

ZONING SUBMISSION

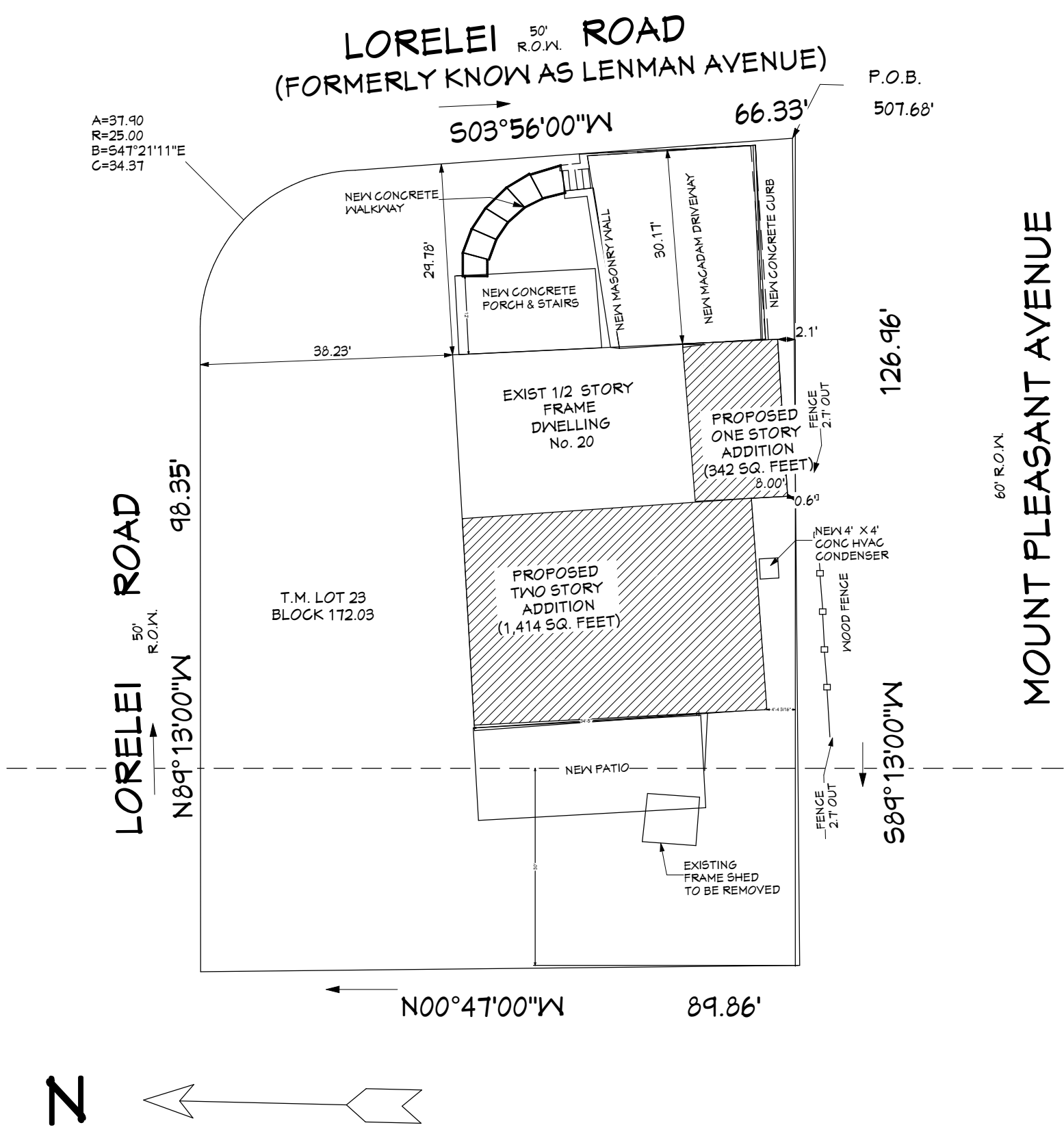
EXISTING SINGLE FAMILY RESIDENCE

20 LORELEI ROAD

WEST ORANGE, NJ 07052

OWNERS: JOSEPH SIJU

JEMILAT SIJU



1 SITE PLAN
SCALE: 1" = 20'-0"

PROPERTY OWNER: MR. AND MS. JOSEPH SIJU			
PROPERTY LOCATION: 20 LORELEI LANE, WEST ORANGE, NJ 07052			
ZONING DESIGNATION: R-5			
BLOCK 172.03, LOT 24			
NOTE: ITALICIZED AND BOLDED NUMBERS REPRESENT NON-CONFORMING CONDITIONS			
	EXISTING	ORDINANCE REQUIREMENTS	PROPOSED
1.) MINIMUM LOT AREA (SQ. FT.)	10,949 SQ. FT.	10,000 SQ. FT.	10,949 SQ. FT. (NO CHANGE)
2.) MINIMUM LOT AREA PER UNIT (SQ. FT.)	10,949 SQ. FT.	10,000 SQ. FT.	10,949 SQ. FT. (NO CHANGE)
3.) MINIMUM LOT WIDTH (FT.)	89.86 FT.	75 FT.	89.86 FT. (NO CHANGE)
4.) MINIMUM FRONT YARD SETBACK (FT.)	29.78 FT*	30 FT.	29.78 FT*(NO CHANGE)
5.) MINIMUM SIDE YARD SETBACK (CORNER LOT)	38.23 FT	25 FT	38.23 FT
6.) MINIMUM SIDE YARD SETBACKS	15.53FT/38.23FT	10 FT/8 FT	15.53 FT/ 0.6 FT
7.) MAXIMUM BUILDING HEIGHT (FT. STORIES)	1-1/2 STORIES OR 20 FEET	2-1/2 STORIES OR 35 FT	2 STORIES OR
8.) LOT COVERAGE (PCT)	20.2%	45%	39%
9.) BUILDING COVERAGE (PCT)	17 %	35%	24.1%

Notes:

ZONING SCHEDULE
SCALE: N.T.S.

THIS IS NOT A SURVEY. THE INFORMATION SHOWN WAS TAKEN FROM A SURVEY PREPARED BY BELTON BREVARD OF BREVARD SURVEYING AND MAPPING NJ P.L.S. LICENSE 430494 DATED 11/16/2021

ABBREVIATIONS
SCALE: N.T.S.

ELECTRICAL LEGEND
SCALE: N.T.S.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

CONSTRUCTION LEGEND

	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION.
	EXISTING FOUNDATION WALL
	NEW DOORS AND WINDOWS. SEE PLAN FOR SIZE AND LOCATION
	EXISTING DOORS AND WINDOWS TO BE REMOVED. SEE PLAN FOR SIZE AND LOCATION
	DETAIL ELEVATION CALL-OUT
	ELEVATION MARKER

GENERAL NOTES

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF CHRISTOPHER O. DOUGHERTY, RA, AIA, LLC DEVELOPED FOR THE EXCLUSIVE USE OF CHRISTOPHER O. DOUGHERTY, RA, AIA, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF CHRISTOPHER O. DOUGHERTY, RA, AIA, LLC IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM PREMIUM LIABILITY INSURANCE.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

ON JUNE 10, 2021 I CONDUCTED AN INVESTIGATION OF THE PREMISES DESCRIBED IN THESE DRAWINGS AND SUBMISSION. BASED ON THESE INVESTIGATIONS THESE DRAWINGS REFLECT ALL EXISTING CONDITIONS AND WORK HAS BEEN DESIGNED TO MEET THESE CONDITIONS AS WELL AS ALL APPLICABLE CODES AND BEST DESIGN PRACTICES.

THE EXISTING BUILDING USE IS A TWO STORY TOWNHOUSE. NO CHANGE OF USE IS PROPOSED FOR THE EXISTING BUILDING.

THE PROPOSED WORK SCOPE IS TO PERFORM INTERIOR ALTERATIONS TO THE EXISTING TOWNHOUSE AND COSMETIC ALTERATIONS.

PROJECT CONFIGURATION

EXISTING SINGLE FAMILY RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052
USE GROUP - R5

CONSTRUCTION CLASSIFICATION - 5B

NUMBER OF EXISTING STORIES - TWO (2)

NUMBER OF STORIES OF PROPOSED STRUCTURE - N/A

HEIGHT OF EXISTING STRUCTURE - 24' - 0" +/-

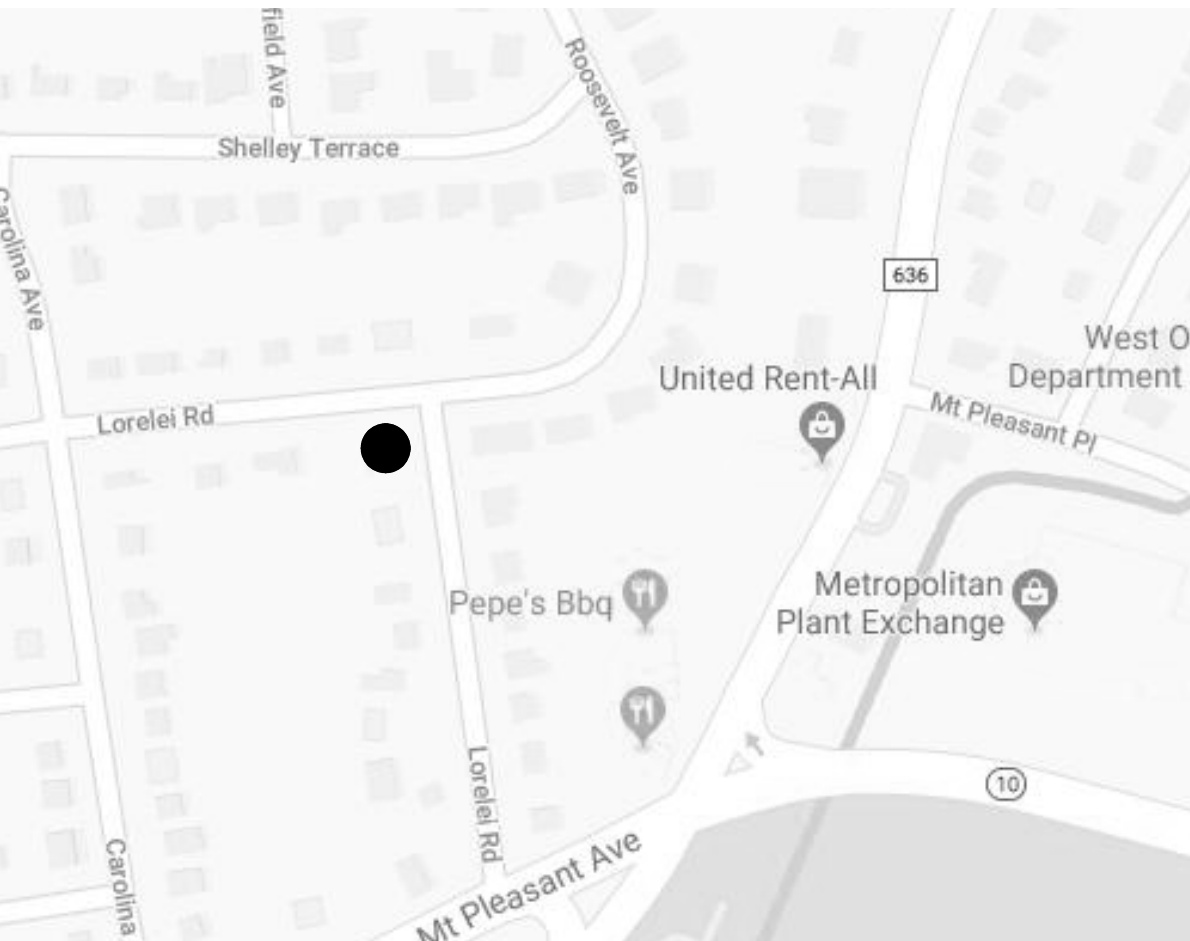
AREA OF LARGEST FLOOR - 2,605 SQUARE FEET (PROPOSED)

VOLUME OF EXISTING STRUCTURE IN CUBIC FEET - 9,672 CUBIC FEET

VOLUME OF NEW ADDITION IN CUBIC FEET - 30,311 CUBIC FEET

TOTAL LAND AREA DISTURBED IN SQUARE FEET - 2,000 SQUARE FEET

MAXIMUM LIVE LOAD - FORTY (40) POUNDS PER SQUARE FEET.



LOCATION MAP
SCALE: N.T.S.

REVISION TABLE	
NUMBER	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052

COVER SHEET

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA, AIA, LLC
P.O. box 244
Pompton Lakes, NJ 07442
(201) 674-5482 NJ license 13055

DATE:
1/13/2022

SCALE:
NOTED

SHEET:
C-1



1 200' RADIUS MAP
SCALE: 1" = 100'

Buffer Report

created on 12/30/2021

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)								
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	172.03	23		20 LORELEI ROAD	SIJU, JOSEPH &JEMILAT	20 LORELEI ROAD	WEST ORANGE, N.J.	07052

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

Adjoining Properties (28)								
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	172.02	12		9 LORELEI ROAD	SKARREN,MATTHEW J & ZADIKOW,DARAS	9 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.02	13		11 LORELEI ROAD	SALMON, THOMAS J.	11 LORELEI RD.	WEST ORANGE, NJ	07052
West Orange Township	172.02	14		15 LORELEI ROAD	ELIFANI, GIUSEPPE	15 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.02	15		129 ROOSEVELT AVENUE	CALDERON, MIGUEL	129 ROOSEVELT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	172.02	16		127 ROOSEVELT AVENUE	CHARTON, AMBER & SMITH,ZACHARY	127 ROOSEVELT AVE	WEST ORANGE, NJ	07052
West Orange Township	172.03	14		15 CAROLINA AVENUE	AMORES,ELEZAR M + JOSEPHINE J	15 CAROLINA AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	172.03	15		17 CAROLINA AVENUE	MIRANDA, REENA & REY MICHAEL	17 CAROLINA AVENUE	WEST ORANGE, NJ	07052
West Orange Township	172.03	16		19 CAROLINA AVENUE	RANDELL, LEE J & LIEBMAN, JENNIFER	19 CAROLINA AVE	WEST ORANGE, NJ	07052
West Orange Township	172.03	17		16 LORELEI ROAD	PAEZ, JOSE ANTONIO & BORJA, K	16 LORELEI RD	WEST ORANGE, NJ	07052
West Orange Township	172.03	18		14 LORELEI ROAD	ILOGIENBOH, CAROLINE	14 LORELEI ROAD	WEST ORANGE, N.J.	07052
West Orange Township	172.03	22		18 LORELEI ROAD	HONORIO, CHARLES G. &ANTHONY DUPUIS	18 LORELEI ROAD	WEST ORANGE, N. J.	07052
West Orange Township	172.03	23		20 LORELEI ROAD	SIJU, JOSEPH &JEMILAT	20 LORELEI ROAD	WEST ORANGE, N.J.	07052

created on 12/30/2021

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	172.03	24		24 LORELEI ROAD	FINKELSTEIN, DAVID & LUDKIEWICZ R.	24 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.03	25		26 LORELEI ROAD	CORDERO, CHRISTIAN A	26 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.03	26		28 LORELEI ROAD	GRAHAM SR, HUBERT A & JULIA A	28 LORELEI ROAD	WEST ORANGE, N.J.	07052
West Orange Township	172.03	27		21 CAROLINA AVENUE	RICCA, ANNE	21 CAROLINA AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	172.15	3		5 SHELLEY TERRACE	SHAH, JAYESH K & SONAL P	5 SHELLEY TERRACE	WEST ORANGE, NJ	07052
West Orange Township	172.15	4		7 SHELLEY TERRACE	LAL, SHARMATIE	7 SHELLEY TERRACE	WEST ORANGE, NJ	07052
West Orange Township	172.15	5		9 SHELLEY TERRACE	KATZ, HARRY L & RONNI	9 SHELLEY TERRACE	WEST ORANGE, NJ	07052
West Orange Township	172.15	6		11 SHELLEY TERRACE	ENGE GEORGE & SUSAN	11 SHELLEY TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	172.15	7		15 SHELLEY TERRACE	BEAUZIL, ANDRE PAUL	15 SHELLEY TER	WEST ORANGE, NJ	07052
West Orange Township	172.15	12		27 LORELEI ROAD	SAVALIA, RANJAN K.	27 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.15	13		25 LORELEI ROAD	SOLOMON, ERIC & KATHERINE	25 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.15	14		23 LORELEI ROAD	ZARODKIEWICZ,J.&CASTELLANO,R	23 LORELEI RD.	WEST ORANGE,NJ	07052
West Orange Township	172.15	15		21 LORELEI ROAD	MUNDY, GARRICK ANTHONY	21 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.15	16		19 LORELEI ROAD	ACIERTO, MARK & NOELLE	19 LORELEI RD	WEST ORANGE, NJ	07052
West Orange Township	172.15	17		124 ROOSEVELT AVENUE	SILIKOVITZ,RONALD & ARLENE	124 ROOSEVELT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	172.15	18		122 ROOSEVELT AVENUE	YAZERSKY, EDNA	122 ROOSEVELT AVE.	WEST ORANGE, N.J.	07052

2 ABUTTERS LIST
SCALE: N.T.S.

REVISION TABLE	
NUMBER	DATE

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052

200' RADIUS MAP &
ABUTTING OWNERS LIST

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA,ALA,LLC
P.O. box 244
Pompton Lakes, NJ 07442
(201) 674-5452 NJ license 13055

DATE:

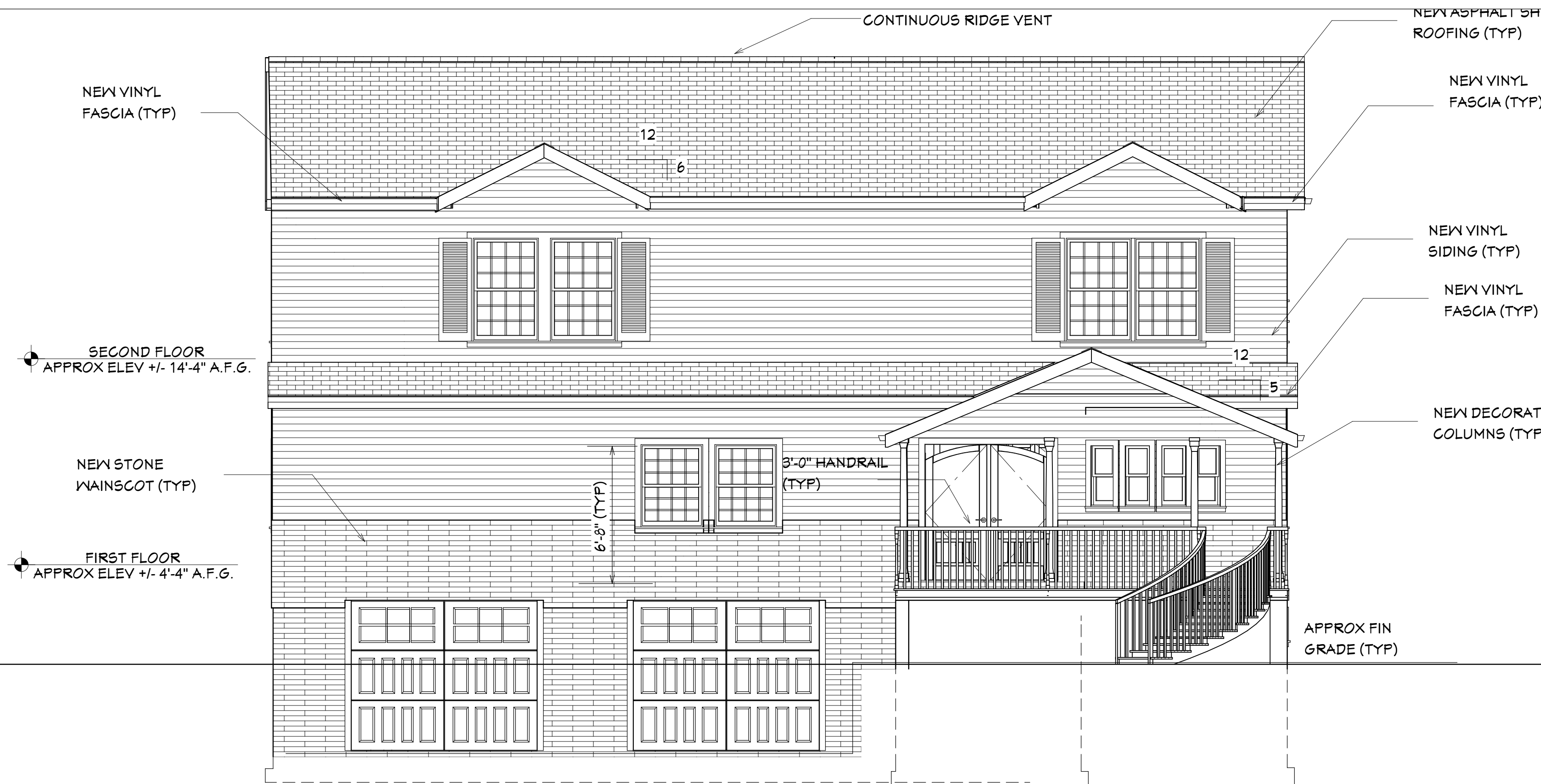
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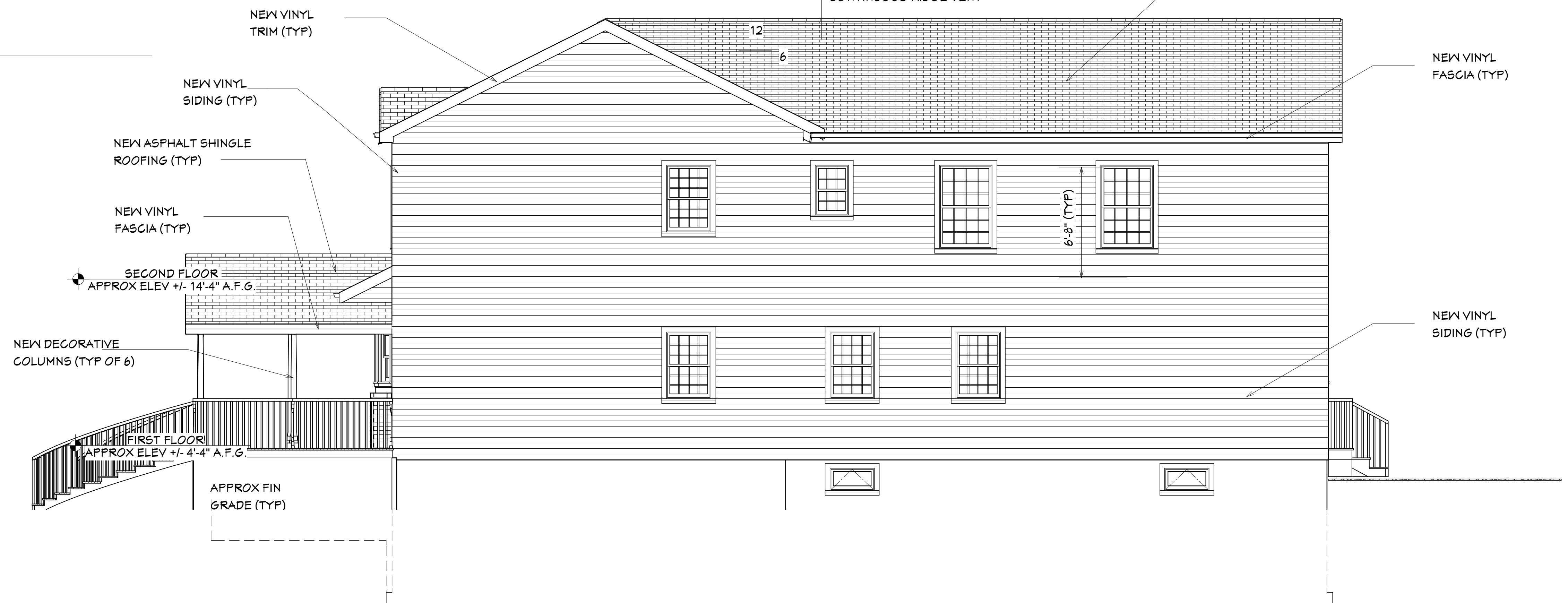
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SHEET:

Z-1



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



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

REVISION TABLE	
NUMBER	DATE

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052

ELEVATIONS

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA, AIA, LLC
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Pompton Lakes, NJ 07442
(201) 674-5452 NJ license 13055

DATE:

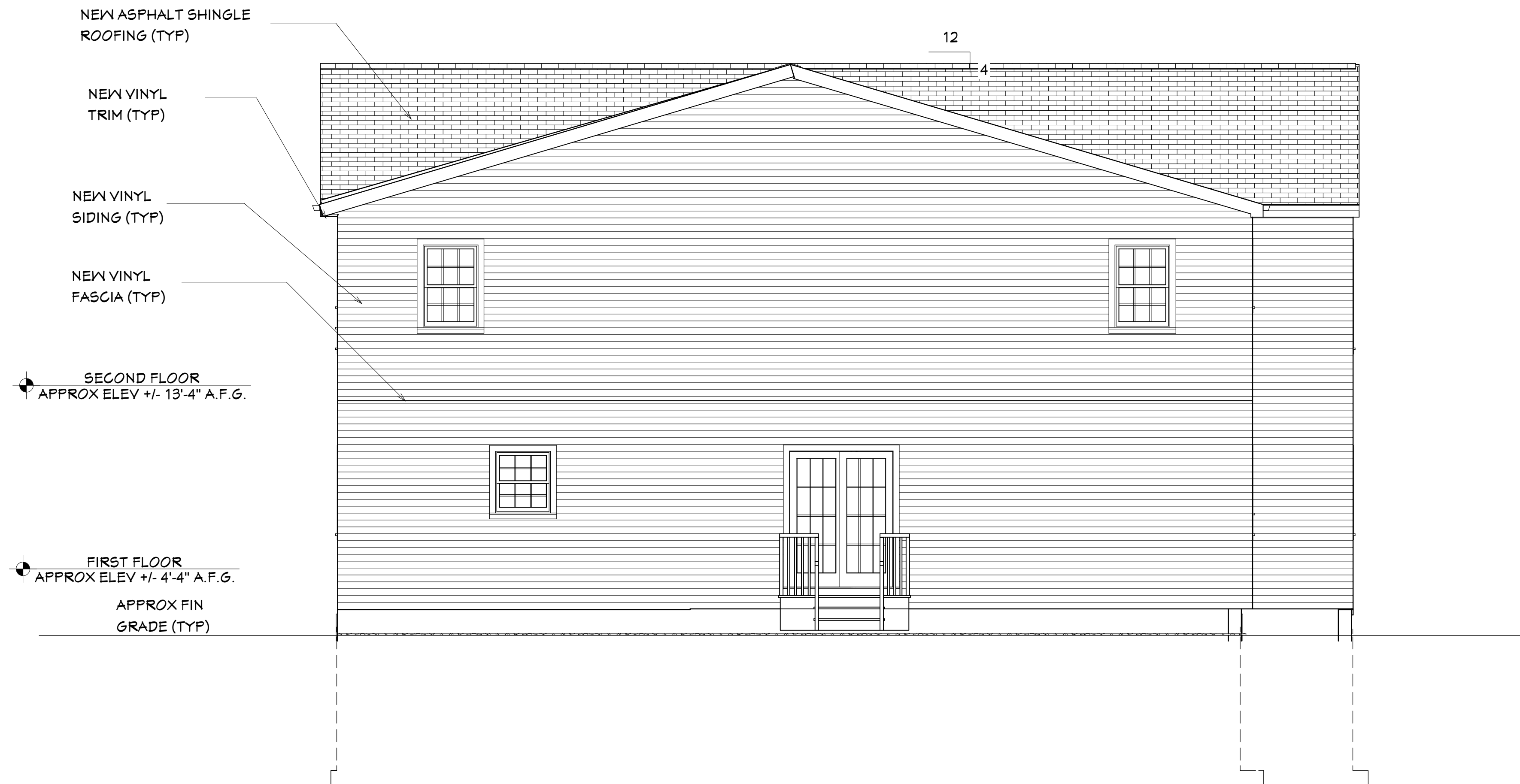
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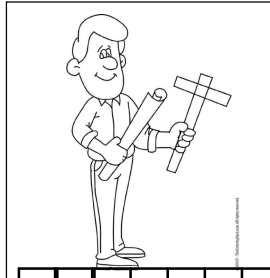
A-1



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



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



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ELEVATIONS

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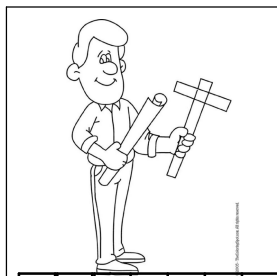
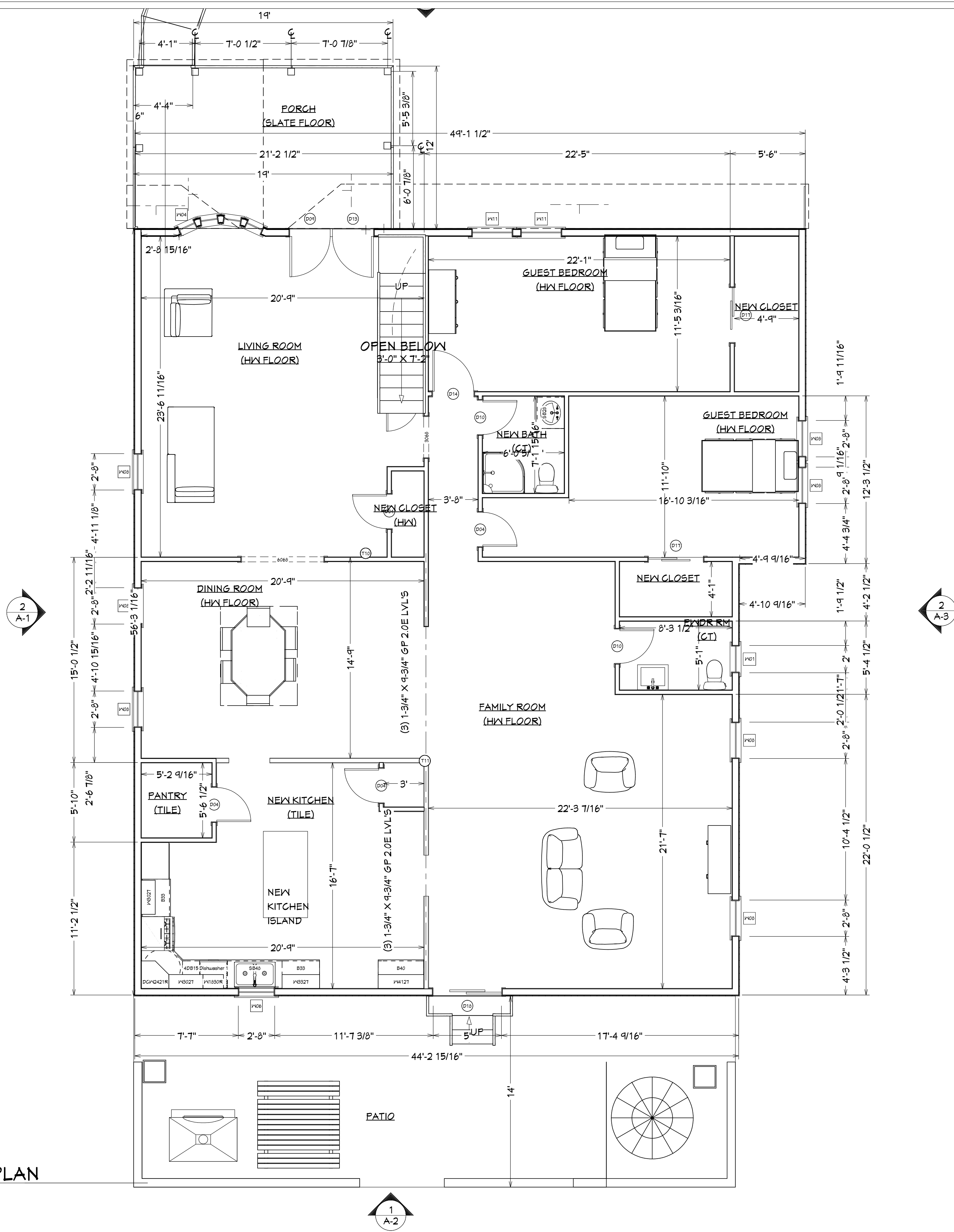
SCALE:

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A-2

1 FIRST FLOOR AS-BUILT PLAN
SCALE: 1/4" = 1'-0"



REVISION TABLE	
NUMBER	DATE

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052

FIRST FLOOR AS-BUILT
PLAN

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, R.A./AIA, LLC
P.O. box 244
Pompton Lakes, NJ 07442
(201) 674-8482 NJ license 13853

DATE:

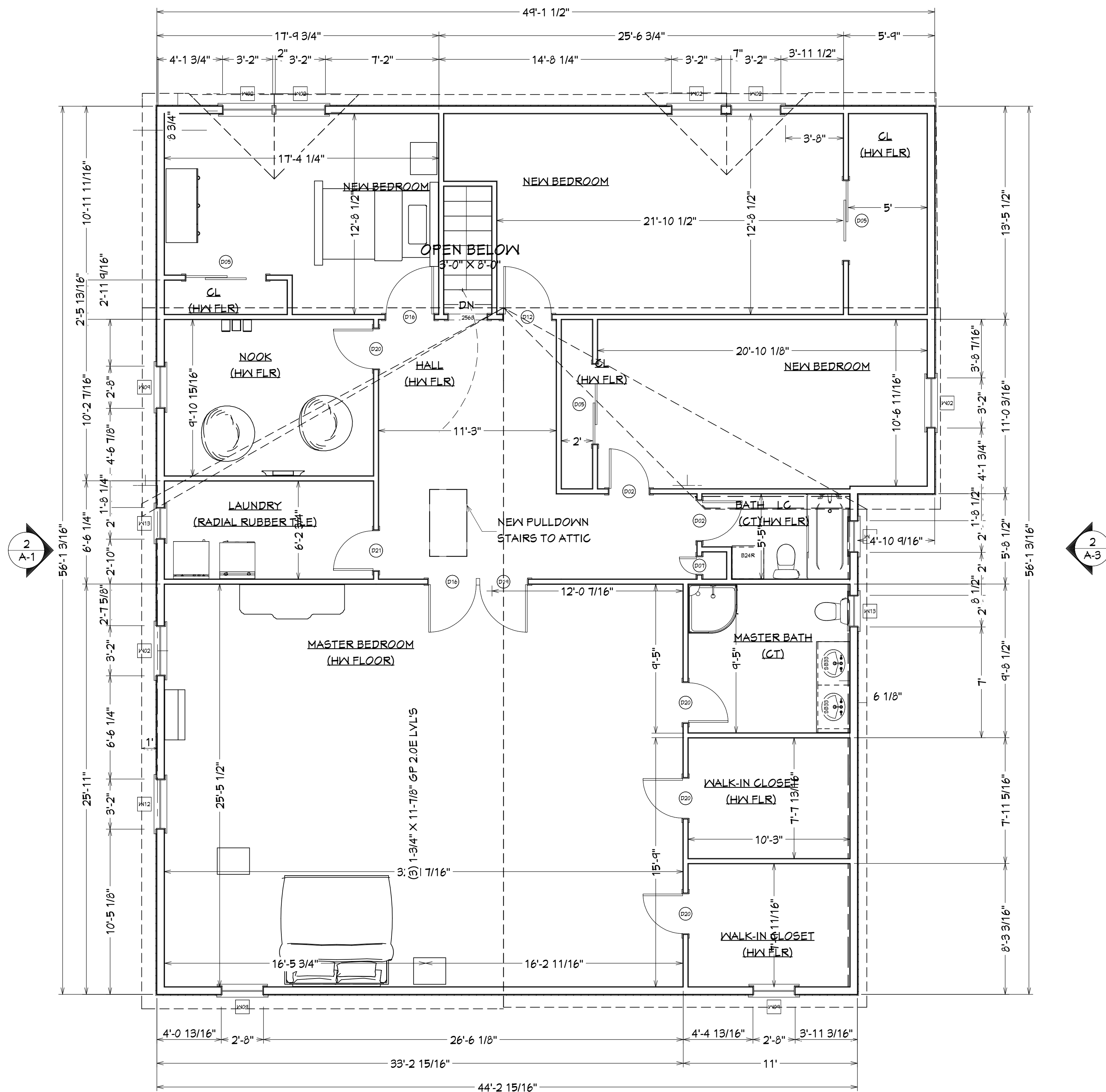
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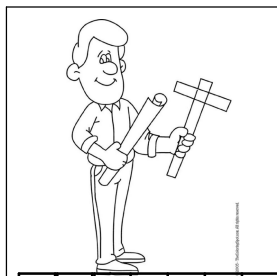
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SHEET:

A-3



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISION TABLE	
NUMBER	DATE

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052

SECOND FLOOR AS-BUILT
PLAN

DRAWINGS PROVIDED BY:
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DATE:

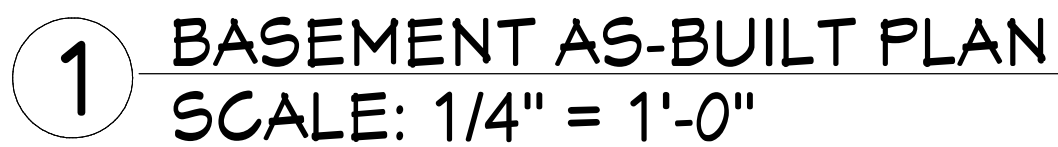
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SCALE:

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SHEET:

A-4



DATE:
1/13/2022
SCALE:
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SHEET:
A-5