

HILLYER ST.

47 HILLYER STREET, ORANGE, NJ



PROJECT INFORMATION

PROJECT:	47 HILLYER HOUSE	PROJECT DIRECTORY	OWNER INFORMATION
ZONE:	R-2 URBAN 1 AND 2 FAMILY RESIDENTIAL ZONE	PROJECT ARCHITECT:	B2C HILLYER DEVELOPMENT LLC
BLOCK:	1802	VIVID ARC	123-19 NEWPORT AVENUE
LOT:	30	299 FOREST AVE	ROCKAWAY PARK NY 11694
EXISTING USE:	THREE STORY DWELLING	SUITE F.	
		PARAMUS, NJ 07652	

PROJECT DESCRIPTION

THIS PROPOSED PROJECT IS A 3-STORY, 2- RESIDENTIAL UNIT BUILDING WHICH CONTAINS (4) GARAGE PARKING SPACES. ALL FLOORS ARE MADE UP OF MARKET-RATE RESIDENTIAL UNITS. IN TOTAL, THIS PROJECT WILL CONSIST OF (2) THREE-BEDROOM UNITS. EACH UNIT CONTAINS A CLOSET FOR LAUNDRY HOOK UPS, FIRST FLOOR UNIT HAS A ROOF DECK ABOVE A SHARED STORAGE SPACE, AND ACCESS TO THE BACK YARD.

THE BUILDING ENVELOPE IS COMPOSED OF STUCCO ALONG THE BASE, FIBER CEMENT LAP SIDING, AND ALUMINUM TRIM.

200' RADIUS LIST

Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
1701	4		30 HILLYER STREET	COX, TREVOR	38 SOUTH ARLINGTON AVE.	EAST ORANGE, NJ	07018
1702	1		40 HILLYER STREET	RIDGELINE CAPITAL, LLC	P.O. BOX 213	ROSELAND, NJ	07068
1702	2		42 HILLYER STREET	POLLAND, RUSSELL R. & ANNA	42 HILLYER STREET	ORANGE, NJ	07050
1702	3		44 HILLYER STREET	LEVINE, JASON	185 EAST 85TH ST. #31G	NEW YORK, N.Y.	10028
1702	4		46 HILLYER STREET	JONES, MARY A.	46 HILLYER STREET	ORANGE, N.J.	07050
1702	5		48 HILLYER STREET	MULLINGS, MICHAEL ANTHONY	48 HILLYER STREET	ORANGE, N.J.	07050
1702	6		50 HILLYER STREET	H FIX AND FLIPS, LLC.	725 RIVER ROAD STE 32-281	EDGEWATER, NJ	07020
1702	7		56 HILLYER STREET	TLATEMPA, ARELI RODRIGUEZ	56 HILLYER ST.	ORANGE, N.J.	07050
1702	8		58 HILLYER STREET	HAYES, ELIZABETH	58 HILLYER STREET	ORNAGE, NJ	07050
1702	9		62 HILLYER STREET	MITCHELL, DONNETT	5 JUNIPER AVE.	MANALAPAN, NJ.	07726
1702	10		64 HILLYER STREET	HUDSON, ELIZA	64 HILLYER STREET	ORANGE, N.J.	07050
1702	11		66 HILLYER STREET	66 HILLYER STREET LLC	350 MAIN ST.	WEST ORANGE, N.J.	07052
1702	12		70 HILLYER STREET	70 HILLYER STREET LLC	350 MAIN ST.	WEST ORANGE, N.J.	07052
1702	31		55 WILLIAM STREET	OPPKU, FELICIA	55 WILLIAM STREET	ORANGE, NJ	07050
1702	32		59 WILLIAM STREET	HERRING, CANDACE & OFORI-ATTA, YAO	59 WILLIAM ST	ORANGE, NJ	07050
1702	33		61 WILLIAM STREET	COLEY, ELLA	61 WILLIAM ST.	ORANGE, N.J.	07050
1702	34		63 WILLIAM STREET	PAREDES, KEITLYN & ANGEL G	63 WILLIAM STREET	ORANGE, NJ	07050
1801	10		96 WILLIAM STREET	HOUSE OF GOD	96 WILLIAM STREET	ORANGE NJ	07050
1801	11		90 WILLIAM STREET	CISCO, DONNA	90 WILLIAM STREET	ORANGE, NJ	07050
1801	12		88 WILLIAM STREET	URRENA, EIDY	88 WILLIAM STREET	ORANGE, NJ	07050
1801	13		86 WILLIAM STREET	86 WILLIAM ST HOLDINGS LLC	86 WILLIAM ST	ORANGE, NJ	07050
1801	14		82 WILLIAM STREET	GUALPA, JUAN	82 WILLIAM ST	ORANGE, NJ	07050
1801	15		78 WILLIAM STREET	MURRAY, JESSIE M.	78 WILLIAM STREET	ORANGE NJ	07050
1801	16		74 WILLIAM STREET	MANI, OLGA & ROMANO, YAIRT D.	74 WILLIAM STREET	ORANGE, N.J.	07050
1801	17		31 HILLYER STREET	ISRAEL, JARTEAU	31 HILLYER STREET	ORANGE, NJ	07050
1801	18		27 HILLYER STREET	PEEPLES, AYANNA	27 HILLYER ST	ORANGE, NJ	07050
1801	19		23 HILLYER STREET	TEJADA-LANDAUVERDE, JOSE A.	23 HILLYER ST.	ORANGE, N.J.	07050
1801	23		85 MAIN STREET	ORANGE REMAX PROPERTIES LLC	10 MANDEVILLE DRIVE	WAYNE, N.J.	07407
1802	23		90 WARD STREET	CHARLES, ARIOS & LORRINA	90-94 WARD STREET	ORANGE, NJ	07050
1802	24		86 WARD STREET	TAYLOR, KATHLEEN	86 WARD STREET	ORANGE, NJ	07052
1802	25		69 HILLYER STREET	HYLTON, WENDY	69 HILLYER ST.	ORANGE, N.J.	07050
1802	26		67 HILLYER STREET	SCOTT, PATRICK + THELMA	67 HILLYER STREET	ORANGE, N.J.	07050
1802	27		63 HILLYER STREET	RODRIGUEZ, JONATHAN	12 EAGLE AVENUE	PATERSON, NJ	07503
1802	28		57 HILLYER STREET	LYONS, FAYBION A.	57 HILLYER STREET	ORANGE, NJ	07050
1802	29		53 HILLYER STREET	XIA, ZHILAN	510 WYOMING AVE.	MILLBURN, N.J.	07041
1802	30		47 HILLYER STREET	MITCHELL LOUISE	66 HILLYER STREET	ORANGE NJ	07050
1802	31		75 WILLIAM STREET	75 WILLIAM ST LLC.	535 EAST 3RD STREET	BROOKLYN, NY	11218
1802	32		79-81 WILLIAM STREET	FLEMING, JR., WILLIAM	79-81 WILLIAM STREET	ORANGE, N.J.	07050
1802	33		85 WILLIAM STREET	PENA-CHACON, MARVIN	85 WILLIAM STREET	ORANGE, N.J.	07050
1802	34		89 WILLIAM STREET	GUALLPA, MARIA E.	89 WILLIAM ST.	ORANGE, N.J.	07050
1802	35		93 WILLIAM STREET	GUALLPA, EFRAIN	217 WILLIAM ST.	ORANGE, N.J.	07050
1802	36		97 WILLIAM STREET	AURELUS, YVON & MARIE	97 WILLIAM ST.	ORANGE, N.J.	07050

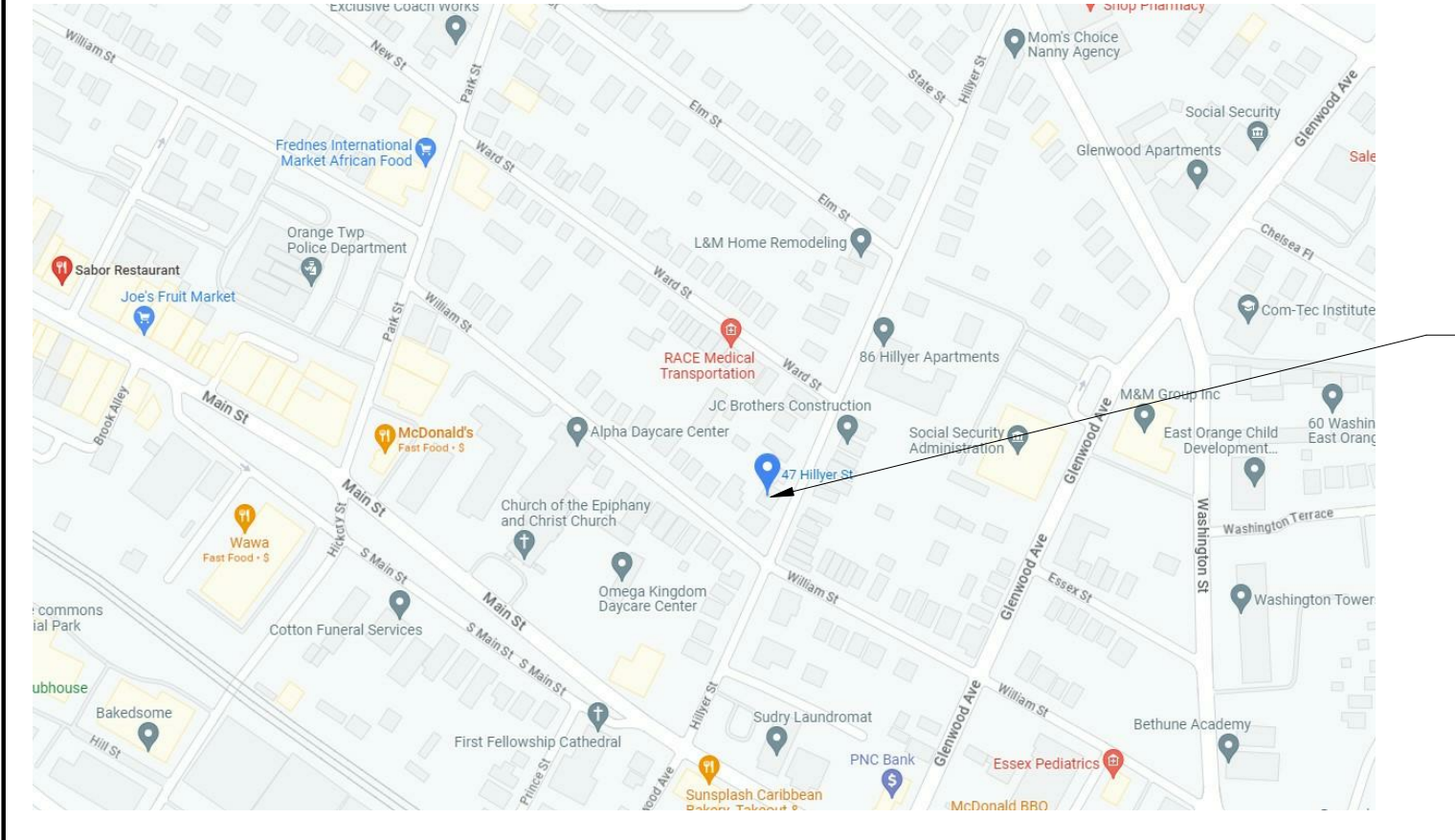
DRAWING LIST

F-1.00	TITLE SHEET, BUILDING CRITERIA, TAX MAP, ZONING MAP, 200' RADIUS LIST, ANGLE MAP
C-1.00	EXISTING CONDITIONS, DEMOLITION & DIMENSIONAL SITE PLANS
C-1.10	GRADING, DRAINAGE & UTILITY SITE PLANS
C-1.20	SOIL EROSION, SEDIMENT CONTROL PLAN & TRAFFIC PLAN
C-2.00	DETAILS
A-1.00	PROPOSED FLOOR PLANS
A-1.10	PROPOSED FLOOR PLANS
A-2.00	PROPOSED BUILDING ELEVATIONS

ZONING BULK CHART

BULK STANDARDS-TWO FAMILY	REQUIREMENT	PROPOSED	VARIANCE
MINIMUM LOT AREA	5,000 SF	2,748 SF	YES (E.N.C.)
MINIMUM LOT WIDTH	49 FT	51.84 FT	NO
DENSITY (MAX. DWELLING UNITS PER ACRE)	17.75 (1.1 ALLOWED)	2 UNITS	YES
MAXIMUM HEIGHT	40 FT	31'-5" FT (35' TO PEAK)	NO
MAXIMUM NUMBER OF STORIES	3	3	NO
FRONT YARD	20FT	1'-11" FT	YES
FRONT YARD FOR ACCESSORY USE	15FT	N/A	N/A
REAR YARD	25FT	23'-0" FT TO BUILDING	YES
REAR YARD FOR ACCESSORY USE	15FT	N/A	N/A
SIDE YARD	5FT	3'-7" 1'-11"	YES
SIDE YARD (STREET FACING FOR A CORNER LOT)	15FT	N/A	N/A
MAXIMUM BUILDING COVERAGE	40%	40%	NO
MAXIMUM IMPERVIOUS COVERAGE	75%	56%	NO
FLOOR AREA RATIO	1.00	.94	NO
MINIMUM LANDSCAPE	10%	30% (850 SF)	NO
MINIMUM FENESTRATION	20%		
• FRONT		289 SF/1300+20.7%	NO
• LEFT		63 SF/1060 SF = 6.0%	YES
• RIGHT		16 SF/845 SF = 1.9%	YES
• REAR		201 SF/1390 SF = 14.4%	YES

KEY MAP



SITE: 47 HILLYER AVE, ORANGE NJ

BUILDING FLOOR AREA

FLOOR	PRIVATE RESIDENTIAL	COMMON	PARKING SPACES	TOTAL
BASEMENT		1,011 GSF		1,011 GSF
GROUND FLOOR		1,098 GSF	4 SPACES	1,098 GSF
FIRST FLOOR	1,297 GSF	-	-	1,297 GSF
SECOND	1,297 GSF	-	-	1,297 GSF
TOTAL	2,594 GSF	2,109 GSF	4 SPACES	4,703 GSF

UNIT BREAK DOWN

UNIT #	BEDROOMS	BATHROOMS	NET SF
1	3 BEDROOM	2 BATHROOMS	1,065 SF
2	3 BEDROOM	2 BATHROOMS	1,097 SF
TOTAL	2 UNITS	4 BATHROOMS	2,162 SF

UNIT MIX/ AVERAGE SF.

1st Floor	UNIT 1 (3 BEDROOM, 2 BATHROOM)	1,084 SF.
2nd Floor	UNIT 2 (3 BEDROOM, 2 BATHROOM)	1,127 SF.
TOTAL UNIT COUNT:	2 UNITS	

CITY OF ORANGE ZONING BOARD AND LAND USE APPROVAL

APPROVED BY THE BOARD OF PLANNING AND LAND USE OF THE CITY OF ORANGE, NJ

ZONING BOARD CHAIRMAN _____ DATE _____

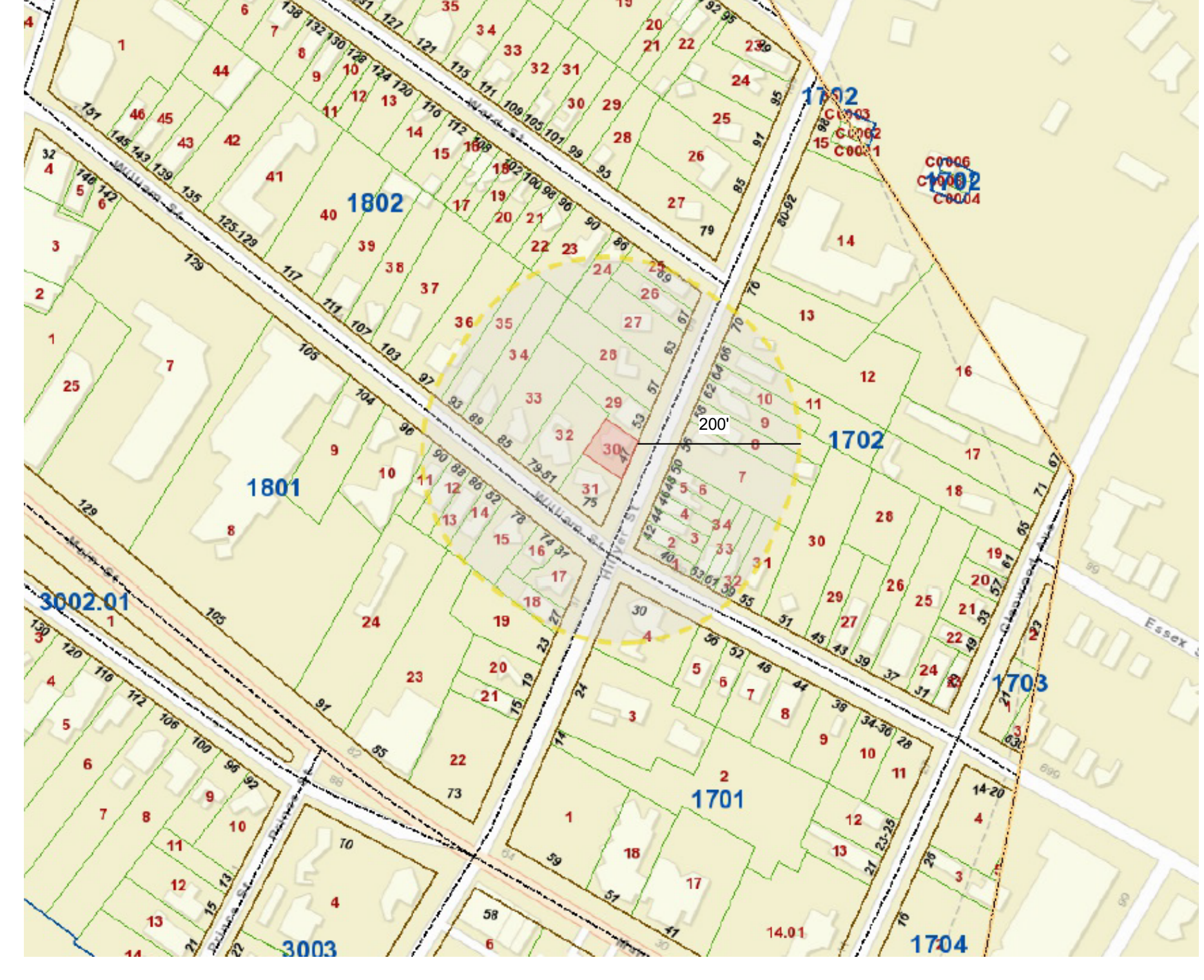
ZONING BOARD SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

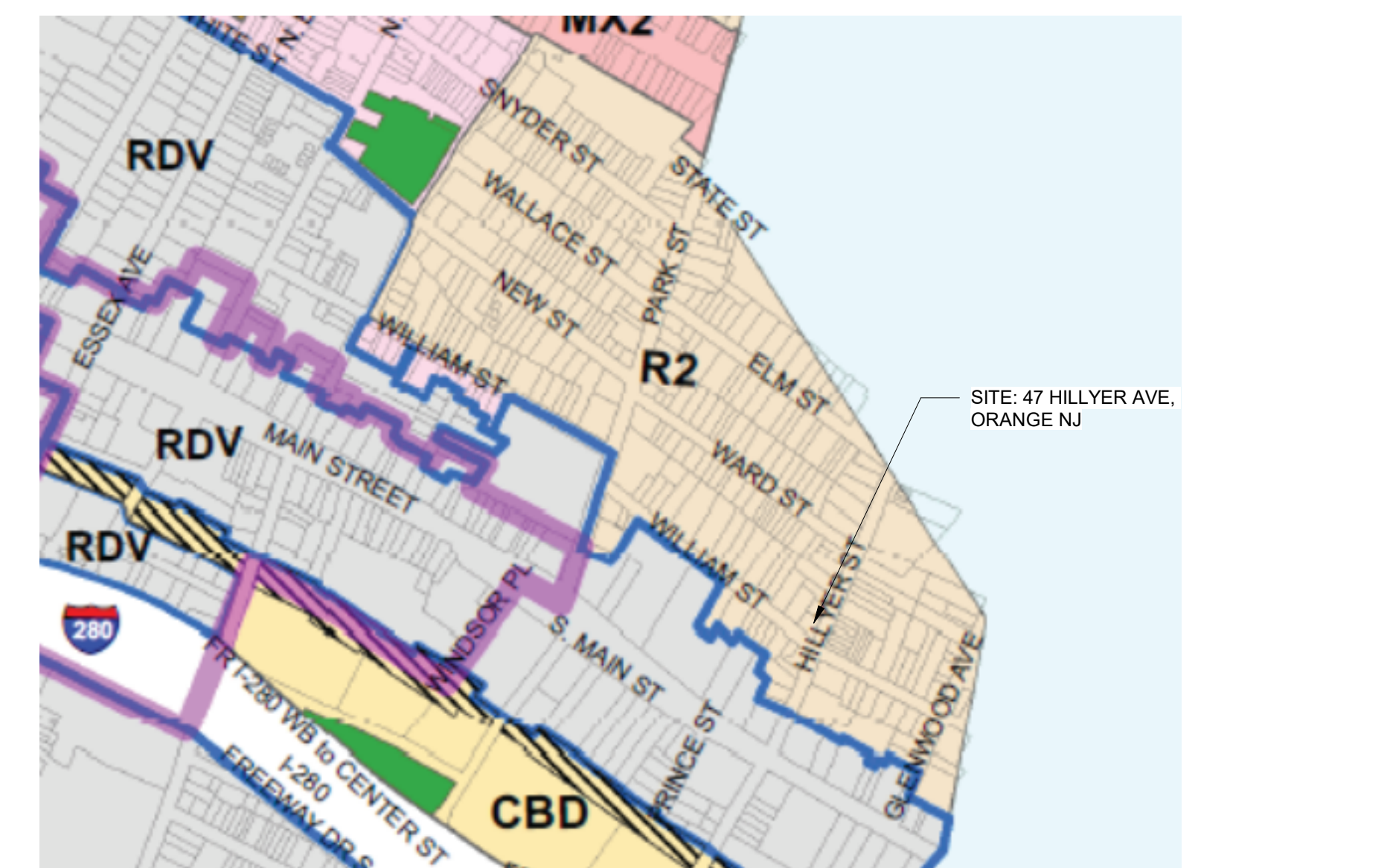
AGENCIES

- COUNTY - N/A
- SOIL EROSION - HUDSON ESSEX PASSAIC SOIL CONSERVATION
- DISTRICT (HEPSCD)
- UTILITY PROVIDER - PUBLIC WORKS DEPARTMENT

TAX MAP 200 FT. RADIUS



ZONING MAP



VIVID ARC

TELEPHONE NUMBER: 551.206.6196
E-MAIL ADDRESS: arlenis@vivid-arc.com
WEBSITE: vivid-arc.com

47 HILLYER

PROPOSED 2-FAMILY HOME
47 HILLYER AVE., ORANGE, NJ
ESSEX COUNTY
BLOCK: 1802

LOT: 30

B2C HILLYER DEVELOPMENT LLC

KEY PLAN:

3-STORY DWELLING NO. 47
HILLYER AVE.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY ARCHITECT

ARCHITECT OF RECORD:
ARLENIS DOMINGUEZ
N.J.L.C. NUMBER: 21A102182000

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DATE	DRN	CHK	DESCRIPTION
05.22.24	YG	AD	PLANNING BOARD

REV	DATE	DRN	CHK	DESCRIPTION

PROJ. NO.: 1233

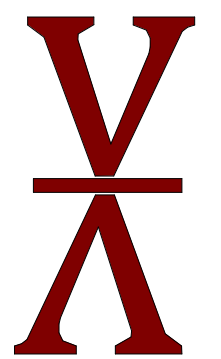
SCALE: As indicated

DWG. NAME:

TITLE SHEET, BUILDING CRITERIA, TAX MAP, ZONING MAP, 200' RADIUS LIST, AND KEY MAP

DWG. NO.: T-1.00

SHEET NO. 1 OF 8 PLOT DATE

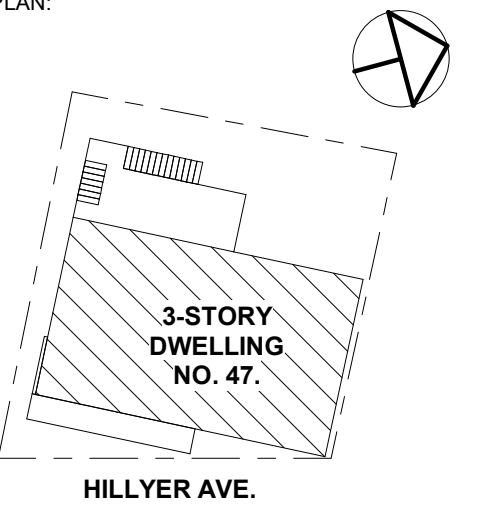


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47 HILLYER AVE., ORANGE, NJ
ESSEX COUNTY
BLOCK: 1802 LOT: 30
B2C HILLYER DEVELOPMENT LLC

KEY PLAN:



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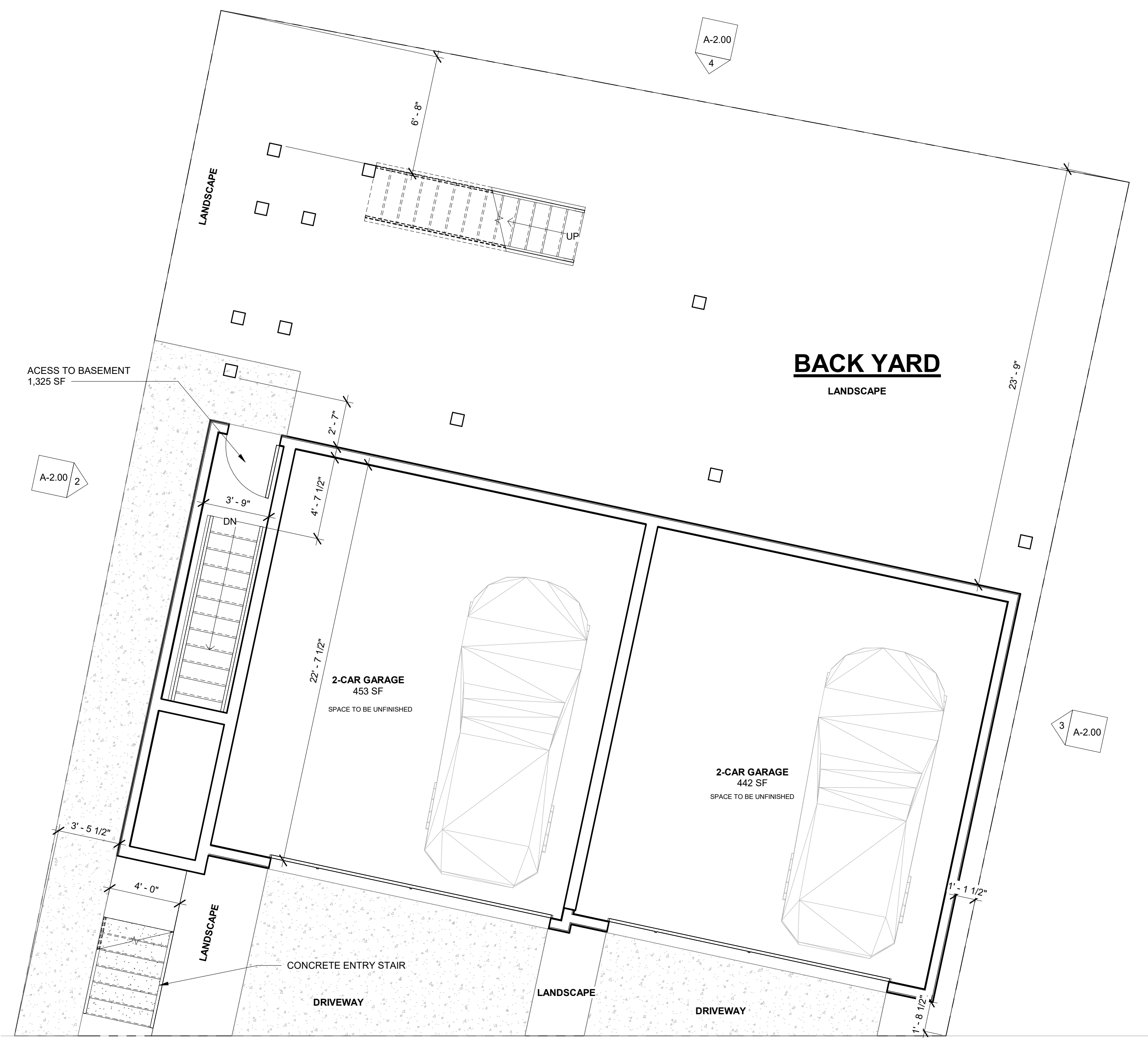
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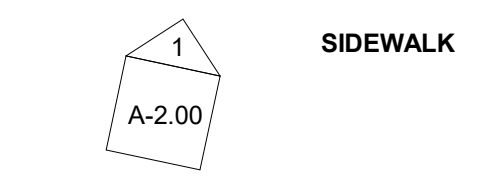
DWG. NAME: **PROPOSED FLOOR PLANS**

DWG. NO.: **A-1.00**

SHEET NO. 6 OF 8 PLOT DATE

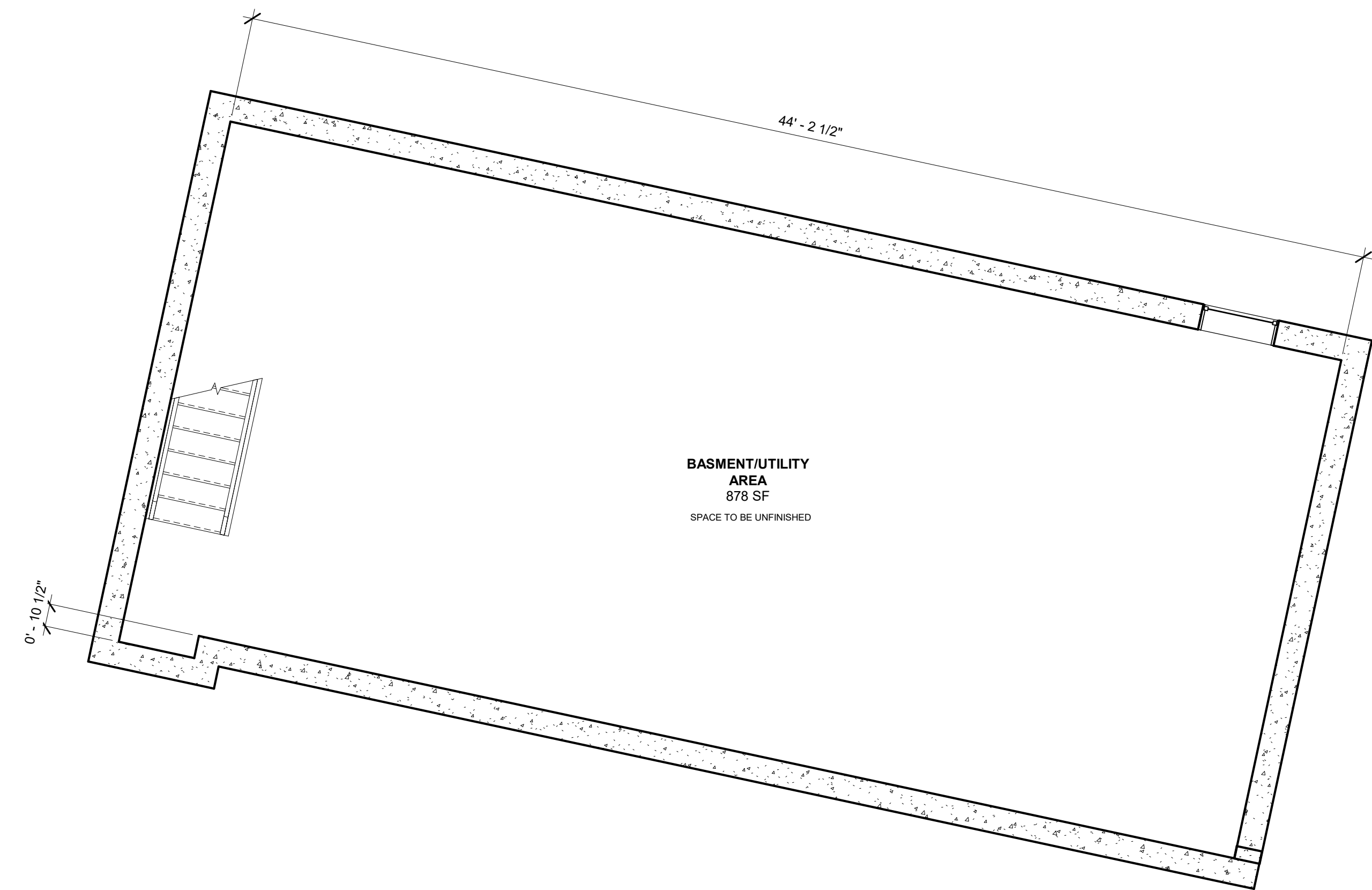


GROUND FLOOR GROSS SF
1,357 SF



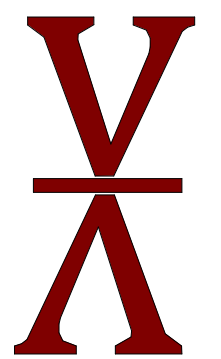
HILLYER STREET

2 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"



BASEMENT FLOOR GROSS SF
1,011 SF

1 PROPOSED BASEMENT FLOOR
1/4" = 1'-0"



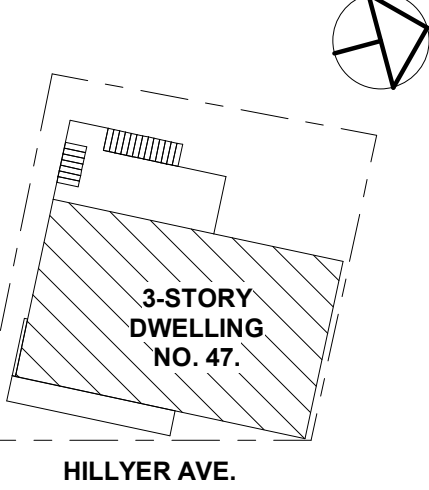
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47 HILLIER
PROPOSED 2-FAMILY HOME
47 HILLIER AVE., ORANGE, NJ
ESSEX COUNTY
BLOCK: 1802 LOT: 30

B2C HILLIER DEVELOPMENT LLC

KEY PLAN:



3-STORY DWELLING NO. 47

HILLIER AVE.

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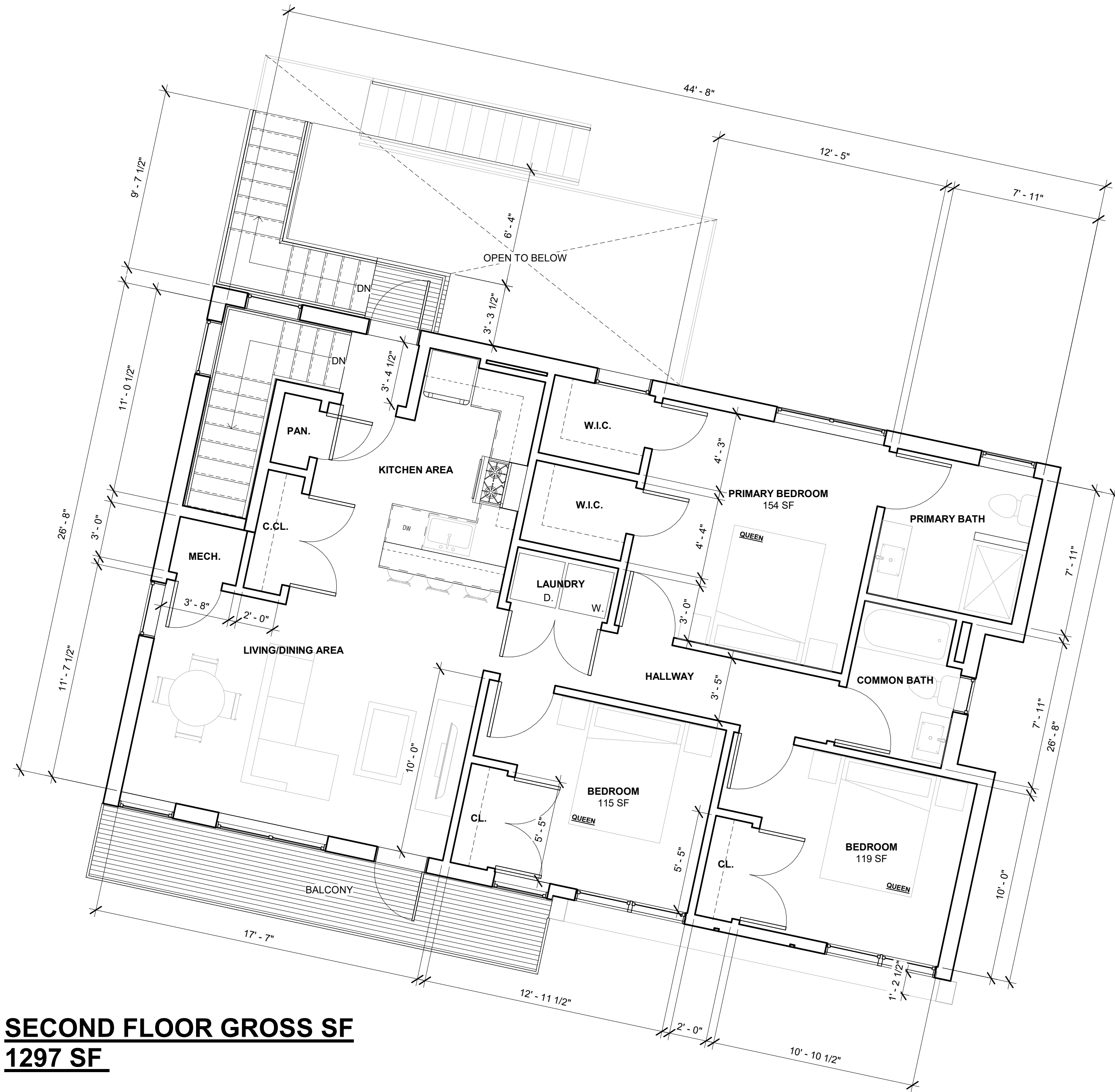
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PROJ. NO.:	SCALE
1233	As indicated

DWG. NAME:
PROPOSED FLOOR PLANS

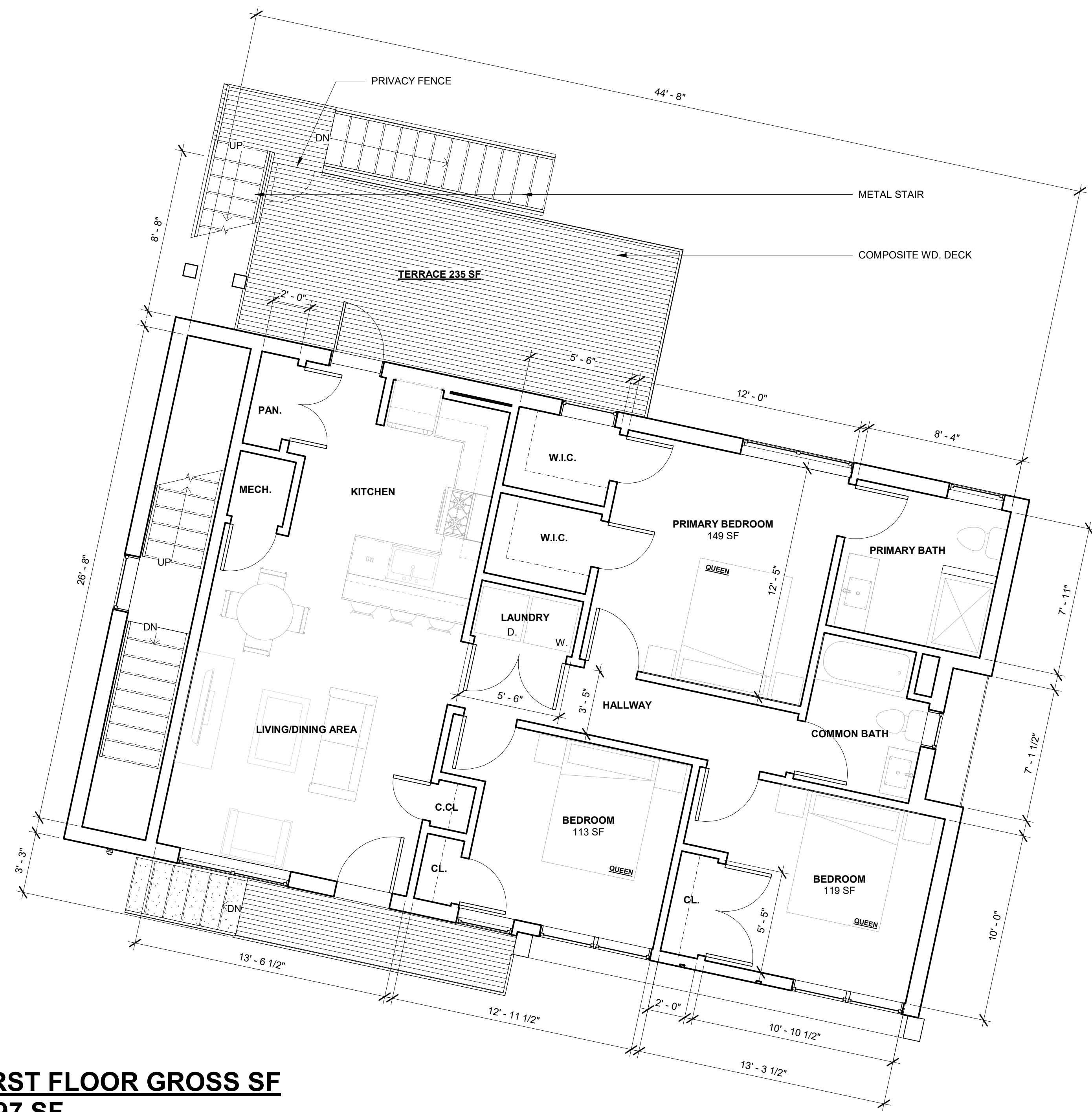
DWG. NO.:
A-1.01

SHEET NO. 7 OF 8 PLOT DATE



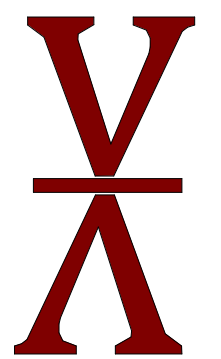
**SECOND FLOOR GROSS SF
1297 SF**

2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



**FIRST FLOOR GROSS SF
1297 SF**

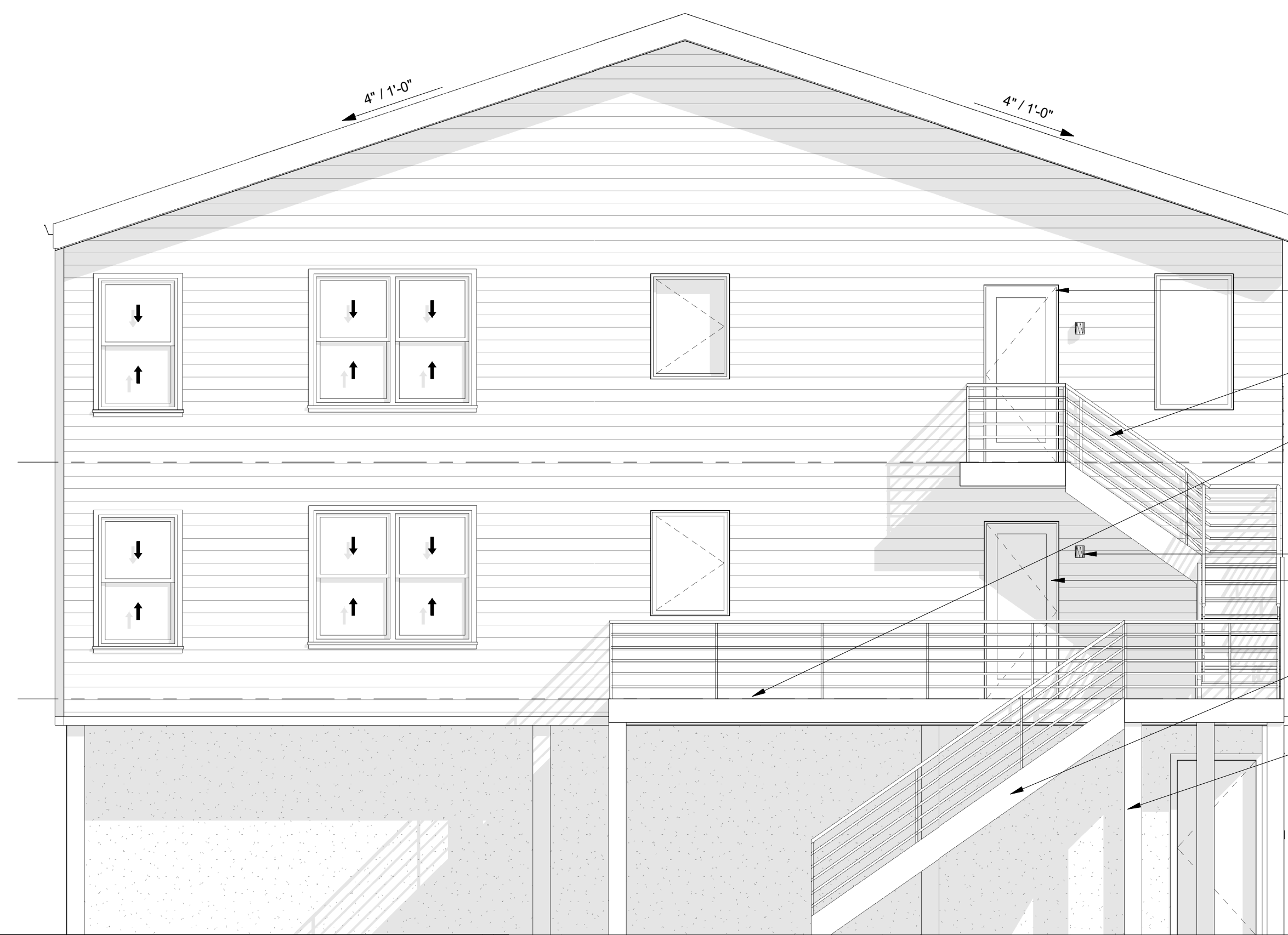
1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



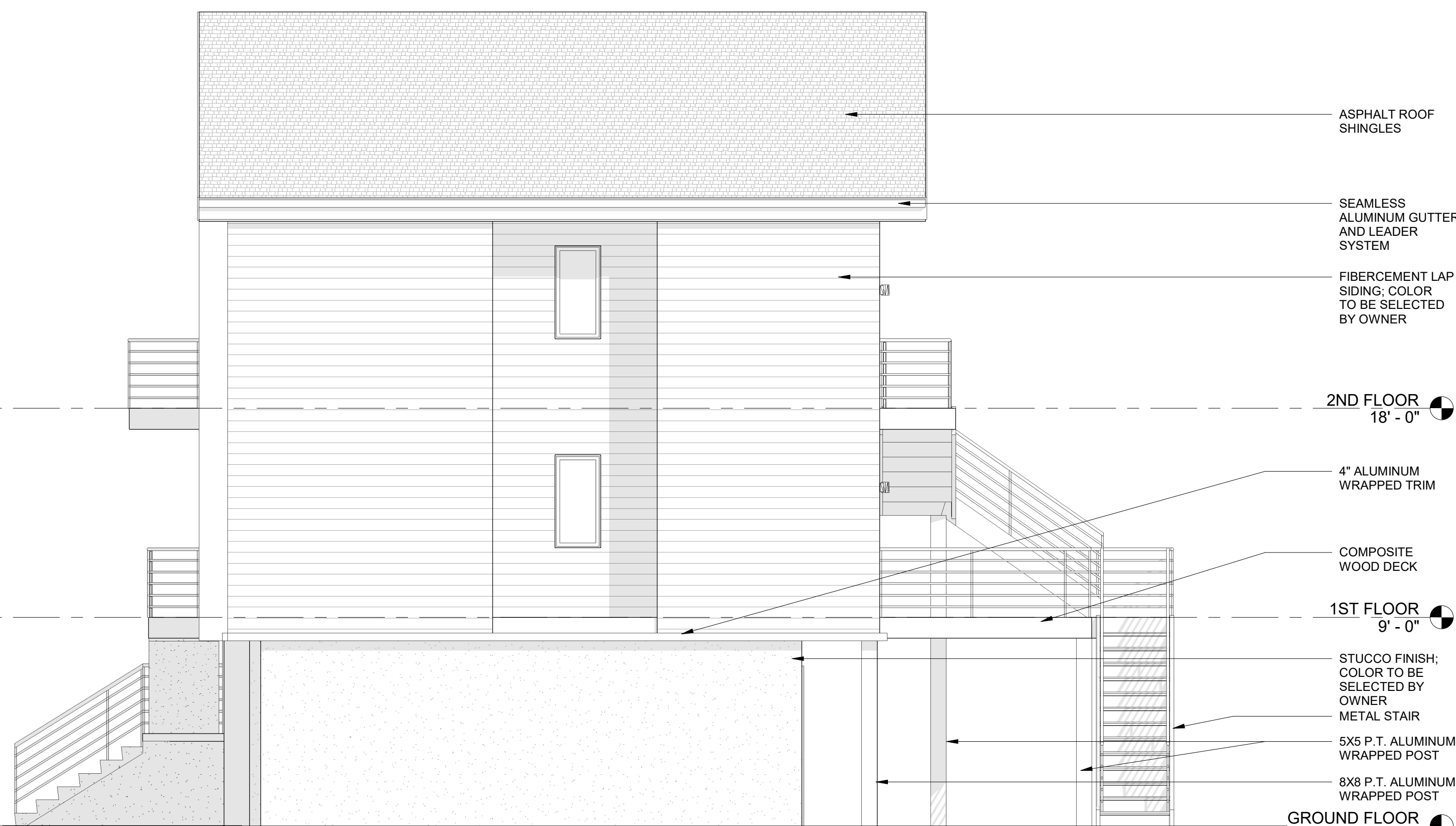
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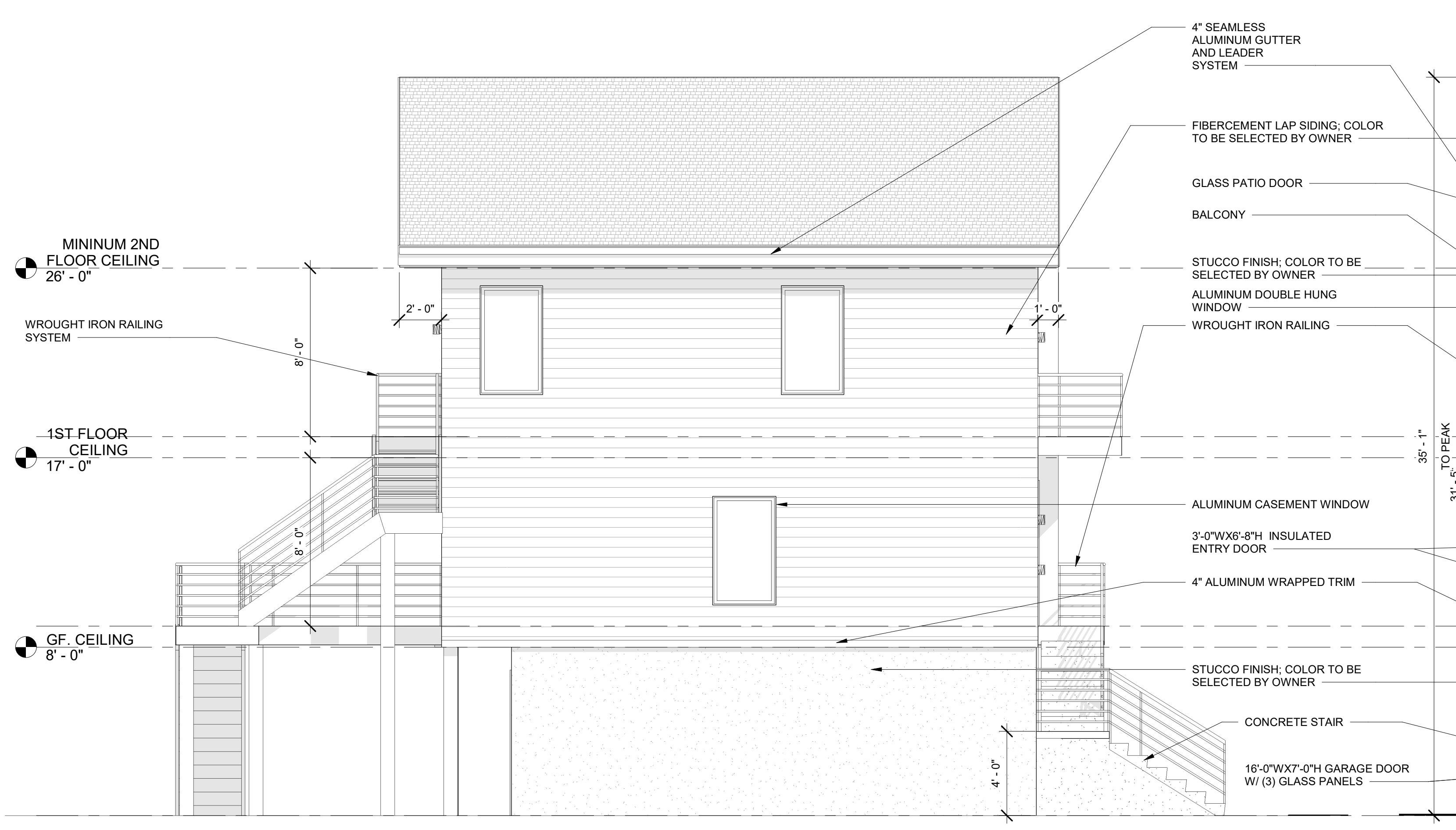
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BLOCK: 1802 LOT: 30
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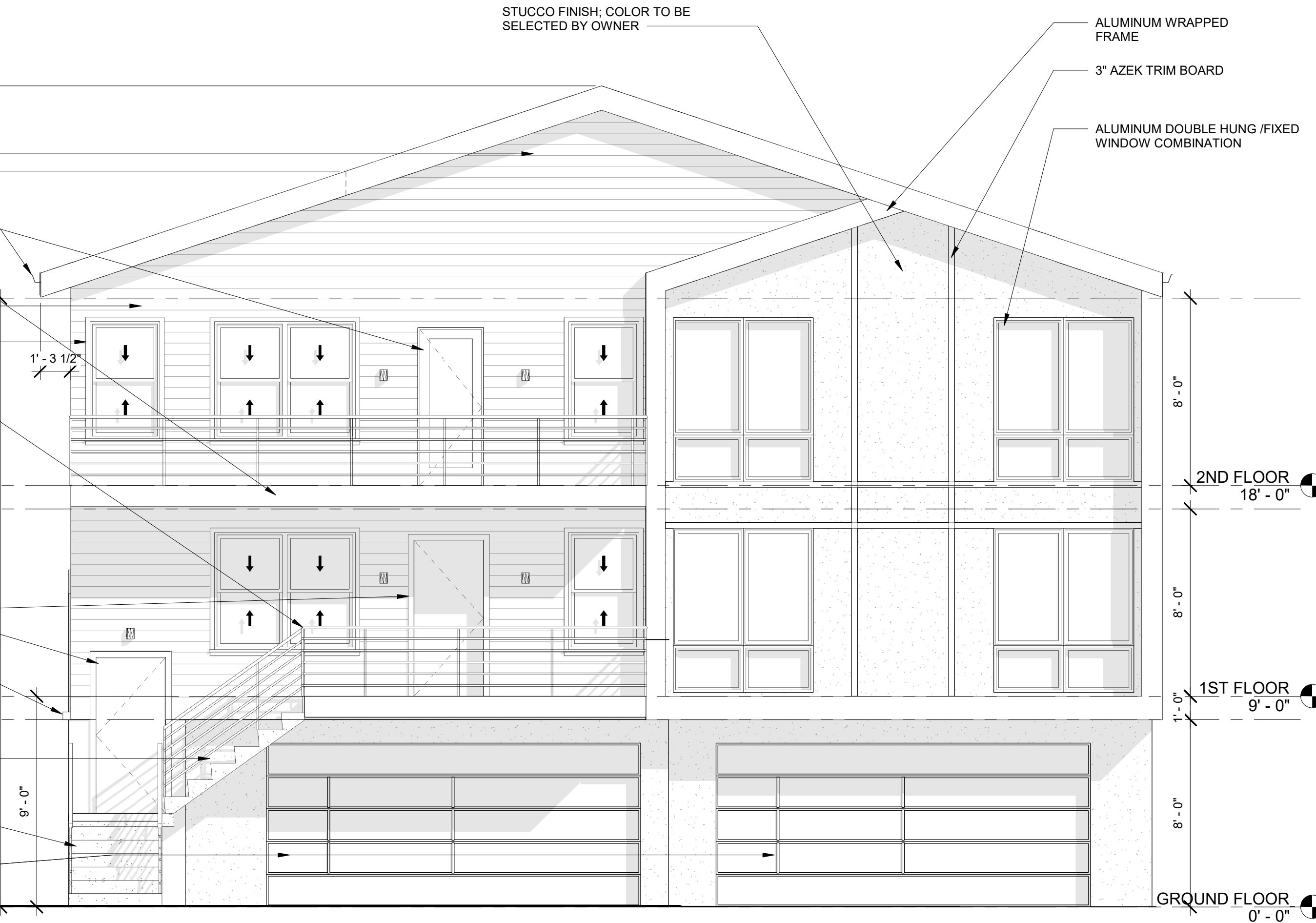
4 PROPOSED REAR ELEVATION
1/4" = 1'-0"



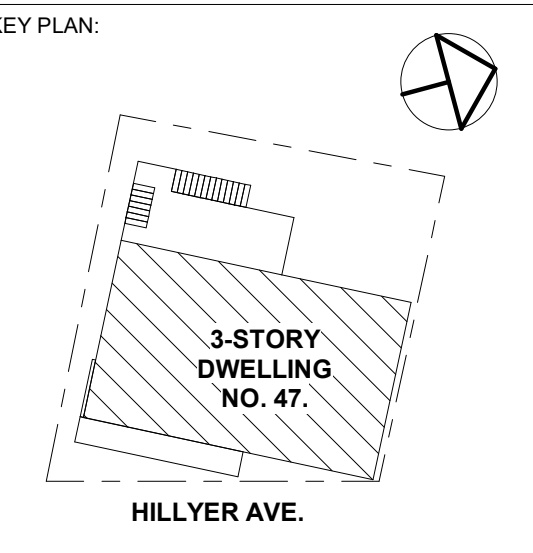
3 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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PROJ. NO.: 1233
SCALE: As indicated

DWG. NAME: PROPOSED BUILDING ELEVATIONS

DWG. NO.: A-2.00

SHEET NO. 8 OF 8 PLOT DATE