

LIST OF PROPERTY OWNERS WITHIN 200 FT:

Subject Property (1)		Location	Owner	Owner Address	Owner City/State	Zip Code
Block	Lot					
78.01	1	7 HUTTON AVENUE	HUTTON PARK PROFESSIONAL BLDG INC	7 HUTTON AVENUE	WEST ORANGE, NEW JERSEY	07052

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

Adjoining Properties (27)		Location	Owner	Owner Address	Owner City/State	Zip Code
Block	Lot					
19	38	92 NORTHFIELD AVENUE	RAHMAN FAMILY LIMITED PART.	21 ECKWOOD ROAD	SUMMIT, NJ	07961
19	46	86 NORTHFIELD AVENUE	SERRITO BLDGS RLD	P O BOX 413	CHADDAM, NJ	07928
19.01	2	100 NORTHFIELD AVENUE	DEVITO FAMILY WEST ORANGE	18 BATTLE RIDGE TRAIL	TOTOWA, NJ	07932
71.01	43	81 NORTHFIELD AVENUE	NORTHFIELD AVENUE REALTY ASSOC	14 HEADHER WAY	EAST BRUNSWICK, NJ	08816
71.01	50	83 NORTHFIELD AVENUE	LLEWELLYN EDISON SAVINGS ALON ASSN	474 PROSPECT AVENUE	WEST ORANGE, NJ	07052
71.01	56	HUTTON AVENUE	LLEWELLYN GATES/CMC INC	1030 CLIFTON AVENUE	CLIFTON, NEW JERSEY	07033
71.01	56 C008	24 HUTTON AVENUE	KILEY, BARBARA	24 HUTTON AVE, #8	WEST ORANGE, N.J.	07052
71.01	56 C009	24 HUTTON AVENUE	DE VENEZIA, DAVID	24 HUTTON AVE., UNIT 9	WEST ORANGE, N.J.	07052
71.01	56 C010	24 HUTTON AVENUE	BAPTISTE, MARIA MARTHA	24 HUTTON AVE., UNIT 10	WEST ORANGE, N.J.	07052
71.01	56 C011	24 HUTTON AVENUE	NEGAS, TEDROS	7 KENZ TERR	WEST ORANGE, NJ	07052
71.01	56 C012	24 HUTTON AVENUE	BELGRAVE, ANDREA BARRETT	3 LESSING CT	WEST ORANGE, NJ	07052
71.01	56 C013	24 HUTTON AVENUE	MARCHELL, ANGELA	24 HUTTON AVE #73	WEST ORANGE, NJ	07052
71.01	56 C014	24 HUTTON AVENUE	CAMPBELL, LILETH	24 HUTTON AVENUE #74	WEST ORANGE, NJ	07052
71.01	56 C015	24 HUTTON AVENUE	HERSKOVITZ, NAZANGUADI ALLEY	24 HUTTON AVE #75	WEST ORANGE, NJ	07052
71.01	56 C016	24 HUTTON AVENUE	PALACIACHE, MARIA E	24 HUTTON AVENUE UNIT 76	WEST ORANGE, NJ	07052
71.01	56 C017	24 HUTTON AVENUE	KEBIDE, DANIEL & TENAW HREST	24 HUTTON AVENUE 77	WEST ORANGE, NJ	07052
71.01	56 C018	24 HUTTON AVENUE	NELSON, ANDREW	36 HANNA LANE	LAURENCE HARBOR, NJ	08079
71.01	56 C019	24 HUTTON AVENUE	LLEWELLYN GATES CO CMC, INC.	1030 CLIFTON AVENUE	CLIFTON, NJ	07033
71.01	56 C020	24 HUTTON AVENUE	GARSKY, AARON	24 HUTTON AVENUE UNIT 80	WEST ORANGE, NJ	07052
71.01	56 C021	24 HUTTON AVENUE	BRZABRY, ARIELDA	24 HUTTON AVE #81	WEST ORANGE, NJ	07052
71.01	56 C022A	24 HUTTON AVENUE	DEMCOZ, KAMEL H & ADHAMOM, TERESTE G	24 HUTTON AVENUE #12A	WEST ORANGE, NJ	07052
78.01	2.01	111 NORTHFIELD AVENUE	SPRINGFIELD AVE LLC	188 EAGLE ROCK AVE #1	ROSELAND, NJ	07068
78.01	2.02	99 NORTHFIELD AVENUE	97 NORTHFIELD AVE PARTNERS LLC	PO BOX 512	UNION, NJ	07083
78.01	2.03	97 NORTHFIELD AVENUE	97 NORTHFIELD AVE PARTNERS LLC	PO BOX 512	UNION, NJ	07083
78.01	5	15 HUTTON AVENUE	HEUER-MAITE, PRINPATIN & COLOADE	15 HUTTON AVENUE	WEST ORANGE, NEW JERSEY	07052
78.01	5.01	11 HUTTON AVENUE	CERPA, MILSA & AURORA ORLITAS	11 HUTTON AVENUE	WEST ORANGE, NEW JERSEY	07052
78.01	5.02	19 HUTTON AVENUE	19 HUTTON, LLC	19 HUTTON AVENUE	WEST ORANGE, NJ	07052

GENERAL NOTES:

- THE PROPERTY IS KNOWN AND DESIGNATED AS LOT 1 WITHIN BLOCK 78.01, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET NO. 29 AND CONTAINING APPROXIMATELY 0.33 ACRES (14,425.75 SF).
- THE OWNER/CONTRACTOR SHOULD MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL TIMES AND MAINTAIN EXISTING DRAINAGE PATTERNS AND ENSURE ADEQUATE DRAINAGE IS MAINTAINED AWAY FROM NEIGHBORING PROPERTIES AT ALL TIMES. THE IMPROVEMENTS PROPOSED WILL NOT IMPACT THE DRAINAGE CONDITIONS, AS THE PROPOSED CONDITIONS DOES NOT INCREASE THE IMPERVIOUS SURFACES.
- THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF PROVIDING DETAILED PARKING, DRIVEWAY STRIPING, ACCESSIBILITY, ETC. AS IT RELATES TO THE OPERATIONS AND USES FOR THE RENOVATION OF A MIXED-USE BUILDING. REFER TO ARCHITECTURAL PLANS FOR THE DETAILED FLOOR PLANS, USES, ACCESS DOOR WAYS.
- THE CONTRACTOR SHALL CONFIRM ALL EXISTING BUILDING SERVICE UTILITY LATERALS SERVICES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND NOTIFYING THE NEW JERSEY ONE CALL, CALL BEFORE YOU DIG, AS WELL AS ANY SUBSURFACE IRRIGATION SYSTEMS.
- ALL AREAS BEING GRADED OR DISTURBED SHALL BE RESTORED BACK TO THE ORIGINAL GRADE. THERE SHALL BE NO EXCESS SOILS SPREAD ON THE PROPERTY. ANY DISTURBED/GRADED AREAS SHALL BE TOP-SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
- IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO DISPOSE OF ANY SOILS MATERIALS APPROPRIATELY. FOR ANY REASON THAT THE PREMISE CONTAINS ENVIRONMENTALLY IMPACTED SOILS OR HAZARDOUS MATERIALS RELATED TO THE ORIGINAL LANDS, THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING WITH A NJ LSRP, LICENSED SITE REMEDIATION PROFESSIONAL. THE UNDERSIGNED HAS NO KNOWLEDGE OF ANY SOIL ISSUES AND HAS NOT CONDUCTED ANY SOIL TESTS OR RESEARCHED ANY ASSOCIATED COVENANT DEED RESTRICTIONS.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE STANDARDS OR THE APPLICABLE REGULATORY AGENCY.
- 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.
- 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 SUBJECT PROPERTY IN ITS ENTIRETY IS NOT LOCATED WITHIN A FLOOD ZONE.
- THERE DOES NOT APPEAR TO BE WETLANDS ON THE SUBJECT PROPERTY.
- NO TREES SHALL BE REMOVED AS PART OF THIS SITE IMPROVEMENT PLAN UNLESS REPLACEMENT TREES ARE PLACED IN ACCORDANCE WITH THE TOWNSHIP'S TREE REMOVAL ORDINANCES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO OBTAIN ANY NECESSARY TREE REMOVAL PERMITS THAT MAY BE REQUIRED.
- THE PROPOSED DISTURBANCE AREA IS SHOWN AND DELINEATED BY SILT FENCE. THE DISTURBANCE IS LESS THAN 1,000 SF. A PERMIT FROM THE HUDSON-ESSEX-PASSAIC COUNTY SOIL CONSERVATION DISTRICT IS NOT REQUIRED.

ZONING BOARD APPROVAL

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

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

CONDITIONS:

- WAIVER REQUESTED FROM SITE PLAN/SUBDIVISION CHECKLIST ITEM #46 FOR SOLID WASTE MANAGEMENT PLAN.
- DESIGN WAIVER REQUESTED FOR PROVIDING A LOADING SPACE FOR THE SITE.
- WAIVER REQUESTED FROM SUBMITTING TWENTY (20) COPIES OF THE COMPLETED SITE PLAN/SUBDIVISION CHECKLIST.

ADDITIONAL NOTES:

- THERE ARE NO EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS FOR THE SUBJECT PROPERTY.
- THE EXISTING BUILDING IS TO BE COMPLETELY RE-SIDED ON THE EXTERIOR AS PART OF IMPROVEMENTS FOR THE SUBJECT PROPERTY.

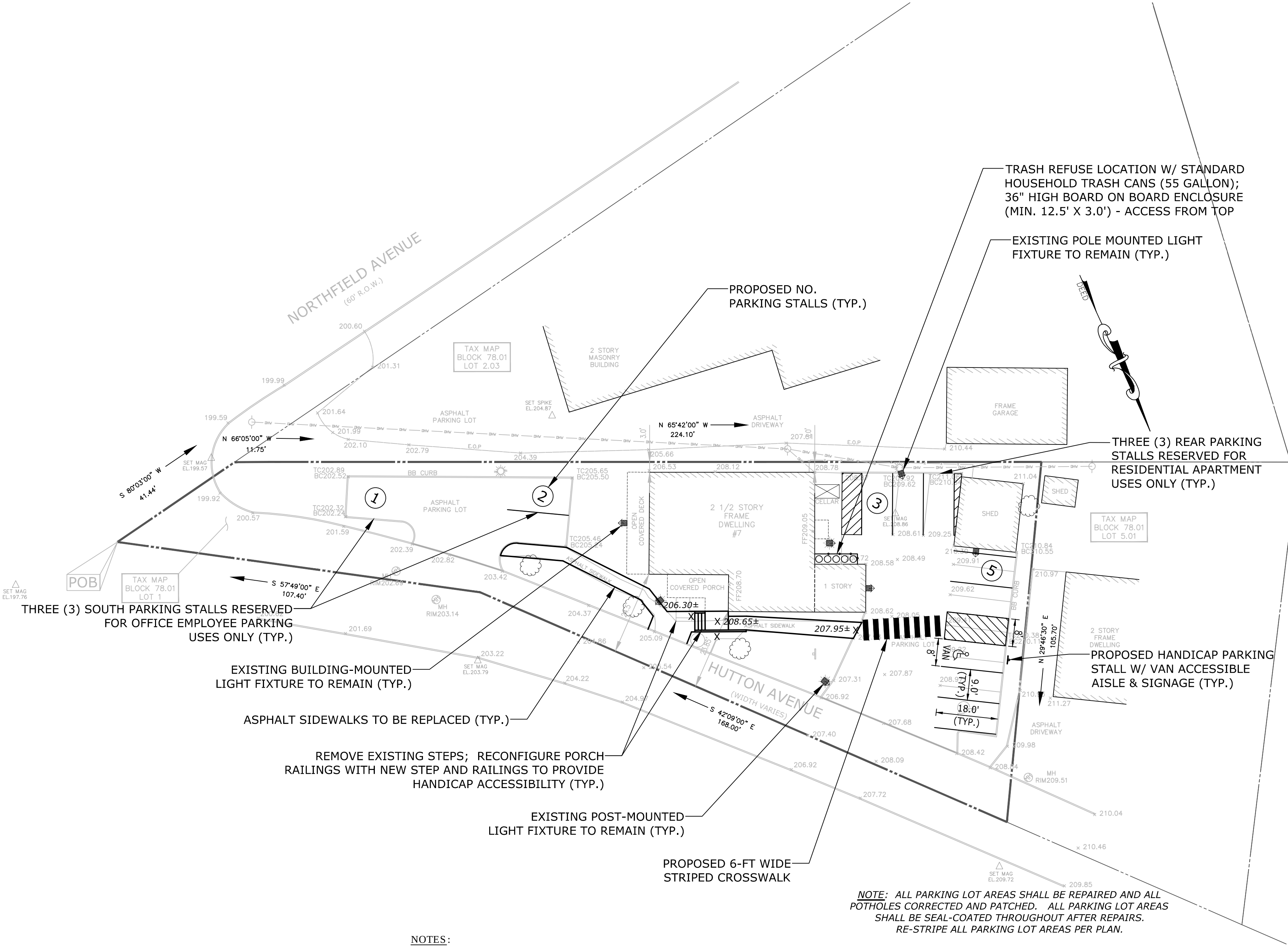
NOTES:

- THE EXISTING SITE IS PRESENTLY DEVELOPED AND THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE IMPERVIOUS COVERAGE.
- THE PURPOSE OF THIS APPLICATION IS TO RECONFIGURE THE EXISTING BUILDING OCCUPANCY TO CONVERT THE EXISTING 2ND AND 3RD FLOOR INTO RESIDENTIAL USE APARTMENTS, WHICH WILL INCLUDE THREE (3) ONE-BEDROOM APARTMENTS. REFER TO THE ARCHITECTURAL FLOOR PLANS.
- EXISTING SITE LIGHTING FIXTURES TO REMAIN. THERE ARE NO PROPOSED LIGHT FIXTURES FOR THIS APPLICATION. THE SITE SHALL UTILIZE ALL EXISTING SITE LIGHTING. THE APPLICANT AND/OR ARCHITECT MAY CONSIDER ADDITIONAL WALL MOUNTED LIGHT FIXTURES AT THE DOOR ENTRY LOCATIONS OR REPLACEMENT OF THE DOOR FIXTURES. THE DOOR LIGHT LOCATIONS ARE NOT SHOWN AS PART OF THE SITE. AT THE TIME OF BUILDING RENOVATION, THE APPLICANT AND THE APPLICANT'S ENGINEER WILL INSPECT TO CONFIRM EXISTING LIGHTING MEETS THE NEEDS FOR THE SITE, AS WELL AS THE TOWNSHIP ORDINANCE AND THE APPLICANT'S USE.

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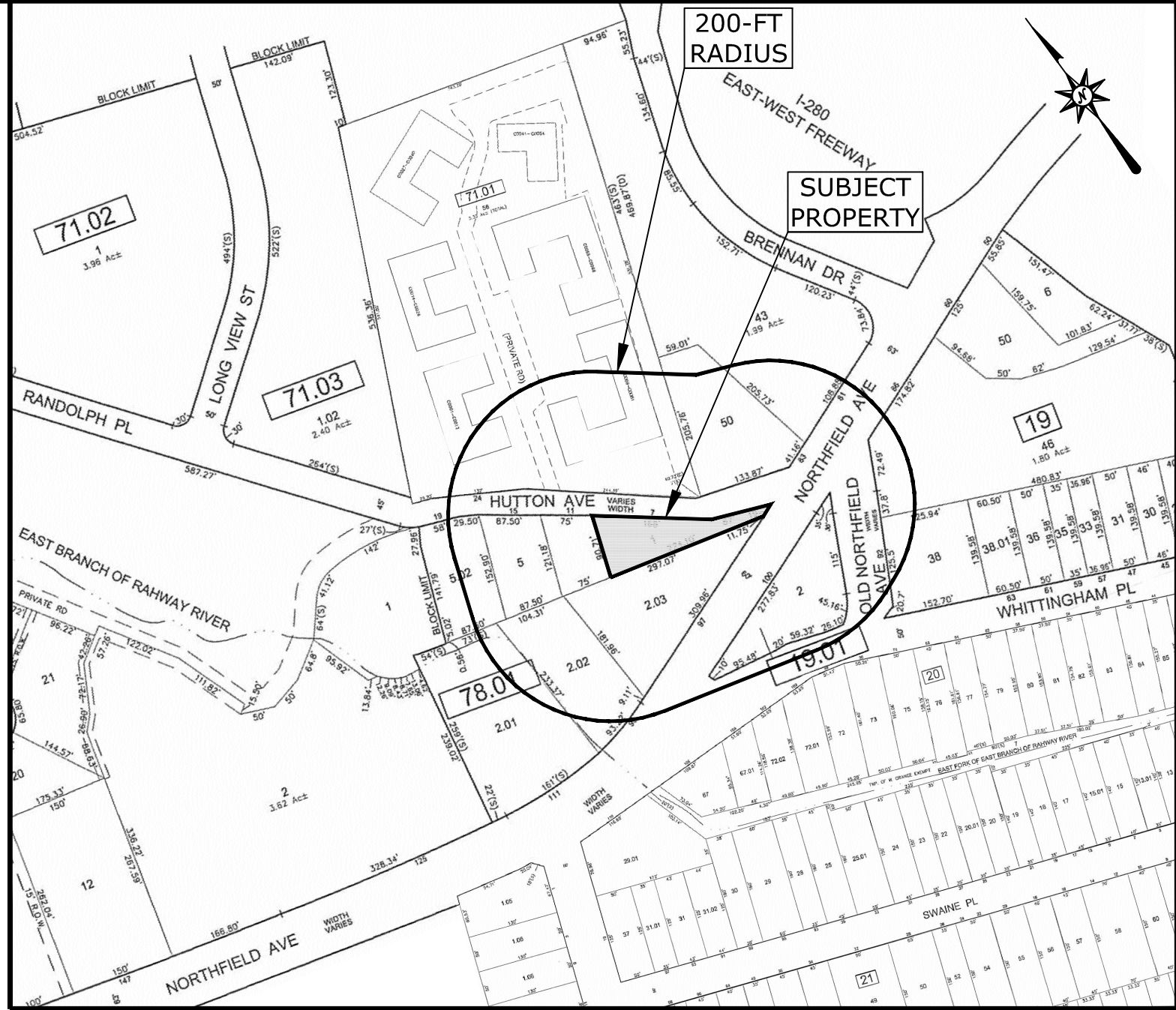
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HORIZONTAL: 1"=20'
GRAPHIC SCALE IN FEET

1	07/27/2021	REVISED PER ZONING BOARD HEARING COMMENTS			
REVISION NO.	DATE	REVISION			



REFERENCE:

- THE BOUNDARY & EXISTING FEATURES SHOWN HEREON AS THE EXISTING CONDITIONS AND BASEMAP IS BASED ON EVIDENCE FOUND DURING THE FIELD SURVEY PERFORMED BY MARUCCI ENGINEERING ASSOCIATES, LLC ON JANUARY 30, 2021.
- TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED FROM REAL TIME KINEMATIC GPS OBSERVATION (RTK) PERFORMED ON JANUARY 30, 2021.
- ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON EVIDENCE FOUND DURING THE FIELD SURVEY PERFORMED BY MARUCCI ENGINEERING ASSOCIATES, LLC ON JANUARY 30, 2021.
- 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.



SITE LOCATION MAP

SCALE: 1" = 200'

ZONING COMPLIANCE:

ZONE DATA

ZONE: OB-1 OFFICE BUILDING ZONE DISTRICT

PERMITTED USES:	(1) SINGLE FAMILY DETACHED ON 80,000 SF LOT (2) OFFICE BUILDING ON 10,000 SF LOT
EXISTING USE:	OFFICE BUILDING
PROPOSED USE:	OFFICES ON FIRST FLOOR THREE (3) RESIDENTIAL UNITS ON 2ND & 3RD FLOOR

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	14,425.75 SF	NO CHANGE
MIN. LOT WIDTH	60 FT	140.8 FT	NO CHANGE
MIN. FRONT YARD	30 FT	23.85 FT (EV)	NO CHANGE
MIN. SIDE (FRONT) YARD (CORNER)	25 FT	114.8 FT	NO CHANGE
MIN. SIDE YARD	10 FT + 8 FT	161.8 FT	NO CHANGE
MIN. REAR YARD	30 FT	3.0 FT (EV)	NO CHANGE
MAX. BLDG. COVERAGE	40%	15.9%	NO CHANGE
MAX. LOT COVERAGE	50%	77.7% (EV)	NO CHANGE
(EV) EXISTING VARIANCE (PV) PROPOSED VARIANCE			

PARKING REQUIREMENT:

1 SPACE PER 250 SF GROSS FLOOR AREA	1,930 SF / 250	= 7.7 SPACES
1.8 SPACES PER 1-BEDROOM APARTMENT		
1.8 x THREE (3) 1-BED APARTMENTS		= 5.4 SPACES
		13.1 OR 13 PARKING SPACES

PARKING PROVIDED:

11 PARKING SPACES PROVIDED (INCLUDES 1 HANDICAP ACCESSIBLE STALL) (PV)

MARUCCI ENGINEERING ASSOCIATES, LLC
ENGINEERS-SURVEYORS-PLANNERS

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981
TEL./FAX: (973) 887-3066

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

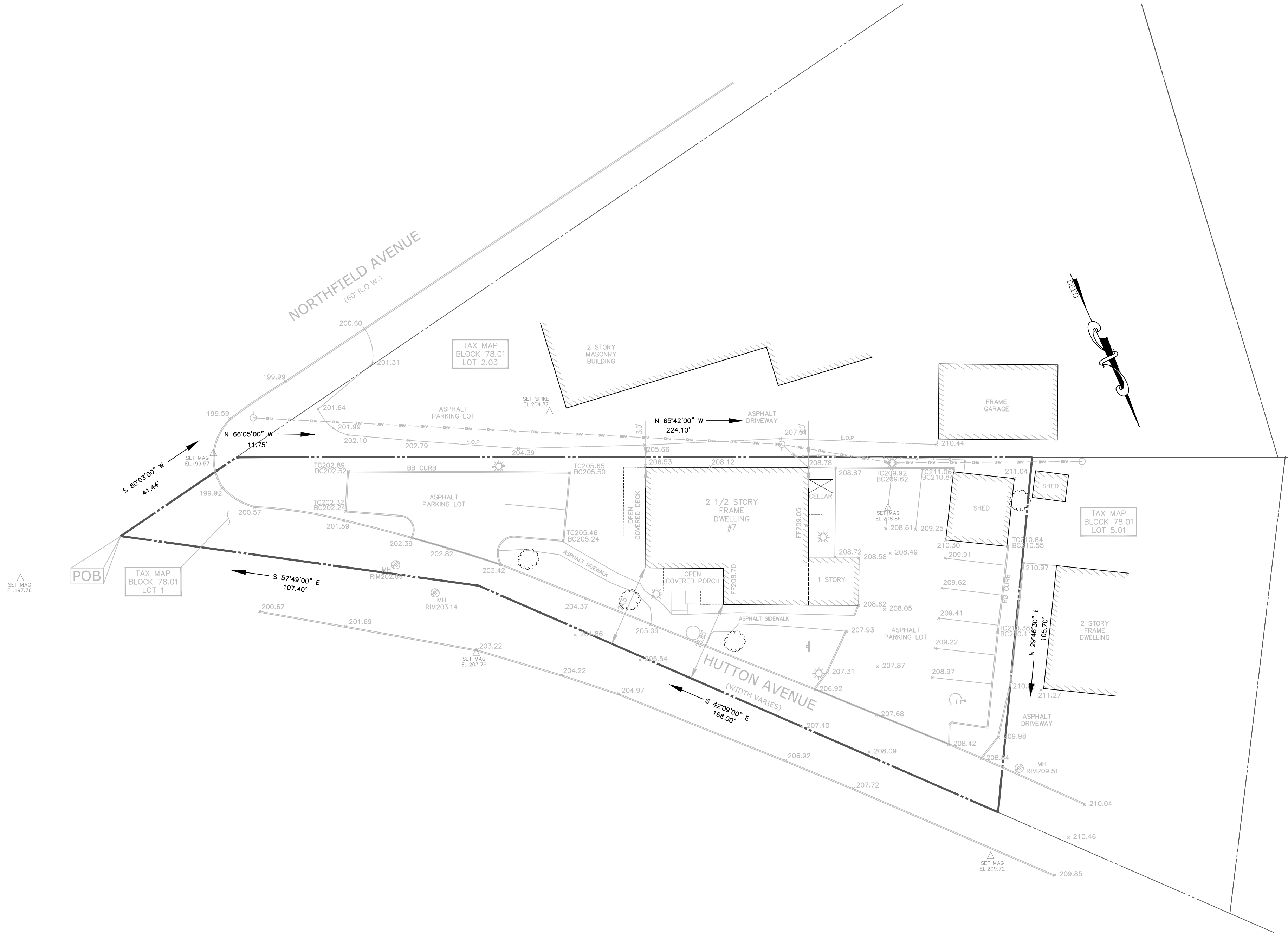
PROPOSED SITE IMPROVEMENTS
HUTTON PARK PROFESSIONAL BUILDING INC.
7 HUTTON AVENUE
BLOCK 78.01 - LOT 1

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 21-04	DATE 03/02/2021
	DRAWN BY RM	DESIGNED BY RM
	CHECKED BY AM	
	SCALE 1"=20'	
	SHEET NO. 1	of 3

REFERENCE:

1. THE BOUNDARY & EXISTING FEATURES SHOWN HERON AS THE EXISTING CONDITIONS AND BASEMAP IS BASED ON EVIDENCE FOUND DURING THE FIELD SURVEY PERFORMED BY MARUCCI ENGINEERING ASSOCIATES, LLC ON JANUARY 30, 2021.
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EXISTING CONDITIONS PLAN
HUTTON PARK PROFESSIONAL BUILDING INC.
7 HUTTON AVENUE
BLOCK 78.01 - LOT 1

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY

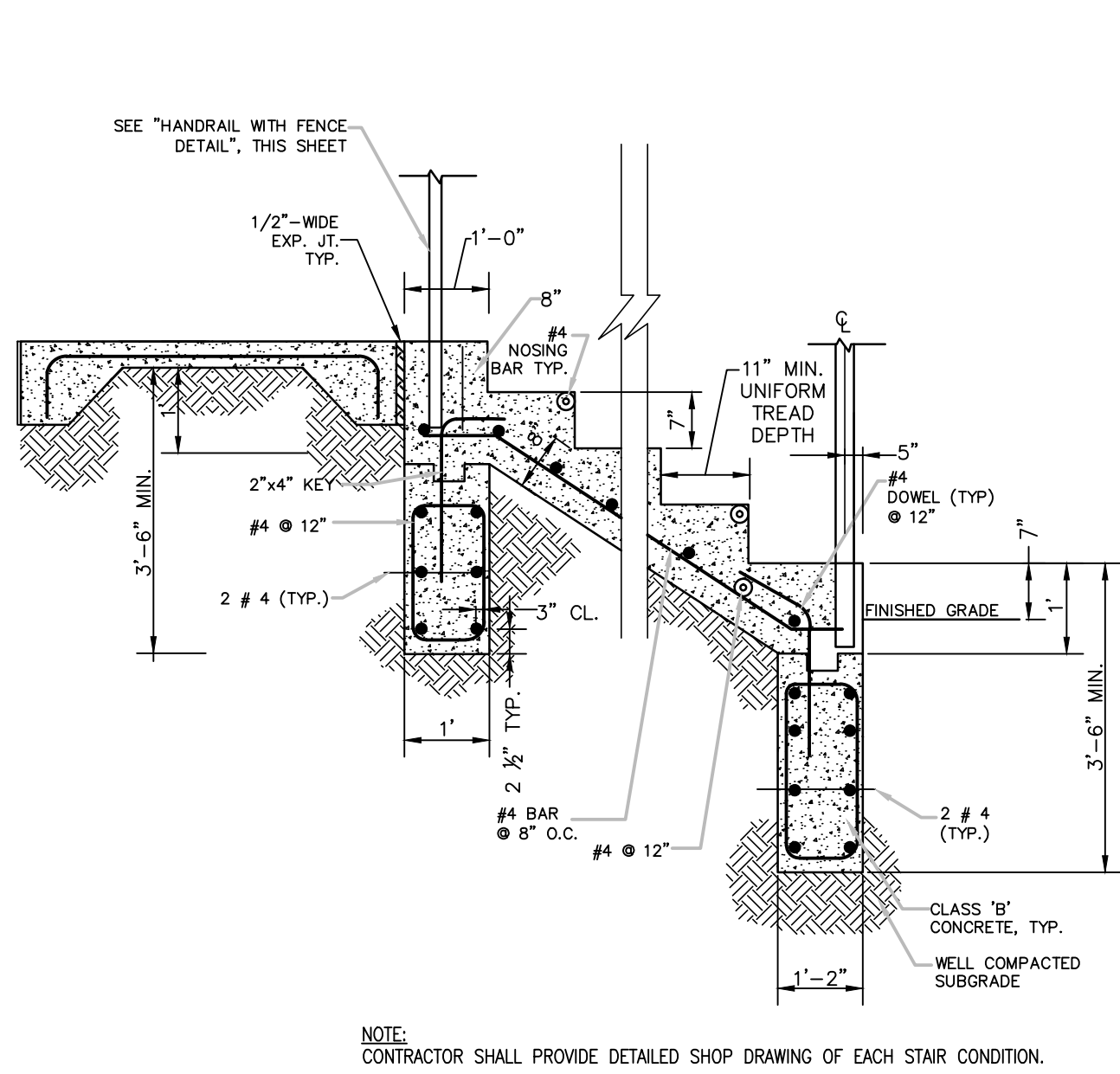
NEW JERSEY

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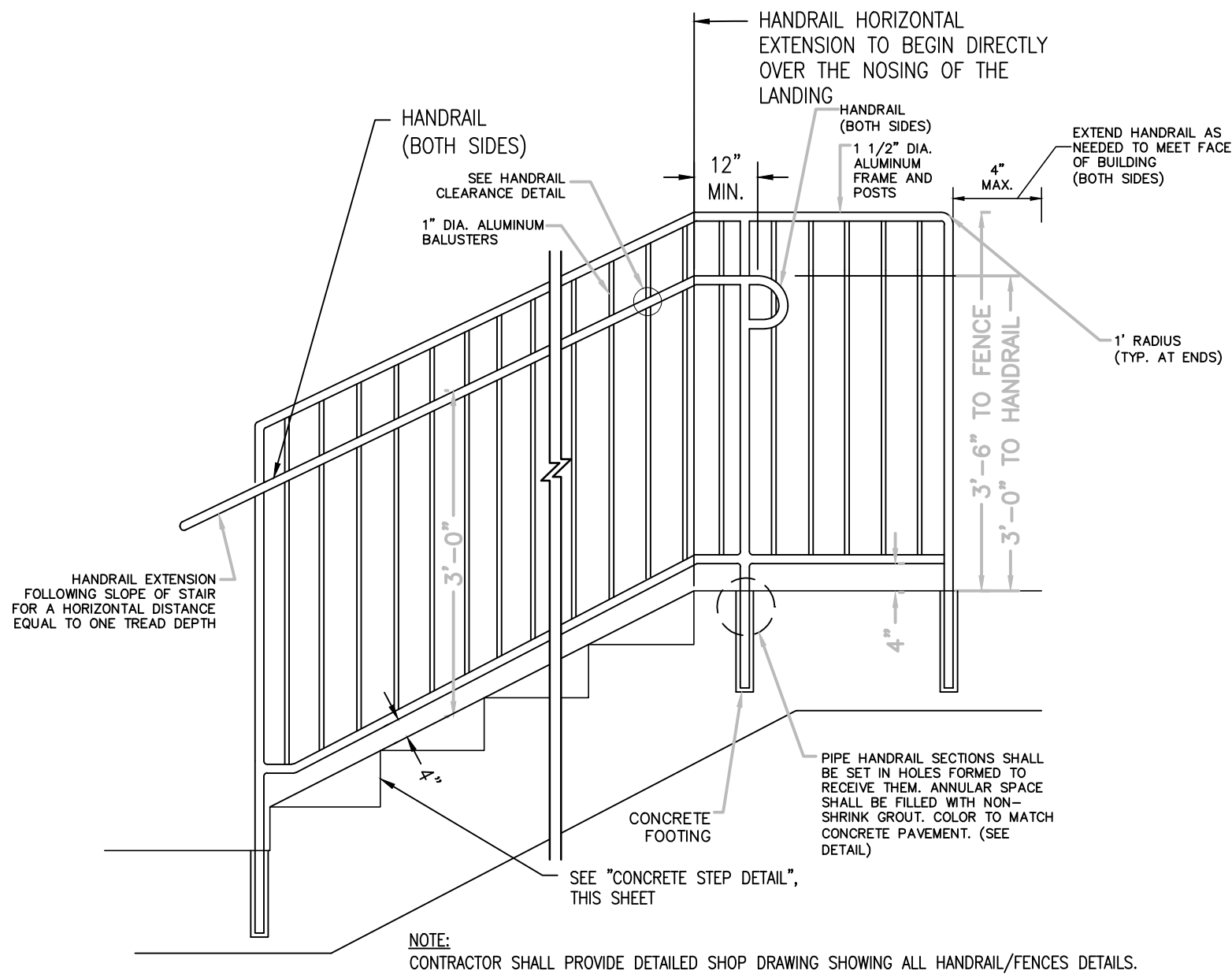
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GRAPHIC SCALE IN FEET

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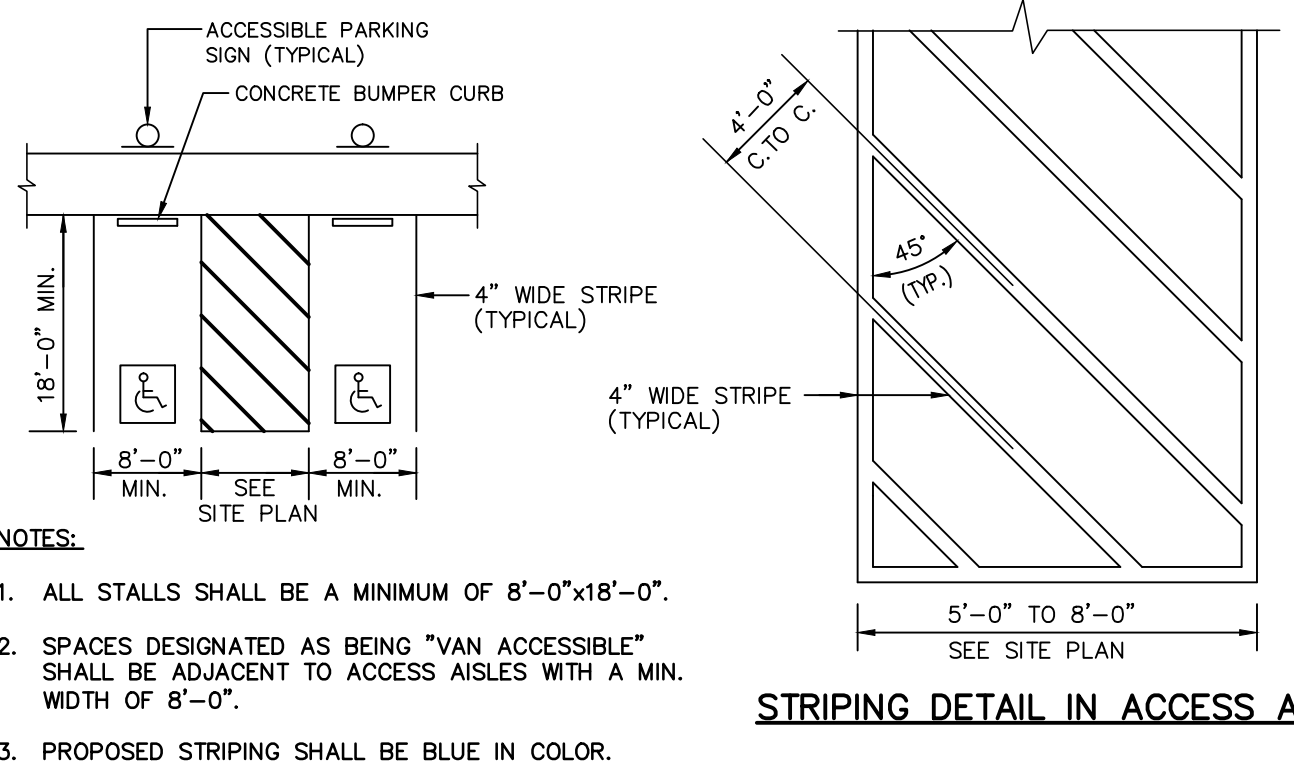
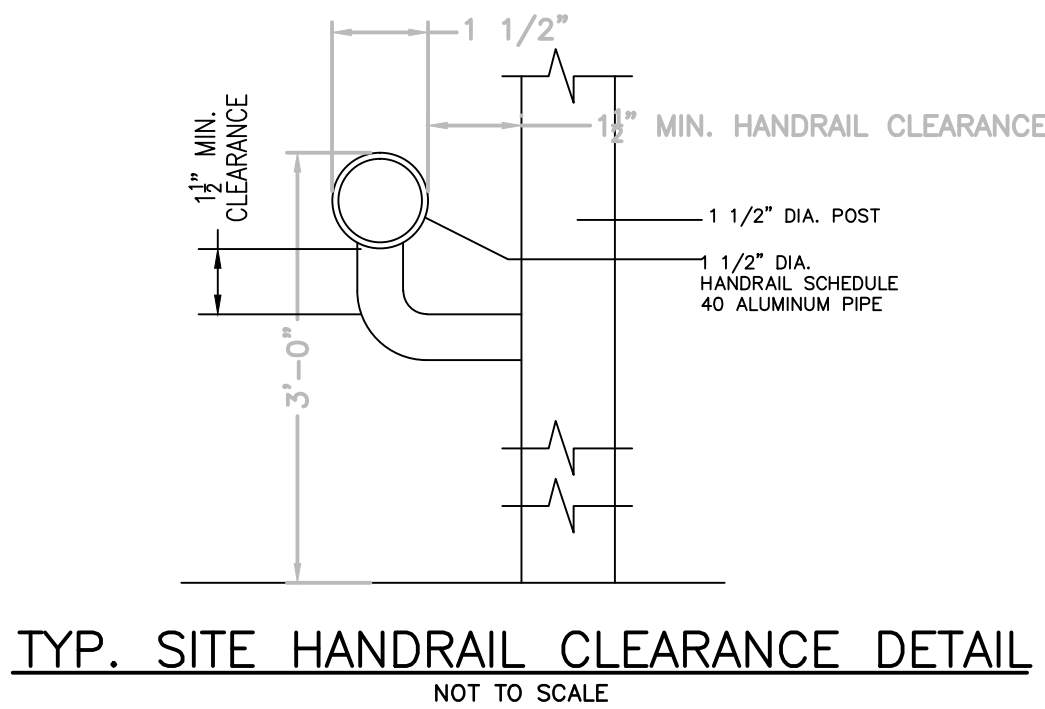
ANTHONY MARUCCI		PROJECT NO.	DATE
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573		21-04	03/02/2021
PROFESSIONAL PLANNER, N.J. LIC. No. 2124		DRAWN BY	DESIGNED BY
		RM	RM
		CHECKED BY	AM
		SCALE	
		1"=20'	
		SHEET NO.	
		2	3



TYP. SITE STAIRCASE (SEE PLANS)
NOT TO SCALE

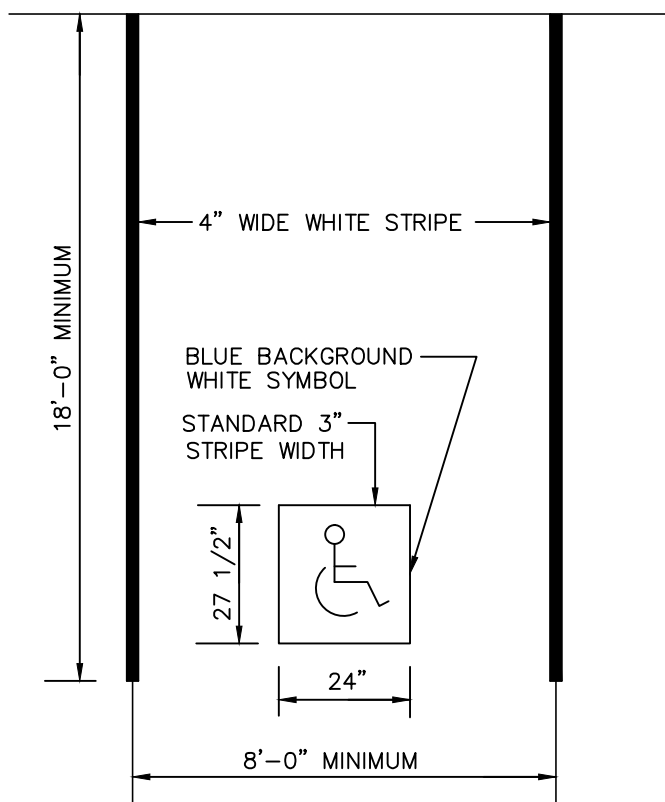


TYP. SITE HANDRAILS AT STAIRCASE
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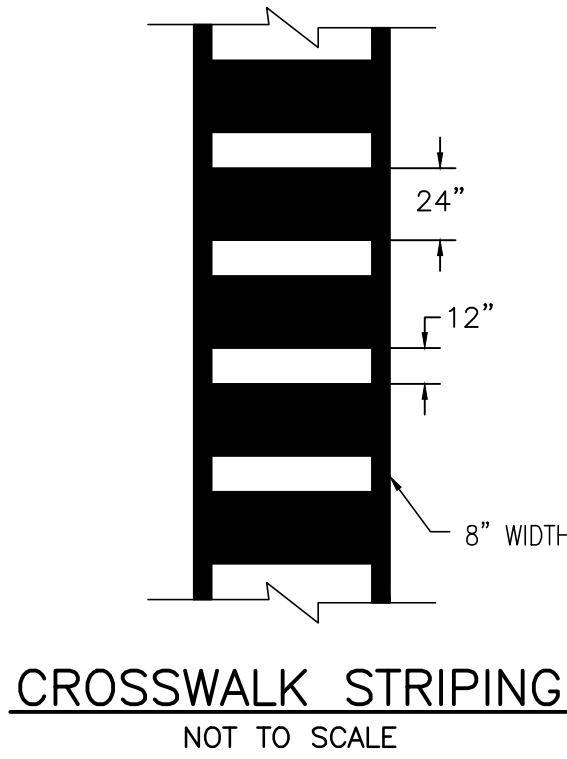
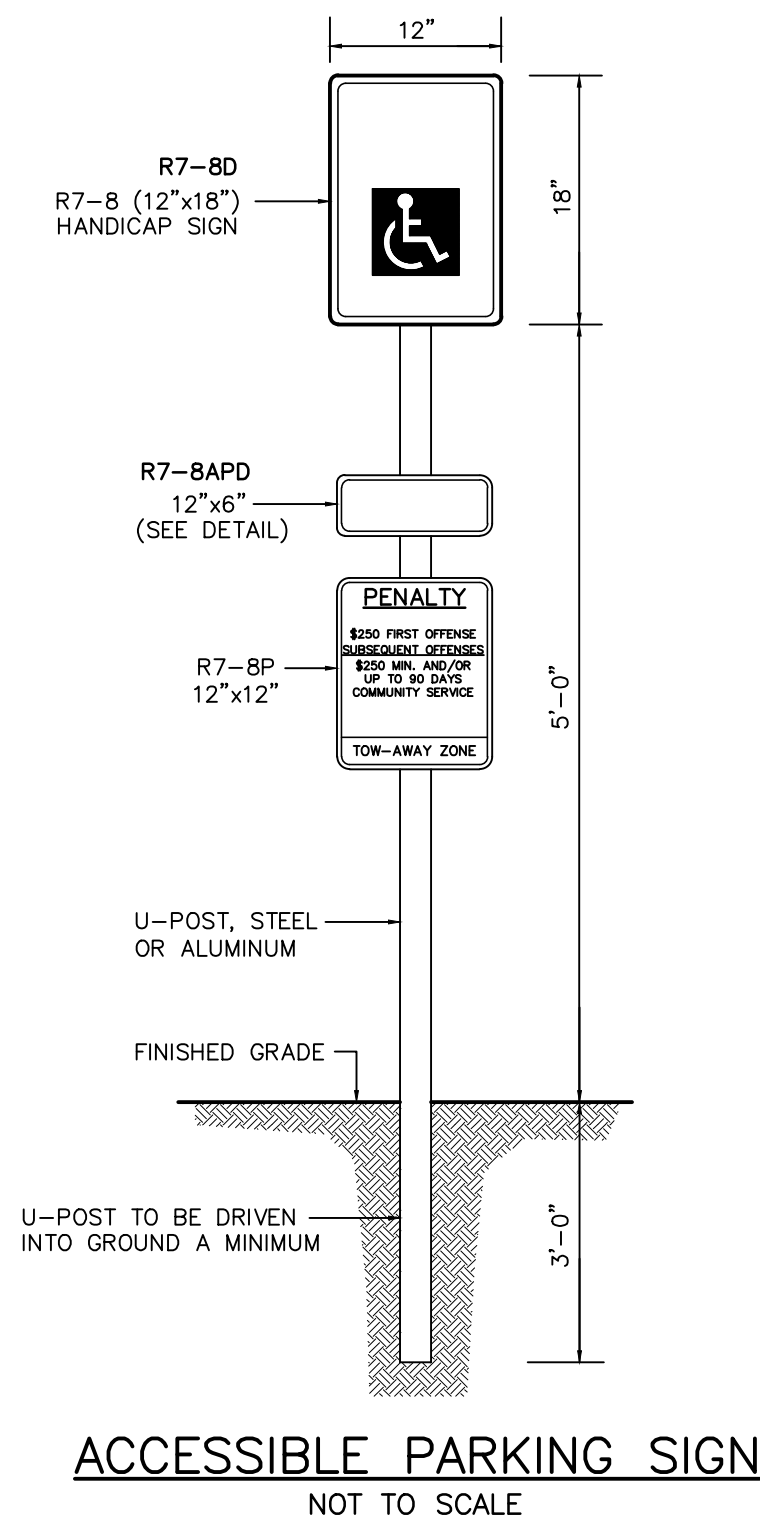


ACCESSIBLE PARKING STRIPING LAYOUT
NOT TO SCALE

STRIPING DETAIL IN ACCESS AISLE



ACCESSIBLE PARKING SPACE MARKING DETAIL
NOT TO SCALE



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CONSTRUCTION DETAILS PLAN
HUTTON PARK PROFESSIONAL BUILDING INC.
7 HUTTON AVENUE
BLOCK 78.01 - LOT 1

TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

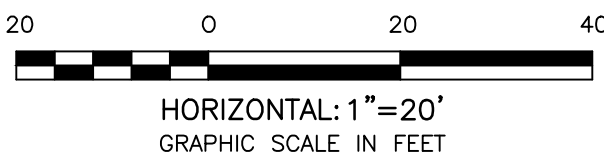

ANTHONY MARUCCI
PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. No. 25573
PROFESSIONAL PLANNER, N.J. LIC. No. 2124

PROJECT NO 21-04	DATE 03/02/2021
DRAWN BY RM	DESIGNED BY RM
CHECKED BY 1"=20'	AM
SHEET NO. 3	of 3

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