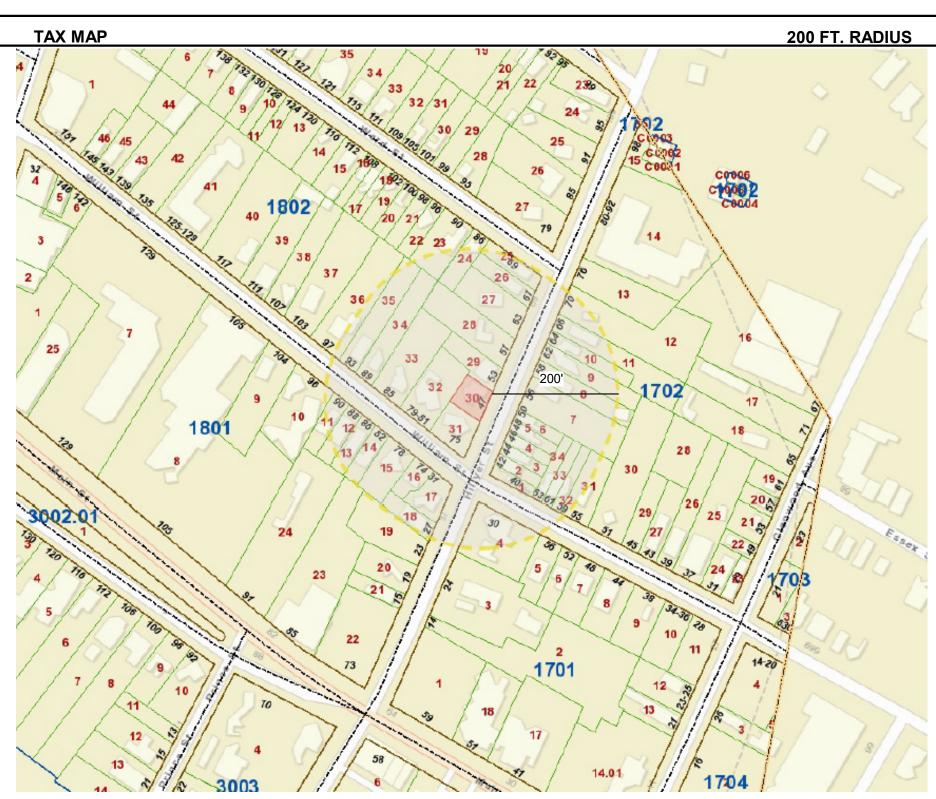
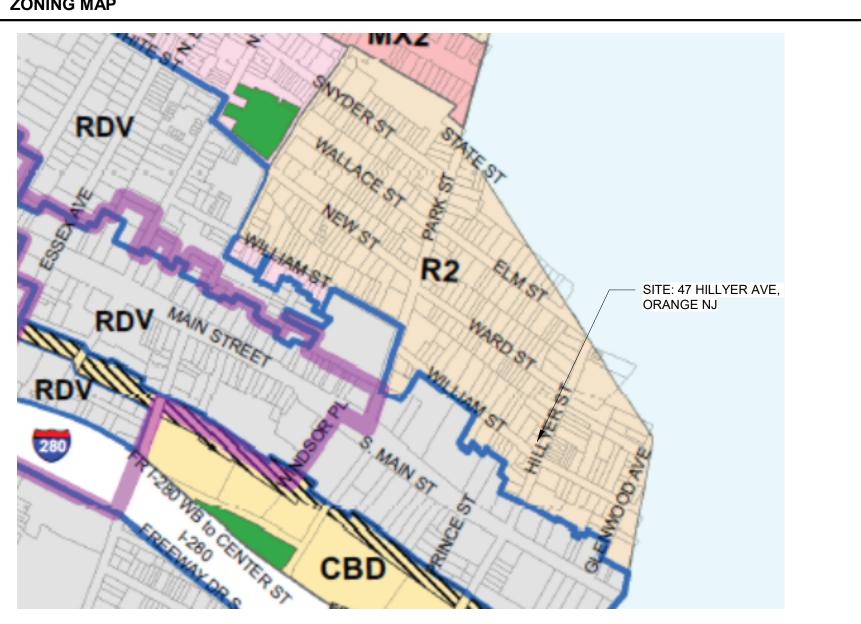
HILLYER ST. 47 HILLYER STREET, ORANGE, NJ



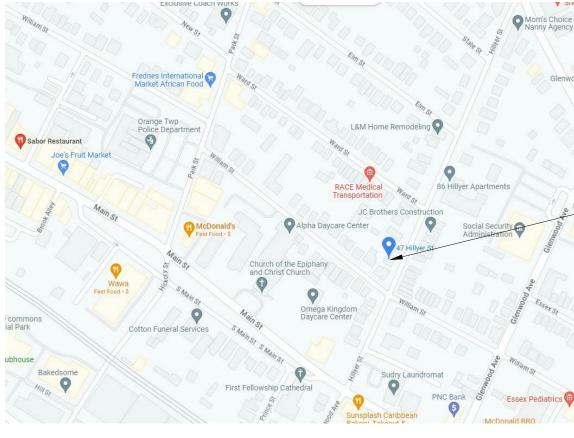


ZONING MAP

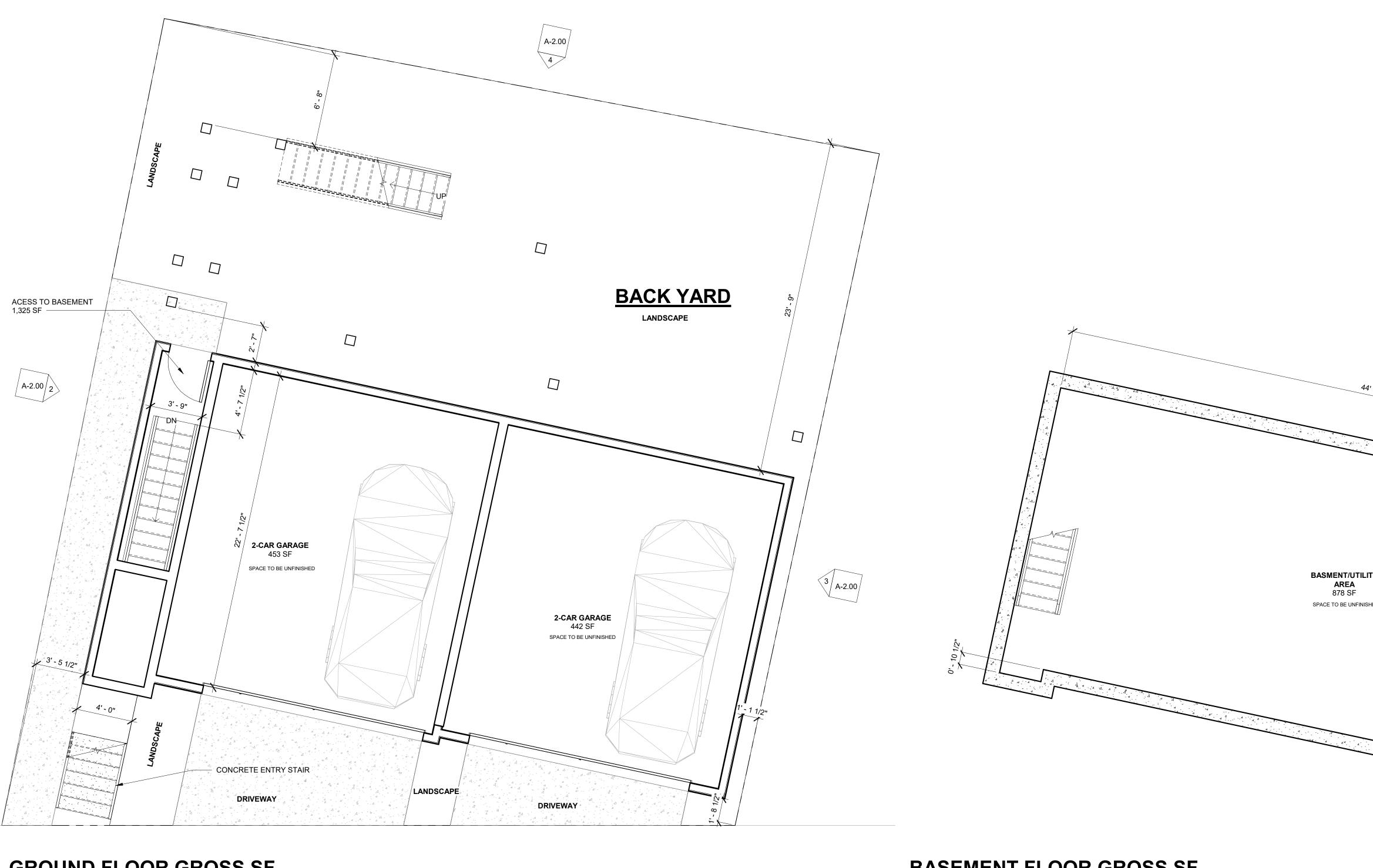


		DRMATION					DRAWING L	IST				
ROJECT:)NE: .OCK:		47 HILLYER HOUSE R-2 - URBAN 1 AND 2 FAMILY R 1802	VIVID ARC	B2C HILLYER DEVELO 123-19 NEWPORT AVE	PMENT LLC ENUE		RADIUS I	LIST, AND KEY MAP	TAX MAP, ZONING MAP, 200' N & DIMENSIONAL SITE PLANS	BULK STANDARDS-TWO FAMILY MINIMUM LOT AREA MINIMUM LOT WIDTH DENSITY (MAX. DWELLING UNITS	PER ACRE)	REQUIREMENT 5,000 SF 40 FT 17.5 (1.1 ALLOW)
)T: (ISTING L		30 THREE STORY DWELLING	299 FOREST AVE SUITE F. PARAMUS, NJ 07652	ROCKAWAY PARK NY	11694			G, DRAINAGE & UTILITY SIT DSION, SEDIMENT CONTRO I		MAXIMUM HEIGHT MAXIMUM NUMBER OF STORIES		40 FT 3
ROJ	ECT DES	CRIPTION					A-1.01 PROPOSE	ED FLOOR PLANS ED FLOOR PLANS		FRONT YARD FRONT YARD FOR ACCESSORY U REAR YARD REAR YARD FOR ACCESSORY US		20FT 15FT 25FT 10FT
			2- RESIDENTIAL UNIT BUILDING WH . ALL FLOORS ARE MADE UP OF	IICH			A-2.00 PROPOSI	ED BUILDING ELEVATIONS		EACH SIDE YARD SIDE YARD (STREET FACING FOR MAXIMUM BUILDING COVERAGE	A CORNER NOT)	8FT 15FT 40%
ARKE) THR	T-RÀTE RES EE-BEDROC	BIDENTIAL UNITS. IN TO DM UNITS. EACH UNIT (TAL, THIS PROJECT WILL CONSIST	·						MAXIMUM IMPERVIOUS COVERAGE FLOOR AREA RATIO MINIMUM LANDSCAPE	E	75% 1.00 10%
		FLOOR UNIT HAS A RO SS TO THE BACK YARD	OF DECK ABOVE A SHARED STORA).	GE						MINIMUM FENESTRATION FRONT LEFT		20%
		ELOPE IS COMPOSED G, AND ALUMINUM TRI	OF STUCCO ALONG THE BASE, FIBE M.	ER						• RIGHT • REAR		
00' R	ADIUS LI	ST					KEY MAP					
ni 1				0	Owner	Owner	Williame					Mom's Choi Nanny Ager
Block	Lot Qualif		Owner	Owner Address 38 SOUTH	City/State	Zip			bank St.	Elin St.	Slate st H	in the second se
1701	4	30 HILLYER STREET	COX, TREVOR	ARLINGTON AVE.	EAST ORANGE, NJ	07018	SIB	Frednes Ir Market A	frican Food			Glen
1702	1	40 HILLYER STREET	RIDGELINE CAPITAL, LLC	P.O. BOX 213	ROSELAND, NJ	07068	Sabor Restaurant	Orange Police D	Twp epartment	L&M Home Remodel	hay ling Q	
1702	2	42 HILLYER STREET	POLLAND, RUSSELL R. & ANNA	42 HILLYER STREET	ORANGE, NJ	07050	Joe's Fruit		ts the	**att st	0	
1702	3	44 HILLYER STREET	LEVINE, JASON	185 EAST 85TH ST. #31G	NEW YORK, N.Y.	10028	Allen	Mains		RACE Medical Transportation	86 Hillyer Apartme	nents
1702	4	46 HILLYER	JONES, MARY A.	46 HILLYER STREET	ORANGE, N.J.	07050	Hong	.37	McDonald's Fast Food • S	Alpha Daycare Center	Social Sec Administra	curity and contract of the second
		STREET 48 HILLYER						Wawa Fast Food + S	Tain sr Chur and	rch of the Epiphany Christ Church		Ave
1702	5	STREET	MULLINGS, MICHAEL ANTHONY		ORANGE, N.J.	07050	commons ial Park		Main St. Main St.	Omega Kingdom Daycare Center	St I IIII	Glenwood IS xassi
1702	6	50 HILLYER STREET	H FIX AND FLIPS, LLC,	725 RIVER ROAD STE 32-281	EDGEWATER, NJ	07020	ubhouse	Cotton Fun	eral Services SMainst S	Mainst 0		a winis
1702	7	56 HILLYER STREET	TLATEMPA, ARELI RODRIGUEZ	56 HILLYER ST.	ORANGE, N.J.	07050	Bakedsome Hill St		First Fellow	ship Cathedral	PNC Bank	Essex Pediatrics
1702	8	58 HILLYER STREET	HAYES, ELIZABETH	58 HILLYER STREET	ORNAGE, NJ	07050			A A	Sunsplash Caribbean Bakary Takayi P	Mc	cDonald BBO
1702	9	62 HILLYER STREET	MITCHELL, DONNETT	5 JUNIPER AVE.	MANALAPAN,	07726	BUILDING F	OOR ARE	Δ			
1702	10	64 HILLYER	HUDSON, ELIZA	64 HILLYER STREET	N.J. ORANGE, N.J.	07050		PRIVATE				
		STREET 66 HILLYER			WEST ORANGE,		FLOOR	RESIDENTIAL	COMMON	PARKING SPACES	TC	OTAL
1702	11	STREET	66 HILLYER STREET LLC	350 MAIN ST.	N.J.	07052	BASEMENT		1,011 GSF		1,01	11 GSF
1702	12	70 HILLYER STREET	70 HILLYER STREET LLC	350 MAIN ST.	WEST ORANGE, N.J.	07052	GROUND FLOOR		1,098 GSF	4 SPACES	1.05	98 GSF
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	FIRST FLOOR	1,297 GSF	-	-	1,29	297 GSF
1702	33	61 WILLIAM STREET	COLEY, ELLA	61 WILLIAM ST.	ORANGE, N.J.	07050	SECOND	1,297 GSF	-	-	1,29	297GSF
1702	34	63 WILLIAM STREET	PAREDES, KEITLYN & ANGEL G	63 WILLIAM STREET	ORANGE, NJ	07050	TOTAL	2,594 GSF	2,109 GSF	4 SPACES	4,70	'03 GSF
1801	10	96 WILLIAM	HOUSE OF GOD	96 WILLIAM STREET	ORANGE NJ	07050		K DOWN				
		STREET 90 WILLIAM			-		SECOND - THR	RID FLOOR				
1801	11	STREET 88 WILLIAM	CISCO, DONNA	90 WILLIAM STREET	ORANGE, NJ	07050	UNIT #		BEDROOMS	BATHROOMS NET	SF	
1801	12	STREET	URRENĄ, EIDY	88 WILLIAM STREET	ORANGE, NJ	07050	1		3 BEDROOM 3 BEDROOM	2 BATHROOMS 1,06 2 BATHROOMS 1,09		
1801	13	86 WILLIAM STREET	86 WILLIAM ST HOLDINGS LLC	86 WILLIAM ST	ORANGE, NJ	07050	TOTAL		2 UNITS	4 BATHROOMS 2,16		
1801	14	82 WILLIAM STREET	GUALPA, JUAN	82 WILLIAM ST	ORANGE, NJ	07050	UNIT MIX/	AVERAGE	SF.			
1801	15	78 WILLIAM STREET	MURRAY, JESSIE M.	78 WILLIAM STREET	ORANGE NJ	07050	<u>1st Floor</u> UNIT 1 (3 Bl	EDROOM, 2 E	BATHROOM)	1,084 SF.		
1801	16	74 WILLIAM	MANI, OLGA & ROMANO, YAIRT	74 WILLIAM STREET	ORANGE, N.J.	07050	<u>2nd Floor</u> UNIT 2 (3 Bl	EDROOM, 2 E	BATHROOM)	1,127 SF.		
1001	17	STREET 31 HILLYER	D.			07050	<u>TOTAL UNI</u>	<u>T COUNT: 2 (</u>	<u>UNITS</u>			
1801	17	STREET 27 HILLYER	ISRAEL, JARTEAU	31 HILLYER STREET	ORANGE, NJ	07050						
1801	18	STREET	PEEPLES, AYANNA	27 HILLYER ST	ORANGE, NJ	07050				<u>E ZONING BOARD</u> SE APPROVAL		
1801	19	23 HILLYER STREET	TEJADA-LANDAVERDE, JOSE A.	23 HILLYER ST.	ORANGE, N.J.	07050	APPRC			OF PLANNING AND	LAND USE	E
1801	23	85 MAIN STREET	ORANGE REMAX PROPERTIES LLC	10 MANDEVILLE DRIVE	WAYNE, N.J.	07407		(JE THE CITY	ORANGE, NJ		
1802		90 WARD STREET	CHARLES, ARIOS & LORRINA	90-94 WARD STREET	ORANGE, NJ	07050						
1802		86 WARD STREET 69 HILLYER	TAYLOR, KATHLEEN	86 WARD STREET	ORANGE, NJ	07052						_
1802		STREET 67 HILLYER	HYLTON, WENDY	69 HILLYER ST.	ORANGE, N.J.	07050	ZON	IING BOAF	RD CHAIRMA	in D	ATE	
1802	26	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	ZONI	NG BOAR	D SECRETAI	RY D	ATE	_
1802	29	53 HILLYER	XIA, ZHILAN	510 WYOMING AVE.	MILLBURN, N.J.	07041						
1802	30	STREET 47 HILLYER	MITCHELL LOUISE	66 HILLYER STREET	ORANGE NJ	07050						
		STREET 75 WILLIAM			BROOKLYN,		<u>м</u>	UNICIPAI	ENGINEER			_
1802	31	STREET	75 WILLIAM ST LLC,	535 EAST 3RD STREET	NY	11218				D	ATE	
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						
		93 WILLIAM	GUALLPA, EFRAIN	217 WILLIAM ST.	ORANGE, N.J.	07050						
1802	35	CODULT!					1					
1802 1802		STREET 97 WILLIAM	AURELUS, YVON & MARIE	97 WILLIAM ST.	ORANGE, N.J.	07050						

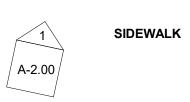
PROJECT INFORMATION				DRAV	VING LIST	ZONING BULK CHART		
PROJECT: ZONE: BLOCK: LOT: EXISTING USE:	47 HILLYER HOUSE R-2 - URBAN 1 AND 2 FAMILY RESIDENTIAL ZONE 1802 30 THREE STORY DWELLING	PROJECT DIRECTORY PROJECT ARCHITECT: VIVID ARC 299 FOREST AVE SUITE F. PARAMUS, NJ 07652	OWNER INFORMATION B2C HILLYER DEVELOPMENT LLC 123-19 NEWPORT AVENUE ROCKAWAY PARK NY 11694	T-1.00 C-1.00 C-1.10 C-1.20 C-2.00 A-1.00	TITLE SHEET, BUILDING CRITERIA, TAX MAP, ZONING MAP, 200' RADIUS LIST, AND KEY MAP EXISTING CONDITIONS, DEMOLITION & DIMENSIONAL SITE PLANS GRADING, DRAINAGE & UTILITY SITE PLANS SOIL EROSION, SEDIMENT CONTROL PLAN & TRAFFIC PLAN DETAILS I PROPOSED FLOOR PLANS	BULK STANDARDS-TWO FAMILY MINIMUM LOT AREA MINIMUM LOT WIDTH DENSITY (MAX. DWELLING UNITS PER ACRE) MAXIMUM HEIGHT MAXIMUM NUMBER OF STORIES FRONT YARD FRONT YARD FOR ACCESSORY USE	REQUIREMENT 5,000 SF 40 FT 17.5 (1.1 ALLOWED 40 FT 3 20FT 15FT	
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.				A-1.01 A-2.00	PROPOSED FLOOR PLANS PROPOSED BUILDING ELEVATIONS	REAR YARD REAR YARD FOR ACCESSORY USE EACH SIDE YARD SIDE YARD (STREET FACING FOR A CORNER NOT MAXIMUM BUILDING COVERAGE MAXIMUM IMPERVIOUS COVERAGE FLOOR AREA RATIO	25FT 10FT 8FT) 15FT 40% 75% 1.00	
						MINIMUM LANDSCAPE MINIMUM FENESTRATION • FRONT • LEFT • RIGHT • REAR	10% 20%	
200' RADIUS LIST				KEY	KEY MAP			



T PROPOSED 2,748 SF 51.64 FT WED) 2 UNITS	VARIANCE YES (E.N.C.) NO YES	
31'-5" FT (35' TO PE 3 1'-11" FT	NO YES	
N/A 23'-9" FT TO BUILD N/A 3'-7", 1'-1" N/A	N/A ING YES N/A	
N/A 40% 54% .94	N/A NO NO NO NO	
30% (850 SF) 289 SF/1390= 20.7%	NO	VIVID ARC
93 SF/1080 SF = 8.6 16 SF/845 SF= 1.8% 201 SF/1390 SF =14	% YES YES	TELEPHONE NUMBER: 551.206.6196 E-MAIL ADDRESS: arlenis@vivid-arc.com WEBSITE: vivid-arc.com
stop Priamacy		
Social Security	Sale	
9		
Cheisea Fi	: Institute	
M&M Group Inc	SITE: 47 HILLYER AVE, ORANGE NJ	
East Orange Child Development	0 Washin ast Orang	
Washington Terr	ice	
St Washingt		U U
Bethune Academy		47 HILLYER PROPOSED 2-FAMILY HOME 47 HILLYER AVE., ORANGE, NJ ESSEX COUNTY BLOCK: 1802 LOT: 30 BLOCK: 1802 LOT: 30 B2C HILLYER DEVELOPMENT LLC
9		
		47 HILLYER PROPOSED 2-FAMILY HOME 47 HILLYER AVE., ORANGE, NJ ESSEX COUNTY BLOCK: 1802 LOT: 30 BLOCK: 1802 LOT: 30 B2C HILLYER DEVELOPMENT L
		B2C B2C
		KEY PLAN:
		3-STORY
		DWELLING NO. 47.
		HILLYER AVE.
		NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY ARCHITECT
AGENCIES		ARCHITECT OF RECORD: ARLENIS DOMINGUEZ NJ LIC. NUMBER: 21AI02182000
• COU	NTY - N/A	These construction drawings are in the exclusive use of the particular project they illustrate. Vivid Arc, LLC retains ownership of this document and is the sole authority to authorize its reproduction
	EROSION - HUDSON ESSEX PASSAIC SOIL CONSERVATION	DATE DRN CHK DESCRIPTION
	RICT (HEPSCD) TY PROVIDER - PUBLIC WORKS DEPARTMENT	05.22.24 YG AD PLANNING BOARD
01121		
		REV DATE DRN CHK DESCRIPTION
		PROJ. NO.: SCALE 1233 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



<u>GROUND FLOOR GROSS SF</u> 1,357 SF



HILLYER STREET

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

BASEMENT FLOOR GROSS SF 1,011 SF

	TELEPHONE NUMBER: 551.206.6196 E-MAIL ADDRESS: 551.206.6196 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 BLOCK: 1802 LOT: 30 B2C HILLYER DEVELOPMENT LLC
V-21/2"	KEY PLAN:
TY HED	NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY ARCHITECT ARCHITECT OF RECORD: ARLENIS DOMINGUEZ NJ LIC. NUMBER: 21AI02182000 These construction drawings are in the exclusive use of the particular project they illustrate. Vivid Arc, LLC retains ownership of this document and is the sole authority to authorize its reproduction or other use. DATE DRN CHK DESCRIPTION 05.22.24 YG AD PLANNING BOARD REV DATE DRN CHK DESCRIPTION
	PROJ. NO.: 1233 DWG. NAME: PROPOSED FLOOR PLANS
	DWG. NO: A-1.00 SHEET NO. 6 OF 8 PLOT DATE





 \Box

MECH.

LIVING/DINING AREA

XX

PRIMARY BATH

7' - 11"

PRIVACY FENCE

TERRACE 235 SF

LAUNDRY

D. //

5' - 6"

C.CL

KITCHEN

 $1 \frac{\text{PROPOSED FIRST FLOOR PLAN}}{1/4" = 1'-0"}$

