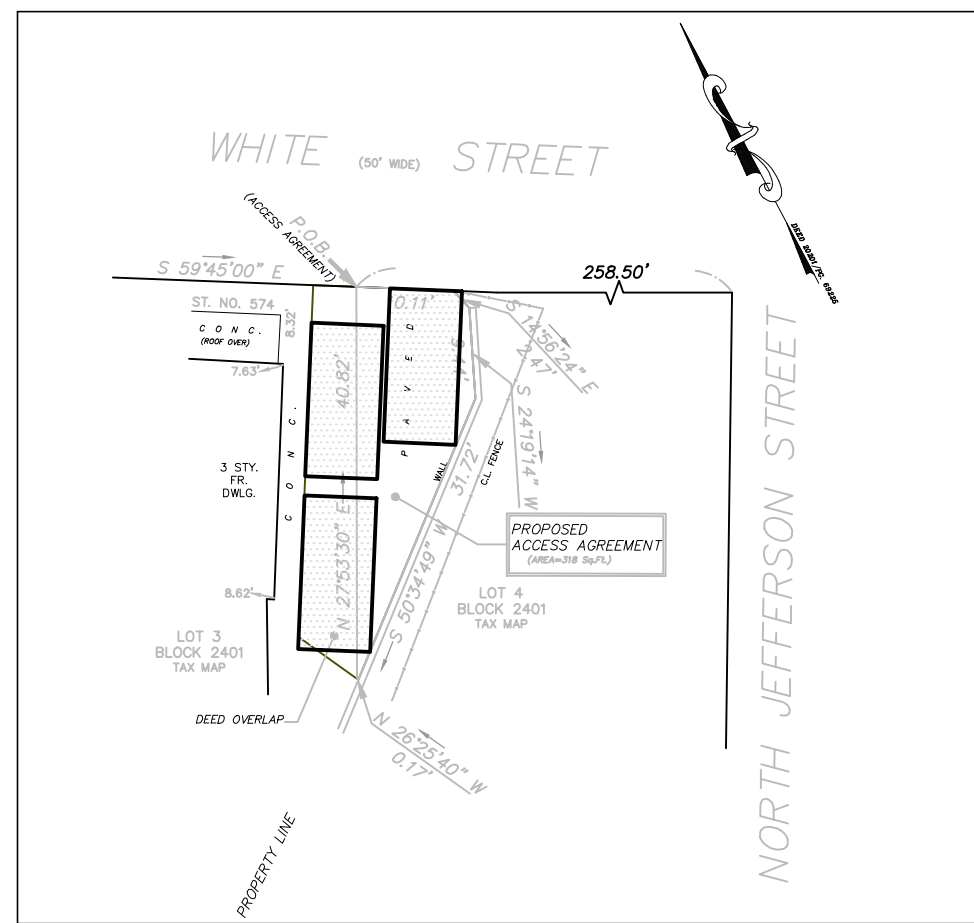


PROPOSED ACCESS AGREEMENT PLAN
 SCALE: 1" = 20'

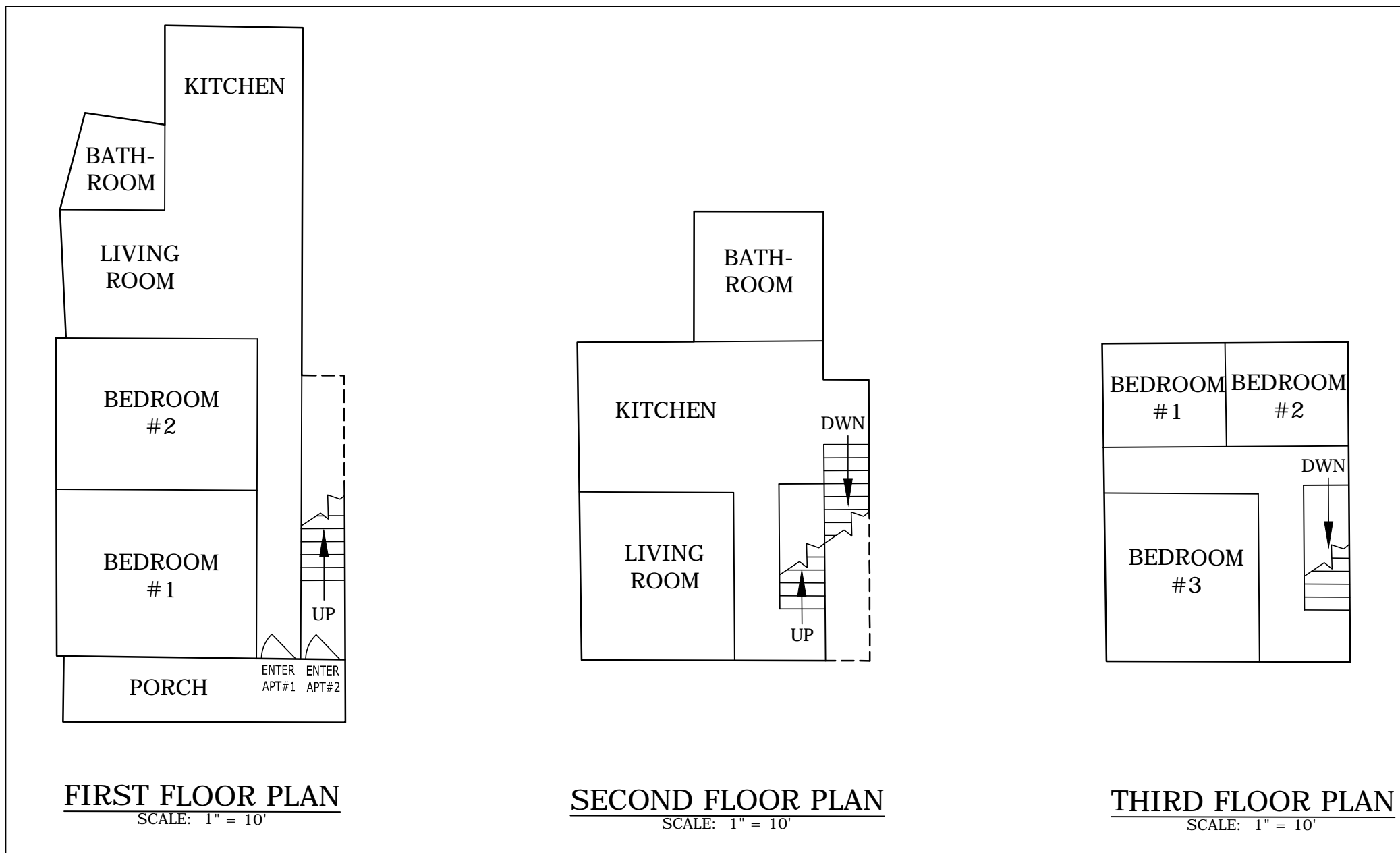


PROPOSED PARKING PLAN
 SCALE: 1" = 20'

NOTE: THE PARKING CONFIGURATION SHOULD PROVIDE ADEQUATE AREA FOR THREE (3) MID-SIZE VEHICLES. VEHICLES SHOWN ARE APPROXIMATELY 8'x16' VEHICLE SIZES. STALLS SHALL BE ASSIGNED & MANAGED BY BUILDING OWNER FOR ASSIGNED ON-SITE PARKING SCENARIOS.



PHOTOGRAPH NO. 2
 LEFT FRONT VIEW



APPROXIMATE EXISTING FLOOR PLANS
 SCALE: 1" = 10'

NOTE: THE APPROXIMATE EXISTING FLOOR PLANS SHOWN IS BASED ON THE SITE SURVEY BUILDING FOOTPRINT LAYOUT AND COORDINATED WITH THE OWNER/APPLICANT FOR UNIT CONFIGURATIONS.



PHOTOGRAPH NO. 4
 REAR CENTER VIEW

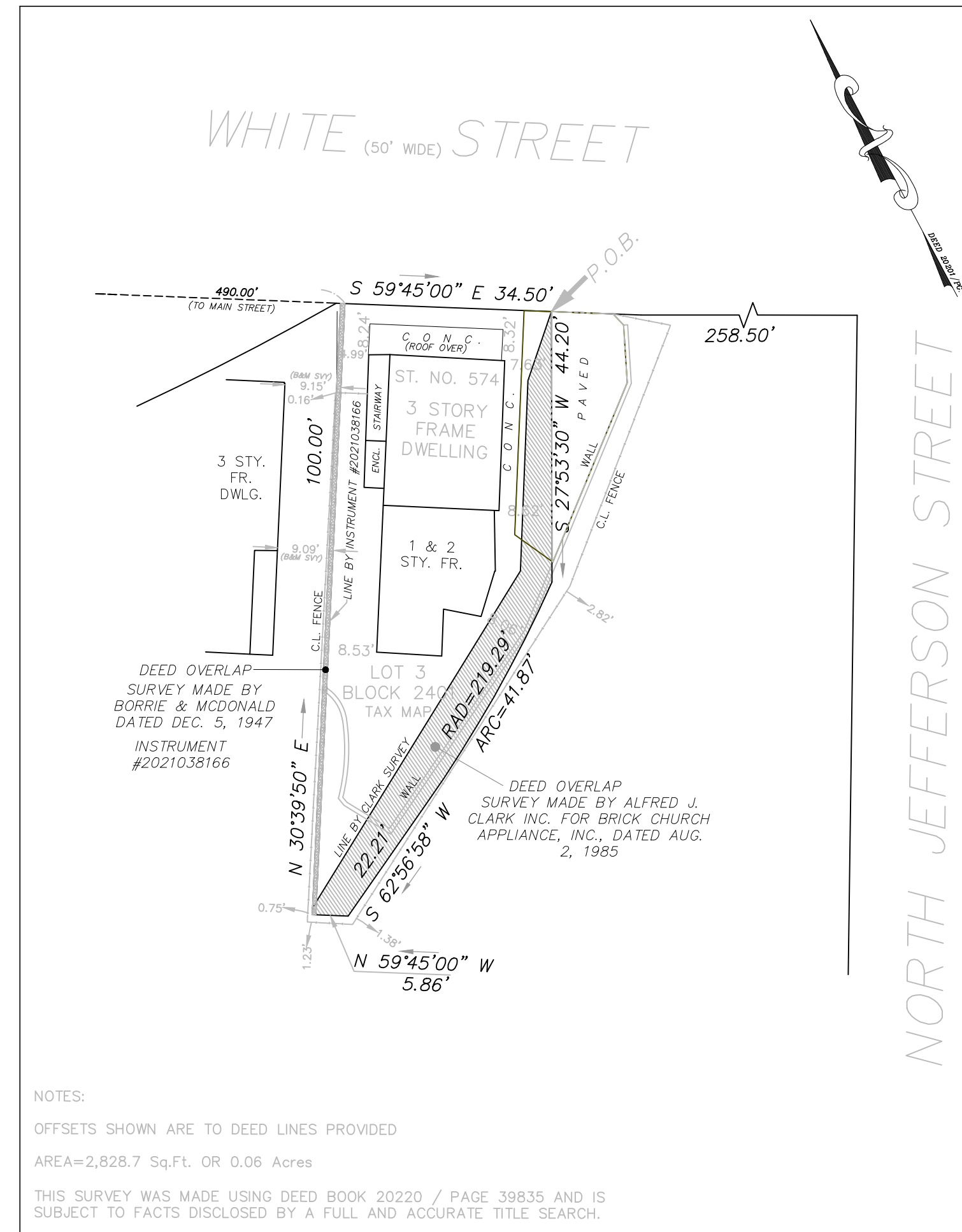


PHOTOGRAPH NO. 1
 FRONT CENTER VIEW



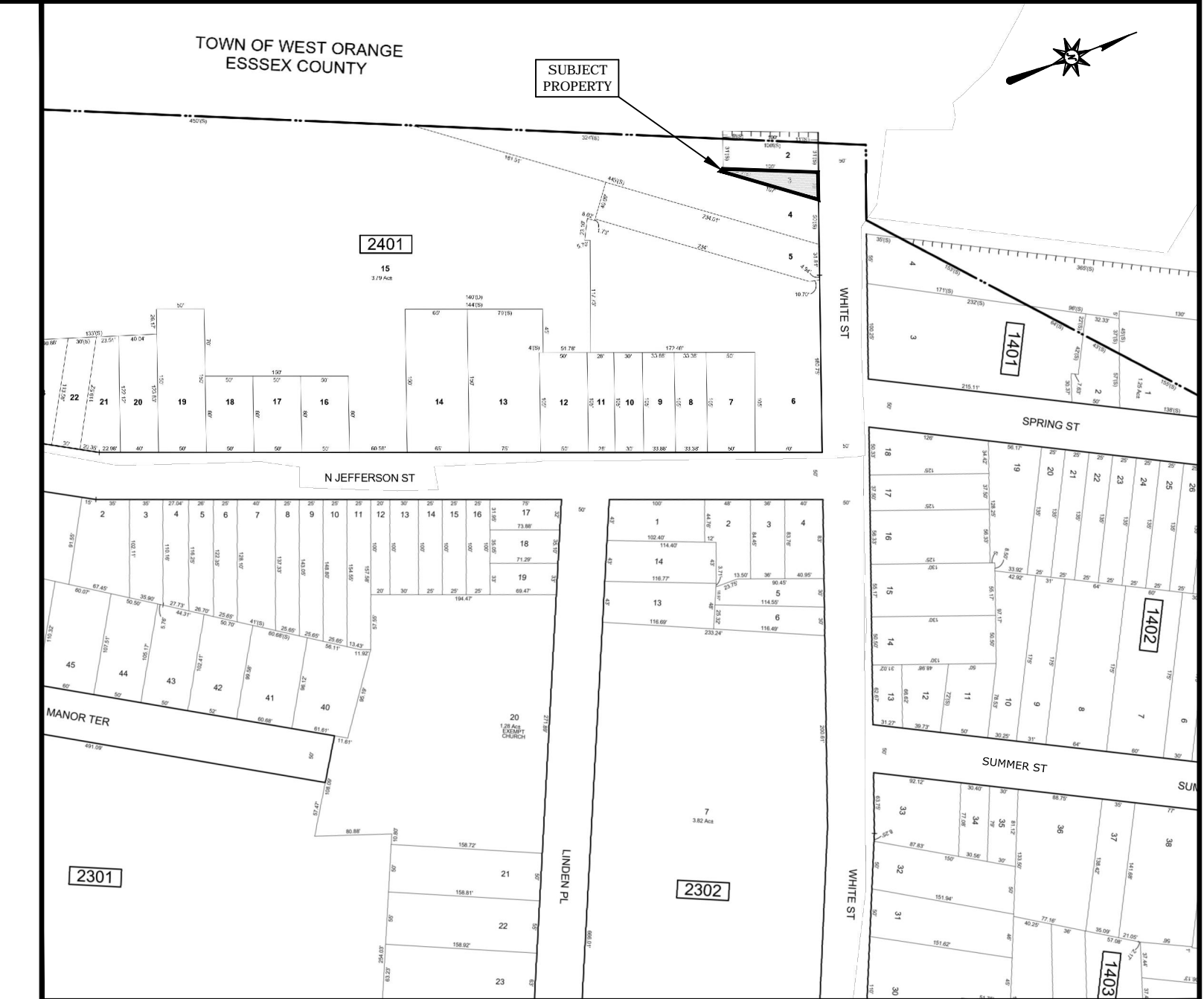
PHOTOGRAPH NO. 3
 RIGHT FRONT VIEW

NOTE: SITE PHOTOGRAPHS TAKEN AS PART OF A SITE INSPECTION BY MARUCCI ENGINEERING ASSOCIATES, LLC ON MAY 14, 2024.



EXISTING CONDITIONS PLAN
 SCALE: 1" = 20'

NOTES:
 OFFSETS SHOWN ARE TO DEED LINES PROVIDED
 AREA=2,828.7 Sq.Ft. OR 0.06 Acres
 THIS SURVEY WAS MADE USING DEED BOOK 20220 / PAGE 39835 AND IS SUBJECT TO FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



SITE LOCATION MAP
 SCALE: 1" = 150'

ZONING COMPLIANCE:

ZONE DATA

ZONE: MX-2; MIXED USE MEDIUM DENSITY RESIDENTIAL AND CENTRAL BUSINESS
PERMITTED USES: LOW-RISE RESIDENTIAL APARTMENTS
EXISTING USE: SINGLE FAMILY RESIDENTIAL DWELLING
PROPOSED USE: TWO-FAMILY RESIDENTIAL DWELLING

NOTE: BULK AND SETBACK CONDITIONS ARE EXISTING, NON-CONFORMING. NO CHANGES ARE PROPOSED.

CHAPTER 210. DEVELOPMENT REGULATIONS
 ARTICLE IV. ZONING REGULATIONS AND ZONING MAP
 SECTION 210-19.7. CONVERSION FROM ONE OR TWO-FAMILY DWELLING TO THREE FAMILY DWELLING IN ANY DISTRICT WHICH PERMITS A RESIDENTIAL STRUCTURE OF TWO OR MORE DWELLINGS, AN EXISTING BUILDING OR DWELLING MAY BE CONVERTED INTO A MAXIMUM OF THREE DWELLING UNITS, PROVIDED THAT THE LOT UPON WHICH SAID BUILDING OR DWELLING IS LOCATED IS NOT LESS THAN 40 FEET WIDE AND THAT THERE SHALL BE A LOT AREA OF AT LEAST 2,500 SQUARE FEET FOR EACH DWELLING UNIT, WHICH LOT AREA SHALL BE MEASURED WITHIN 110 FEET FROM THE FRONT STREET LINE. THAT OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER AND THAT EACH DWELLING UNIT SHALL HAVE AN INDEPENDENT MEAN OR INGRESS AND EGRESS WHICH SHALL BE ENCLOSED WITHIN THE BUILDING*.

REQUIRED LOT WIDTH	= 40 FEET
EXISTING LOT WIDTH	= 34.50 FEET [PLUS 10.11 FEET EASEMENT AREA] = 44.61 FEET
REQUIRED LOT AREA	= 2,500 SF PER UNIT [2 UNITS] = 5,000.00 SF
EXISTING LOT AREA	= 2,828.7 SF [PLUS 318 SF EASEMENT AREA] = 3,146.7 SF

SECTION 210-29-1: OFF-STREET PARKING
 HOUSE OR DWELLING UNIT IN ALL OTHER ZONES EXCEPT TWO
 REQUIRED: 1 PARKING SPACE FOR EACH 2/3 DWELLING UNIT
 TWO DWELLING UNITS REQUIRES THREE (3) PARKING SPACES
 PROPOSED: 3 PARKING SPACES
 1 SPACE FOR THE TWO-BEDROOM UNIT
 2 TANDEM SPACES FOR THE THREE-BEDROOM UNIT

DENSITY (EXCEPTION): MUNICIPAL LAND USE LAW (MLUL) SECTION 40: 55D-70(D)(5)
 THE ZONING BOARD OF ADJUSTMENT SHALL HAVE POWER TO, IN PARTICULAR CASES FOR SPECIAL REASONS, GRANT A VARIANCE TO ALLOW DEPARTURE FROM THE REGULATIONS, AN INCREASE IN PERMITTED DENSITY, EXCEPT AS APPLIED TO THE REQUIRED LOT AREA FOR A LOT OR LOTS FOR DETACHED ONE OR TWO DWELLING UNIT BUILDINGS, WHICH LOT OR LOTS EITHER ARE ISOLATED LOTS OR LOTS RESULTING FROM A MINOR SUBDIVISION.

1. THE PROPERTY IS KNOWN AND DESIGNATED AS LOT 3 WITHIN BLOCK 2401, AS SHOWN ON THE TAX MAP OF THE CITY OF ORANGE TOWNSHIP, SHEET NO. 24, AND CONTAINING APPROXIMATELY 0.06+ ACRES (2,828.7+ SF). THE SUBJECT PROPERTY IS SITUATED WITHIN THE MX-2, MIXED USE MEDIUM DENSITY RESIDENTIAL AND CENTRAL BUSINESS ZONE DISTRICT.
2. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF PROVIDING EXHIBITS AND DETAILED INFORMATION ON THE EXISTING TWO-FAMILY RESIDENTIAL DWELLING AS IT RELATES TO THE PREVIOUSLY CONSTRUCTED STRUCTURE SETUP AS A TWO-FAMILY MULTI-FAMILY STRUCTURE IN ZONE DISTRICT THAT ONLY PERMITS SINGLE FAMILY HOMES AND LOW-RISE APARTMENTS.
3. THERE ARE NO NEW BUILDING SERVICE UTILITY LATERALS PROPOSED WITH THIS APPLICATION. THE EXISTING BUILDING AND FEATURES ARE TO REMAIN.
4. THERE ARE NO SITE IMPROVEMENTS PROPOSED WITH THIS APPLICATION. THE PROPOSED APPLICANT IS STRICTLY SEEKING APPROVAL FOR EXISTING NON-CONFORMING STRUCTURE TO REMAIN AS A TWO-FAMILY RESIDENTIAL DWELLING.
5. THE SUBJECT PROPERTY IN ITS ENTIRETY IS NOT LOCATED WITHIN A FLOOD ZONE.
6. THERE DOES NOT APPEAR TO BE WETLANDS ON THE SUBJECT PROPERTY.

MARUCCI ENGINEERING ASSOCIATES, LLC
 ENGINEERS-SURVEYORS-PLANNERS

POST OFFICE BOX 509
 CEDAR KNOLLS, NEW JERSEY 07927
 TEL./FAX: (973) 887-3066

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

SITE VARIANCE PLAN
 PROPOSED TWO-FAMILY RESIDENTIAL DWELLING
 574 WHITE STREET
 BLOCK 2401 - LOT 3

CITY OF ORANGE TOWNSHIP ESSEX COUNTY NEW JERSEY

Anthony Marucci
ANTHONY MARUCCI
 PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. LIC. NO. 25573
 PROFESSIONAL PLANNER, N.J. LIC. NO. 2124

PROJECT NO. 24-12	DATE 05/15/2024
DRAWN BY RM	DESIGNED BY RM
CHECKED BY AM	CHECKED BY AM
SHEET NO. 1	OF 1

ZONING BOARD APPROVAL

APPROVED AT A MEETING OF THE CITY OF ORANGE TOWNSHIP BOARD OF ADJUSTMENT HELD ON _____

CHAIRMAN _____	DATE _____
SECRETARY _____	DATE _____
ENGINEER _____	DATE _____

REFERENCE:

THE BOUNDARY & EXISTING FEATURES SHOWN HEREON AS THE EXISTING CONDITIONS AND BASEMAP IS BASED ON AN AUTOCAD ELECTRONIC FILE PROVIDED TO THE OWNER, SURVEY "MAP OF PROPERTY" LOCATED AT ORANGE, ESSEX COUNTY, NJ; SURVEY NO. 24018; CERTIFIED TO ISAAC MORADI, ST. NO. 574 WHITE STREET, PREPARED BY RICHARD T. WATSON, PLS. (BORRIE, McDONALD, & WATSON LAND SURVEYORS), DATED FEBRUARY 19, 2024.

NOTICE—
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HORIZONTAL: 1"=20'
 GRAPHIC SCALE IN FEET

REVISION NO.	DATE	REVISION