

REGINALD JENKINS, JR.
Partner
Direct: 862.339.4669
Fax: 973.457.0257
rjenkins@marc.law

September 8, 2021

Via Email and Federal Express

Planning and Development
Township of West Orange
66 Main Street
West Orange, NJ 07052
ATTN: Diana Chandler

**Re: ZB-21-08 – Main West Orange LLC
Block: 116; Lots: 51, 53, 53.01, 55; Zone: B-1 and R-T
253-255, 257, 259 Main Street
Site Plan Review Advisory Board Report Response**

Dear Ms. Chandler:

This office represents the applicant **Main West Orange LLC**, owner of the above-referenced property. Enclosed in response to the Township of West Orange's July 13, 2021 SPRAB letter for submission to the Zoning Board of Adjustment please find five (5) copies of the following:

1. Existing Conditions – Attached are revised architectural plans indicating remaining apartment dated August 11, 2021 by Axis Architectural Group in response to this item. Also included are engineering plans by Schwanewede/Hals Engineering last revised on August 30, 2021 indicating lot lines to be deleted due to lot consolidation.
2. Building code and fire safety issues – Building is being designed to meet all Township codes. Please refer to revised architectural plans dated August 11, 2021 by Axis Architectural Group included in response to this item.
3. Trash and Recycling area – The proposed size of the trash and recycling area are sufficient to meet the Township's standards. The commercial tenants leave trash on Main Street. Tenants of the proposed will not utilize this area. A tenant of the proposed will be hired as superintendent of new construction.
4. Landscaping – Applicant agrees, if approved, to add fencing as required or found to be beneficial.
5. Parking Lot – Proposed parking lot to be striped with space numbers and signage indicating use for residents.

6. Public Way – Applicant agrees, if approved, to work with the Township to ensure the public way in front of the buildings is protected during construction.

Enclosed for ease of reference is a copy of the July 13, 2021 SPRAB Letter. We will continue to provide the additional requested materials.

Very truly yours,

/s/ Reginald Jenkins, Jr.
Reginald Jenkins, Jr.

RJJ/dv



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI
Mayor

Tel: (973) 325-4110
Fax: (973) 325-6359
Email: planning@westorange.org

TO: Applicant
Building Department
Zoning Official
Zoning Board of Adjustment
Zoning Board of Adjustment Engineer

FROM: Paul Grygiel, AICP, PP, Township Planning Director

DATE: July 13, 2021

RE: **ZB-21-08 – Main West Orange LLC**
Block: 116; Lots: 51, 53, 53.01, 55; Zone: B-1 and R-T
253-255, 257, 259 Main Street
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on July 13, 2021. At this meeting, the SPRAB reviewed the above application with the applicant's representative and its attorney, architect and engineer. The applicant is proposing to renovate an existing building and expand and renovate an existing mixed-use building to add two floors of residential use on new third and fourth floors, and to improve an existing unpaved parking lot for the residents of the development.

The following site plan and design issues were discussed at this meeting:

- Existing conditions: The subject property consists of four tax lots with three buildings located on them. Two of the buildings are being modified and expanded while one will remain unchanged. However, the site plan and architectural plans need to be updated to include all information for all existing and proposed buildings in terms of parking requirements and other zoning compliance. The four lots will need to be consolidated if the application is approved.



- Building code and fire safety issues: The applicant will need to confirm code-compliant fire separation is provided between buildings. In response to a question, the architect indicated the buildings will likely be sprinklered.
- Trash and recycling area: There were a number of questions regarding this area, as well as a suggestion that it may need to be increased in size. It was also noted there is a requirement for an onsite superintendent or manager as the building will include more than six dwelling units.
- Landscaping: Some questions were raised regarding the design and use of the landscaped area in the rear of the property. It was suggested fencing may be appropriate to regulate its use. There was also a question whether any additional landscaping could be provided.
- Parking lot: A suggestion was made to provide signage in the parking lot indicating parking spaces will be for residents, and other than the handicap space, not available for the commercial space.
- Public way: If the application is approved, the applicant will need to work with the Township to ensure the public way in front of the buildings is protected during construction.

The applicant's professionals will submit additional information and revised plans, as necessary, with the intention of being scheduled for an upcoming Zoning Board meeting.



L L E W E L L Y N H O T E L R E N O V A T I O N

B L O C K 116 - L O T S 51, 53, 53.01 & 55

2 5 9 M A I N S T R E E T - W E S T O R A N G E , N E W J E R S E Y



16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07631
PH: 201.816.1818 FX: 201.816.0212

VISIT US AT WWW.AXIS-AG.COM

PROJECT

LLEWELLYN HOTEL RENOVATION
BLOCK 116, LOTS 51, 53, 53.01 & 55
259 MAIN STREET
WEST ORANGE, NJ 07052

CLIENT

LLEWELLYN HOTEL
259 MAIN STREET
WEST ORANGE, NJ 07052

CONSULTANT

DATE: 08-11-2021 SCALE: NOT TO SCALE

DRAWN BY: RCR CHECKED BY: P.F.G.

DWG TITLE

TITLE SHEET
EXTERIOR RENDERING

DATE	ISSUE	DESCRIPTION	BY
01/11/21	1		L.S.C.
02/16/21	2	REVISED W/ LOT 4 BLOCK ADDED	L.S.C.
08/11/21	3	EXISTING 2nd FLR. APT. ADDED	RCR

- ☐ STEVEN B. LAZARUS, A.I.A.
NJ AI-10807 CT 8999 PA RA 014920 B
NY 021232 MD 10946 VA 0401015129
NC 9107
- ☐ KENNETH T. SCHIER, R.A., PP
NJ AI-09225 CT AR110910 PA RA 011042 B
NY 018825 NJ Planner 3342
- ☒ PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025119 PA RA 407426

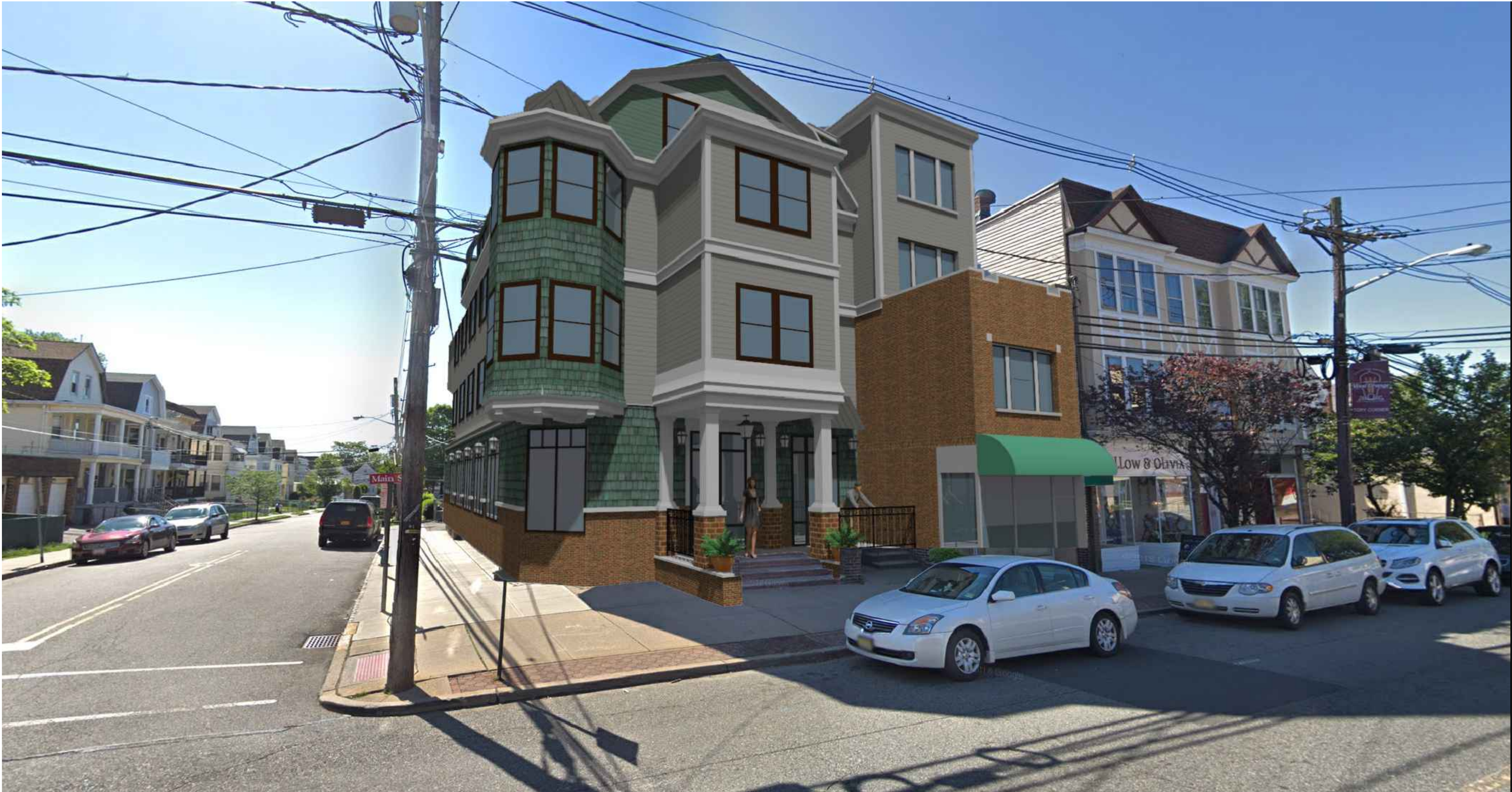
SEAL & SIGNATURE

PROJECT #

18-085

DWG NO

A-1.0
1 OF 4



1 RENDERING OF PROPOSED ALTERATION - FRONT CORNER
A-1.0

NOT TO SCALE



PROJECT

LLEWELLYN HOTEL RENOVATION

**BLOCK 116, LOTS 51, 53, 53.01 & 55
259 MAIN STREET
WEST ORANGE, NJ 07052**

CLIENT

LLEWELLYN HOTEL

259 MAIN STREET
WEST ORANGE, NJ 07052

CONSULTANT

DATE _____

08-11-2021

SCALE

AS NOTED

DRAWN BY

CHECKED BY _____

R.C.R

P.F.G.

DWG TITLE

THIRD AND FOURTH FLOOR PLANS

[illegible]

☐ STEVEN B. LAZARUS, A.I.A.
NJ AI-10807 CT 8999 PA RA 014920 E
NY 021232 MD 10946 VA 0401015129
NC 9107

☐ KENNETH T. SCHIER, R.A., PP
NJ AI-09225 CT ARI 10910 PA RA 011042 E

PIERO F. GABUCCI, A.I.A.
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SEAL & SIGNATURE

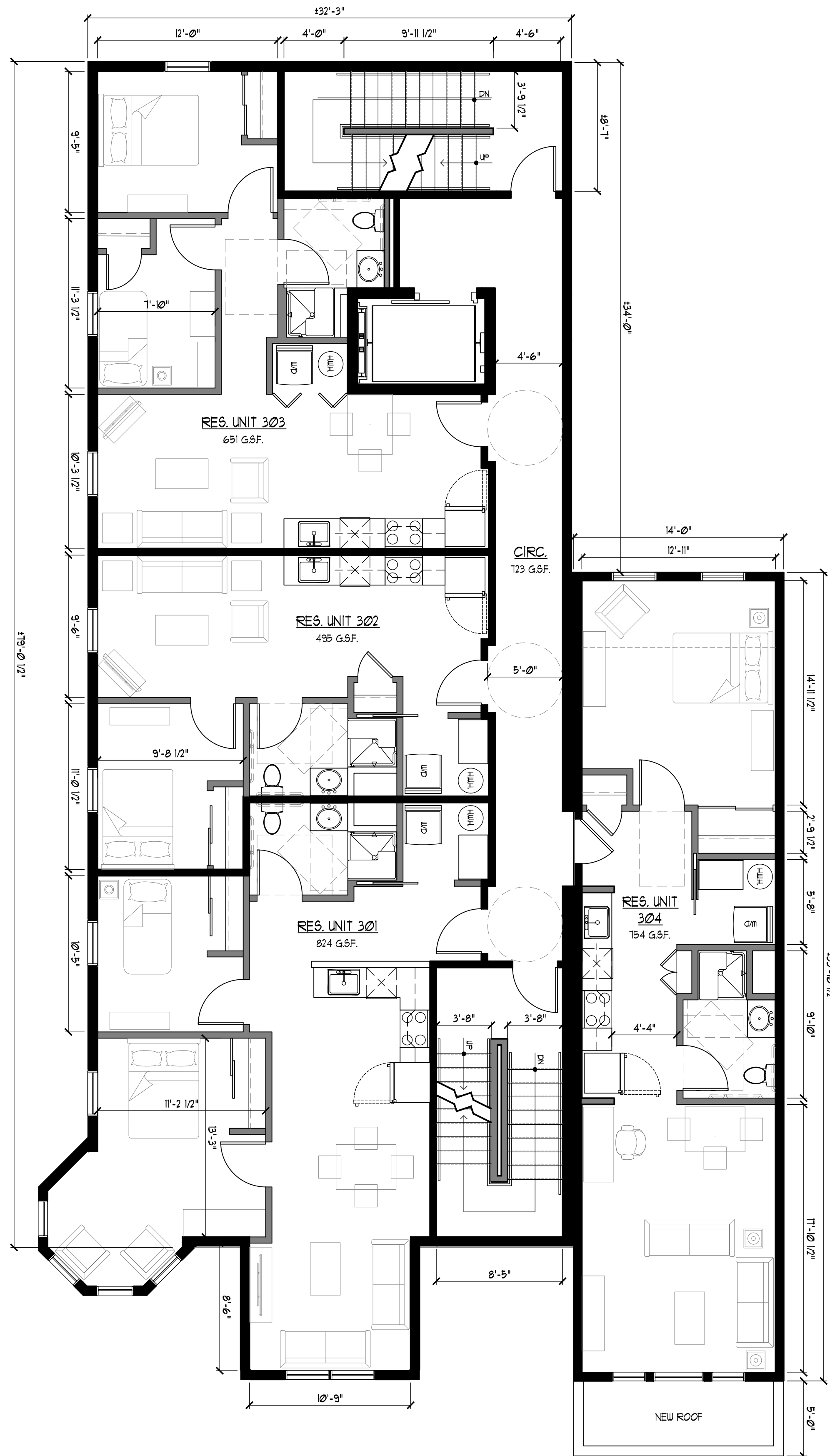
PROJECT #

18-085

DWG M

A-3.0
3 OF 4

3 OF

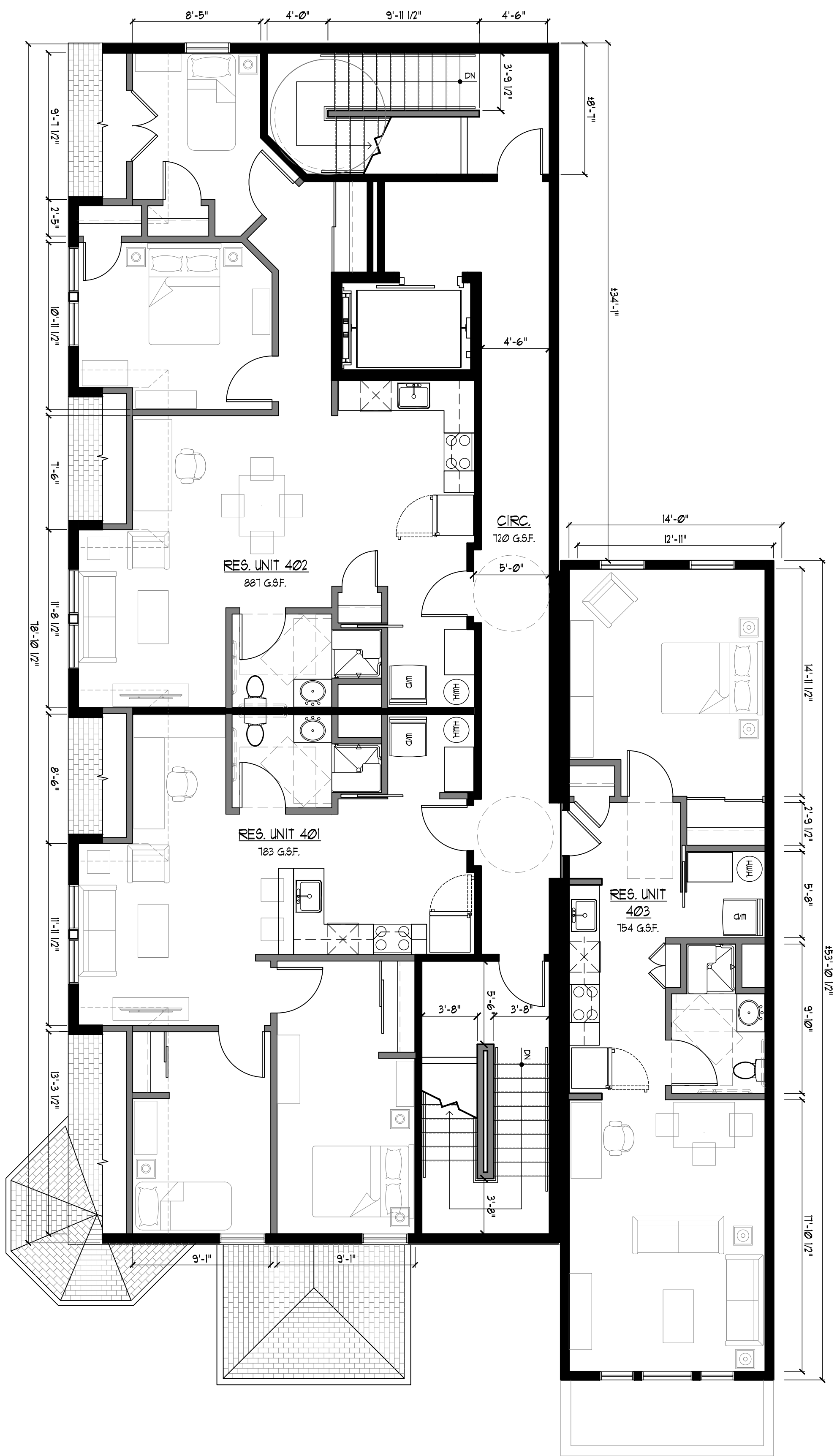


1 THIRD FLOOR PLAN
A-3.0

SCALE: $\frac{3}{16}'' = 1' - 0''$

THIRD FLOOR AREA CALCULATIONS

RES UNIT 301:	824 G.S.F
RES UNIT 302:	495 G.S.F
RES UNIT 303:	651 G.S.F
RES UNIT 304:	754 G.S.F
CIRCULATION:	723 G.S.F
TOTAL 3RD FLR:	3,447 G.S.F



2 FOURTH FLOOR PLAN
A-3.0

SCALE: 3/16" = 1'-0"

FOURTH FLOOR AREA CALCULATIONS

RES UNIT 401:	783 G.S.F.
RES UNIT 402:	887 G.S.F.
RES UNIT 403:	754 G.S.F.
CIRCULATION:	720 G.S.F.
TOTAL 4TH FLR:	3,144 G.S.F.



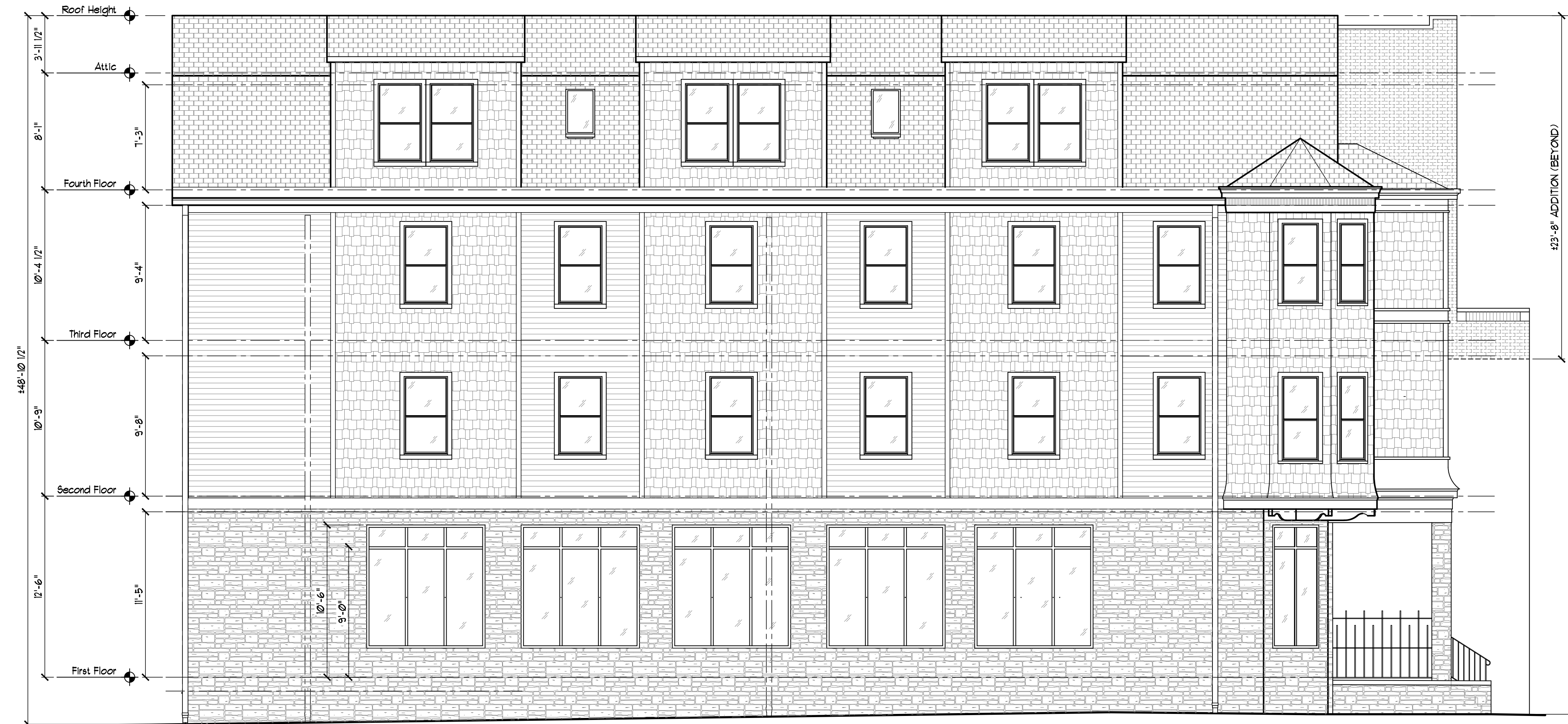
1 FRONT ELEVATION (MAIN STREET)
A-4.0

SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
A-4.0

SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (KLING STREET)
A-4.0

SCALE: 3/16" = 1'-0"



16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07631
PH: 201.816.1818 FX: 201.816.0212

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BLOCK 116, LOTS 51, 53, 53.01 & 55
259 MAIN STREET
WEST ORANGE, NJ 07052

CLIENT

LLEWELLYN HOTEL
259 MAIN STREET
WEST ORANGE, NJ 07052

CONSULTANT

DATE: 08-11-2021 SCALE: AS NOTED

DRAWN BY: RCR CHECKED BY: P.F.G.

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02/16/21	2	REVISED W/ LOT 4 BLOCK ADDED	L.S.C.
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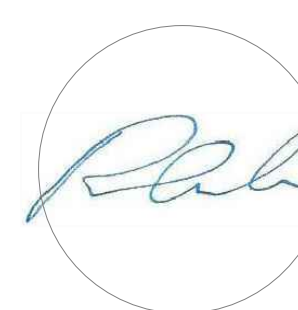
SEAL & SIGNATURE

PROJECT #

18-085

DWG NO

A-4.0
4 OF 4

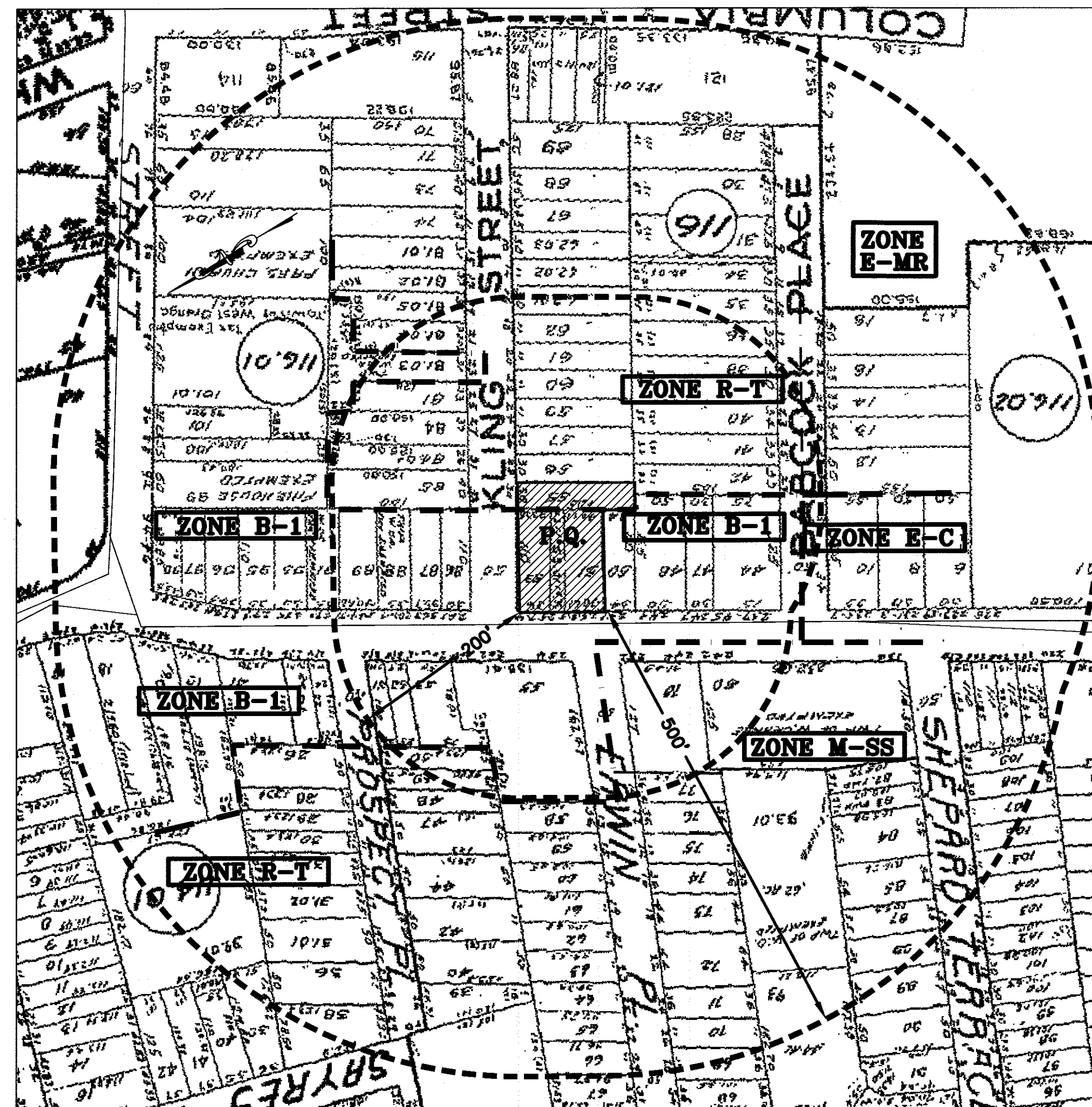


PRELIMINARY AND FINAL SITE PLAN
259 MAIN STREET
FOR
MAIN WEST ORANGE, LLC
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS/ SITE PLAN
3	LIGHTING/LANDSCAPING
4	SOIL EROSION & SEDIMENT CONTROL PLAN/ DETAILS
5	SURVEY

PROPERTY OWNERS WITHIN 200'

BLOCK	LOT	OWNER	ADDRESS
114	49	DAVIS, JOSEPH G. & GRIFFIN, NAOMI M.	6 PROSPECT PL, WEST ORANGE, N.J. 07052
114	50	4 COUSINS LLC	270 MAIN STREET, WEST ORANGE, N.J. 07052
114	51	GALLO, GENARO + ROSA	1 LENAPE TRAIL, WAYNE, N.J. 07470
114	55	RITE AID OF N.J. INC.	P.O. BOX 1159, DEERFIELD, IL. 60015
114	78	WEST ORANGE COMMUNITY HOUSE	242 MAIN ST., WEST ORANGE, N.J. 07052
116	36	LYONS, NASSAYE	15 BABCOCK PL., WEST ORANGE, N.J. 07052
116	38	MOROCHO, GUILLERMO	21 BABCOCK PL., WEST ORANGE, N.J. 07052
116	40	CORNWALL RYAN & VIRTUOUS	23 BABCOCK PL., WEST ORANGE, N.J. 07052
116	41	TAMAY, JOSE A. & MARIA ZHININ	25 BABCOCK PL., WEST ORANGE, N.J. 07052
116	42	MARKOURIS, IAKOVOS A. & GERAKINA K.	27 BABCOCK PL., WEST ORANGE, N.J. 07052
116	44	FORTUNE INVESTMENTS, LLC	1227 MORRIS AVE., UNION, N.J. 07083
116	47	ZOTIKOS, HELEN C.	6 CLEARVIEW TERR., WEST ORANGE, N.J. 07052
116	48	SPINA, ANTHONY	121 MAPLE ST., WEST ORANGE, N.J. 07052
116	50	ALBUQUEQUE, NICHOLAS	251 MAIN ST., WEST ORANGE, N.J. 07052
116	51	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE. FLR. 2, BLOOMFIELD, N.J. 07003
116	53.01	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE., FLR 2, BLOOMFIELD, N.J. 07003
116	55	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE., FLR 2, BLOOMFIELD, N.J. 07003
116	56	EZEBUIROH, ONYEMACHI F & VICTORIAN	3 FARRAGUT DR., PISCATAWAY, N.J. 08854
116	59	VILLARAN, IVAN	24 KING ST., WEST ORANGE, N.J. 07052
116	61	KALES, CRYSTAL & RAYMOND	20 KLING ST., WEST ORANGE, N.J. 07052
116	62	FELEKE, ASEMAMAW & SEWASEN, MISTRE	89-93 MARTIN LUTHER KG AV, MORRISTOWN, N.J. 07960
116.01	81	STRACC ASSETS, LLC	10 ORCHARD LN., FAIRFIELD, N.J. 07004
116.01	81.03	TOWNSHIP OF WEST ORANGE	66 MAIN STREET, WEST ORANGE, N.J. 07052
116.01	81.04	PATEL RAJENDRA M. & BHANUBEN R.	21 KLING ST., WEST ORANGE, N.J. 07052
116.01	84	GHERBEMARIAM, DAWIT & HIRUT RESSOM	41 HANOVER RD., EAST HANOVER, N.J. 07936
116.01	84.01	31 KLING STREET, LLC	31 KLING ST., WEST ORANGE, N.J. 07052
116.01	85	GHEBREMICAEL, TEKESTE	6 NORTHFIELD AVE., WEST ORANGE, N.J. 07052
116.01	86	261 MAIN STREET, LLC	179 MIDWAY AVE., FANWOOD, N.J. 07023
116.01	87	CENCI INC.	28 GINA CT., EAST HANOVER, N.J. 07936
116.01	88	TOWNSHIP OF WEST ORANGE	66 MAIN STREET, WEST ORANGE, N.J. 07052
116.01	89	DEEN PROPERTIES, LLC	P.O. BOX 1287, MONTCLAIR, N.J. 07042
116.01	91	TOWNSHIP OF WEST ORANGE	66 MAIN STREET, WEST ORANGE, N.J. 07052



KEY MAP
1"=100'

VARIANCES AND DESIGN WAIVERS REQUIRED:

A) BUILDING HEIGHT SECT. 25-7.1 (VARIANCE)
BUILDING #257
REQUIRED: = 2-1/2 STY. / 35' MAX.
EXISTING: = 2 STY. / 22.31'
PROPOSED: = 4 STY. / 50.28'

B) BUILDING HEIGHT SECT. 25-7.1 (VARIANCE)
BUILDING #259
REQUIRED: = 2-1/2 STY. / 35' MAX.
EXISTING: = 3-1/2 STY. / 50.31'
PROPOSED: = 4 STY. / 50.46'

C) DISTANCE BETWEEN DRIVE AND BUILDING SECT. 25-12.1 (a) (VARIANCE)
REQUIRED: = 5'
EXISTING: = 0'
PROPOSED: = 0'

D) DISTANCE BETWEEN PARKING AND FENCE SECT. 25-12.1 (b) (VARIANCE)
REQUIRED: = 5'
EXISTING: = 0'
PROPOSED: = 0.7'

E) DISTANCE BETWEEN PARKING AND SIDE YARD SECT. 25-12.1 (j) (VARIANCE)
REQUIRED: = 10'
EXISTING: = 0.7'
PROPOSED: = 0.7'

F) RESIDENTIAL PARKING REQUIREMENTS SECT. 25-12.2 (a) (VARIANCE)
REQUIRED: = 32
EXISTING: = NON DESIGNATED
PROPOSED: = 13

G) NON-RESIDENTIAL PARKING REQUIREMENTS SECT. 25-12.2 (b) (VARIANCE)
REQUIRED: = 16
EXISTING: = NON DESIGNATED
PROPOSED: = 0

GENERAL NOTES

- PROPERTY LINE INFORMATION FROM THE FOLLOWING:
-PROPERTY KNOWN AS LOTS 51, 53.01 & 55 IN BLOCK 116 ON SHEET No. 26 OF THE CURRENT TAX MAP OF THE TOWNSHIP OF WEST ORANGE.
- A MAP ENTITLED " SURVEY OF PROPERTY LOTS 51, 53.01 & 55 BLOCK 116, TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, NEW JERSEY" PREPARED BY MORGAN ENGINEERING & SURVEYING DATED 12/8/2017.
-DEED BK. 4911, PG. 112
-A FIELD SURVEY BY SCHWANEWEDE/HALS ENGINEERING ON JUNE 12, 2019.
- LOT AREA :
PROPOSED CONSOLIDATED LOT AREA: 13,759 S.F. / 0.316 Ac.
- ELEVATIONS ARE BASED ON NAVD 1988.
- PROPERTY IS LOCATED IN THE B-1 AND R-T ZONE.
- BUILDING COVERAGE: (BUILDINGS 253-259)
EXISTING: 5,397 S.F./13,759 S.F. = 39.2%
PROPOSED: 5,675 S.F./13,759 S.F. = 41.2%

- LOT COVERAGE:
EXISTING:
BUILDING : 5,397 S.F.
CONC. / PAVEMENT : 8,362 S.F.
TOTAL : 13,759 S.F./13,759 S.F. = 100%
PROPOSED:
BUILDING : 5,675 S.F.
CONC. / PAVEMENT : 7,158 S.F.
TOTAL : 12,833 S.F./13,759 S.F. = 93.3%

- PARKING REQUIREMENTS:
PARKING CRITERIA:
HOTEL: 1 PARKING SPACE PER ROOM
RETAIL/PERSONAL SERVICE: 1 PARKING SPACE PER 250 S.F.
OFFICE: 1 SPACE PER 250 S.F.
GARDEN APT.: 1 BEDROOM = 1.8 SPACES (PER RSIS)
GARDEN APT.: 2 BEDROOM = 2.0 SPACES (PER RSIS)
GARDEN APT.: 3 BEDROOM = 2.1 SPACES (PER RSIS)
EXISTING:
257 & #259 MAIN STREET
HOTEL: 36 ROOMS 36 PARKING SPACES
APARTMENT: 1 BEDROOM 1.8 PARKING SPACES
RETAIL: 750 S.F. 3 PARKING SPACES
253 - #255 MAIN STREET
APARTMENT:(4) 3 BEDROOMS 8.4 PARKING SPACES
RETAIL: 750 S.F. 3 PARKING SPACES
RETAIL: 750 S.F. 3 PARKING SPACES

TOTAL RESIDENTIAL PARKING SPACES REQUIRED = 10 SPACES
TOTAL NON-RESIDENTIAL PARKING SPACES REQUIRED = 45 SPACES
TOTAL PARKING SPACES REQUIRED = 55 SPACES

NO DESIGNATED PARKING STALLS

PROPOSED:

- # 257 & #259 MAIN STREET
FIRST FLOOR
RETAIL 865 S.F./250 S.F. = 3.5 SPACES
OFFICE 869 S.F./250 S.F. = 3.5 SPACES
TOTAL = 7 SPACES
SECOND FLOOR
(1) 1 BEDROOM = 1.0 x 1.8 = 1.8 SPACES
(2) 2 BEDROOM = 2.0 x 2 = 4 SPACES
TOTAL = 5.8 SPACES
THIRD FLOOR
(2) 1 BEDROOM = 1.8 x 2 = 3.6 SPACES
(2) 2 BEDROOM = 2.0 x 2 = 4 SPACES
TOTAL = 7.6 SPACES
FORTH FLOOR
(2) 1 BEDROOM = 2.0 x 1.8 = 3.6 SPACES
(2) 2 BEDROOM = 2.0 x 2 = 4 SPACES
TOTAL = 7.6 SPACES
APARTMENT: 1 BEDROOM 1.8 PARKING SPACES
RETAIL: 750 S.F. 3 PARKING SPACES

- # 253 & #255 MAIN STREET
APARTMENT:(4) 3 BEDROOMS 8.4 PARKING SPACES
RETAIL: 750 S.F. 3 PARKING SPACES
RETAIL: 750 S.F. 3 PARKING SPACES
TOTAL RESIDENTIAL PARKING SPACES REQUIRED = 32 SPACES
TOTAL NON-RESIDENTIAL PARKING SPACES REQUIRED = 16 SPACES
TOTAL PROPOSED PARKING SPACES REQUIRED = 48 SPACES

8. EXISTING UTILITIES TO REMAIN IN USE.

APPROVED BY THE TOWNSHIP OF WEST ORANGE ZONING BOARD

APPROVED BY THE WEST ORANGE TOWNSHIP ENGINEER.

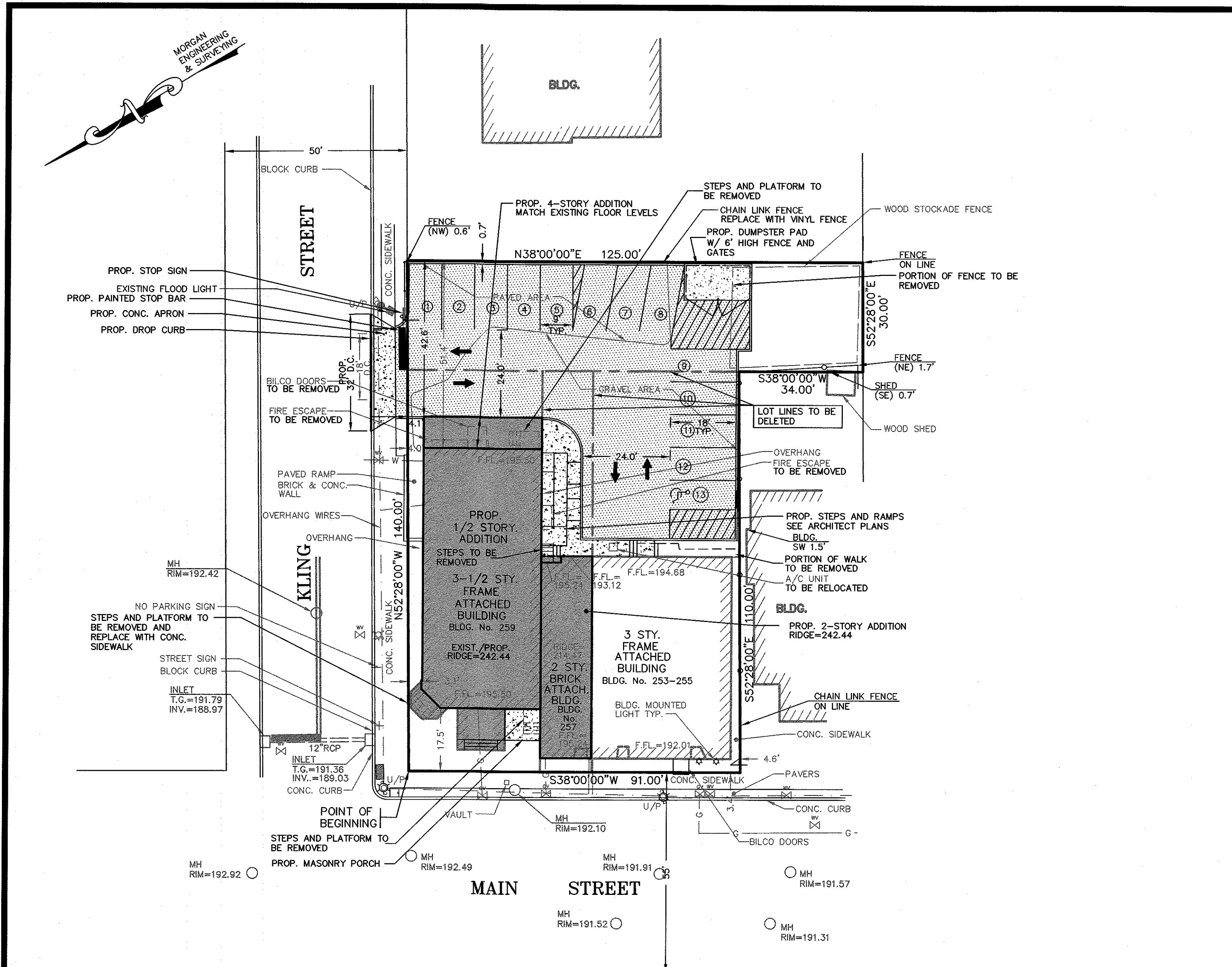
CHAIRMAN
SECRETARY
DATE
ENGINEER

OWNER / APPLICANT:
MAIN WEST ORANGE, LLC
599 BLOOMFIELD AVE., FLOOR 2
BLOOMFIELD, N.J. 07003

DATE	BY	DESCRIPTION
8-30-21	MN	1. PER TOWNSHIP
REVISIONS		

TITLE SHEET
BLOCK 116 - LOTS 51, 53, 53.01 & 55
TAX MAP SHEET No. 26
259 MAIN STREET
FOR
MAIN WEST ORANGE, LLC
TOWNSHIP OF WEST ORANGE, ESSEX CO., N.J.
SCHWANEWEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
(201) 337-0053

DAVID A. HALS, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 29994
JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 6842988
SCALE
1"=60'
0 60 120
GRAPHIC SCALE
DATE: FEB. 22, 2021
JOB NO: 7833-2170
SHEET NO: 1 OF 5

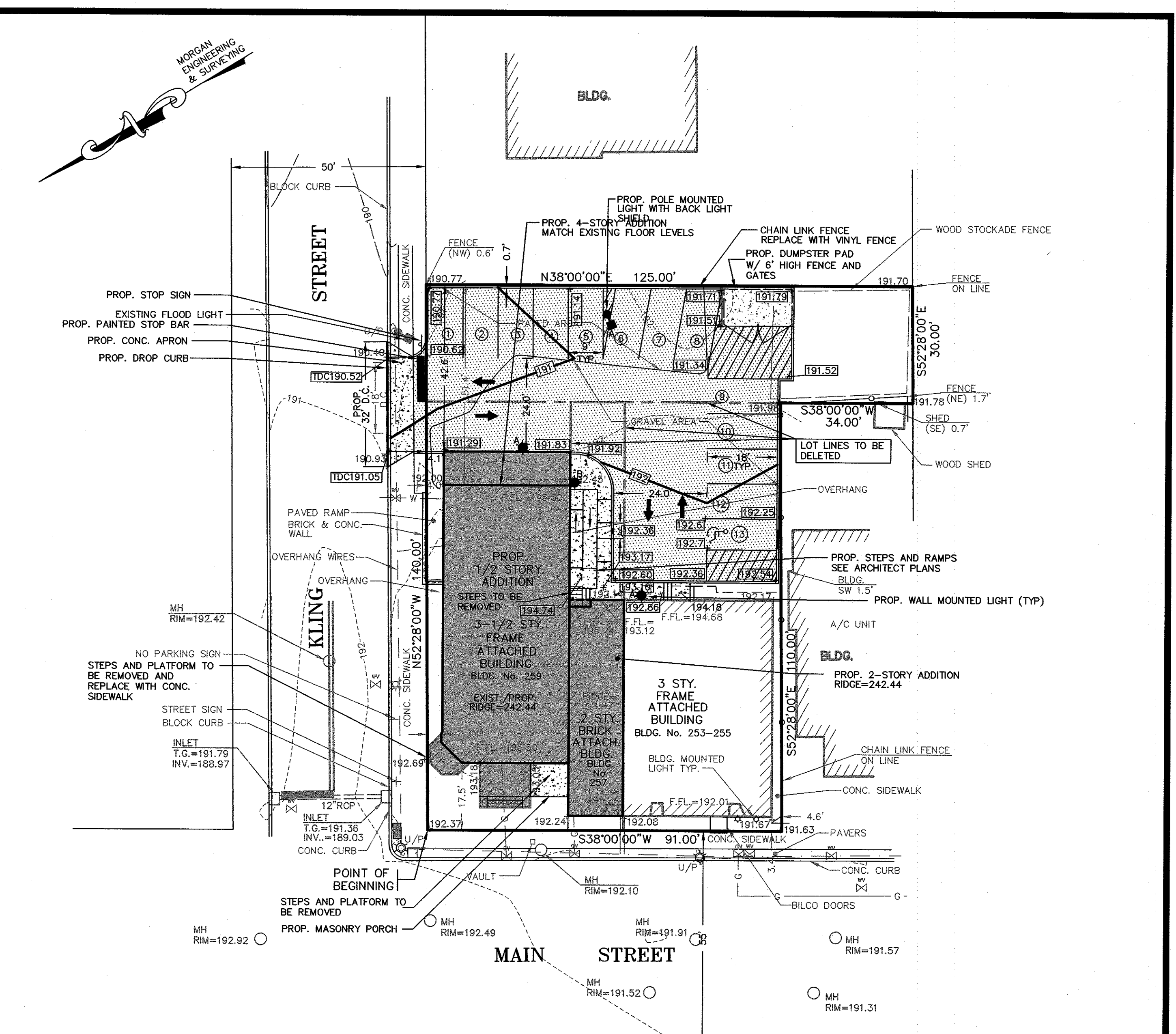


SITE PLAN
SCALE: 1"=20'

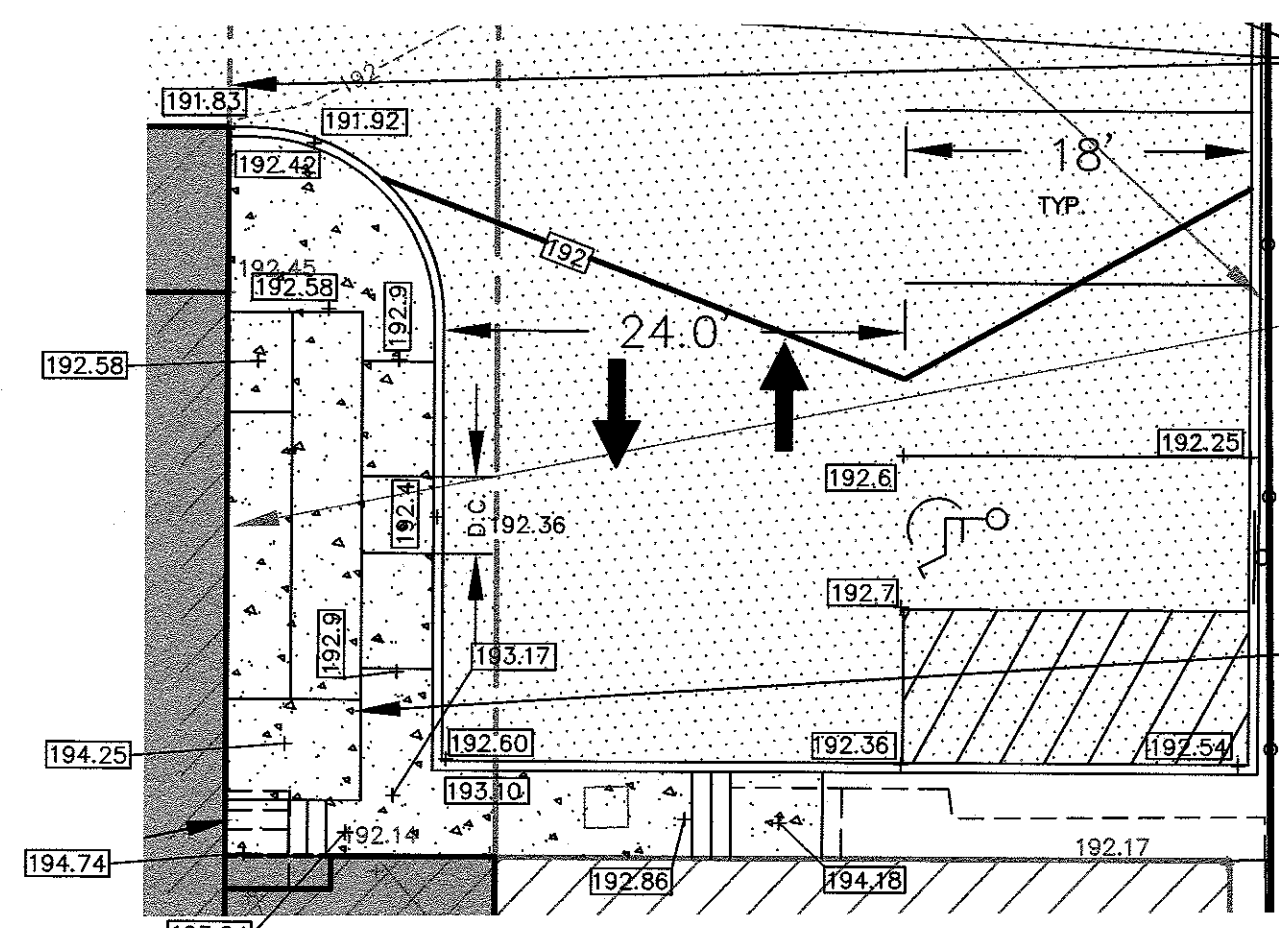
BUILDING HEIGHT:		BUILDING No. 257		BUILDING No. 259	
EXISTING:		AVERAGE GRADE 192.14 + 192.17 + 192.24 + 192.08 = 768.63/4 = 192.16		EXISTING: AVERAGE GRADE 192.00 + 192.89 + 193.05 + 190.77 = 768.51/4 = 192.13	
PROPOSED:		AVERAGE GRADE 192.14 + 192.17 + 192.24 + 192.08 = 768.63/4 = 192.16		PROPOSED: AVERAGE GRADE 191.5 + 192.17 + 192.24 + 192.0 = 767.91/4 = 191.98	
EXISTING RIDGE = 214.47		EXISTING RIDGE = 214.47 - AVG GRADE 192.16 = 22.31' BUILDING HEIGHT		EXISTING RIDGE = 242.44	
PROPOSED RIDGE = 242.44		PROPOSED RIDGE = 242.44 - AVG GRADE 192.16 = 50.28' BUILDING HEIGHT		PROPOSED RIDGE = 242.44 - AVG GRADE 191.98 = 50.46' BUILDING HEIGHT	
BUILDING COVERAGE:		LOT COVERAGE:		PARKING REQUIREMENTS:	
EXISTING: BLDG. No. 253-255 = 2,122 S.F.		EXISTING: BLDG. : 5,397 S.F.		PARKING CRITERIA:	
BLDG. No. 257 = 776 S.F.		CONC. / PAVEMENT : 8,362 S.F.		HOTEL: 1 PARKING SPACE PER ROOM	
BLDG. No. 259 = 2,499 S.F.		TOTAL : 13,759 S.F./13,759 S.F. = 100%		RETAIL: 1 PARKING SPACE PER 250 S.F.	
TOTAL : 5,397 S.F.		PROPOSED: BLDG. : 5,675 S.F.		OFFICE: 1 SPACE PER 250 S.F.	
5,397 S.F./13,759 S.F. = 39.2%		CONC. / PAVEMENT : 7,158 S.F.		GARDEN APT.: 1 BEDROOM = 1.8 SPACES (PER RSIS)	
		TOTAL : 12,833 S.F./13,759 S.F. = 93.3%		GARDEN APT.: 2 BEDROOM = 2.0 SPACES (PER RSIS)	
				GARDEN APT.: 3 BEDROOM = 2.1 SPACES (PER RSIS)	

ZONING TABLE - ZONE B-1 (LOTS 51, 53, 53.01 & 55)			
LOT AREA (NON RESIDENCE)	REQUIRED	EXISTING	PROPOSED
LOT AREA PER UNIT	N/A	13,759 S.F.	13,759 S.F.
LOT WIDTH (NON RESIDENCE)	N/A	91.00'	91.00'
SIDE/FRONT YARD CORNER (BUSINESS)	N/A	3.17/3.4'	3.17/3.4'
SIDE YARD (NON RESIDENCE)	6'	4.6' (E.N.)	4.6' (E.N.)
REAR YARD	30'	51.4'	42.6'
BLDG. HEIGHT #257	2 1/2 ST./35'	2 ST./22.31'	4 ST./50.28' (V)
BLDG. HEIGHT #259	2 1/2 ST./35'	3 1/2 ST./50.31'(E.N.)	4 ST./50.46' (V)
BLDG. COVERAGE	60% MAX.	39.2%	41.2%
LOT COVERAGE	75% MAX.	100%	93.3%
PARKING RESIDENTIAL	32 REQUIRED	N/A	13 SPACES
PARKING NON-RESIDENTIAL	16 REQUIRED	N/A	0 SPACES
(E.N.) EXISTING NON-CONFORMING			
(V) VARIANCE REQUIRED			

LOTS TO BE CONSOLIDATED



GRADING PLAN
SCALE: 1"=20'



RAMP GRADING PLAN
SCALE: 1"=10'

SITE PLAN/GRADING PLAN
BLOCK 116 - LOTS 51, 53, 53.01 & 55
TAX MAP SHEET No. 26
259 MAIN STREET
FOR
MAIN WEST ORANGE, LLC
TOWNSHIP OF WEST ORANGE, ESSEX CO., N.J.

SCHWANWEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
(201) 337-0053

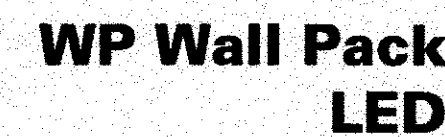
DAVID A. HALS, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 29994

JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. GB42588

DATE: FEB. 22, 2021
JOB NO: 7833-2170
SHEET NO: 2 OF 5

SCALE: 1"=20'
GRAPHIC SCALE: 0 20 40

8-30-21 MN 1. PER TOWNSHIP
DATE BY DESCRIPTION
REVISIONS



WPSLED
WPMLED

40W / 50W / 80W
LED

WALL MOUNT LUMINAIRE



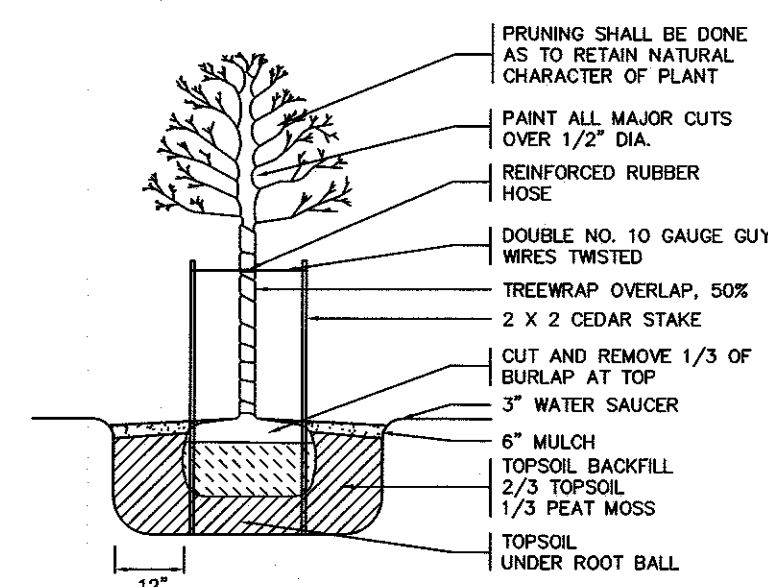
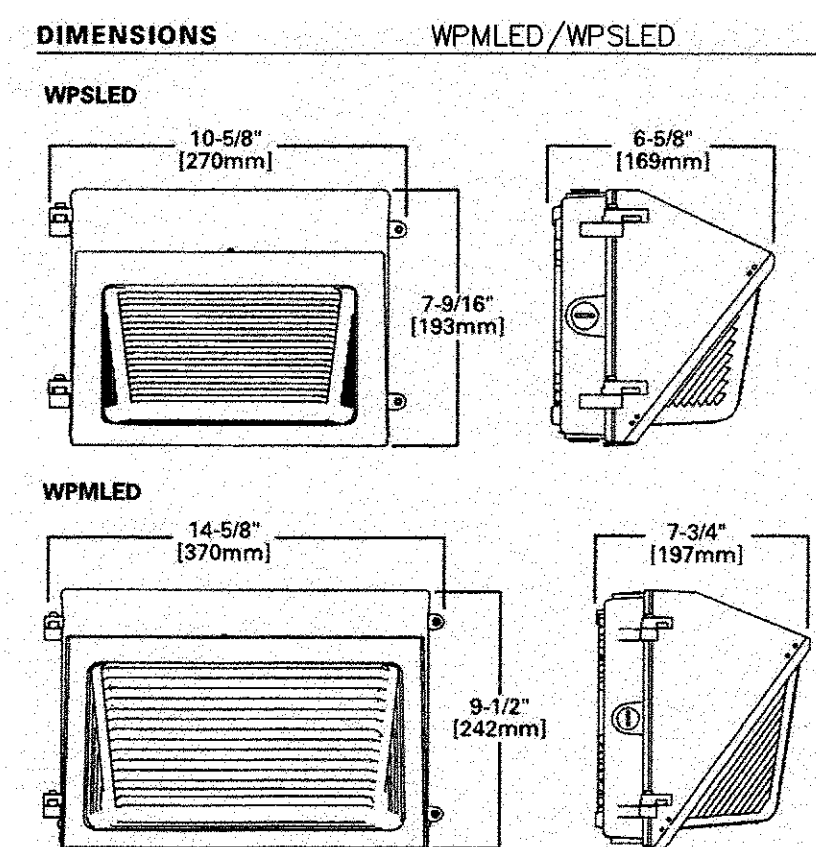
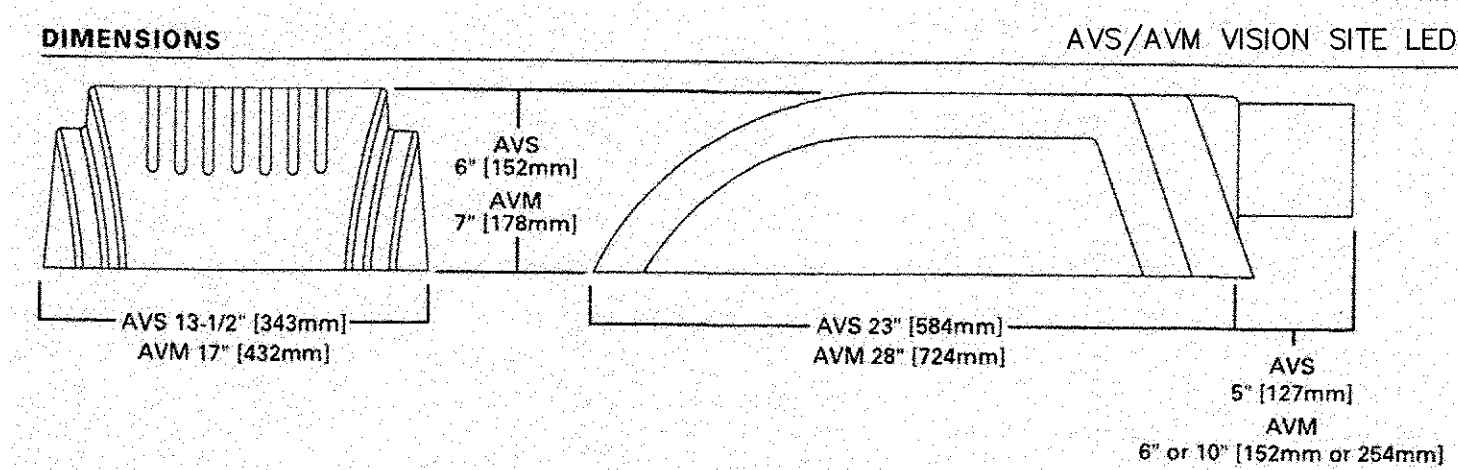
AVS/AVM
VISION SITE LED

1 - 6 LightBARS
Solid State LED

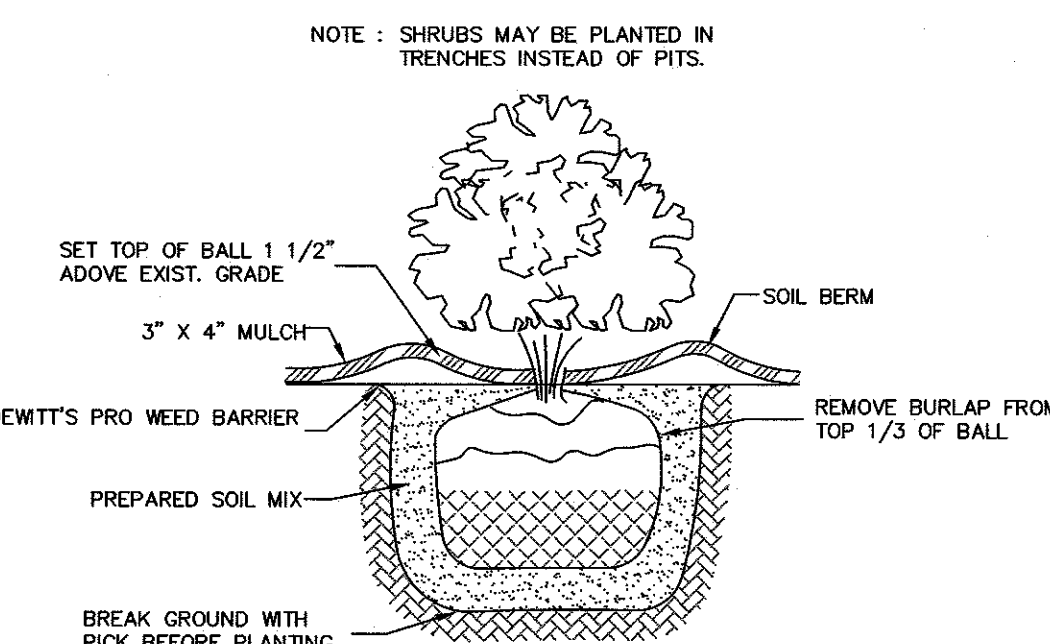
AREA/SITE LUMINAIRE

LIGHTING SCHEDULE								
SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	CATALOG NUMBER
★ A	3	SINGLE	4,990	1.0	55	110	EATON	AVM-F02-LED-E-U-SL-4-HSS
★ B	1	SINGLE	4,000	1.0	41	123	EATON	WPMLED10

*ALL PROPOSED LIGHTING TO HAVE A 10' MOUNTING HEIGHT



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL
N.T.S.

PLANTING SCHEDULE				
SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	HEIGHT
RM	RED MAPLE	ACER RUBRUM	2	2'-2 1/2" CAL., 12' -
JJ	PARSON'S JUNIPER	JUNIPERUS DAURICA	6	15"-18"

8-30-21	MN	1. PER TOWNSHIP
DATE	BY	DESCRIPTION
		REVISIONS

LIGHTING/LANDSCAPING PLAN
BLOCK 116 - LOTS 51, 53, 53.01 & 55
TAX MAP SHEET No. 28
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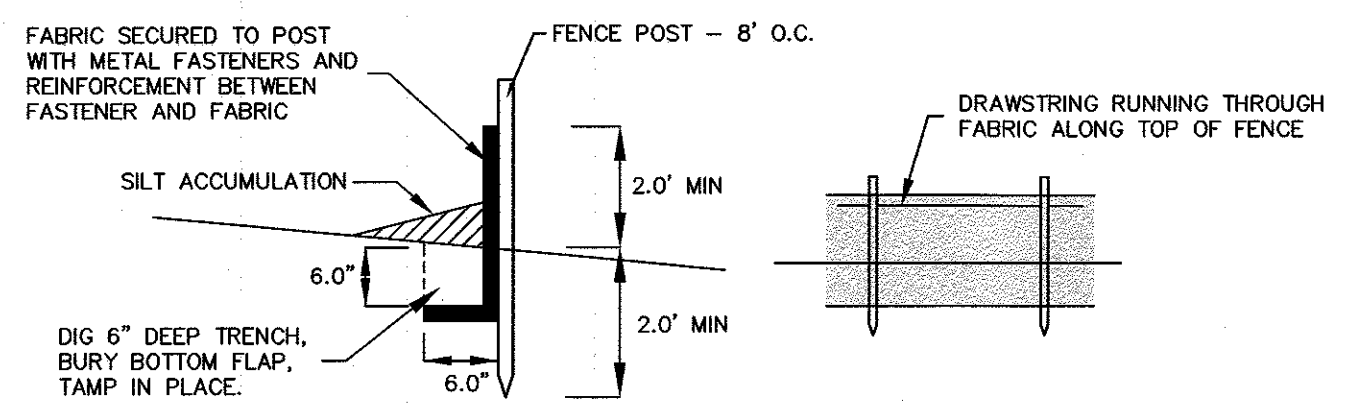
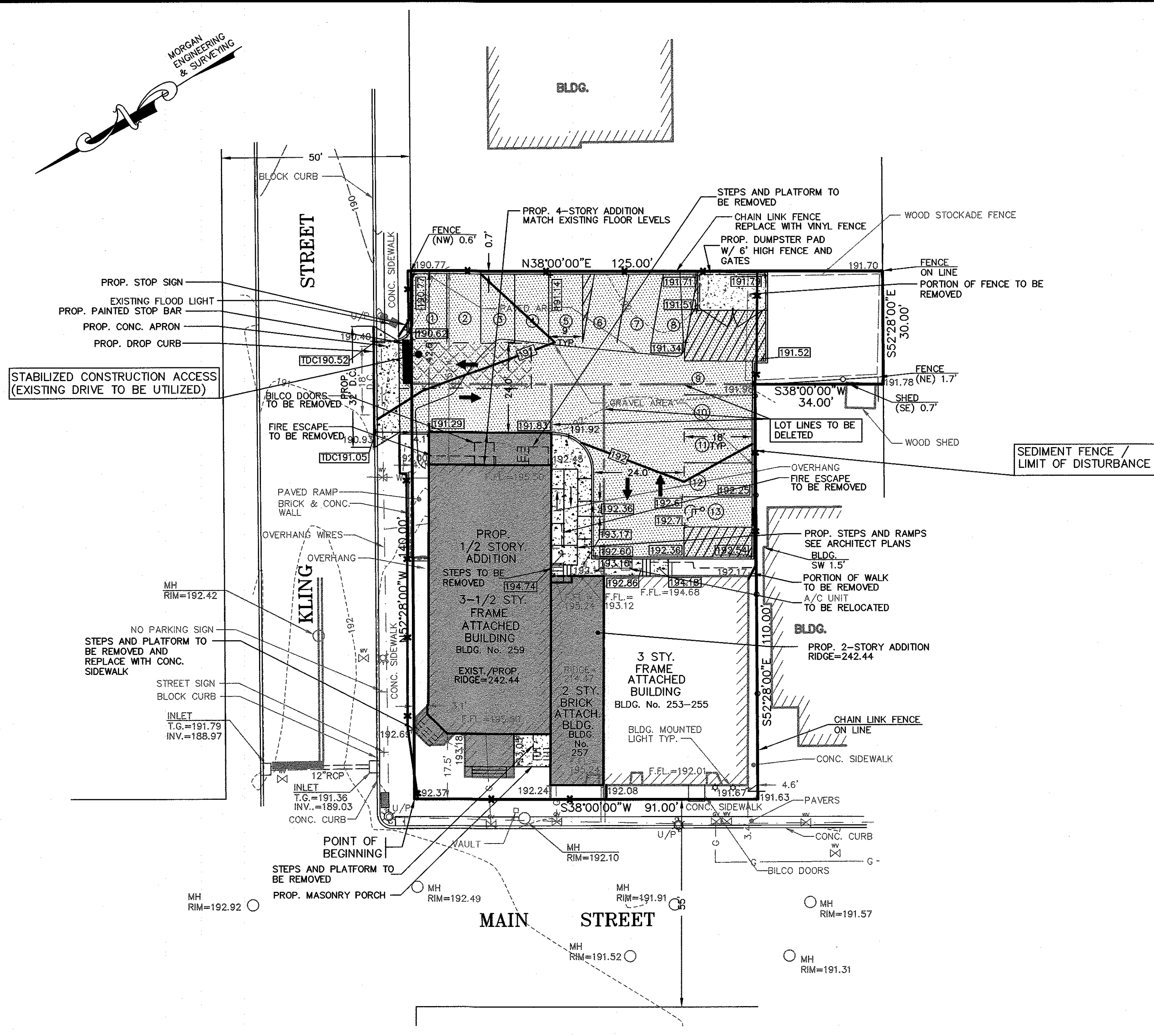
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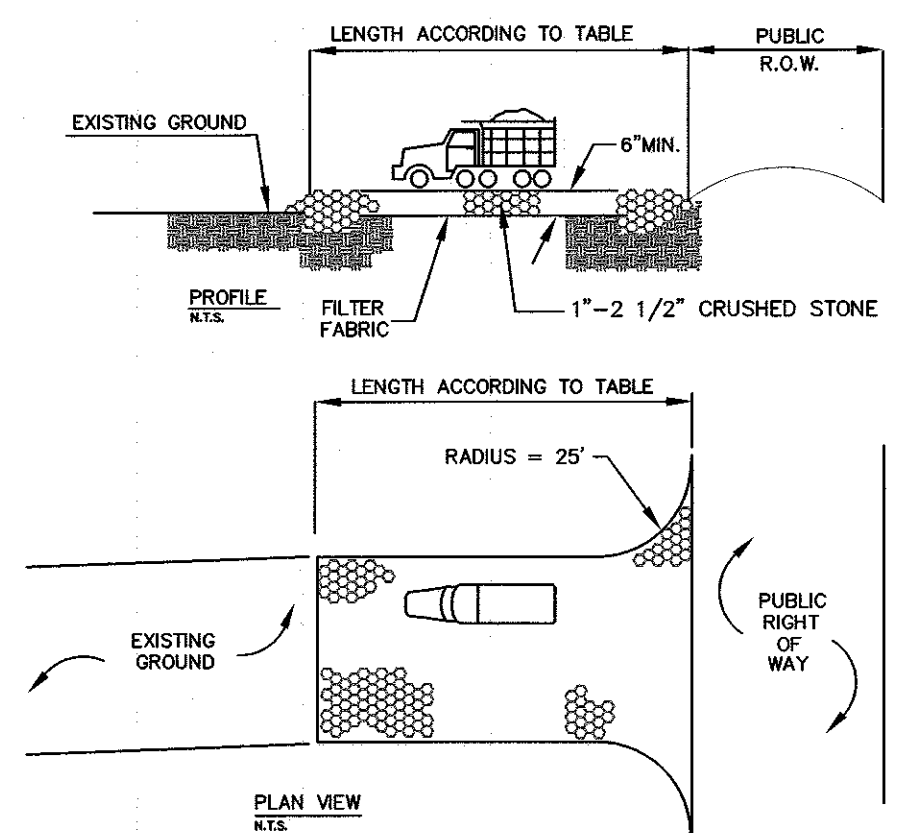
DATE: JAN. 8, 2021

JOB NO: 7833-2170

SHEET NO: 3 OF 5



SEDIMENT FENCE



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABRIC BASE COURSE*	

NOTES: - PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.
- INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION
- THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP)

STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

1. INSTALL FILTER BARRIERS AND STABILIZED CONSTRUCTION ACCESS. (1 DAY)
2. CLEAR, STRIP AND STOCKPILE TOPSOIL. (1 DAY)
3. EXCAVATE AND INSTALL FOUNDATION (2 WEEKS)
4. CONSTRUCT ADDITION TO BUILDING AND INSTALL PARKING. (8 MONTHS)
5. TOPSOIL & SEED - PERMANENTLY STABILIZE ALL DISTURBED AREAS. (2 DAYS)
6. FOLLOWING THE COMPLETION OF BUILDING - INSTALL FINAL PAVEMENT. PERMANENTLY STABILIZE ALL DISTURBED AREAS ON SITE (2 DAYS)

TOPSOIL STOCKPILE PROTECTION

1. CONSTRUCT TEMPORARY DIVERSION BERM AND/OR HAY BALE BARRIER AROUND STOCKPILE AREA AS REQUIRED.
2. APPLY LIMESTONE AT A RATE OF 90 LBS./1000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS./1000 S.F.
4. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB./1000 S.F.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS./1000 S.F. AND SECURE BY APPROVED METHODS (I.e. PEG AND TWINE, MULCH NETTING, OT LIQUID MULCH)

TEMPORARY STABILIZATION SPECIFICATIONS

1. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS./1000 S.F.
2. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS./1000 S.F. AND WORK INTO SOIL 4" DEEP.
3. APPLY SEED MIXTURE: PERENNIAL RYEGRASS AT 40 LBS./ACRE AND ANNUAL RYEGRASS AT 40 LBS./ACRE OR APPROVED EQUAL.
4. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS./1000 S.F. AND SECURE BY APPROVED METHODS (I.e. PEG AND TWINE, OR MULCH NETTING)
5. PLANT SEED BETWEEN MARCH 1 & MAY 15 OR BETWEEN AUGUST 15 & OCTOBER 1, IF POSSIBLE.

PERMANENT STABILIZATION SPECIFICATIONS

1. APPLY TOPSOIL TO A DEPTH OF 4".
2. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS./1000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS./1000 S.F.
4. APPLY SEED MIXTURE: PERENNIAL RYEGRASS AT 10 LBS./ACRE, KENTUCKY BLUEGRASS AT 25 LBS./ACRE, RED FESCUE AT 15 LBS./ACRE, AND SPREADING FESCUE AT 15 LBS./ACRE OR APPROVED EQUAL.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS./1000 S.F. ACCORDING TO THE N.J. STANDARDS.
6. ANCHOR MULCH WITH EMULSIFIED ASPHALT (33-1) APPLIED AT A RATE OF 1 GAL./1000 S.F. OTHER APPROVED METHODS (I.e. PEG AND TWINE, OR MULCH NETTING) MAY BE USED, IF POSSIBLE, PLANT BETWEEN MARCH 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 1.

NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCES, NOTICE OF SUCH IN WRITING.

SOIL MANAGEMENT NOTE:
ACCORDING TO STATE OF NEW JERSEY LAND USE CLASSIFICATION SYSTEM, THE SITE IS UNDER URBAN REDEVELOPMENT AREA, LAND USE CODE 1.110. THEREFORE, THE PROPOSED PROJECT DOES NOT REQUIRE COMPACTION REMEDIATION, AS PER EXEMPTION #6 UNDER SOIL MANAGEMENT AND PREPARATION STANDARDS FOR SOIL AND SEDIMENT CONTROL IN NEW JERSEY.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL," 7TH EDITION (LAST REVISED DECEMBER 2017). THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDING AND HAY MULCH OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. **SEEDING DATES:** THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HESPCD: **SPRING - 3/1-5/15** AND **FALL - 8/15 - 10/1**.
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HESPCD.ORG.
9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, N.J. - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/4" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING FOR THE SALE OF ANY PORTION OF THE PROJECT, OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST: (PAGES REFER TO "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY")

MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG 5-1)

VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG 4-1), AND PERMANENT STABILIZATION WITH SOD (PG 6-1)

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALL/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY BE USED AS ADDITIVE FOR SED. BASINS (PG 26-1)		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12" APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR GRAVEL.

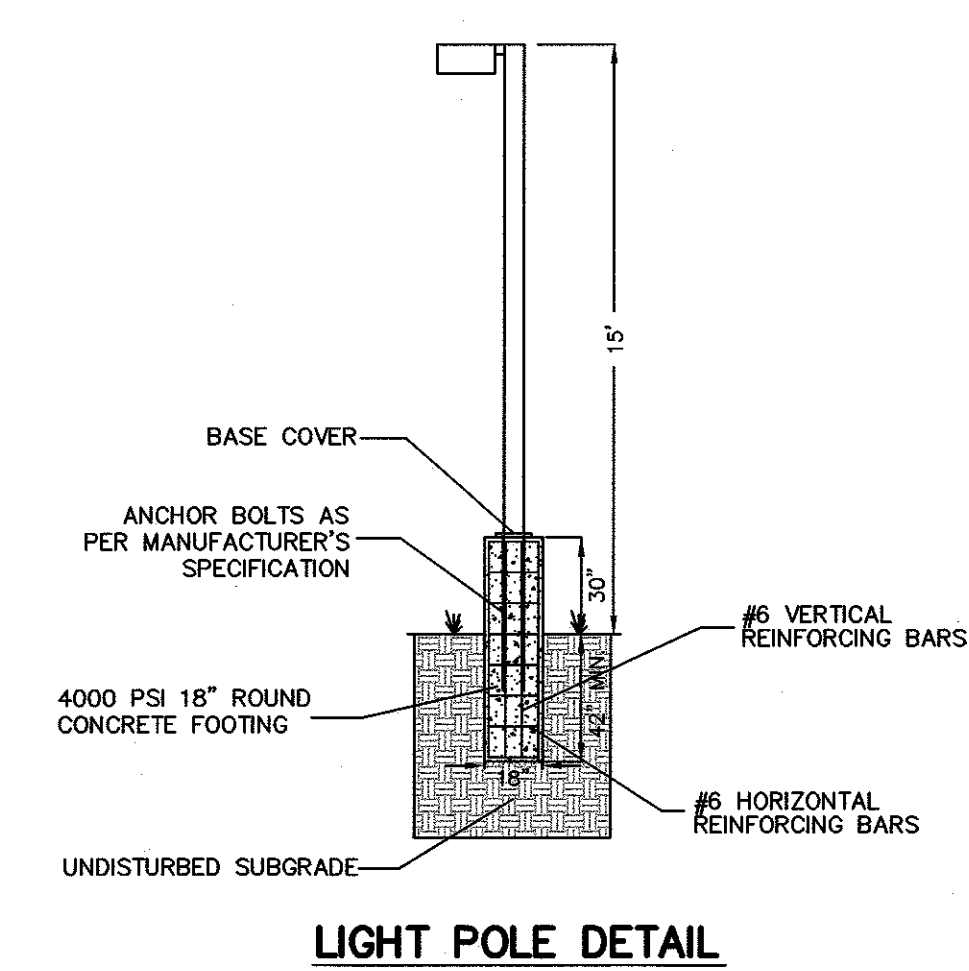
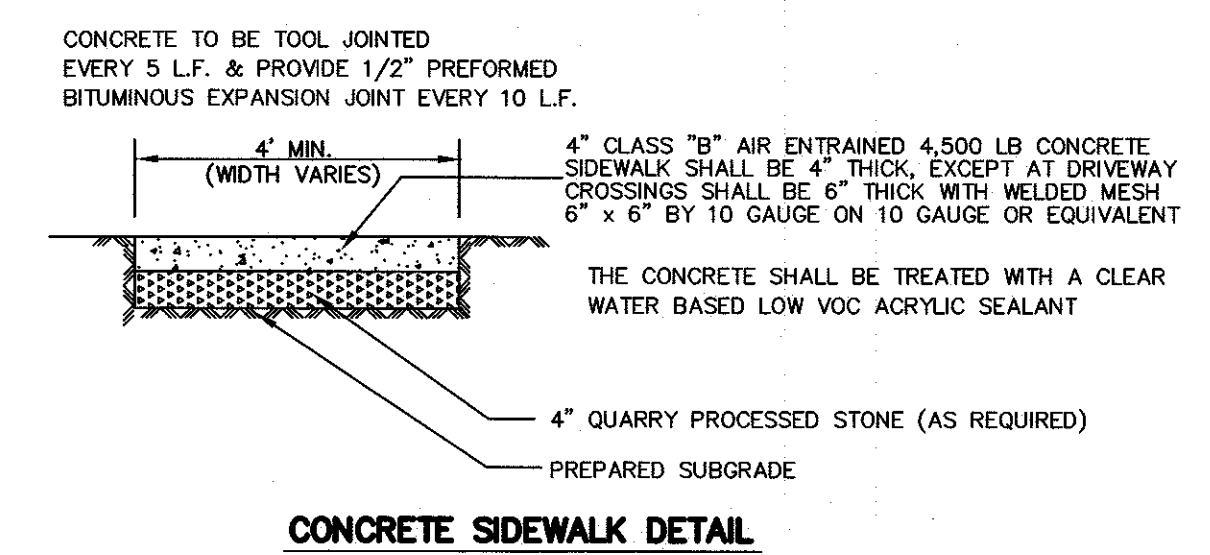
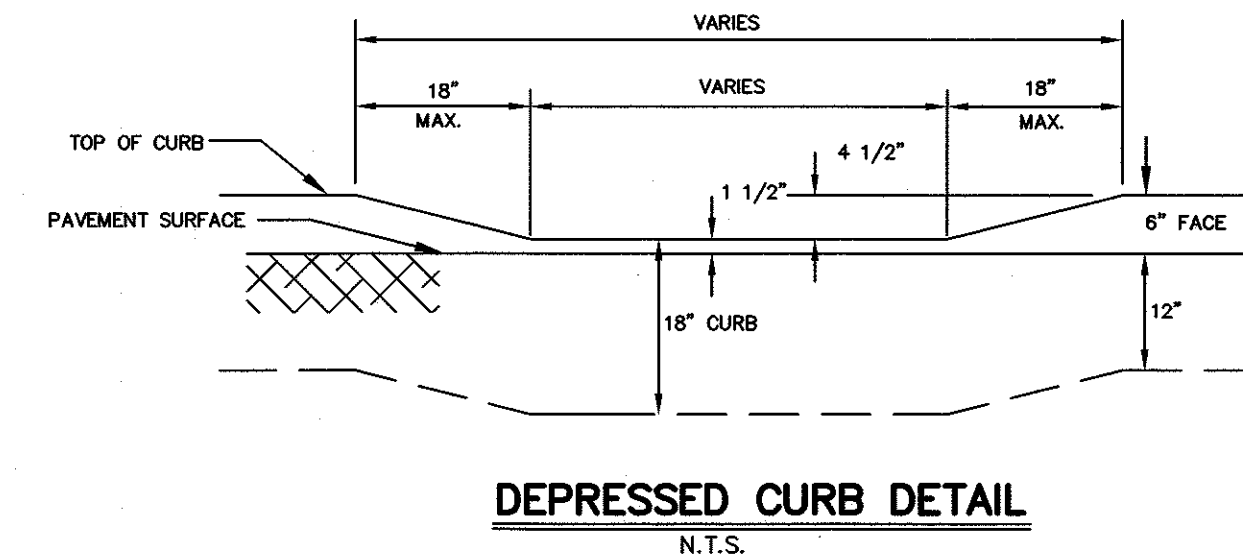
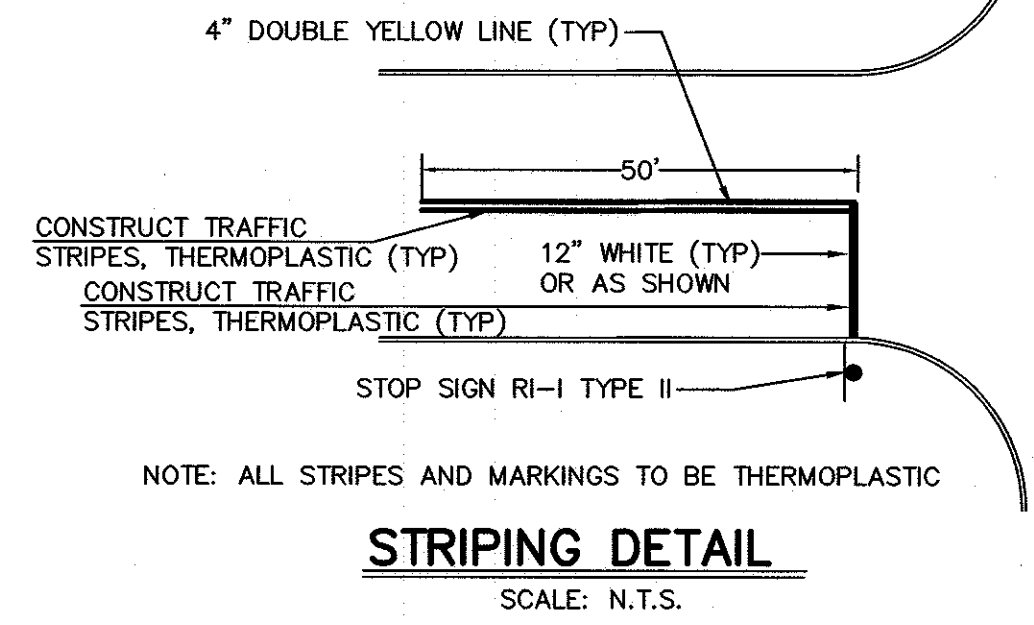
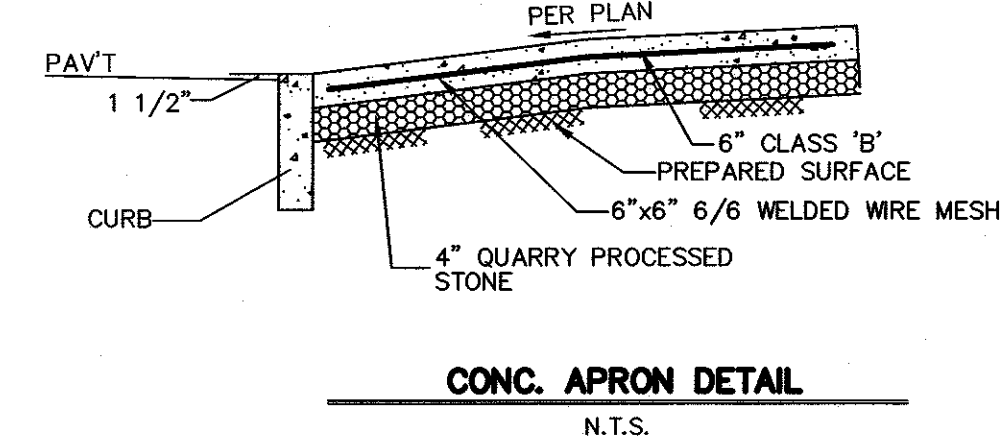
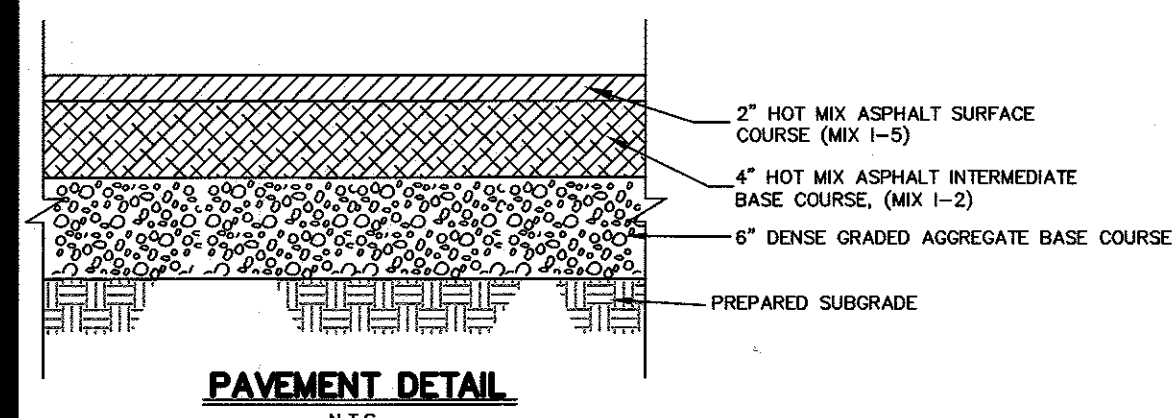
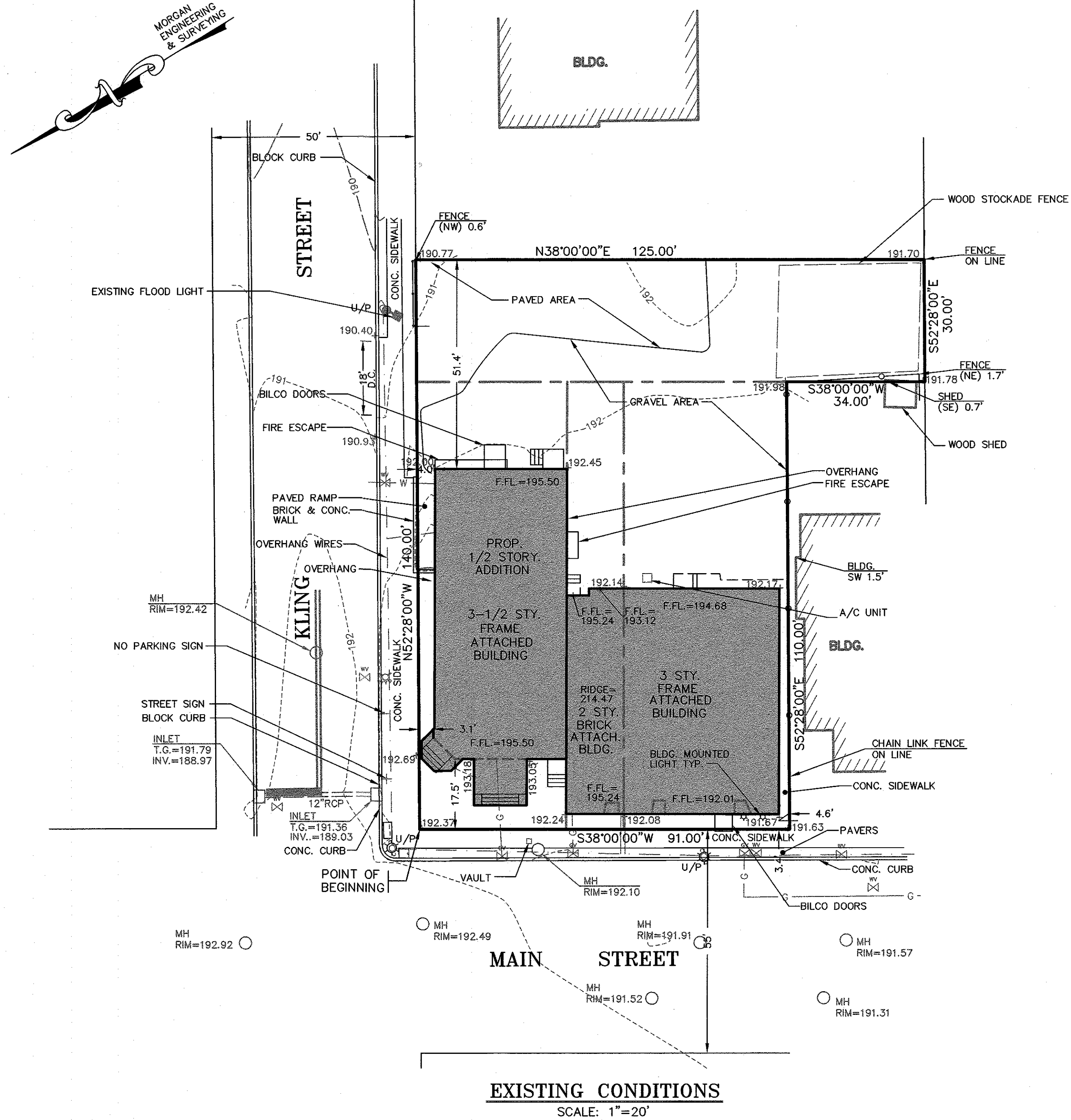
SOIL EROSION AND SEDIMENT CONTROL PLAN
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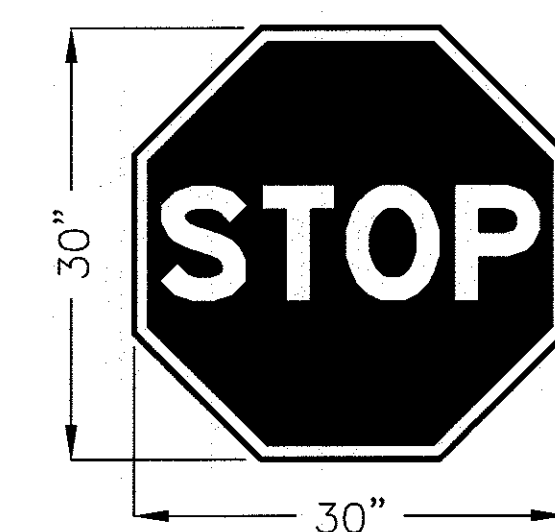
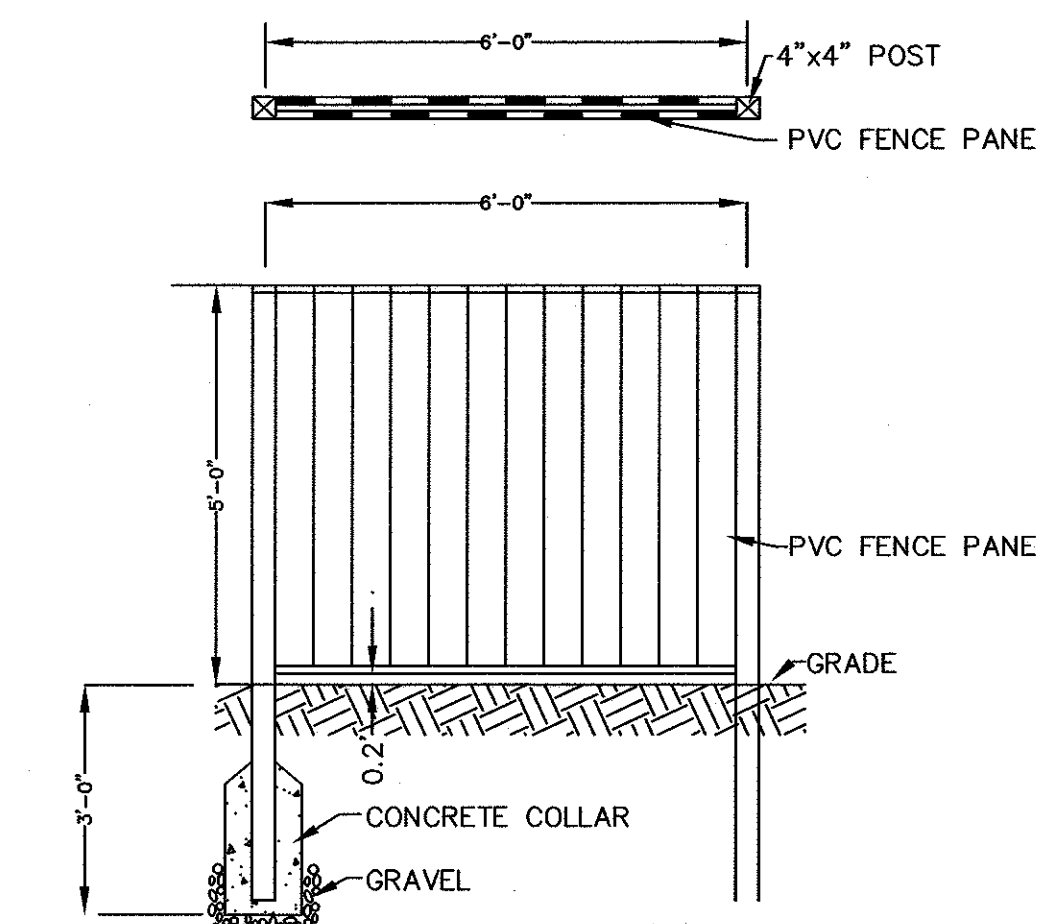
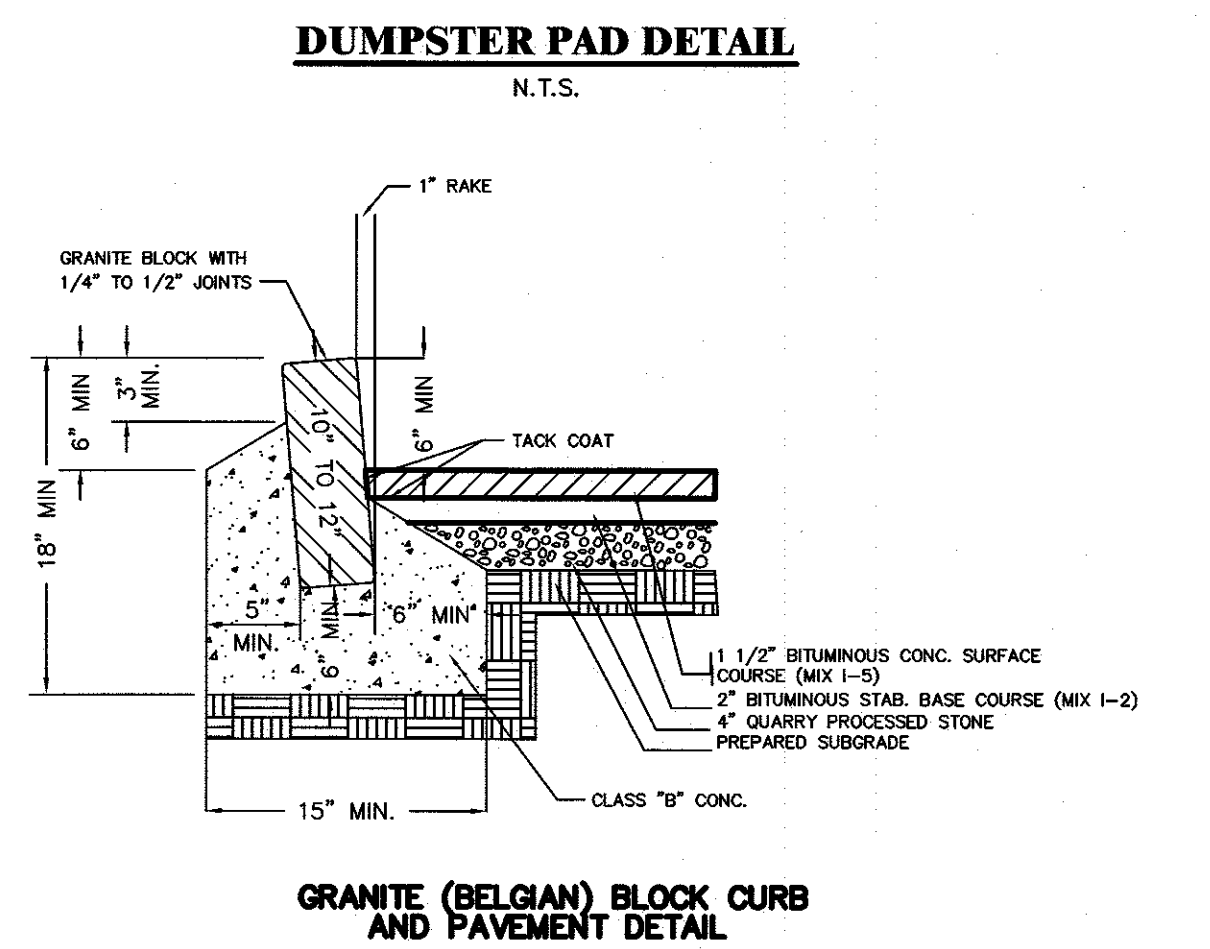
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JOSEPH F. VINCE, PE, LS, PP
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 6842588

SCALE
1"=20'
0 20 40
GRAPHIC SCALE
DATE: FEB. 22, 2021
JOB NO: 7833-2170
SHEET NO: 4 OF 5

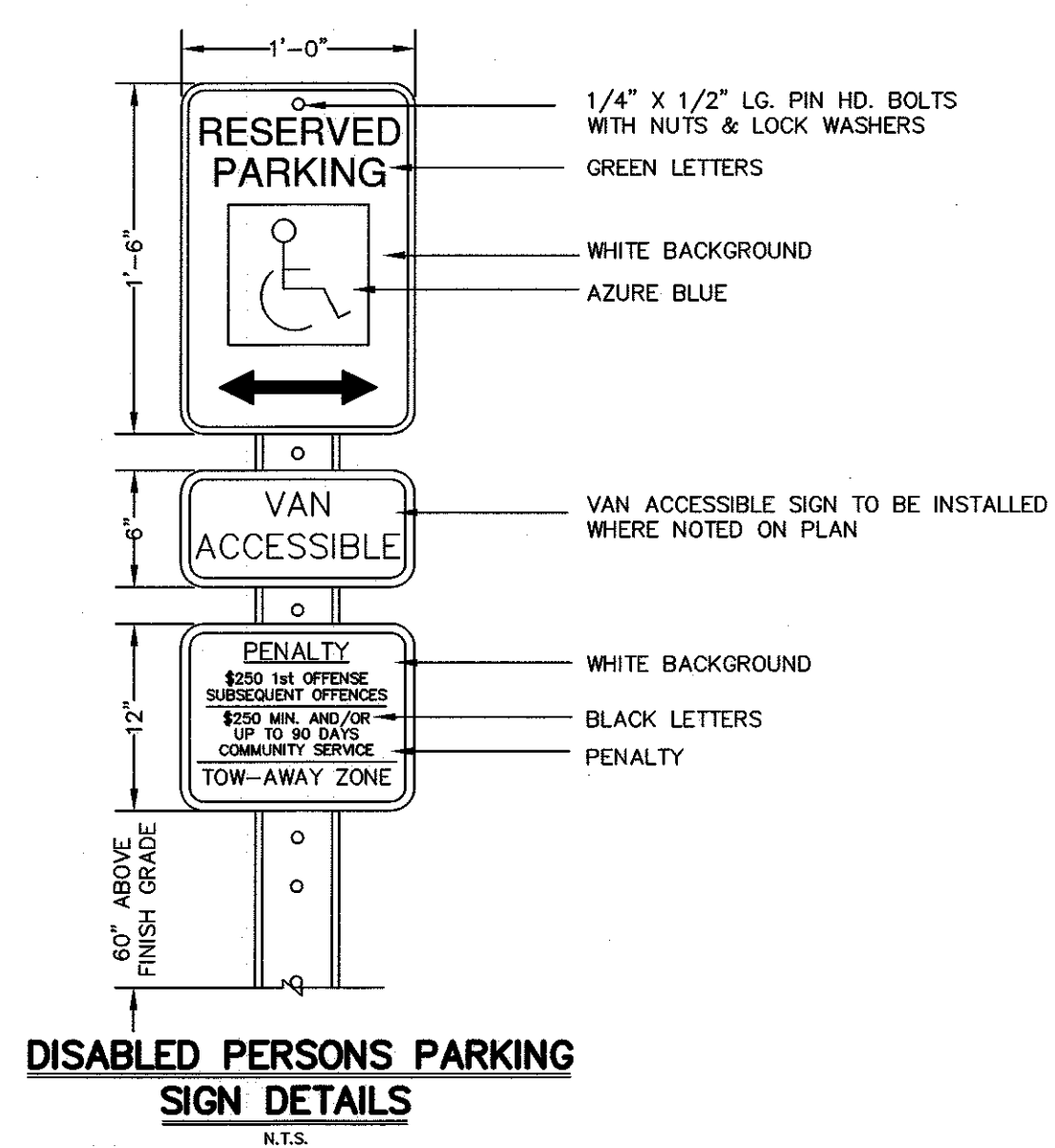
DATE	BY	DESCRIPTION
8-30-21	MN	1. PER TOWNSHIP
REVISIONS		



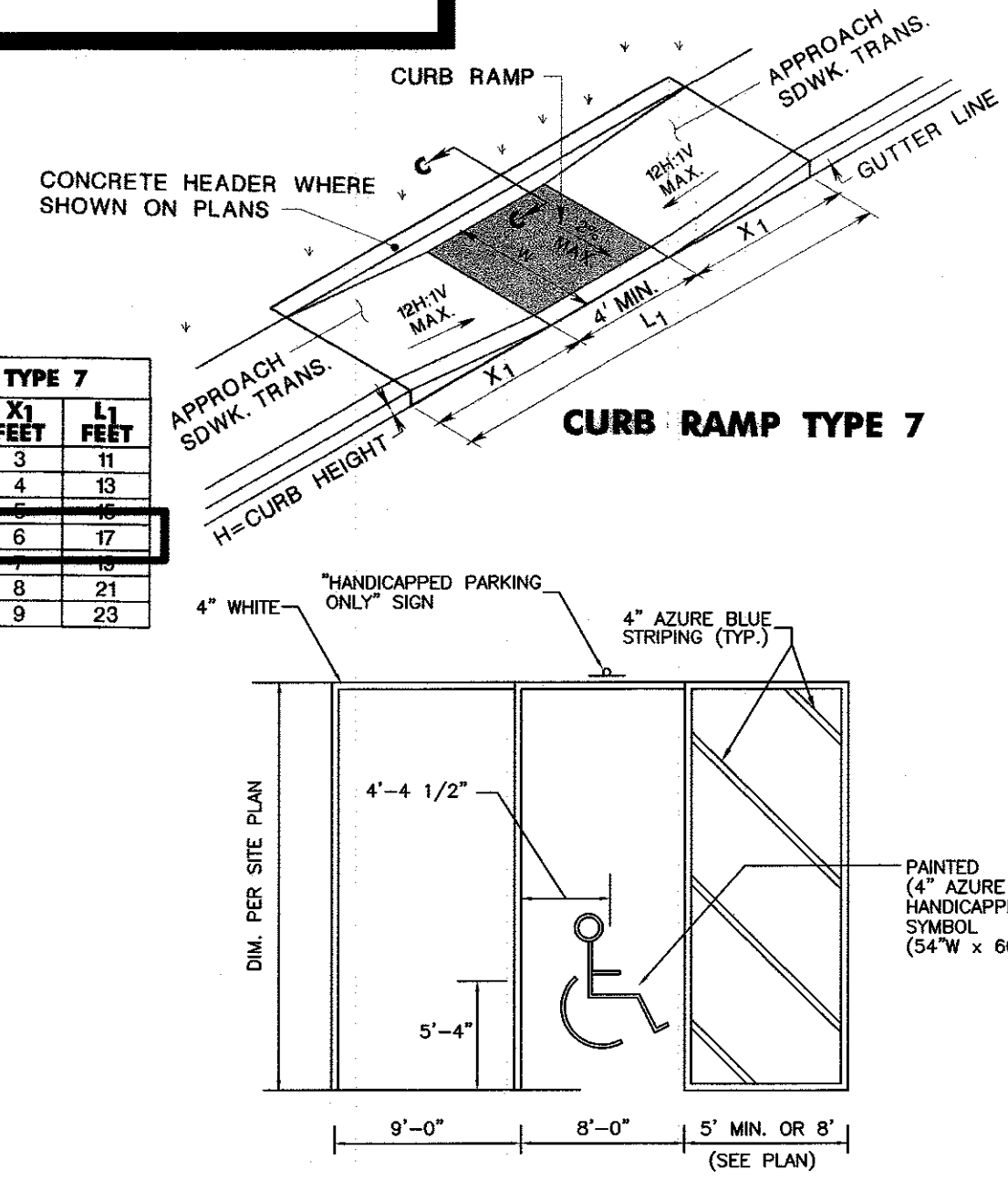
- NOTES:
- SUBBASE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER.
 - ALL CONCRETE SHALL BE AIR-ENTRAINED AND CONTAIN AN AIR CONTENT OF 6% ±1.5%.
 - CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHTEDGES UNTIL A SMOOTH SURFACE HAS BEEN OBTAINED.
 - PREFORMED EXPANSION JOINT FILLER, 1/2" INCH THICK, SHALL BE FORMED AROUND ALL APPURTENANCES, SUCH AS MANHOLES AND UTILITY POLES, EXTENDING INTO OR THROUGH THE CONCRETE.
 - THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.
 - 1/2" PREMOLED BITUMINOUS FIBER EXPANSION JOINTS AT 20 FOOT INTERVALS.



R1-1 (TYPE II), REFLECTIVE STOP SIGN DETAIL



CURB RAMP TYPE 7				
W FEET	H INCHES	X1 FEET	L1 FEET	
4 MIN.	3	3	11	
6 MAX.	4	4	13	
	6	6	17	
	7	7	19	
	8	8	21	
	9	9	23	



EXISTING CONDITIONS & DETAILS
BLOCK 116 - LOTS 51, 53, 53.01 & 55
TAX MAP SHEET No. 26
259 MAIN STREET
FOR
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TOWNSHIP OF WEST ORANGE, ESSEX CO., N.J.

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DATE	BY	DESCRIPTION
8-30-21	MM	1. PER TOWNSHIP
		REVISIONS

SCALE
1"=20'

DATE: FEB. 22, 2021

JOB NO: 7833-2170

SHEET NO: 5 OF 5