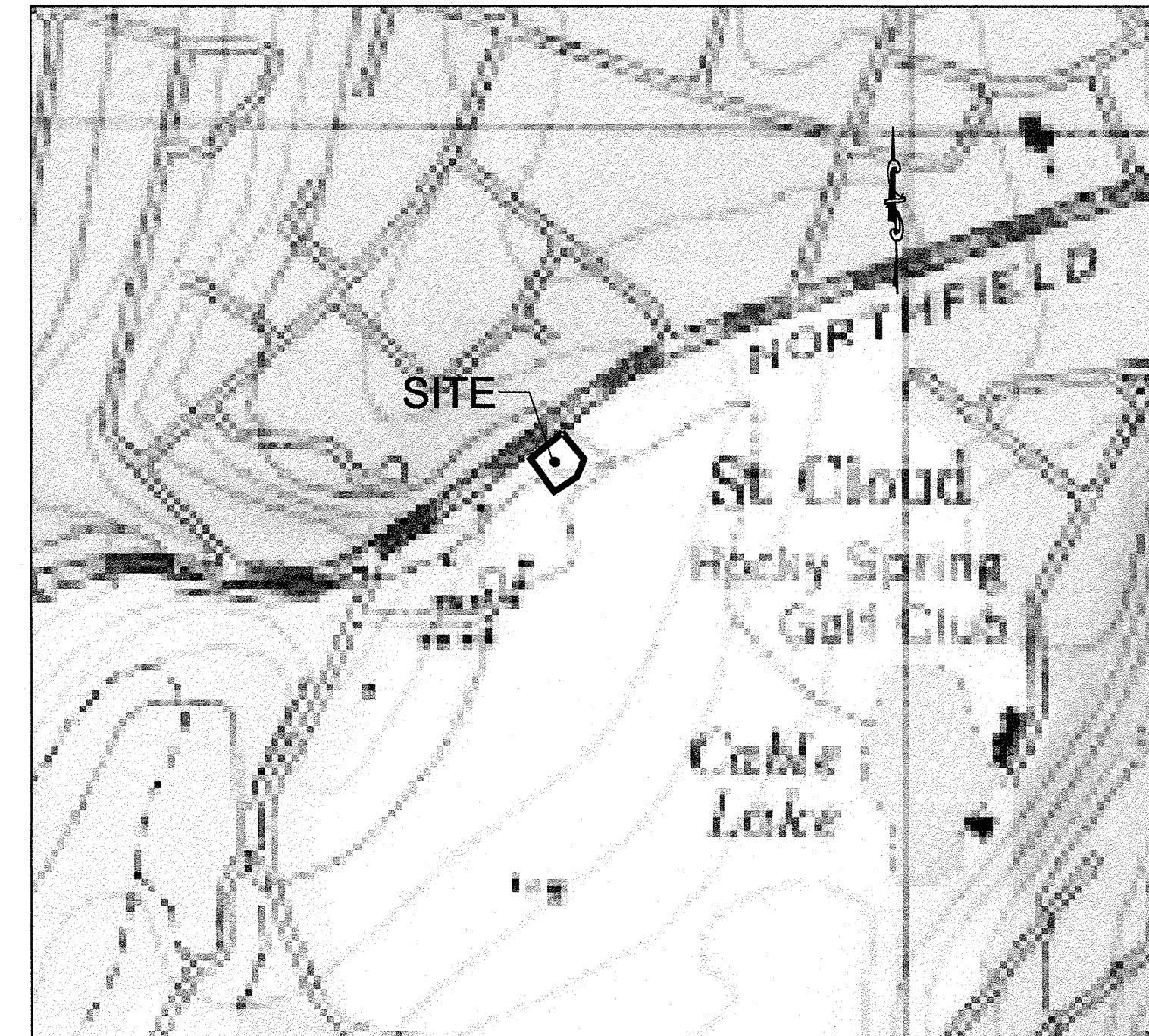
1. OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST ORANGE
2. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY SURVEY" PREPARED BY BUTLER SURVEYING & MAPPING, INC. DATED 3/3/2020

GRAPHIC SCALE



NOTE:
NO DEED RESTRICTIONS SHOWN ON SURVEY

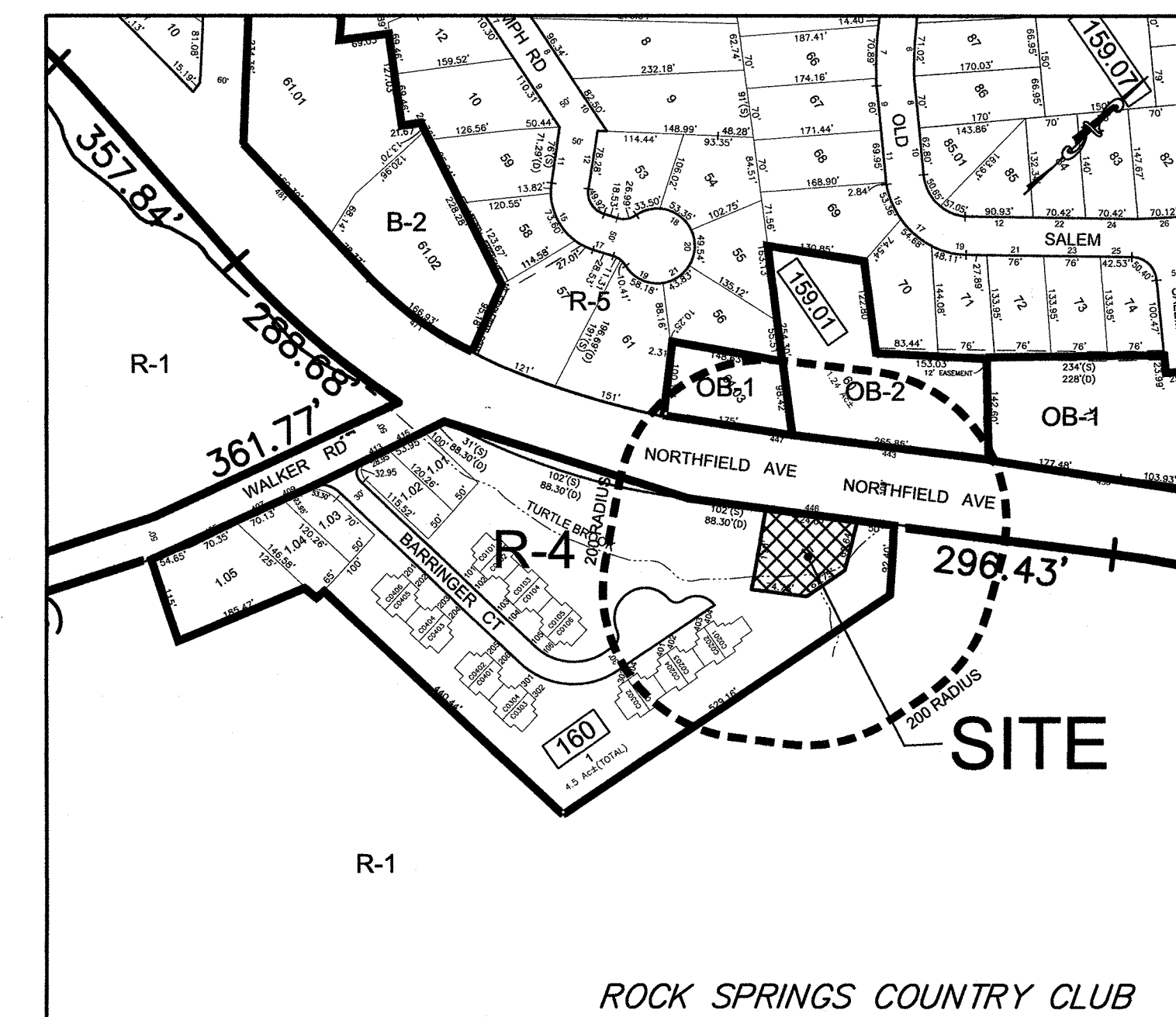
NOTE:
NO NJDEP RECORDS ARE IN THE STATE FILES FOR THE SUBJECT PROPERTY OR THE ADJACENT LOT #1



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 2006

SCALE : 1:200

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

SITE DATA CHART

OWNER:	JOY OF CHURCH			
APPLICANT:	446 NORTHFIELD AVENUE WEST ORANGE, NJ 07052			
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	1.4' FRONT 20' RIGHT SIDE 68.2' LEFT SIDE NA 66.8' REAR	EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED
MIN SETBACK PARKING FROM ALL PROPERTY LINES	75 FT	NA	7.12' FRONT 0.8' RIGHT 2.2' LEFT 19.4' REAR	EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED
BUFFER STRIP	50 FT	NA	0.8' RIGHT 2.2' LEFT NA 19.4' REAR	EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED EXISTING - NOT APPLICABLE PROP. VARIANCE REQUIRED
INGRESS AND EGRESS LOCATION	75' FROM STREET INTERSECTION	NA	48.0' SOUTHWEST DIRECTION TO WALKER ROAD APPROX 30' SOUTHEAST DIRECTION TO ROCK SPRING RD.	YES 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-COMPLYING
MIN LOT WIDTH (FT)	100 FT	123.38 FT	NO CHANGE	YES
MIN. FRONT YARD (FT)	30 FT	1.4'	NO CHANGE	EXISTING NON-COMPLYING
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-COMPLYING
PARKING SPACES	* EXISTING USE = 12 SPACES PROPOSED USE = 31 SPACES	13 SPACES	15 SPACES TOTAL (2 COMPACT SPACES)	VARIANCE REQUIRED VARIANCE REQUIRED
ASILE WIDTH (80' PARKING)	24 FT	23.5 FT	28 FT - 19.3 FT	VARIANCE REQUIRED
ASILE WIDTH (60' PARKING)	16 FT	15 FT	12.5 - 16.4 FT	VARIANCE REQUIRED
ASILE WIDTH (45' PARKING)	13 FT	15.3 FT	11.5 FT	VARIANCE REQUIRED

APPROVALS

TOWNSHIP OF WEST ORANGE
APPROVED AS A SITE PLAN BY THE TOWNSHIP OF WEST ORANGE
ZONING BOARD ON

DATE

ZONING BOARD CHAIRPERSON

DATE

ZONING BOARD SECRETARY

DATE

MUNICIPAL ENGINEER

DATE

REQUIRED APPROVALS

- WEST ORANGE ZONING BOARD
- ESSEX COUNTY PLANNING BOARD
- WEST ORANGE BUILDING DEPARTMENT

DRAWING LIST

SHEET	NUMBER	TITLE OF DRAWING
SP-1		SITE PLAN AND EXISTING CONDITIONS
SP-2		EXISTING AND PROPOSED CONTOUR MAP, TRUCK TURNING MAP, AND SIGNAGE
SP-3		PROPOSED SITE PLAN AND STRIPING PLAN
SP-4		DETAILS AND LIGHTING PLAN
A-1		EXISTING FLOOR PLANS
A-2		EXISTING ELEVATIONS
A-3		PROPOSED FLOOR PLANS
A-4		PROPOSED ELEVATIONS

2	BOARD COMMENTS	01-28-2021	JMP
1	ENGINEER AND PLANNER COMMENTS	12-03-2020	JMP
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



J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. NO. 36662
DATED: 06-25-2020

Designer: JMP

Draftsman: MSG

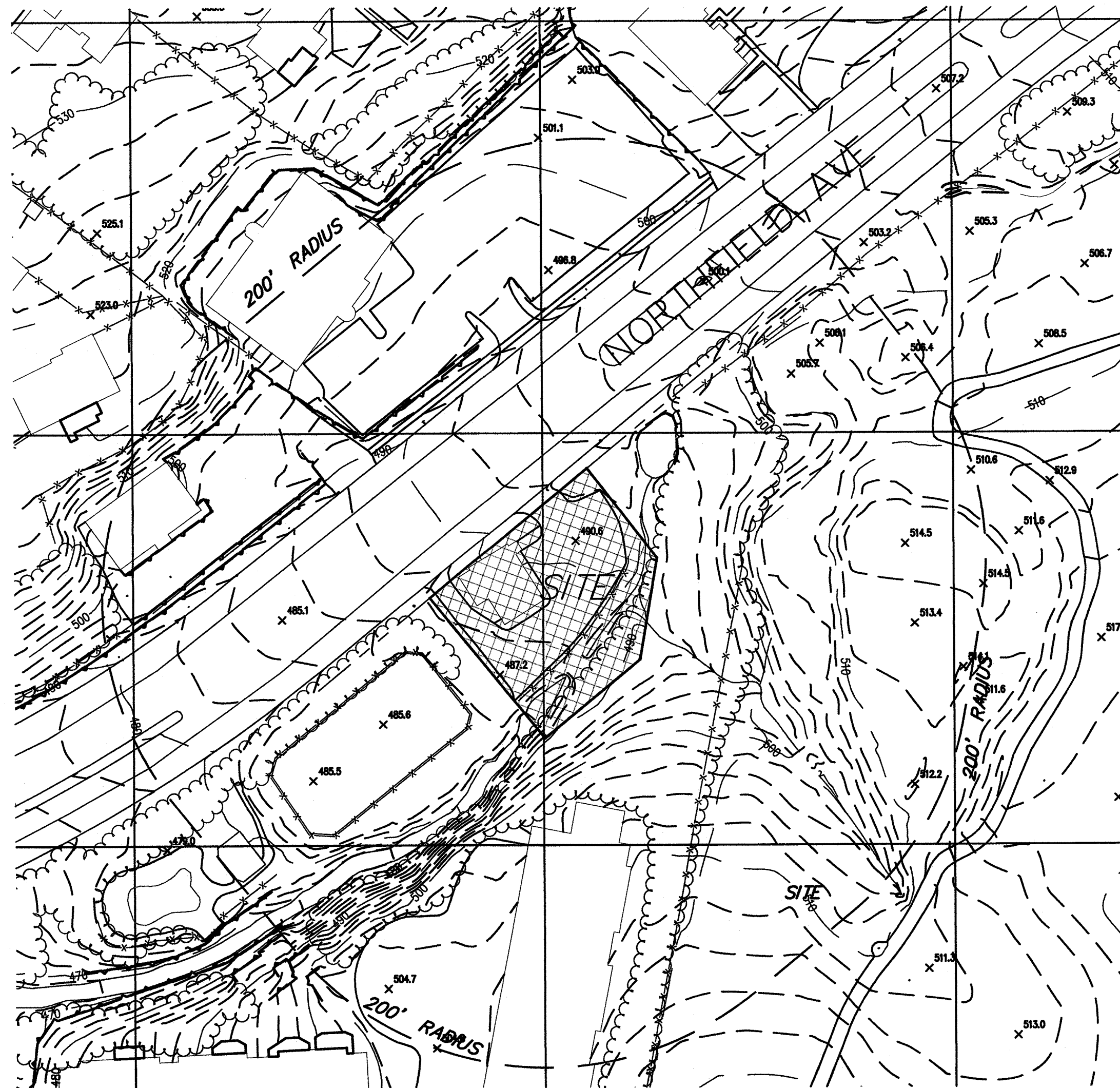
Checked By: JMP

Project No.: 20 - 0095

Scale: AS SHOWN

Sheet:

SP-1



EXISTING CONTOUR MAP (NO CHANGES PROPOSED)

MAP REF: TOPOGRAPHIC INFORMATION TAKEN FROM PORTIONS OF THE TOWNSHIP OF WEST ORANGE TOPOGRAPHIC MAPPING
PRODUCED BY WSP S&S - DATED 2010
NEW JERSEY STATE PLAN COORDINATE SYSTEM - HORIZONTAL DATUM - NAD83 AND VERTICAL DATUM - NAVD 1988

SCALE : 1:40



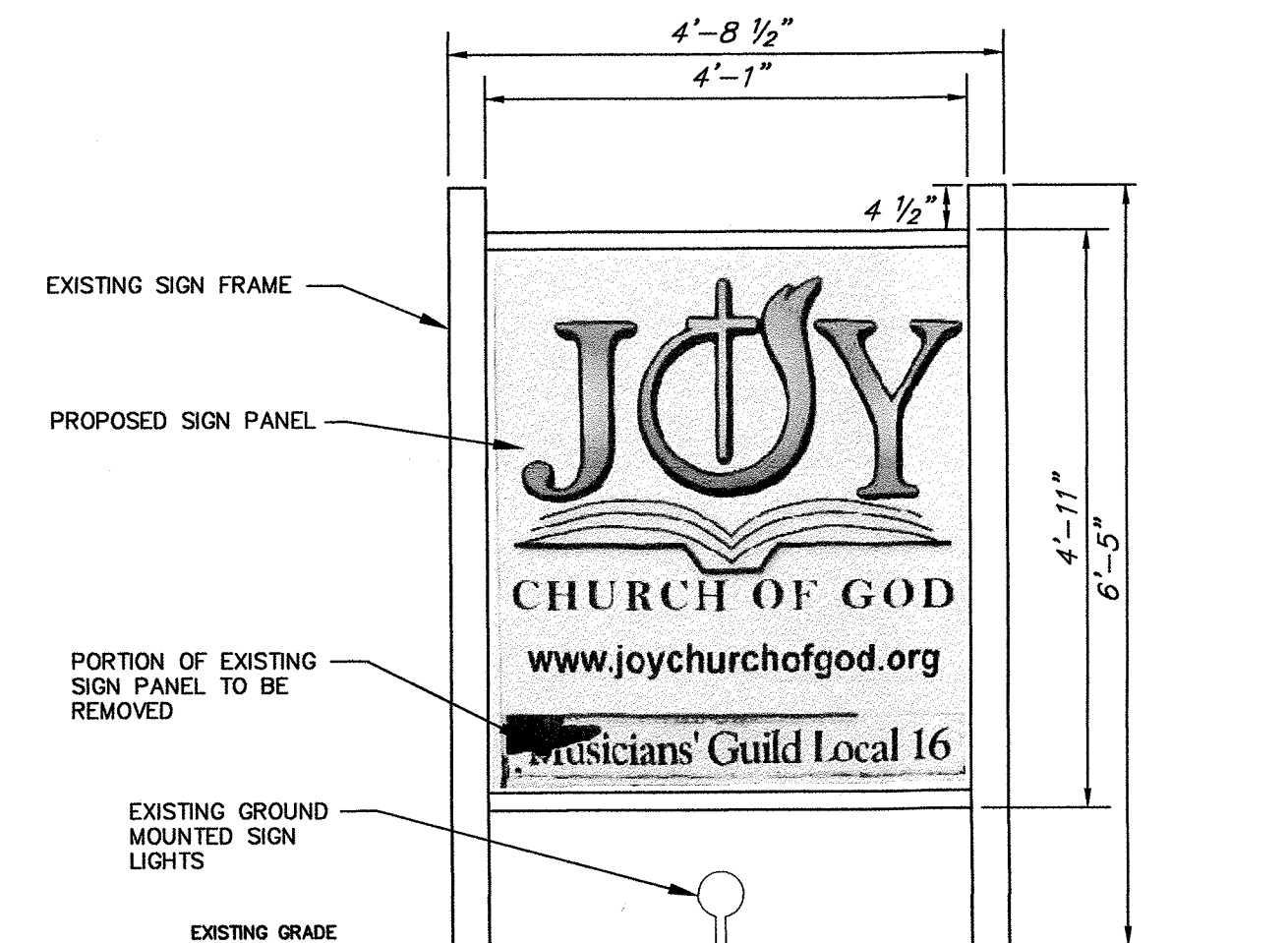
PHOTO REF: PETRY ENGINEERING LLC - DECEMBER 2020

EXISTING DIRECTIONAL SIGNAGE IN
PARKING LOT
SCALE - N.T.S.

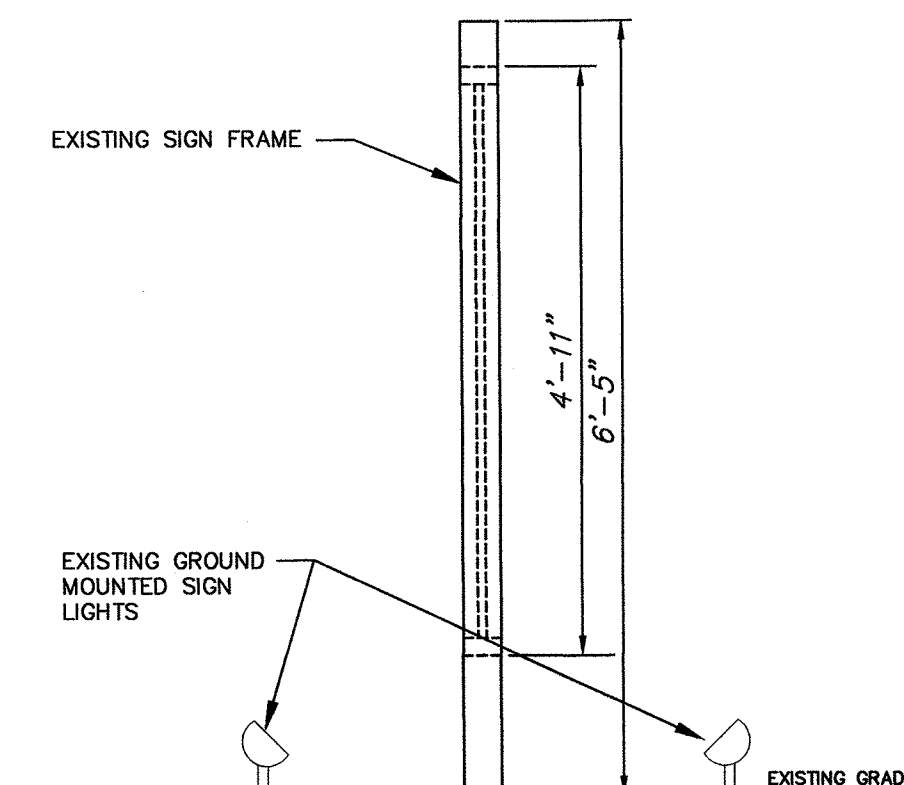


PHOTO REF: PETRY ENGINEERING LLC - DECEMBER 2020

EXISTING OFFICE SIGN
SCALE - N.T.S.

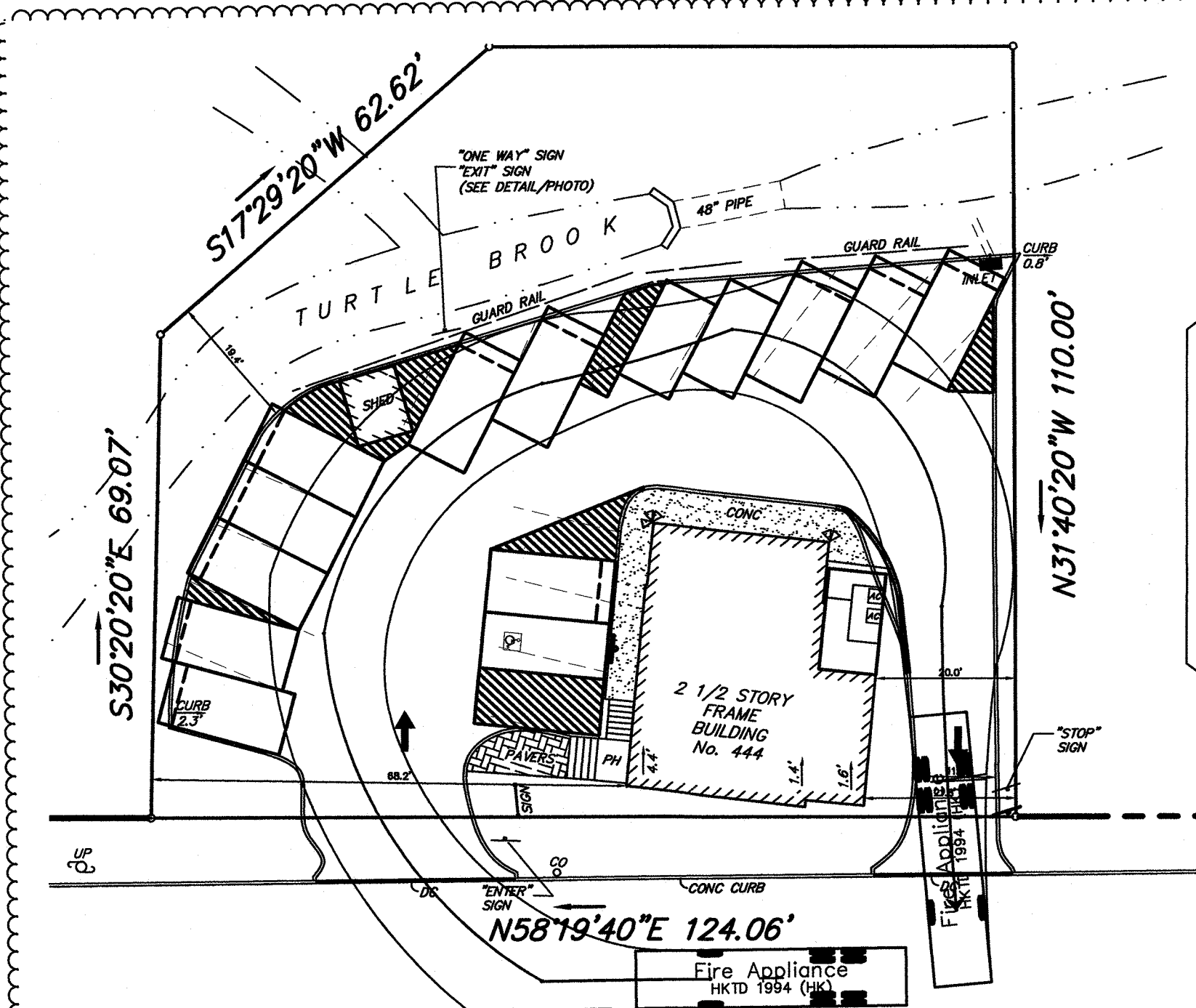
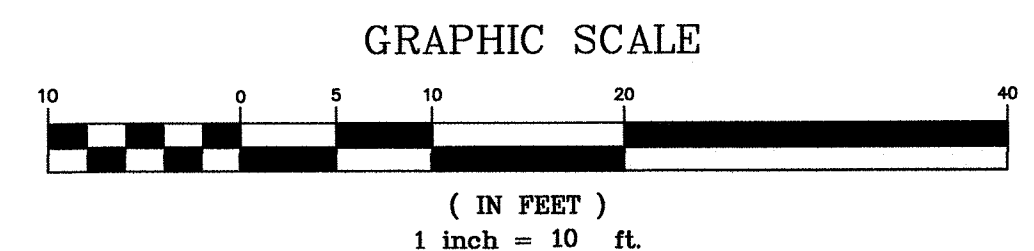


FRONT



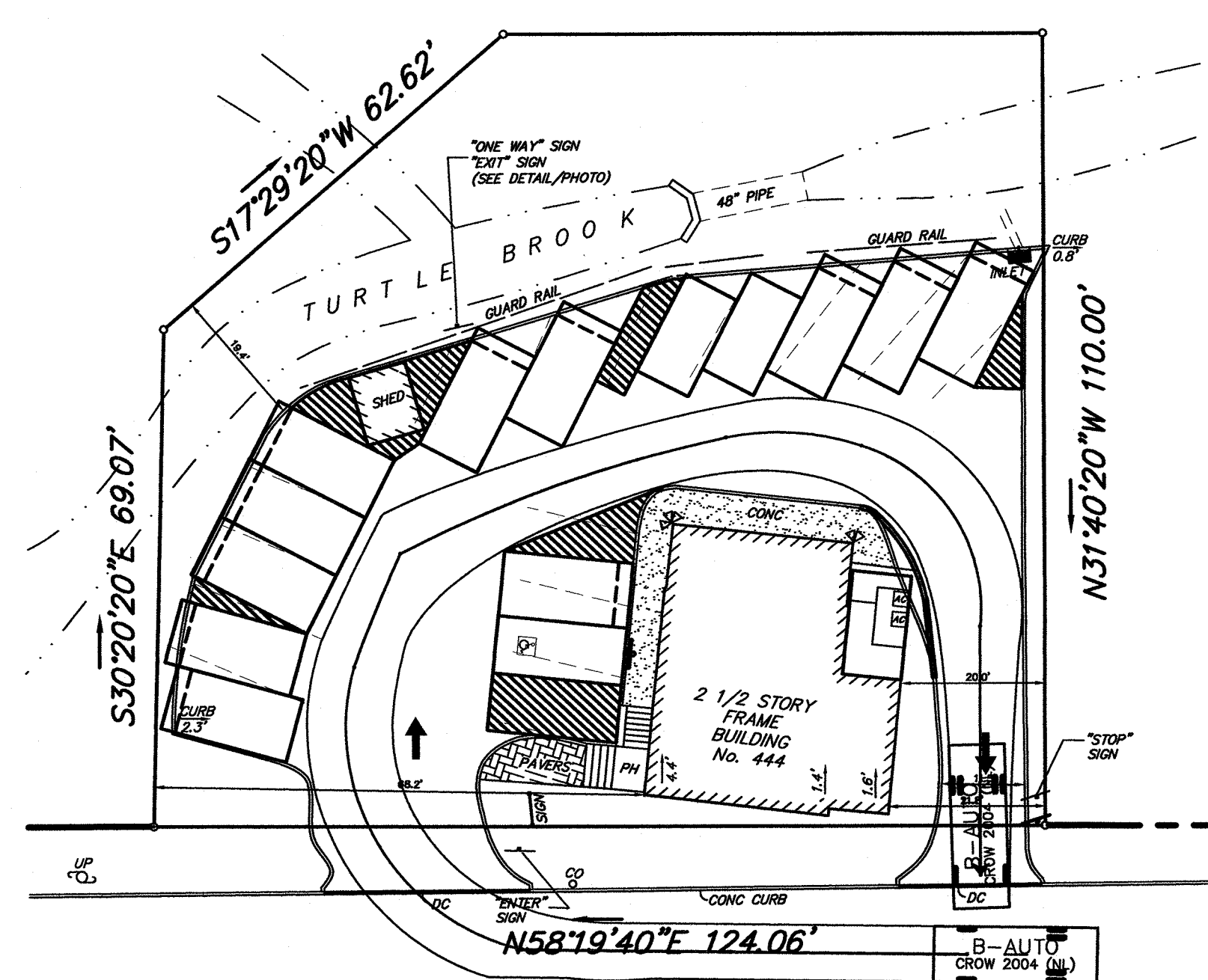
SIDE

EXISTING SIGN FRAME &
PROPOSED NEW SIGN PANEL
SCALE - N.T.S.



TRUCK TURNING PLAN
38' FIRETRUCK - PUMPER

SCALE : 1:20



AMBULANCE TURNING PLAN

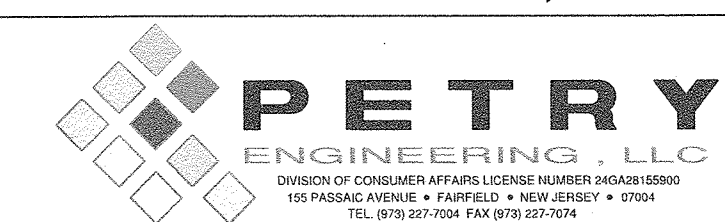
SCALE : 1:20

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2	BOARD COMMENTS	01-28-2021	JMP
1	ENGINEER AND PLANNER COMMENTS	12-03-2020	JMP
REVISION	DESCRIPTION	DATE	BY

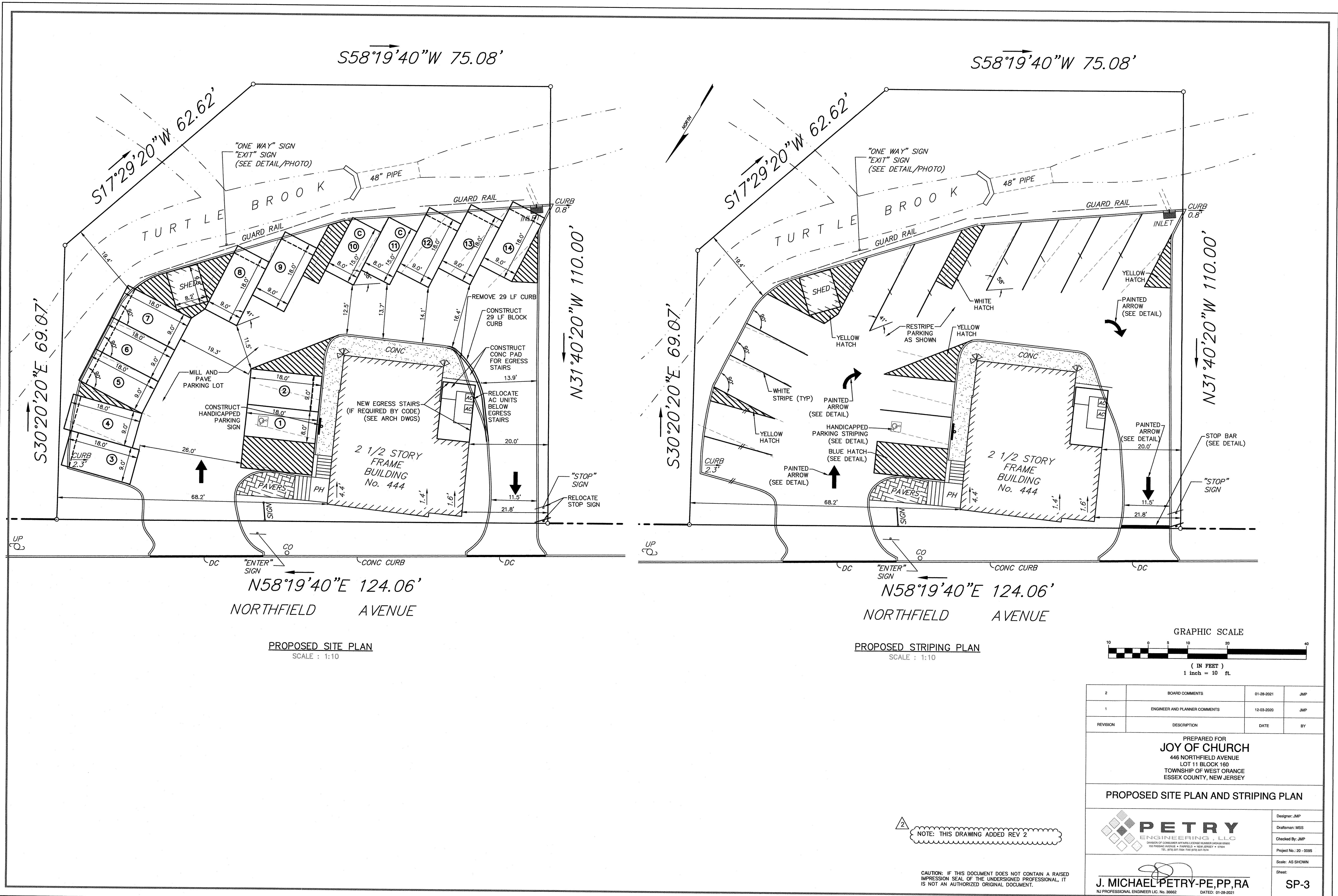
PREPARED FOR
JOY OF CHURCH
446 NORTHFIELD AVENUE
LOT 11 BLOCK 160
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

**EXISTING AND PROPOSED CONTOUR MAP, TRUCK
TURNING MAP, AND SIGNAGE**

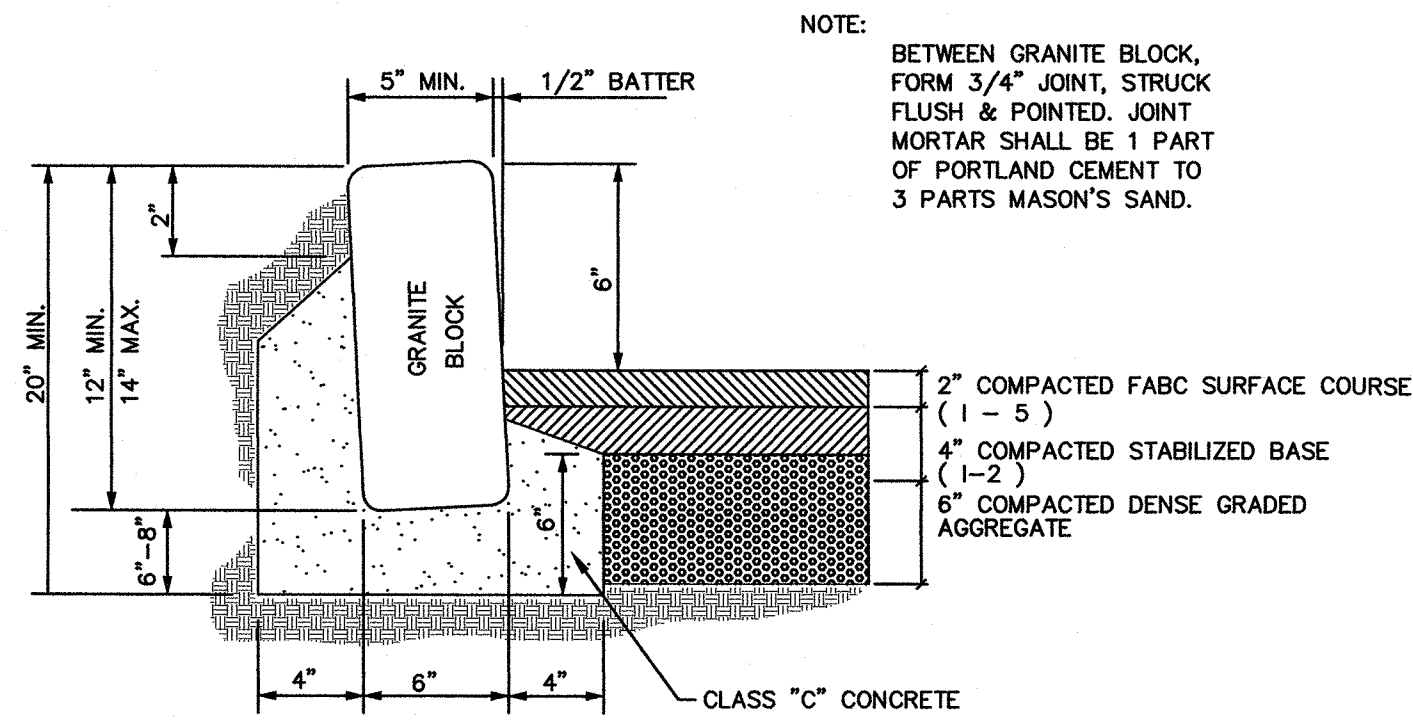


J. MICHAEL PETRY, PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED: 06-25-2020

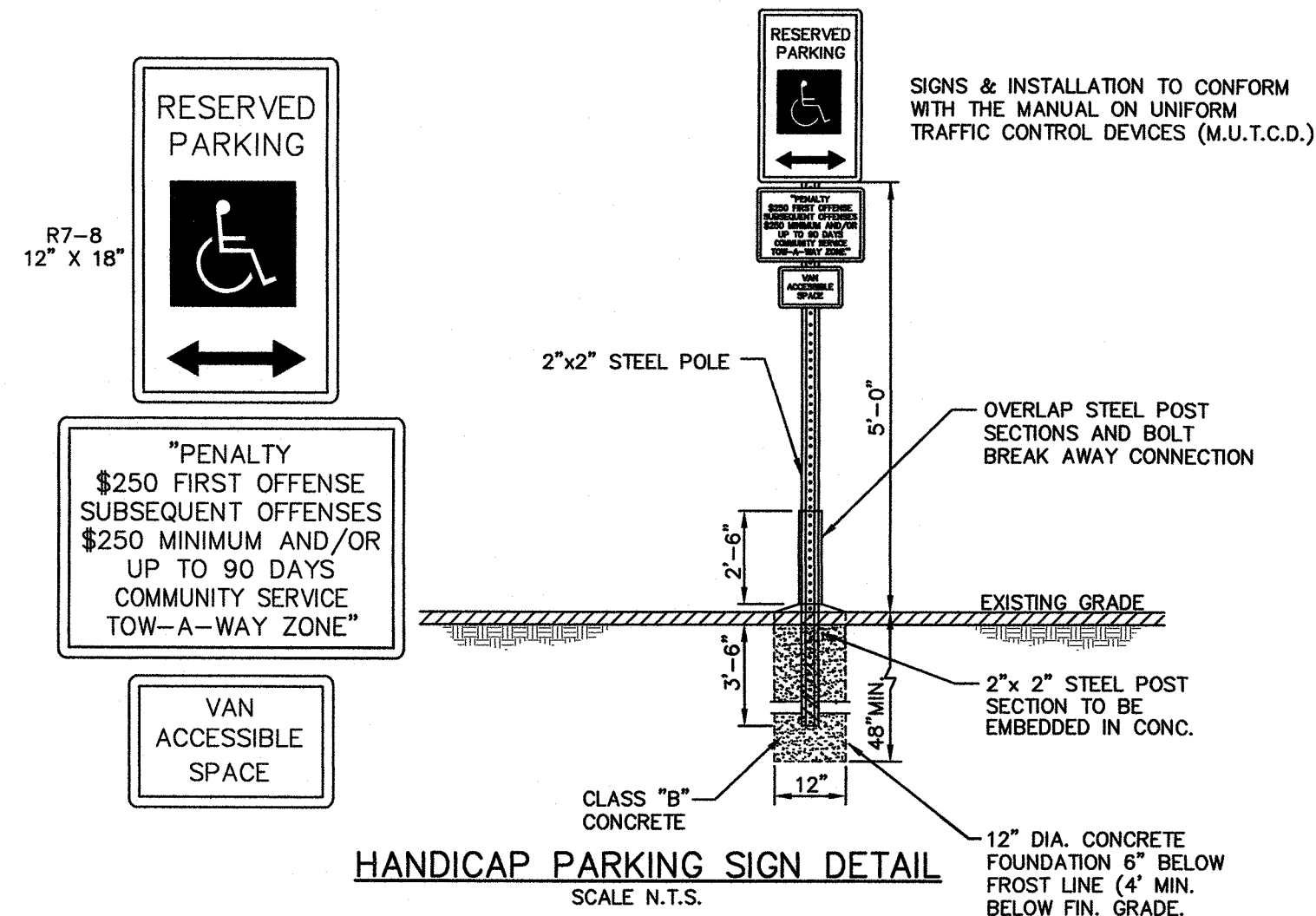
Designer: JMP
Draftsman: MSS
Checked By: JMP
Project No.: 20-0095
Scale: AS SHOWN
Sheet:
SP-2



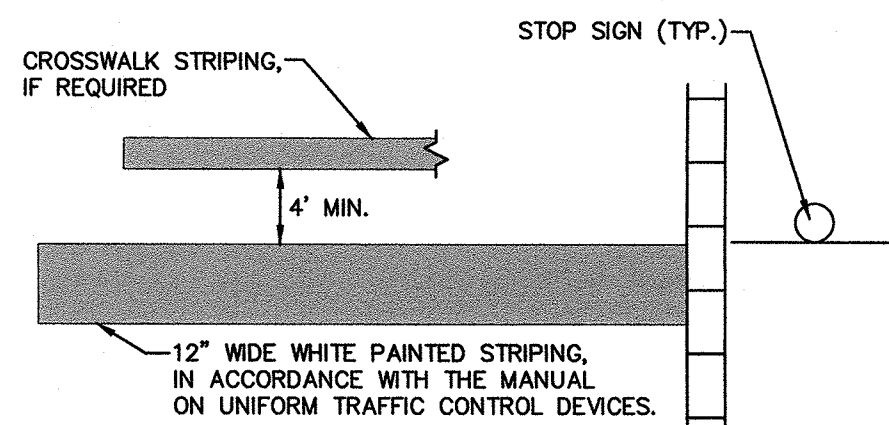
2	BOARD COMMENTS	01-28-2021	JMP
1	ENGINEER AND PLANNER COMMENTS	12-03-2020	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR JOY OF CHURCH 446 NORTHFIELD AVENUE LOT 11 BLOCK 160 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
PROPOSED SITE PLAN AND STRIPING PLAN			
 DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER J0402010000 100 PASSING AVENUE • PARLIS • NEW JERSEY 07054 TEL: (973) 297-7024 FAX: (973) 297-7024		Designer: JMP	
		Draftsman: MSS	
 J. MICHAEL PETRY, PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. No. 36662 DATED: 01-28-2021		Checked By: JMP	
		Project No.: 20 - 0095	
		Scale: AS SHOWN	
		Sheet:	SP-3



GRANITE BLOCK CURB DETAIL
SCALE N.T.S.

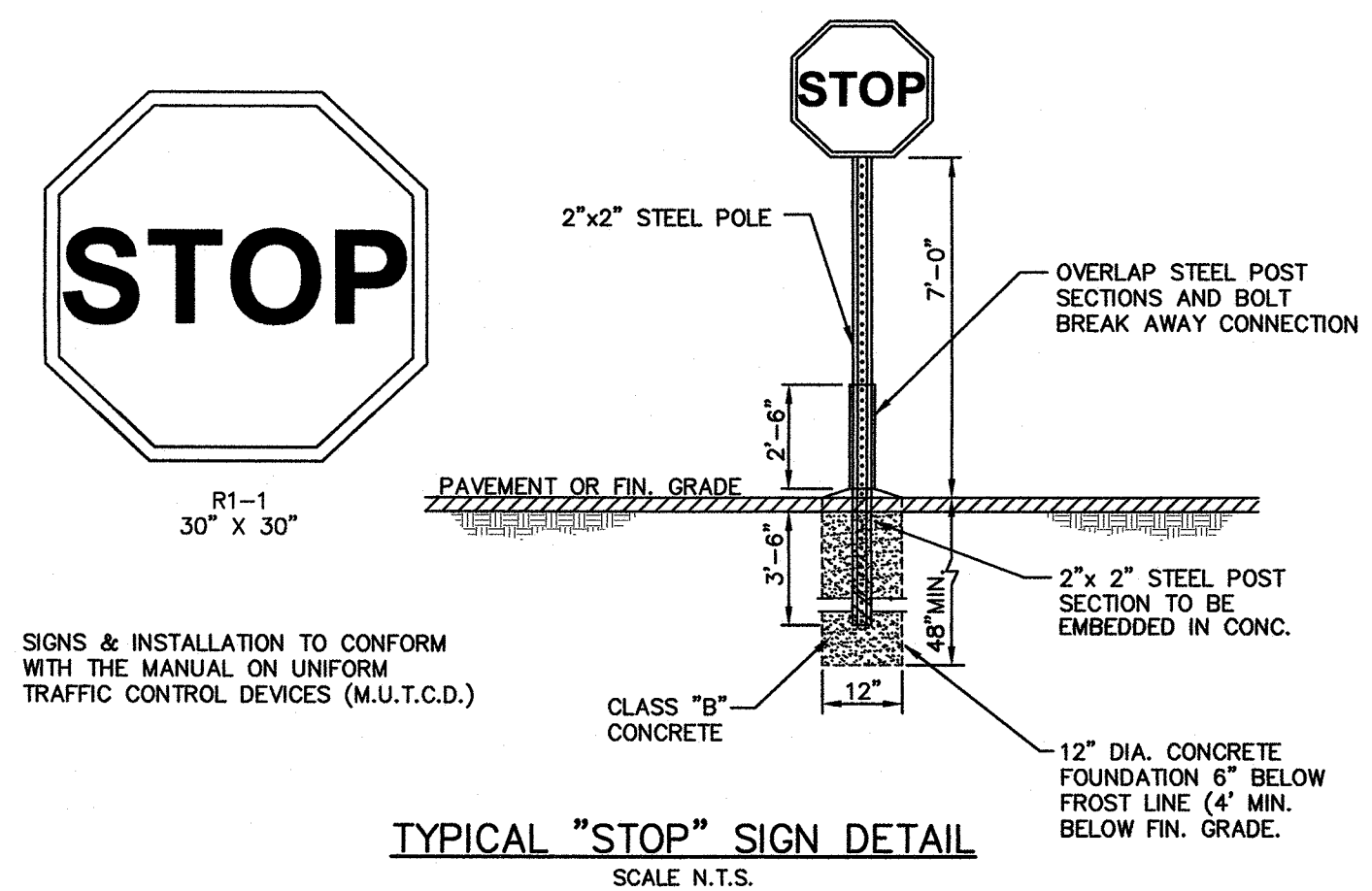


HANDICAP PARKING SIGN DETAIL
SCALE N.T.S.

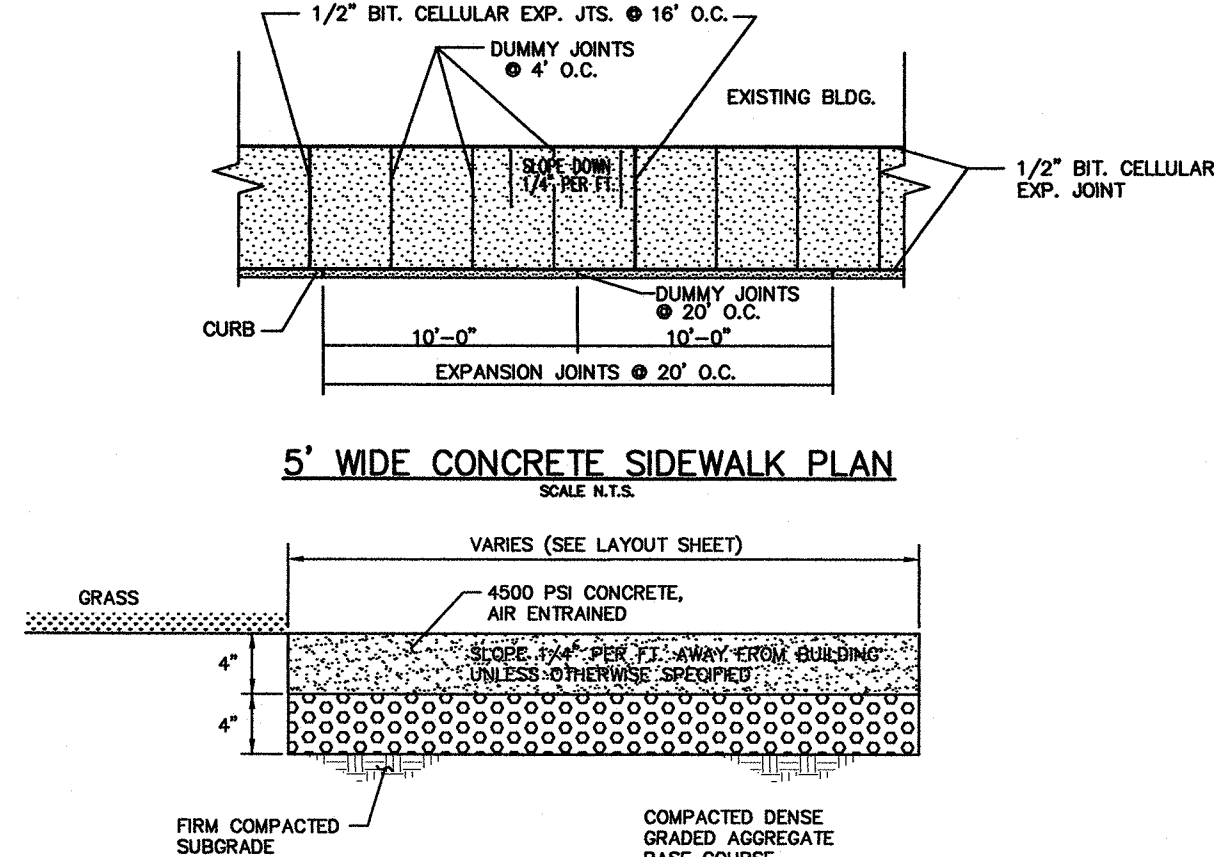


NOTE:
STOP LINES SHOULD ORDINARILY BE PLACED 4 FEET IN ADVANCE OF AND PARALLEL TO THE NEAREST CROSSWALK LINE. IN THE ABSENCE OF A MARKED CROSSWALK, THE "STOP" LINE SHOULD BE PLACED AT THE DESIRED STOPPING POINT, IN NO CASE MORE THAN 300 FEET OR LESS THAN 4 FEET FROM THE NEAREST EDGE OF THE INTERSECTING ROADWAY

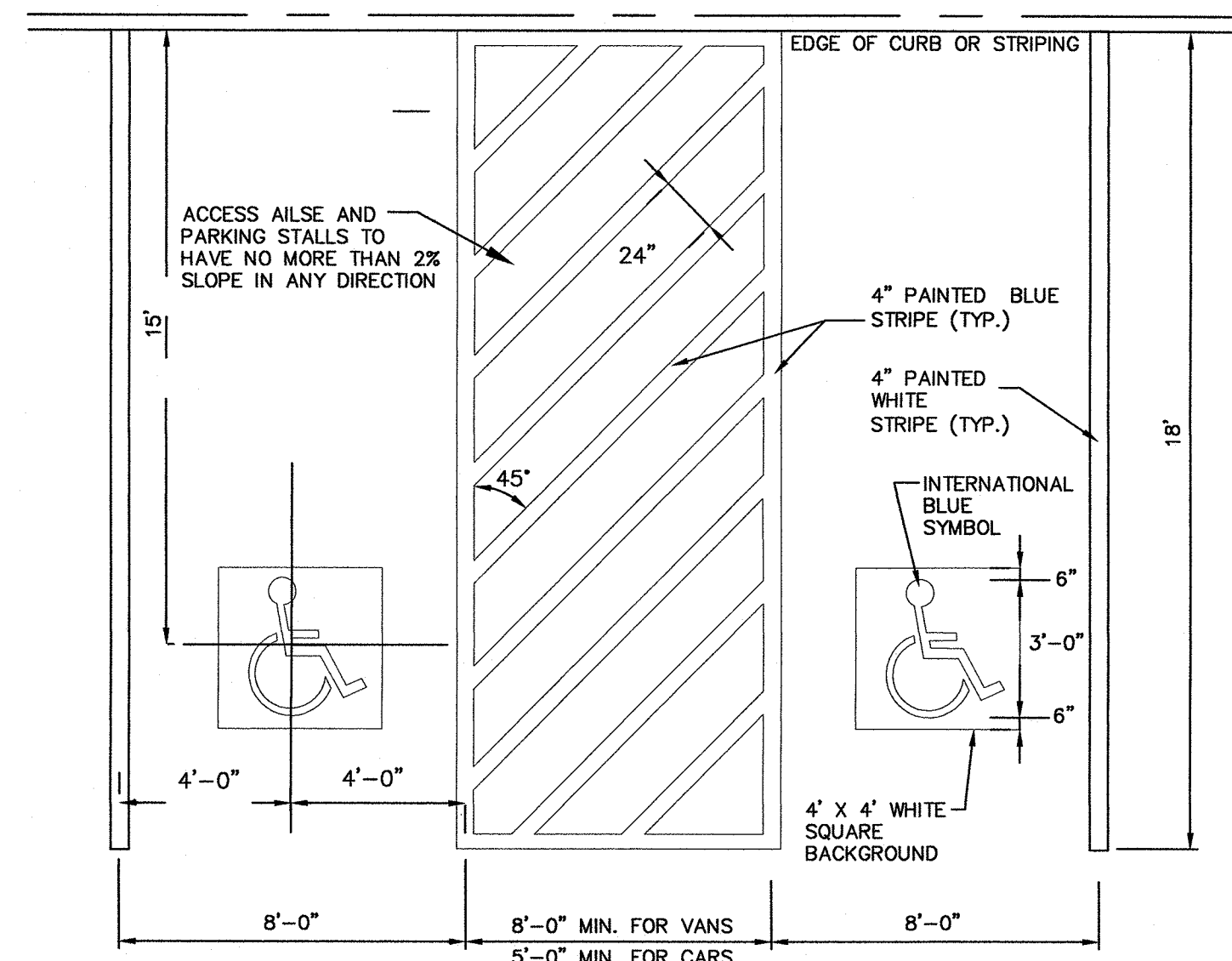
"STOP BAR" DETAIL
SCALE N.T.S.



TYPICAL "STOP" SIGN DETAIL
SCALE N.T.S.

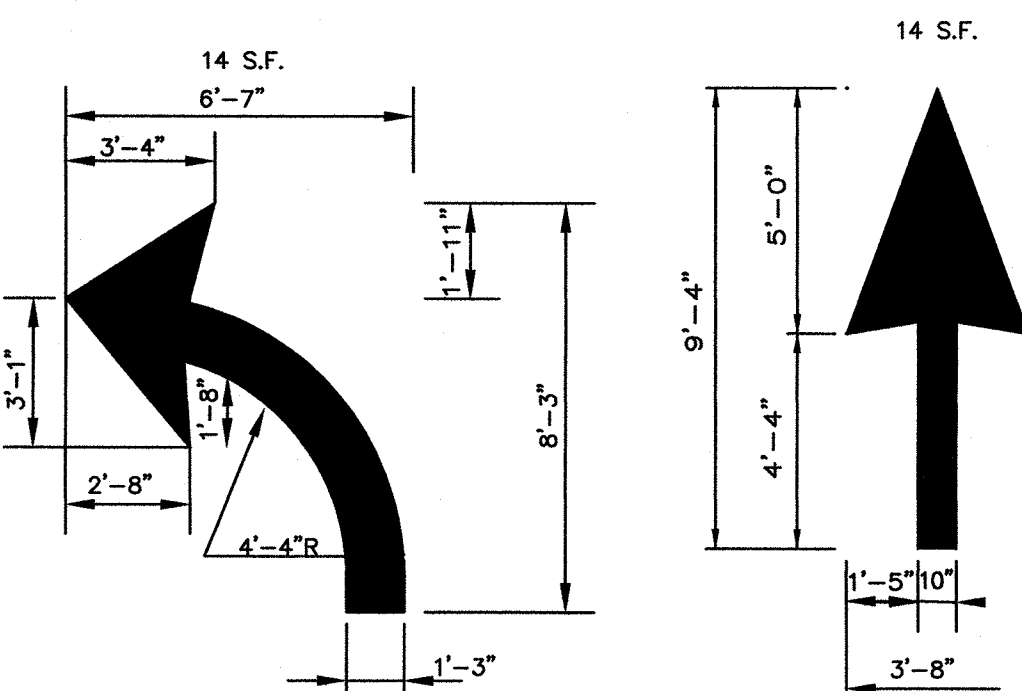


CONCRETE SIDEWALK SECTION
(NOT TO SCALE)

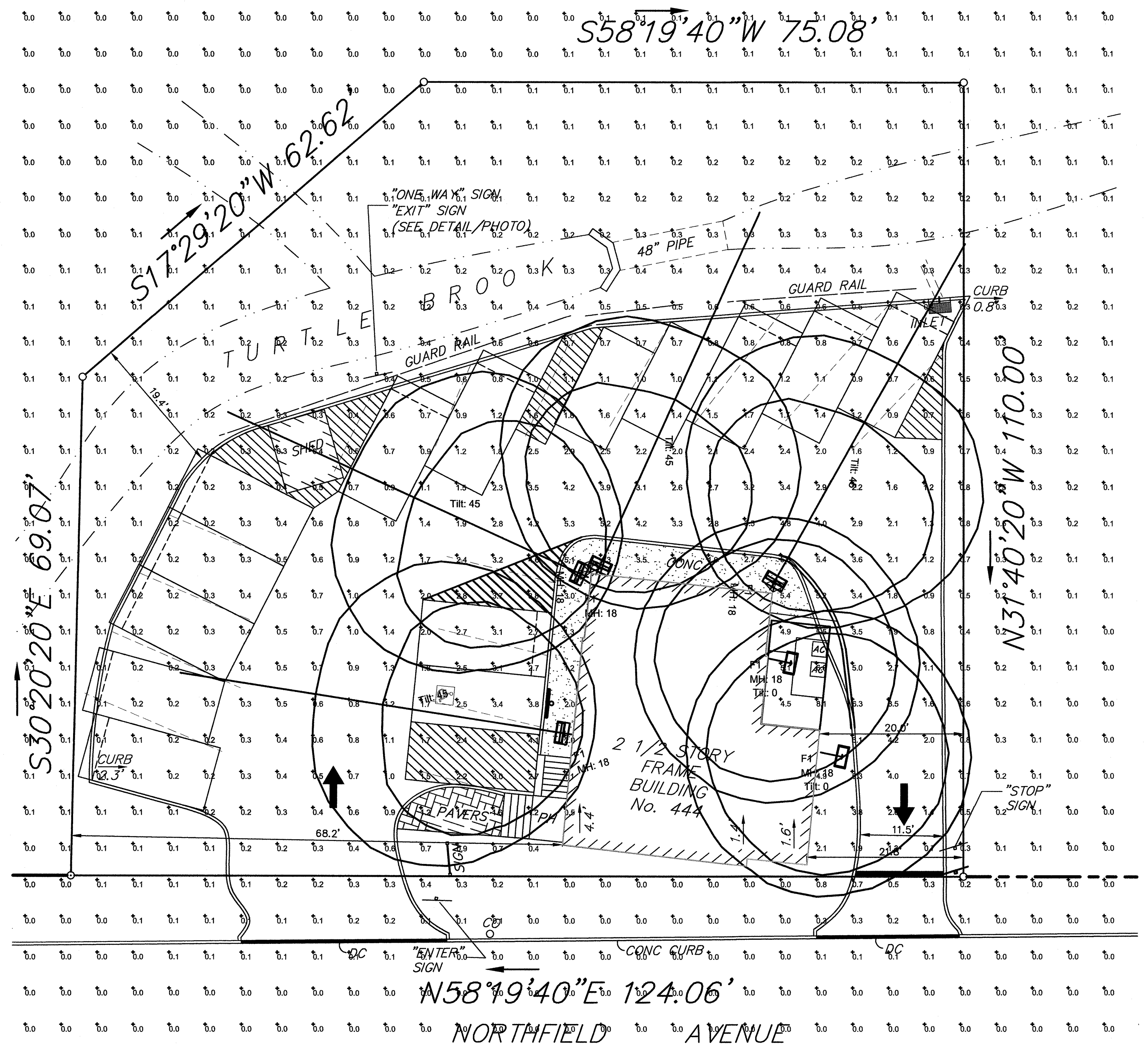


NOTE:
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE LONG LIFE THERMOPLASTIC.

TYPICAL HANDICAP PAVEMENT MARKINGS
SCALE N.T.S.

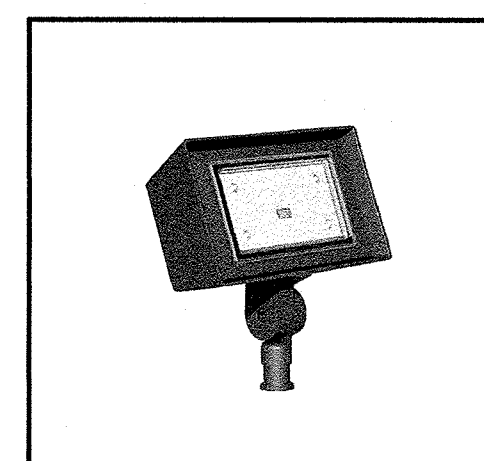


TYPICAL PAVEMENT MARKINGS DETAIL
SCALE N.T.S.



PROPOSED LIGHTING PLAN
SCALE : 1:10

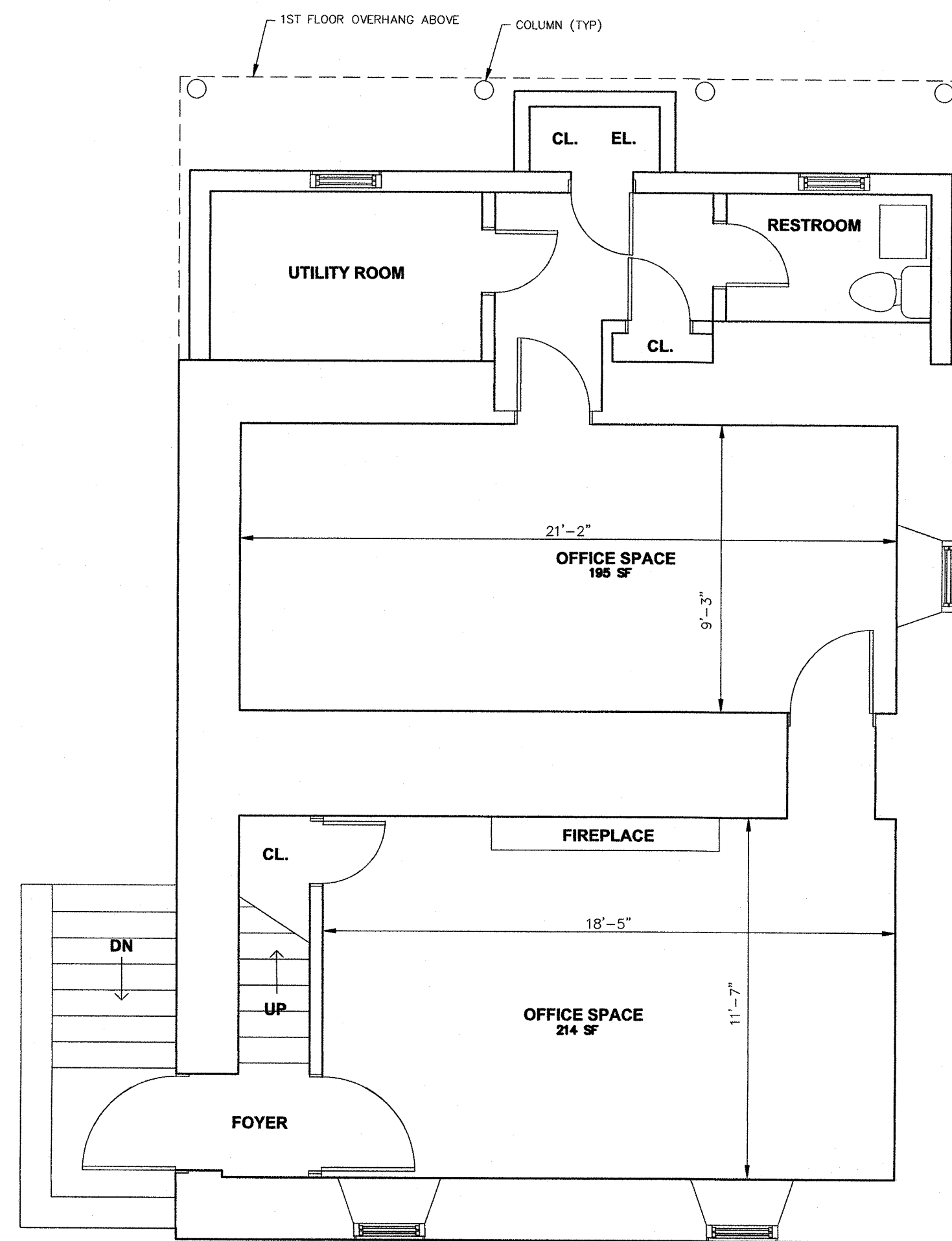
LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**								
Symbol	Qty	Fixture Type	Fixture Description	Manufacturer	Catalog Number	LLF	Total Watts	Delivered Lumens
	6	F1	BUILDING MOUNTED FLOODLIGHT, WIDE DISTRIBUTION, AIMING ANGLE AS SHOWN ON PLAN (ALL MOUNTING HEIGHTS 18' AFG)	HUBBELL OUTDOOR	RFL2-44L-25-4K7-W	0.900	26	3312



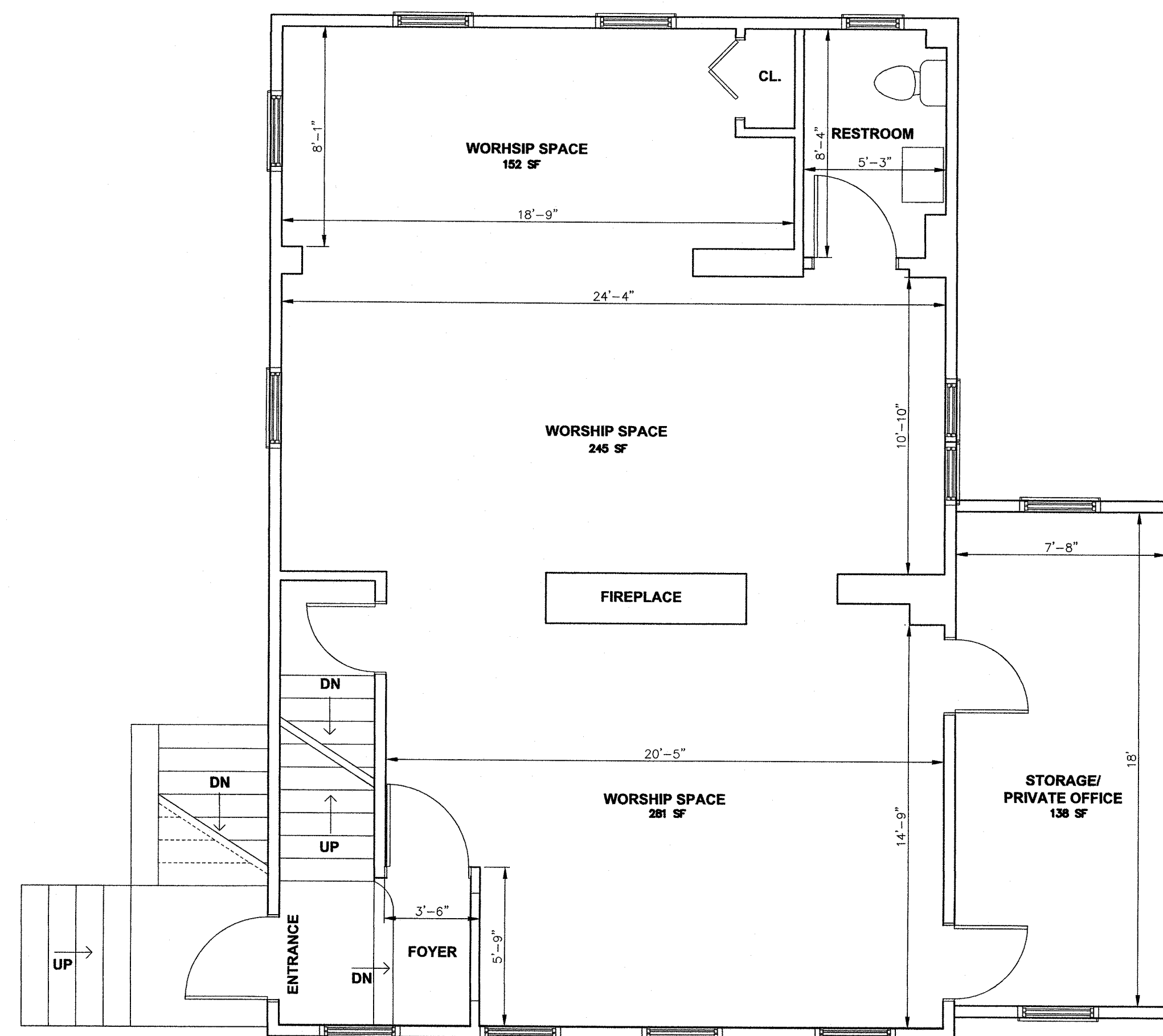
F-1 - FIXTURE TYPE

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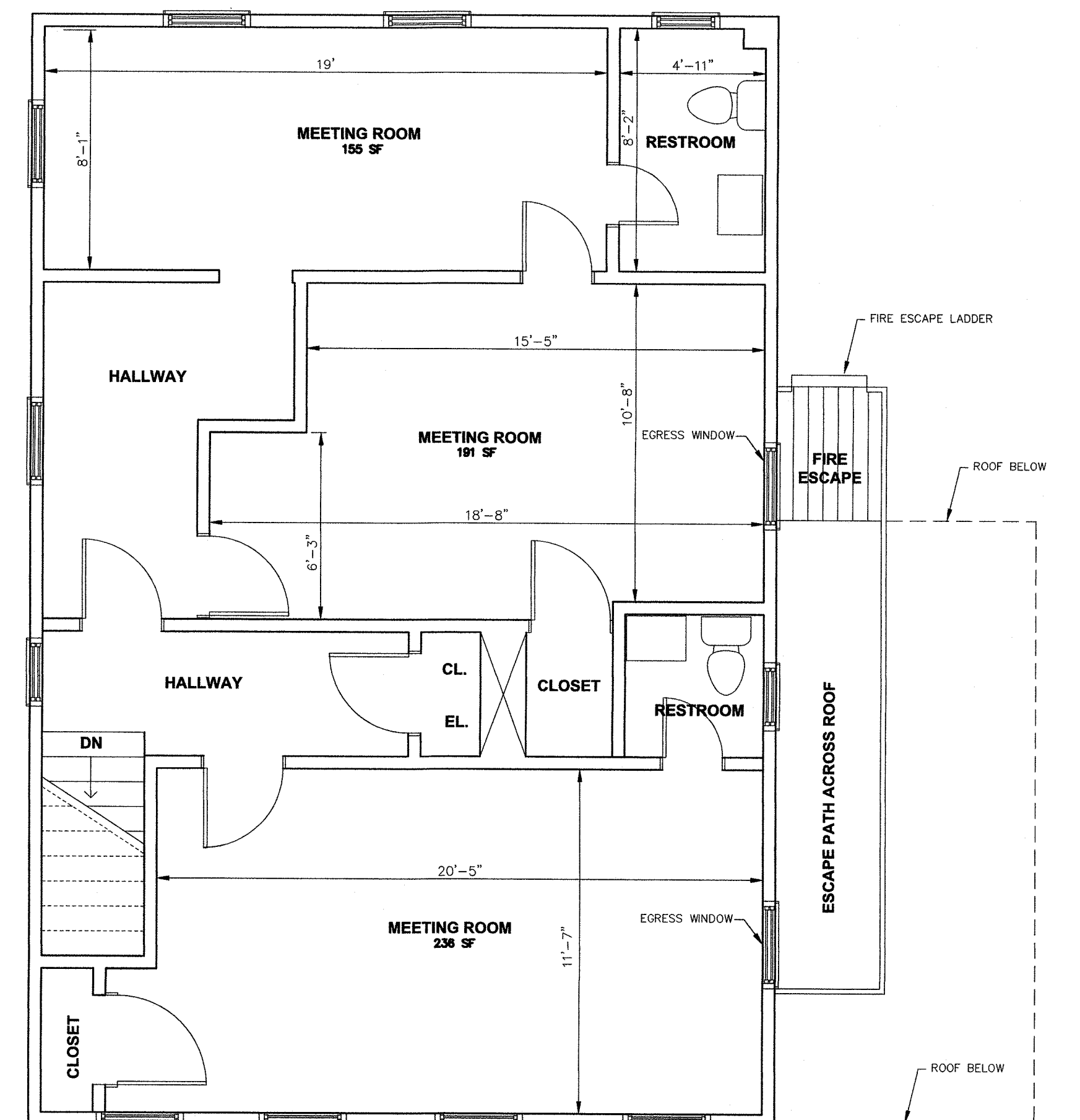
2	SITE PLAN AND STRIPING	01-28-2021	JMP
1	ENGINEER AND PLANNER COMMENTS	12-03-2020	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR JOY OF CHURCH 446 NORTHFIELD AVENUE LOT 11 BLOCK 160 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
DETAILS AND LIGHTING PLAN			
 DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER AGA08155019 110 PASADENA AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL: 973-252-7000 FAX: 973-252-7004			
J. MICHAEL PETRY-PE, PP, RA			SP-4
NJ PROFESSIONAL ENGINEER LIC. No. 36662			Scale: AS SHOWN Sheet:
DATED: 01-28-2021			



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



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

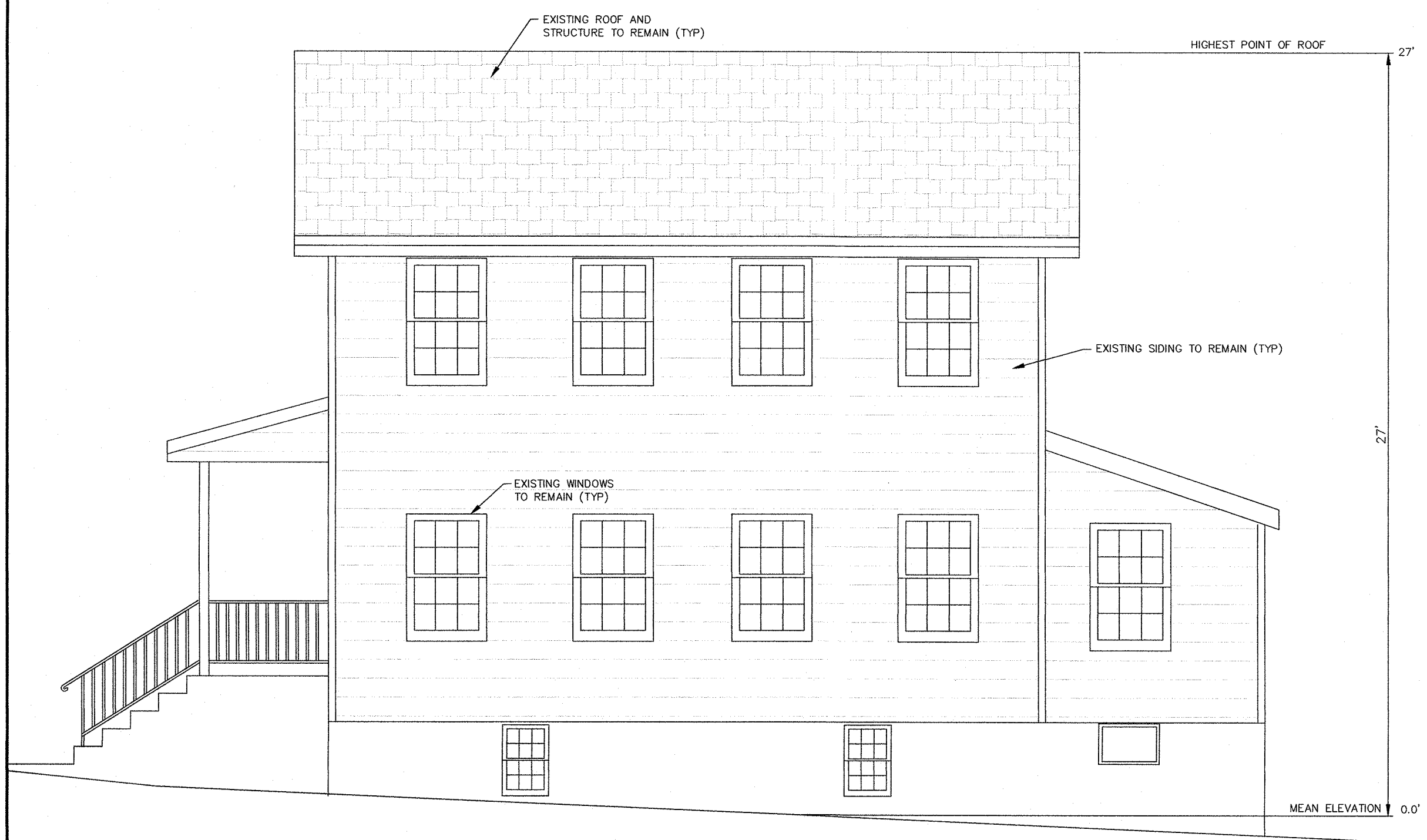


B
A-1 EXISTING SECOND FLOOR
SCALE: 1/4"=1'-0"

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

2	BOARD COMMENTS	01-28-2021	JMP
1	ENGINEER AND PLANNERS COMMENTS	01-28-2021	JMP
REVISION	DESCRIPTION	DATE	BY
CONVERSION OF OFFICE TO HOUSE OF WORSHIP 446 NORTHFIELD AVENUE LOT 11, BLOCK 162 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY			
EXISTING FLOOR PLANS			
J. MICHAEL PETRY - ARCHITECT 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL. (973) 227-8700 FAX (973) 227-7074			Designer: JMP
			Draftsman: MSS
			Checked By: JMP
			Project No.: 20-0095
 J. MICHAEL PETRY-AIA NJ REGISTERED ARCHITECT LIC. No. 13144			Scale: 1/4" = 1'-0"
			Sheet: A-1

DATE: 06-16-2020



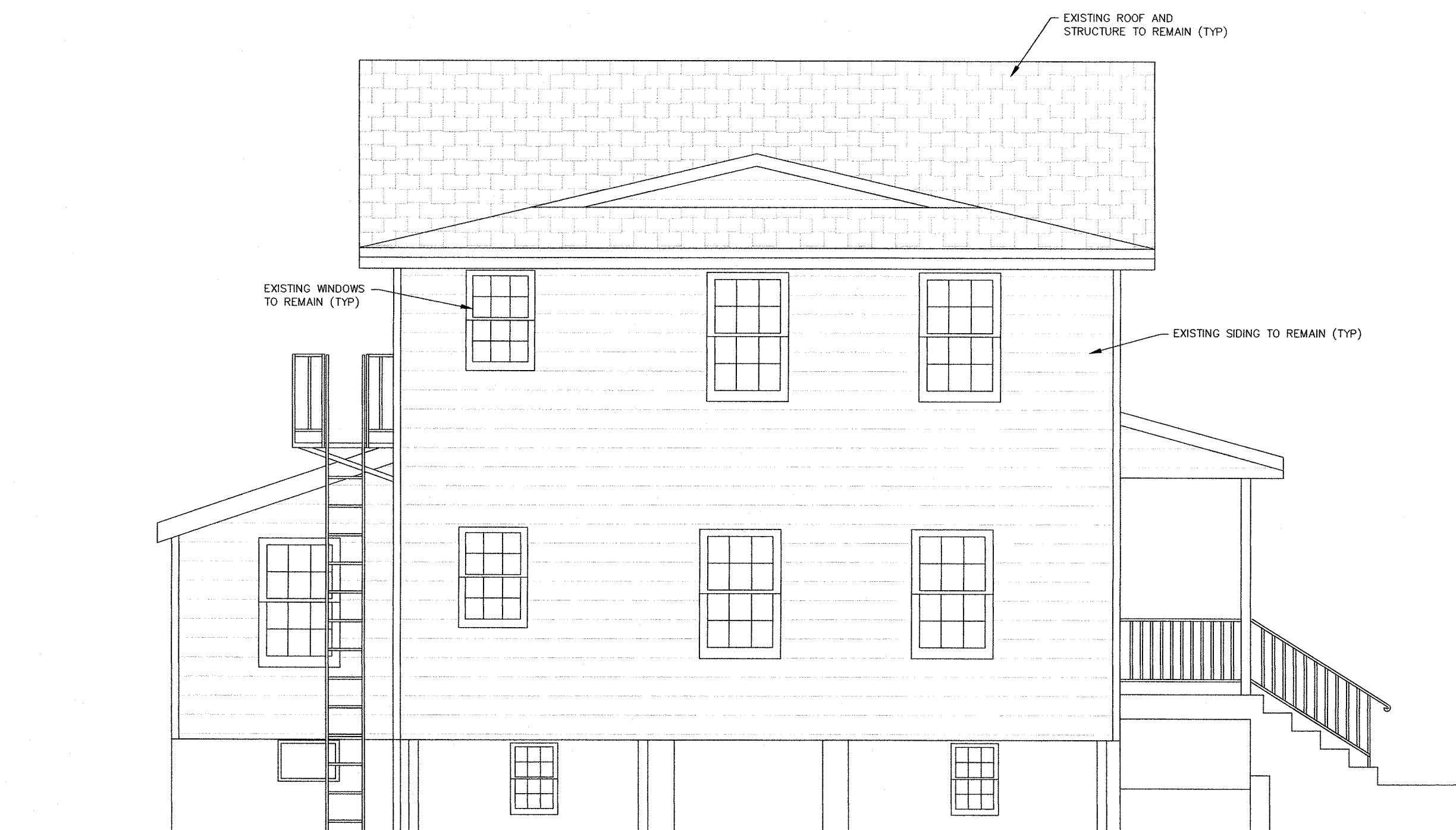
A FRONT ELEVATION
A-2 SCALE: 1/4"=1'-0"



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



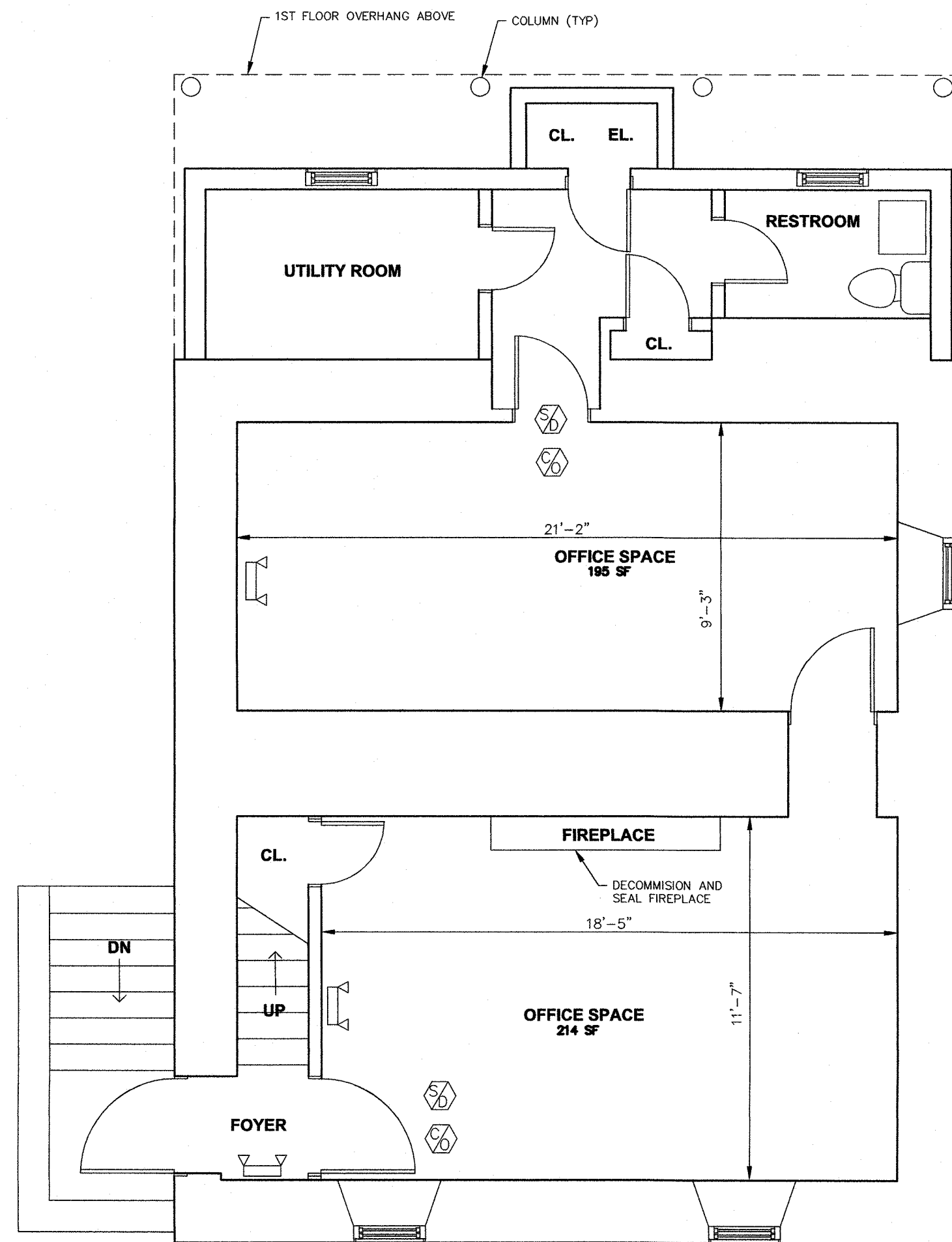
C LEFT SIDE ELEVATION
A-2 SCALE: 1/4"=1'-0"



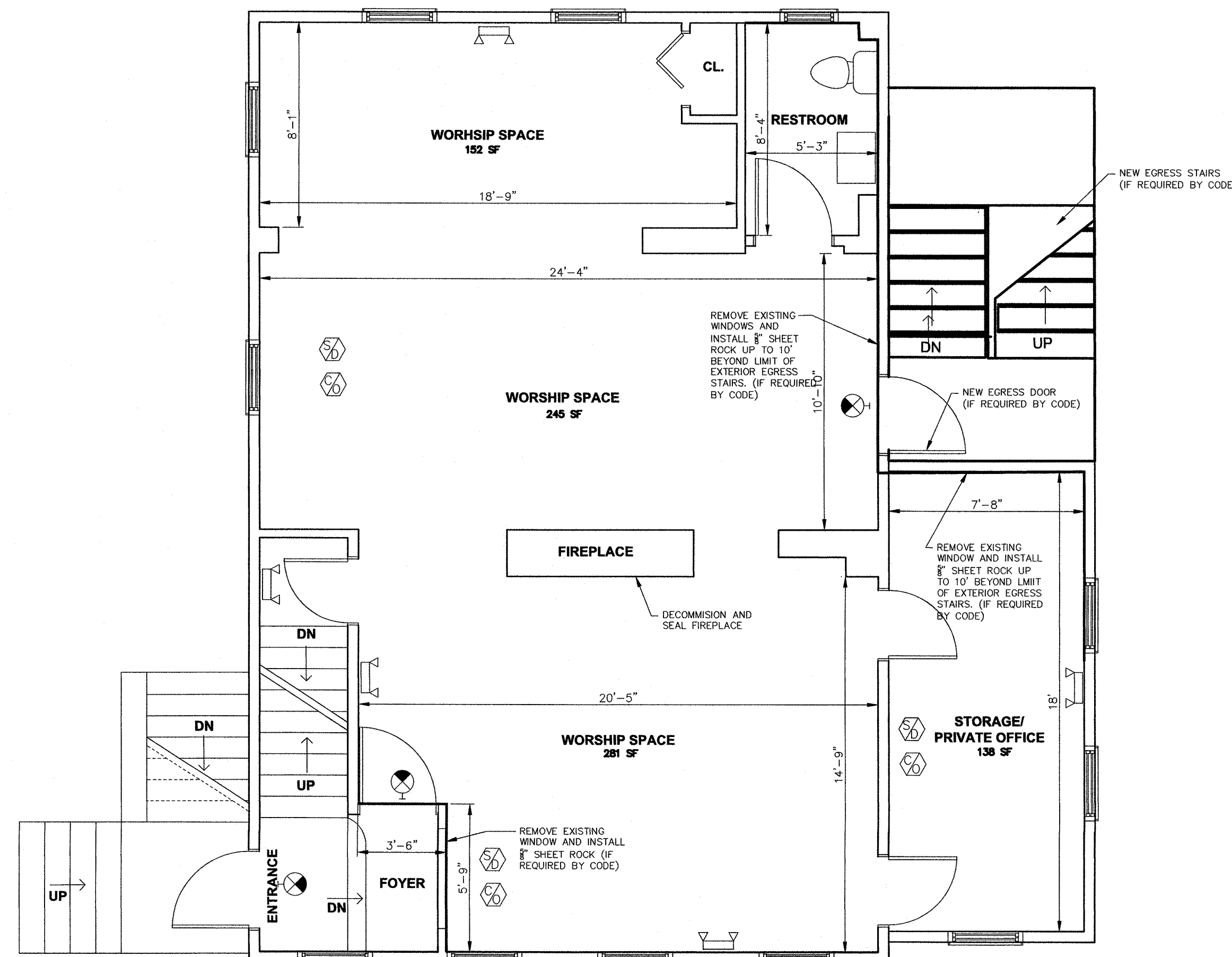
D REAR ELEVATION
A-2 SCALE: 1/4"=1'-0"

2	BOARD COMMENTS	01-26-2021	JMP
1	ENGINEER AND PLANNERS COMMENTS	01-26-2021	JMP
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 ELEVATIONS			
J. MICHAEL PETRY - ARCHITECT 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL. (973) 227-8700 FAX (973) 227-7074			Designer: JMP Draftsman: MBS Checked By: JMP Project No.: 20-0095 Scale: 1/4" = 1'-0" Sheet: A-2
J. MICHAEL PETRY-AIA NJ REGISTERED ARCHITECT LIC. No. 13144			DATED: 06-16-2020

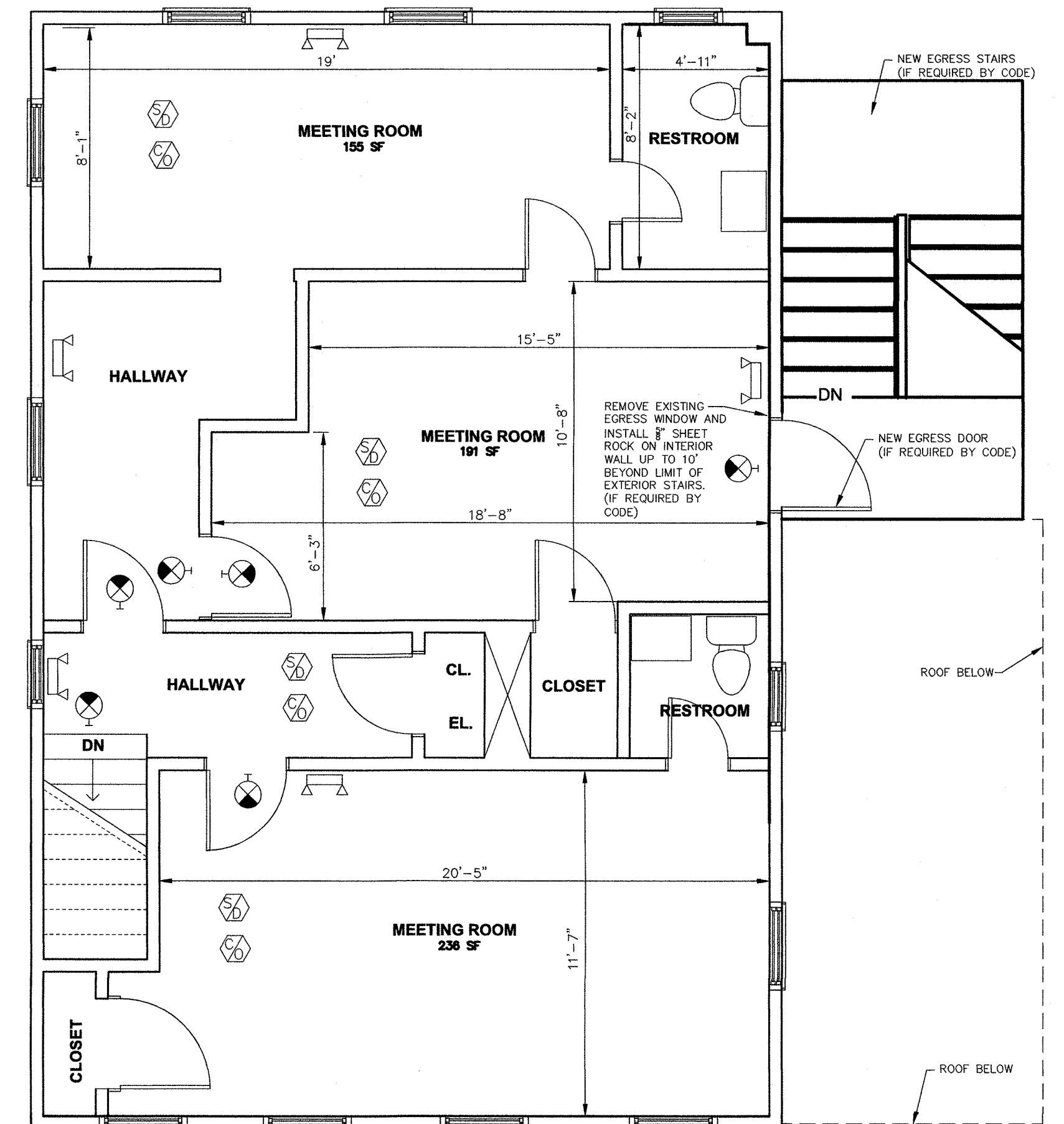
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C
A-3 PROPOSED BASEMENT
SCALE: 1/4"=1'-0"



A
A-3 PROPOSED FIRST FLOOR
SCALE: 1/4"=1'-0"



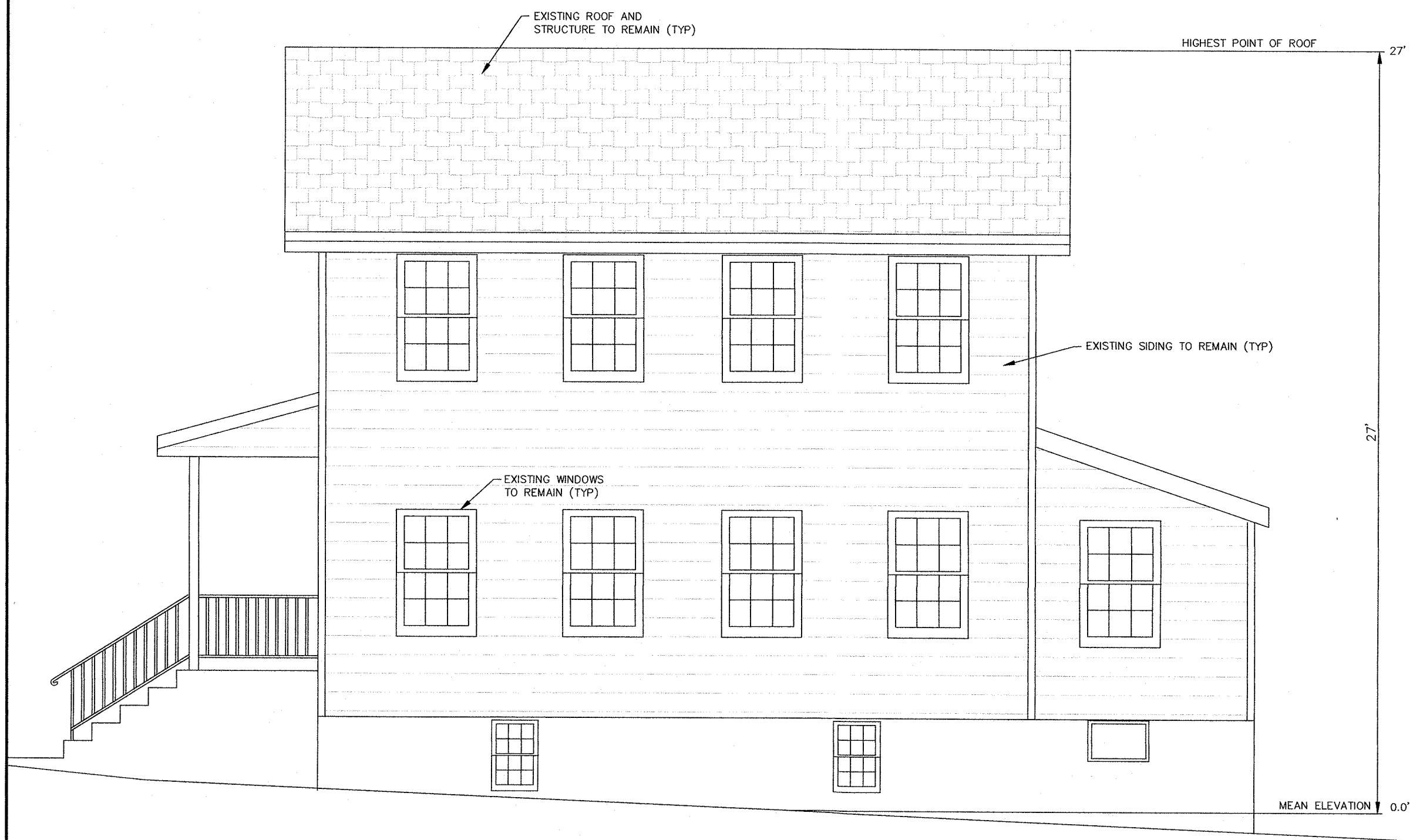
B
A-3 PROPOSED SECOND FLOOR
SCALE: 1/4"=1'-0"

ELECTRICAL SYMBOL KEY	
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXIT LIGHT 90 MIN BATTERY BACKUP
	EMERGENCY BATTERY PACK FIXTURE 90 MIN BATTERY BACKUP

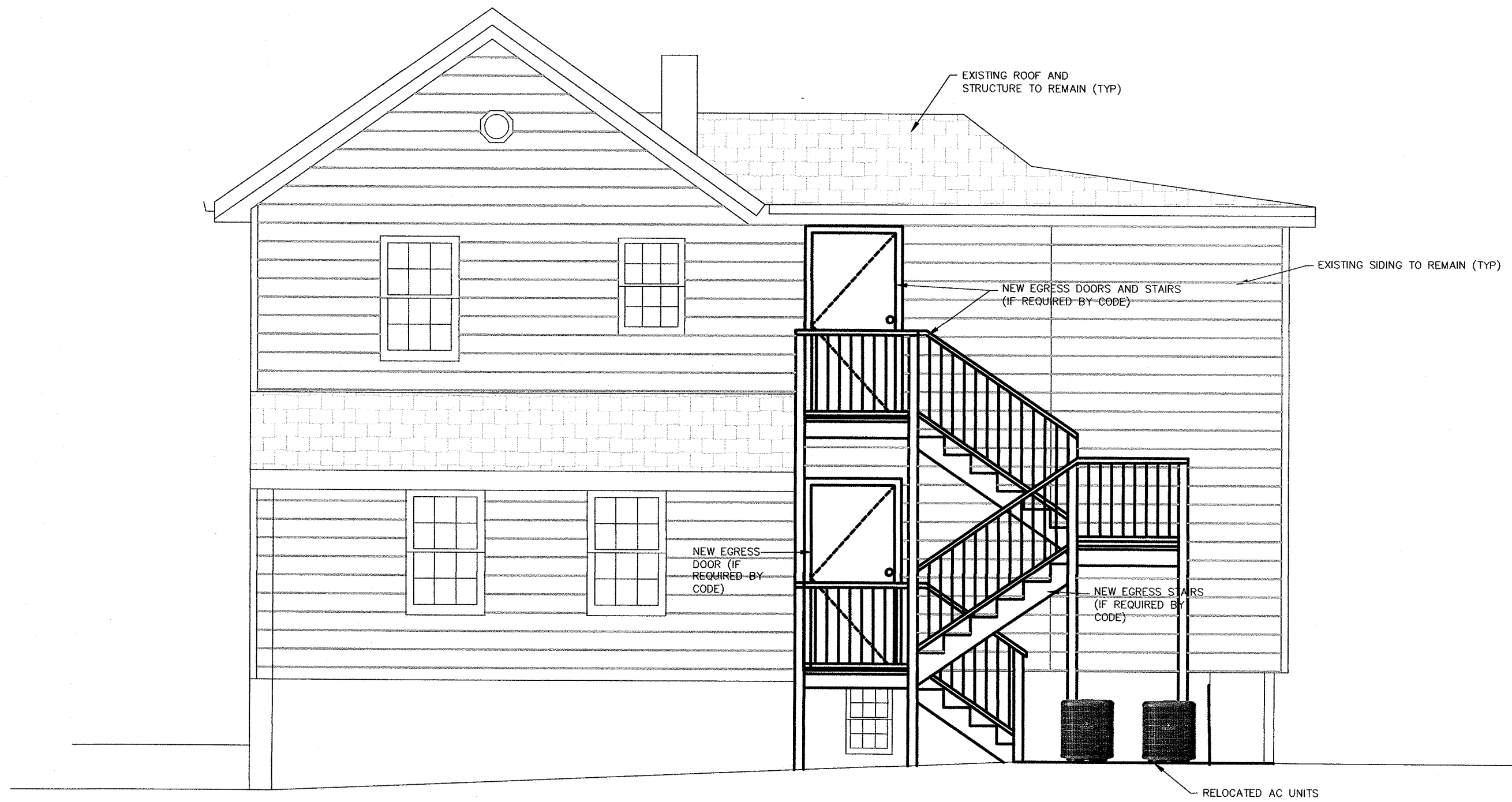
NOTE: THIS DRAWING ADDED REV 2

REVISION	DESCRIPTION	DATE	BY
2	BOARD COMMENTS	01-28-2021	JMP
1	ENGINEER AND PLANNERS COMMENTS	01-28-2021	JMP
CONVERSION OF OFFICE TO HOUSE OF WORSHIP 446 NORTHFIELD AVENUE LOT 11 BLOCK 160 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
PROPOSED FLOOR PLANS			
J. MICHAEL PETRY - ARCHITECT 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL. (973) 227-8700 FAX (973) 227-7074			Designer: JMP Draftsman: MSS Checked By: JMP Project No.: 20-0095 Scale: 1/4" = 1'-0" Sheet:
J. MICHAEL PETRY-AIA NU REGISTERED ARCHITECT LIC. No. 13164			DATED: 06-16-2020 A-3

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.



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



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



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



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

NOTE: THIS DRAWING ADDED REV 2

2	BOARD COMMENTS	01-28-2021	JMP
1	ENGINEER AND PLANNERS COMMENTS	01-28-2021	JMP
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			
PROPOSED ELEVATIONS			
J. MICHAEL PETRY - ARCHITECT 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL. (973) 227-8700 FAX (973) 227-7074			Designer: JMP Draftsman: MSS Checked By: JMP Project No: 20-0095 Scale: 1/4" = 1'-0" Sheet: A-4
J. MICHAEL PETRY-AIA NJ REGISTERED ARCHITECT LIC. No. 13144			DATED: 01-28-2021

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