



ZONING BOARD OF ADJUSTMENTS
City of Orange Township
29 North Day Street, Orange, NJ 07050
(973) 968-6005

I. Application is hereby made for (check all applicable):

- | | | |
|---|--------------------------------------|--|
| ☐ Site Plan Review | ☐ Subdivision | ☐ Conditional Use |
| ☐ Preliminary | ☐ Major | ☒ Use Variance |
| ☐ Final | ☐ Minor | ☐ Other Variance |

II. For the following property:

Street Address: 434 Parkinson Terrace, Orange, NJ 07050

Block# 1205 Lot/Lots# 11 Zone: R-2

Present use: Vacant

Proposed use: To build a two-family home

If a variance is involved, specify each variance(s) requested and the reason(s) for each variance requested: (If more space is required, please use an additional sheet of paper)

III. Applicant Name: Jean Annulyse **Phone (973)** 493-3815

Address: 435 Washington street, Apt I, Orange, NJ 07050

Email: jannulyse965@gmail.com

Applicant is a: ☐ Corporation ☐ Partnership ☒ Individual ☐ Other (specify) _____

The relationship of the applicant to the property in question is:

☒ Owner ☐ Lessee ☐ Other (specify) _____

If applicant is a corporation or partnership, attach a list of names and addresses of persons who have a 10% or more interest in same.

IV. Owner: Jean Annalyse Phone: (973) 493-3815
Address: 435 Washington Street, Orange, NJ 07050
Email: jannalyse965@gmail.com Fax: _____

V. Applicant's Engineer: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

VI. Applicant's Architect: Jorge P. Fernandes R.A. Phone: (201) 628-4695
Address: 75 Parkhurst Street, Newark, NJ
Email: crearc11c@gmail.com Fax: _____

VII. Applicant's Surveyor: DMC ASSOCIATES, INC. Phone: (973) 838-9187
Address: 6 Carey Avenue, Butler, NJ 07405
Email: cbehre@dmcsurveying.com Fax: (973) 838-4389

VIII. Applicant's Attorney: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

IX. Applicant's Planning Consultant: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

X. Applicant's Traffic Engineer: _____ Phone: _____
Address: _____
Email: _____ Fax: _____

List any other expert who will submit a report or who will testify for the applicant (attach additional sheets as may be necessary)

XI. The following are attached and made part of this application (check all that are applicable):

- ☐ Letter of authority or power of attorney, in case the appeal is made by other than the Owner.
- ☐ Requisite site plan
- ☐ Survey
- ☐ Other plans (specify) _____
- ☐ Certificate from Tax collector that all taxes, including water and sewer bills have been paid
- ☐ Request for waiver from site plan review _____

XII. List below any county, state or other government body approvals which may be required:

XIII. Has there been any previous appeal involving these premises? If so, state date of filing, nature of appeal and disposition

No

XIV. Are these premises in any way involved in any legal proceeding now pending? If so, state its nature

No

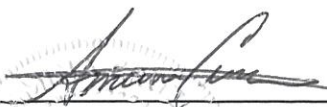
XV. List below the arguments to support this application: (Please attach additional pages if needed)

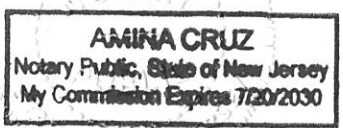
In a housing shortage market, replacing a single-family home with a two-family home directly increases the housing supply without requiring additional land. This type of "gentle density" helps meet demand while maintaining the overall character and scale of the neighborhood. Adding one additional unit can ease pressure on rising home prices and rents by providing more options for families and individuals. Two family homes are often more affordable than detached single-family houses, making homeownership or rental opportunities accessible to middle-income households.

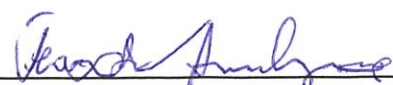
XVI. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

Sworn to and subscribed before me this

February day of 19th, 20 26



Notary Public




Signature of Applicant

Application deemed complete on _____

Reviews received from:

- | | |
|--|---|
| ☐ City Engineer _____ | ☐ Fire Department _____ |
| ☐ City Planner _____ | ☐ Health Department _____ |
| ☐ Police Department _____ | ☐ Board of Education _____ |

Fee received _____

- | | |
|--|--|
| ☒ Hear and Decide \$500 | ☐ Preliminary Major Subdivision \$500 |
| ☐ Special Questions & Map Interpretations \$500 | ☐ Final Major Subdivision \$300 (plus \$10 per lot) |
| ☐ Bulk Variance \$250 | ☐ Site Plan Review Residential \$400 |
| ☒ Use Variance \$500 | ☐ Site Plan Review all others \$400 |
| ☐ Minor Subdivision \$300 | ☒ Stenographer \$300 |

Technical Review | Escrow Deposit received _____

- | | |
|--|---|
| ☐ Variances not requiring site plan or Subdivision approval \$2,500 | ☐ Wireless \$5,000 |
| ☐ Conditional use approval \$2,500 | |

Residential Site Plan Application _____

- | | |
|--|---|
| ☐ Minor residential site plan for single family \$250 | ☐ Preliminary Approval (51-100 units) \$10,000 |
| ☐ Preliminary Approval (0-5 units) \$4,000 | ☐ Preliminary Approval (Over 100 units) \$15,000 |
| ☐ Preliminary Approval (6-50 units) \$7,000 | |

Non-residential site plans - Preliminary Approval _____

With principal buildings over 1,000 Square feet of gross floor area

- | | |
|---|---|
| ☐ Site 1,000 – 5,000 sf of gfa \$4,000 | ☐ Site 25,001 – 1,000,000 sf of gfa \$15,000 |
| ☐ Site 5,001 – 25,000 sf of gfa \$10,000 | ☐ Site over 1,000,000 sf of gfa \$20,000 |

Without principal buildings over 1,000 Square feet of gross floor area

- | | |
|--|---|
| ☐ Lot area up to one acre \$2,500 | ☐ Over ten acres \$7,500 |
| ☐ One acre to ten acres \$5,000 | |

Subdivision Applications _____

- ☐ Minor subdivision \$250

Major subdivision (over 3 lots)

- | | |
|---|---|
| ☐ Preliminary Approval \$5,000 | ☐ Final Approval \$1,500 |
|---|---|



ZONING BOARD OF ADJUSTMENTS

City of Orange Township
29 North Day Street, Orange, NJ 07050
(973) 968-6005

NOTICE TO ADJACENT PROPERTY OWNERS

TO:

DATE _____

(NAME)

(STREET ADDRESS)

(CITY) (STATE) (ZIP CODE)

Dear: _____

PLEASE TAKE NOTICE that the undersigned has filed an appeal or application for Development with the Board of Adjustments for a two-family house Variance from the requirement of the Zoning Ordinance so as to permit

on the premises at 434 Parkinson Terrace (street address) and designated as Block 1205 Lot(s) 11 on the Tax Maps of the City of Orange Township. This notice is sent to you as an owner of property in the immediate vicinity.

A public hearing has been set for Monday, _____ (date), 20__ at ____ pm (time) at _____ (location) When the case is called, you may appear either in person, or by agent or attorney, and present any objections you may have to the granting of the relief sought in the application.

The application and appropriate plans are available for review at the office of the Board's Secretary during normal business hours. If you wish to review them or if you have any questions, please e-mail or call Ms. Scipio at tscipio@orangenj.gov or 973-968-6005.

Yours truly,

Jean Annulyse (applicant's name)

435 Washington Street (street address)

Orange, NJ, 07050 (city, state, zip code)



ZONING BOARD OF ADJUSTMENTS

City of Orange Township
29 North Day Street, Orange, NJ 07050
(973) 968-6005

AFFIDAVIT

State Of New Jersey:

ss

County of Essex :

On this _____ day of _____ Two Thousand and _____ Before me personally came Jean Annulysse, of legal age and to me known, who being by me duly sworn, did depose and say that he resides at 435 Washington street in the city of Orange; that he has served notices upon the persons as per the attached list, on forms of which the attached is a copy, of public hearing on appeal to be held by the Board of Adjustment on _____, at _____ pm., in the City Hall, Orange, New Jersey; that said notices were served not less than ten (10) days prior to said date of hearing; that said list of persons, comprising all the owners of property located within two hundred (200) feet (in every direction) of the property at _____ to be affected by said appeal, have been notified as required by law and the Rules of Procedures of said Board of Adjustment.

Sworn to Before Me

This _____ Day of _____, 20____

(Notary Public) (L.S)

NOTE: List separately with the address those persons served personally and those served by certified mail, attaching mail receipts.



ZONING BOARD OF ADJUSTMENTS

City of Orange Township
29 North Day Street, Orange, NJ 07050
(973) 968-6005

NOTICE OF APPEAL FROM DECISION OF ZONING OFFICER OR BUILDING INSPECTOR

To be filled in only if an appeal is taken from a determination of the Zoning Officer or Building Inspector. This notice of appeal must be served upon the administrative officer from whom the appeal is taken within 20 days of the date of the action, which is appealed.

TAKE NOTICE that the undersigned, owner of premises in the City of Orange Township, New Jersey, designated on the City of Orange Township Tax Map as Block 1205 Lot(s) 11, and known as 434 Parkinson Terrace (street address), located in a R-2 zone hereby appeals to the Zoning Board of Adjustment from the order, determination, decision of Khalil Alleyne (name of enforcing official) made on the 20th day of August, 2025.

I appeal Mr. Alleyne's decision because building a two-family house on 435 Parkinson Terrace is an efficient use of the lot. This two-family home will help alleviate local house shortages without dramatically changing neighborhood character. Also, in build-up areas, especially older neighborhoods, many lots were created before modern zoning rules. Constructing a two-family home will make efficient use of under-utilized land.

(Brief statement of reason for appeal).

TAKE FURTHER NOTICE that you are hereby required to immediately transmit to the Secretary of the Zoning Board of Adjustment all papers constituting the record upon which the action appealed from was taken, in accordance with the Rules of the Zoning Board of Adjustment and the statute in such case made and provided.

Jean Annulyse
Appellant's name (please print or type)

Jean Annulyse
Appellant's signature

2/12/26
Date

SURVEYOR'S NOTES:

- A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.2(10).
- The utilities shown have been located from evidence observed on the surface only. The surveyor does not warrant the accuracy of any utility shown on this map. The surveyor does not warrant that the area, either in-situ or above ground, is free of underground utilities. The surveyor has not physically located the underground utilities.
- Location of sub-surface improvements are not part of this survey. Example: oil tanks, sanitary-septic and cess pool systems, wells, gas lines, sewer laterals, water mains, mine shafts, drainage structures, etc.
- This survey does not represent a subterranean investigation nor has the surveyor performed a full back title investigation to the prior use of the property. The State of New Jersey contains approximately 200 working and 400 abandoned mines throughout the State. Ultimate user should consult with the State of New Jersey Department of Labor and Workforce Development - Office of Public Safety Compliance prior to future construction to ensure safe development.
- Riparian claims, riparian rights and conveyance map were not reviewed or considered part of this survey.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any existing or future easements or restrictions. The surveyor is not responsible for reflecting any possible easements that may exist or be created in the future. The surveyor is not responsible for building setback lines, restrictive covenants, subdivision restrictions, zoning regulations and use regulations and any other facts that an accurate and current title search may disclose.
- Dedication is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Subject to any and all easements or restrictions either recorded or unrecorded.
- This survey does not purport to represent or determine Flood Hazard Areas, Riparian Zones, Wetlands Location or Buffer Zones, etc. as established by the Federal Emergency Management Agency and/or the New Jersey Department of Environmental Protection and are not considered part of contractual obligations under this survey. Ultimate user shall secure the services of a certified Ecologist or Engineer.
- Flood plain maps were not reviewed or considered part of this survey.
- The retracement of the boundary depicted herein by the surveyor is based upon the evidence found and recorded and the opinion of the surveyor as to the validity of such evidence, any representation herein is not to publish disparagement of title of the subject property or adjoining and owners. The ultimate users of this survey shall have acknowledged that the surveyor has no liability to the client or users.
- This survey represents a positional location of recorded dead lines and not to represent or determine ownership to ultimate users of this survey.
- Lot Area = 3,067 ± sq. ft.
- Vertical Datum is NAVD83 utilizing dual free, diff. GPS. Benchmarks are NGS Cor. station: N.J.2, ellip. H.= 17.917m, N.M.T, ellip. H.= 101.119m, N.J.S.C, ellip. H.= 172.957m, NYMD, ellip. H.= 128.311m.
- All elevations are shown in feet.
- Contour Interval is 1.0 Foot.
- This survey was prepared without the benefit of a full title abstract search. The surveyor highly recommends to all users of this survey that a title search be performed regarding Lot 11, Block 1205 before any proposed improvements or construction.

REVISION	DATE	DESCRIPTION	BY

BOUNDARY AND TOPOGRAPHY SURVEY OF

TAX LOT 11, BLOCK 1207, A.K.A. 434 PARKINSON TERRACE,
CITY OF ORANGE,
ESSEX COUNTY, NEW JERSEY

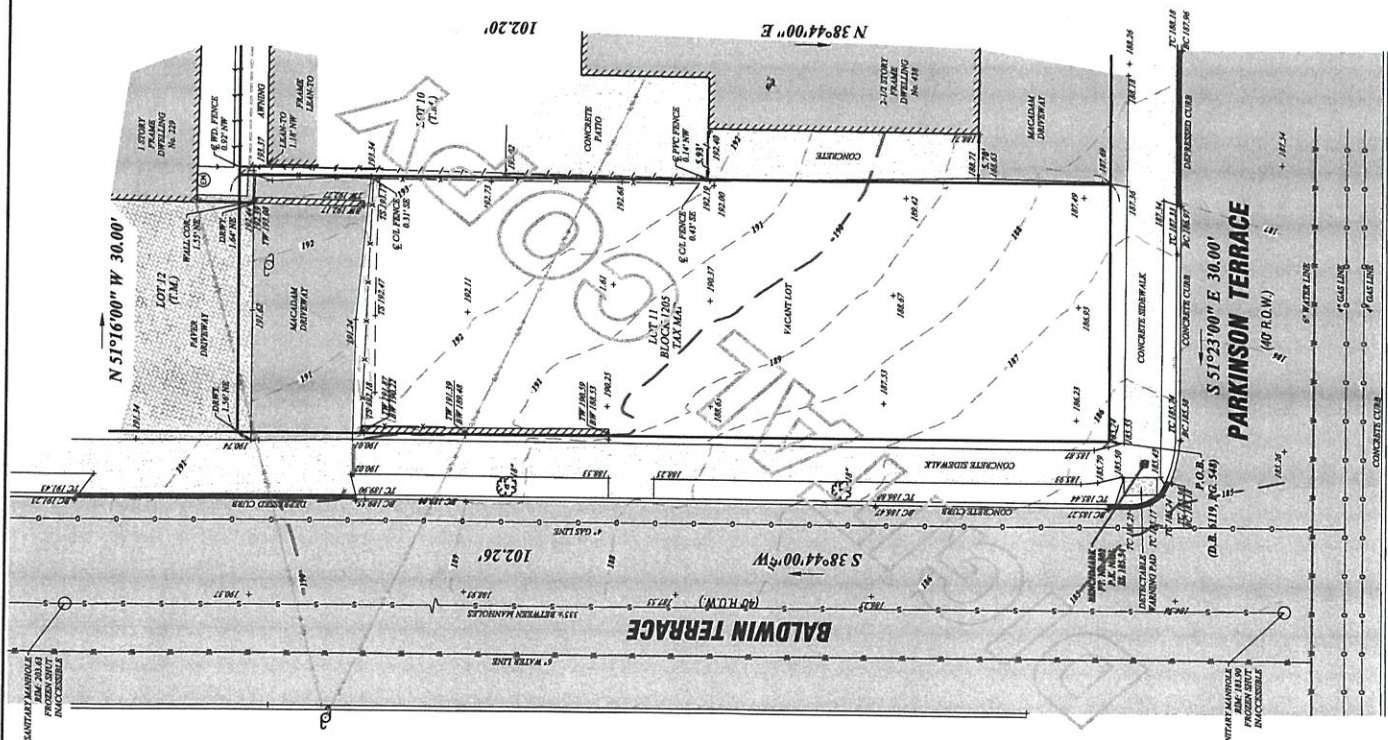


DMC ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
4 CAREY AVENUE, BUTLER, NJ 07003
TEL: (973) 638-1187 FAX: (973) 638-1188 INFO@DMCSURVEYING.COM

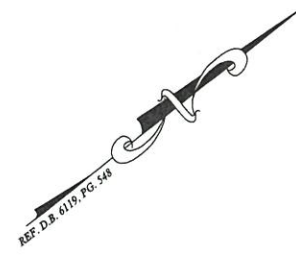
GRAPHIC SCALE



ROBERT L. CIGOL, N.J.P.L.S. No. 24GS04026100
CERTIFICATE OF AUTHORIZATION No. 24GA27919000
DRAWN BY: BP
SCALE: 1" = 10'
DATE: 06/03/2025
SHEET NO.: 1 OF 1
DWG NO.: 2505037



LEGEND	
UTILITY POLE	—○—
ELECTRIC METER	—○—
BENCHMARK	—●—
SANITARY LINE (W/O)	—S—
WATER LINE (W/O)	—W—
GAS LINE (W/O)	—G—
WIRES (OVERHEAD)	—X—
PVC FENCE	—X—
WOOD STOCKADE FENCE	—X—
CHAIN LINK FENCE	—X—
KEYSTONE WALL	—X—
CONC. WALL	—X—
DECIDUOUS TREE	—○—





City of Orange Township
ZONING DEPARTMENT
29 NORTH DAY STREET
ORANGE, NJ 07050
(973) 952-6075
KALLEYNE@ORANGENJ.GOV

Application Date:	8/7/2025
Application Number:	ZA-25-00237
Permit Number:	
Project Number:	
Fee:	\$100

Zoning Approval Denied

Date: 8/20/2025

To: JEAN ANNULYSSE
435 WASHINGTON STREET
ORANGE, NJ 07050

CC: APP TELE:(973) 493-3815
APP EMAIL:JANNULYSSE965@GMAIL.COM

RE: 434 PARKINSON TERRACE
BLOCK: 1205 LOT: 11 QUAL: ZONE: R-2

DEAR JEAN ANNULYSSE,

Applicant is seeking to build a new construction two (2) family residential home. This property is located within the City of Orange Township's R2-Urban One and Two Family Residential Zone. Within this zone, this use is permitted.

However, a two (2) family home requires a minimum lot area of 5,000 square feet. The proposed location currently has 3,067 square feet of lot size. This lot is currently undersized.

Therefore, zoning approval is denied.

If Applicant wishes to continue pursuit of this use, Applicant must obtain site plan approval from the City of Orange Township's Zoning Board of Adjustment. For further information regarding the Zoning Board application process, please contact Zoning Board Secretary, Ms. Trish Scipio, at TScipio@orangenj.gov.

Sincerely,

KHALFANI ALLEYNE, ZONING OFFICER



WELCOME TO THE CITY OF ORANGE TOWNSHIP

MOVING
ORANGE FORWARD ►

Block/Lot/Qual:	1205. 11.	Tax Account Id:	730
Property Location:	434 PARKINSON TERRACE	Property Class:	1 - Vacant Land
Owner Name/Address:	ANNULYSSE, JEAN D	Land Value:	71,800
	435 WASHINGTON ST	Improvement Value:	0
	ORANGE, NJ 07050	Exempt Value:	0
		Total Assessed Value:	71,800
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes

[Make a Payment](#)
[View Tax Rates](#)
[View Current Bill](#)
[Project Interest](#)
[PAS-1 Form Info](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2026	02/01/2026	Tax	723.39	0.00	0.00	0.00	PAID
2026	05/01/2026	Tax	723.38	723.38	0.00	723.38	OPEN
Total 2026			1,446.77	723.38	0.00	723.38	
2025	02/01/2025	Tax	701.85	0.00	0.00	0.00	PAID
2025	05/01/2025	Tax	701.84	0.00	0.00	0.00	PAID
2025	08/01/2025	Tax	769.34	0.00	0.00	0.00	PAID
2025	11/01/2025	Tax	720.51	0.00	0.00	0.00	PAID
Total 2025			2,893.54	0.00	0.00	0.00	
2024	02/01/2024	Tax	669.00	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	669.00	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	737.92	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	731.46	0.00	0.00	0.00	PAID
Total 2024			2,807.38	0.00	0.00	0.00	
2023	02/01/2023	Tax	622.15	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	622.15	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	679.95	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	751.74	0.00	0.00	0.00	PAID
Total 2023			2,675.99	0.00	0.00	0.00	

Last Payment: 02/17/26

[Return to Home](#)

BLQ: 1205. 11.
Owner Name: ANNULYSSE, JEAN D

Property Location: 434 PARKINSON TERRACE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2026	2		723.38	723.38	0.00	723.38
2026	1		723.39	0.00	0.00	0.00
2026		Total	1,446.77	723.38	0.00	723.38
2025	4		720.51	0.00	0.00	0.00
2025	3		769.34	0.00	0.00	0.00
2025	2		701.84	0.00	0.00	0.00
2025	1		701.85	0.00	0.00	0.00
2025		Total	2,893.54	0.00	0.00	0.00
2024	4		731.46	0.00	0.00	0.00
2024	3		737.92	0.00	0.00	0.00
2024	2		669.00	0.00	0.00	0.00
2024	1		669.00	0.00	0.00	0.00
2024		Total	2,807.38	0.00	0.00	0.00
2023	4		751.74	0.00	0.00	0.00
2023	3		679.95	0.00	0.00	0.00
2023	2		622.15	0.00	0.00	0.00
2023	1		622.15	0.00	0.00	0.00
2023		Total	2,675.99	0.00	0.00	0.00
2022	4		531.57	0.00	0.00	0.00
2022	3		538.03	0.00	0.00	0.00
2022	2		709.49	0.00	0.00	0.00
2022	1		709.50	0.00	0.00	0.00
2022		Total	2,488.59	0.00	0.00	0.00
2021	4		730.48	0.00	0.00	0.00
2021	3		730.98	0.00	0.00	0.00
2021	2		688.26	0.00	0.00	0.00
2021	1		688.26	0.00	0.00	0.00
2021		Total	2,837.98	0.00	0.00	0.00
2020	4		142.35	0.00	0.00	0.00
2020	3		141.87	0.00	0.00	0.00
2020	2		1,234.41	0.00	0.00	0.00
2020	1		1,234.41	0.00	0.00	0.00
2020		Total	2,753.04	0.00	0.00	0.00
2019	4		1,284.81	0.00	0.00	0.00
2019	3		1,223.49	0.00	0.00	0.00
2019	2		1,214.67	0.00	0.00	0.00
2019	1		1,214.67	0.00	0.00	0.00
2019		Total	4,937.64	0.00	0.00	0.00
2018	4		1,300.59	0.00	0.00	0.00
2018	3		1,295.96	0.00	0.00	0.00
2018	2		1,131.06	0.00	0.00	0.00
2018	1		1,131.06	0.00	0.00	0.00



THE CITY OF ORANGE TOWNSHIP
OFFICE OF THE TAX ASSESSOR
Christopher L. Murray C.T.A, Tax Assessor
29 North Day Street, Orange, New Jersey 07050

P (973) 952-6062

F (973) 673-5878

**CITY OF ORANGE TOWNSHIP, NEW JERSEY
PROPERTY OWNER'S LIST**

**IN RESPONSE TO WRITTEN REQUEST OF: Jean Annulyse
Fee is \$10.00**

**Listed below are the names and addresses of owners of all Real Property as shown on our
current Municipal Tax Duplicate located in Orange within 200 or 300 feet of property
known and designated as:**

**Subject: 434 Parkinson Terrace
Block 1205 Lot 11**

**State of New Jersey/Department of Transportation
1035 Parkway Avenue
Trenton, New Jersey 08625**

**Comcast Cablevision
495 Prospect Street
West Orange, New Jersey 07052**

**Public Service, Electric & Gas Company
80 Park Plaza
Newark, New Jersey 07102**

**Verizon/New Jersey
P.O. Box 2749
Addison, Texas 75001**

**Board of Public Utilities
Two Gateway Center
Newark, New Jersey 07102**

**I hereby certify the above to be a list from the current City of Orange Township duplicate
of names and addresses of owners of real property located as described above.**

Date: February 18th, 2026

**Christopher L. Murray
Christopher L. Murray C.T.A
Tax Assessor**

**WWW.OrangeNJ.Gov
CMurray@OrangeNJ.Gov**

Buffer Report

CITY OF ORANGE TOWNSHIP

Office of the Assessor
29 North Day Street
Orange, New Jersey 07050
Telephone: (973) 952-6062
Facsimile: (973) 673-5878

Highlighted feature(s)

Subject Property (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1205	11		434 PARKINSON TERRACE	ANNULYSSE, JEAN D	435 WASHINGTON ST	ORANGE, NJ	07050	434 Parkinson Terrace, Orange, NJ, 07050

§

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

Adjacent Properties (51)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1204	1		246 MT VERNON AVENUE	MT VERNON MANAGEMENT, LLC	246 MT VERNON AVENUE	ORANGE, NJ	07050	246 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	2		250 MT VERNON AVENUE	TSAY, JANTE	6 COVENTRY LANE	NORTH CALDWELL, NJ	07006	250 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	3		252-54 MT VERNON AVENUE	RODRIGUEZ, PABLO CESAR	P.O. BOX 511	BLOOMFIELD, N.J.	07003	252-54 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	4		258 MT VERNON AVENUE	JOSEPH, JOANTHAN & CILAMENE	258 MT. VERNON AVE.	ORANGE, N.J.	07050	258 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	5		260 MT VERNON AVENUE	ORTIZ, JORGE	260 MT. VERNON AVE.	ORANGE, NJ	07050	260 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1204	6		264 MT VERNON AVENUE	MOSCOSO, NORMA	261 MOUNT VERNON AVE	ORANGE, NJ	07050	264 Mt Vernon Avenue, Orange, NJ, 07050

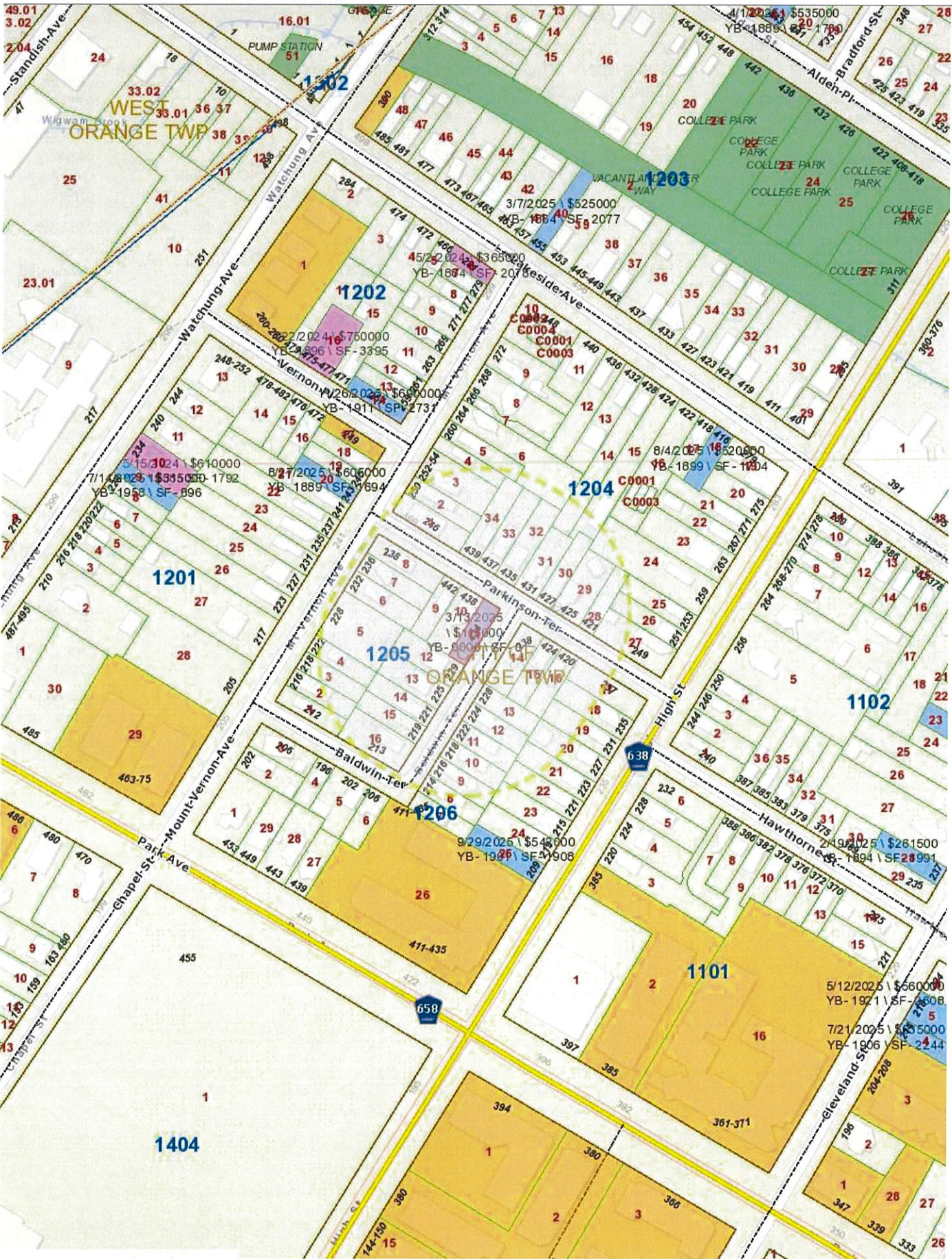
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1204	14		428 LAKESIDE AVENUE	RELIABLE PROPERTIES LLC	175 LINDBERGH BLVD	TEANECK, NJ	07666	428 Lakeside Avenue, Orange, NJ, 07050
City of Orange Township	1204	15		424 LAKESIDE AVENUE	MOHEN-FOSTER, SANDRA & MERRIL W/H	424 LAKESIDE AVE.	ORANGE, N.J.	07050	424 Lakeside Avenue, Orange, NJ, 07050
City of Orange Township	1204	24		259 HIGH STREET	ONYEMA, OBIOMA	259 HIGH STREET	ORANGE, NJ	07050	259 High Street, Orange, NJ, 07050
City of Orange Township	1204	25		253 HIGH STREET	MOHAMMED, K & J & ST. CLAIR, DEAN	253 HIGH ST.	ORANGE, N.J.	07050	253 High Street, Orange, NJ, 07050
City of Orange Township	1204	26		251 HIGH STREET	M. VEGA PROPERTIES, LLC	56 FRANKLIN AVE	WEST ORANGE, NJ	07052	251 High Street, Orange, NJ, 07050
City of Orange Township	1204	27		249 HIGH STREET	M. VEGA PROPERTIES, LLC	56 FRANKLIN AVE	WEST ORANGE, NJ	07052	249 High Street, Orange, NJ, 07050
City of Orange Township	1204	28		421 PARKINSON TERRACE	421 PARKINSON TERRACE LLC	22 BRYANT DR	LIVINGSTON, NJ	07039	421 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	29		425 PARKINSON TERRACE	425 PARKINSON LLC	132 MOUNT PLEASANT AVENUE	WEST ORANGE, N.J.	07052	425 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	30		427 PARKINSON TERRACE	209 HARRISON LLC	4 HARRISON AVENUE	WEST ORANGE, NJ	07052	427 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	31		431 PARKINSON TERRACE	DEWS JOEL L. & WF. EMMA	431 PARKINSON TERRACE	ORANGE NJ	07050	431 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	32		435 PARKINSON TERRACE	GILOT, JULBETH ET AL.	435 PARKINSON TER	ORANGE, NJ	07050	435 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	33		437 PARKINSON TERRACE	DEMETRIUS, GLENDON, ETALS.	437 PARKINSON TERR.	ORANGE, N.J.	07050	437 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1204	34		439 PARKINSON TERRACE	COKE, REGINALD ET AL.	439 PARKINSON TERRACE	ORANGE, NJ	07050	439 Parkinson Terrace, Orange, NJ, 07050

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1205	1		212 MT VERNON AVENUE	TORRES,JOSE LUIS R & RABADAN,MARIA	212 MOUNT VERNON AVE	ORANGE, NJ	07050	212 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	2		216 MT VERNON AVENUE	SONGUI NOLAN & MAGDALINE H/W	216 MT VERNON AVENUE	ORANGE,N.J.	07050	216 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	3		218 MT VERNON AVENUE	BRUN, ANDREA J	218 MOUNT VERNON AVE	ORANGE, NJ	07050	218 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	4		222 MT VERNON AVENUE	DAVIS,CHESTER + RODMAN,SHEILA	222 MT VERNON AVENUE	ORANGE,N.J.	07050	222 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	5		228 MT VERNON AVENUE	ANKRAH, HENRY & JOSEPHINE	228 MT VERNON AVENUE	ORANGE, N.J.	07050	228 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	6		232 MT VERNON AVENUE	RAPHAEL, KEISHA	232 MOUNT VERNON AVE	ORANGE, NJ	07050	232 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	7		236 MT VERNON AVENUE	LABORDE,CHRISTIAN & GHISLAINE	236 MT VERNON AVENUE	ORANGE NJ	07050	236 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	8		238 MT VERNON AVENUE	PLATA, ALECZA	238 MOUNT VERNON AVENUE	ORANGE, NJ	07050	238 Mt Vernon Avenue, Orange, NJ, 07050
City of Orange Township	1205	9		442 PARKINSON TERRACE	FARRIER, FAY	442 PARKINSON TERRACE	ORANGE,N.J.	07050	442 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1205	10		438 PARKINSON TERRACE	SALAZAR, JUAN & LIGIA	438 PARKINSON TERR	ORANGE, NJ	07050	438 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1205	11		434 PARKINSON TERRACE	ANNULYSSE, JEAN D	435 WASHINGTON ST	ORANGE, NJ	07050	434 Parkinson Terrace, Orange, NJ, 07050

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1205	12		229 BALDWIN TERRACE	SIMON, KEITH & PAULINE	229 BALDWIN TERRACE	ORANGE, NJ	07050	229 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1205	13		225 BALDWIN TERRACE	FRYER, STACY JONES	225 BALDWIN TERRACE	ORANGE, N.J.	07050	225 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1205	14		221 BALDWIN TERRACE	COKE, RUPERT & BABSITA H/W	221 BALDWIN TERRACE	ORANGE NJ	07050	221 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1205	15		219 BALDWIN TERRACE	TAPIA, LUIS	219 BALDWIN TERR.	ORANGE, N.J.	07050	219 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1205	16		213 BALDWIN TERRACE	BOZZACCO, ENRICO	213 BALDWIN TERRACE	ORANGE, NJ	07050	213 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	8		214 BALDWIN TERRACE	ISD PROPERTIES NJ LLC	3312 HUDSON AVE. #5E	UNION CITY, N.J.	07087	214 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	9		216 BALDWIN TERRACE	CHARLES, EMMANUEL & ILERAIE	216 BALDWIN TERR.	ORANGE, NJ	07050	216 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	10		218 BALDWIN TERRACE	BROWNE, VERON P.	218 BALDWIN TERRACE	ORANGE, NJ	07050	218 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	11		222 BALDWIN TERRACE	ENID DYAL	387 HAWTHORNE STREET	ORANGE, NJ	07050	222 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	12		224 BALDWIN TERRACE	GUAMAN, MILTON ET AL.	224 BALDWIN TERRACE	ORANGE, NJ	07050	224 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	13		228 BALDWIN TERRACE	DESIR, CYNTHIA & TAYLOR	228 BALDWIN TERRACE	ORANGE N J	07050	228 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	14		238 BALDWIN TERRACE	TALABI, EDWARD	238 BALDWIN PLACE	ORANGE, NJ	07050	238 Baldwin Terrace, Orange, NJ, 07050
City of Orange Township	1206	15		424 PARKINSON TERRACE	HICKMOND, STEVEN	424 PARKINSON TERR.	ORANGE, N.J.	07050	424 Parkinson Terrace, Orange, NJ, 07050

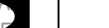
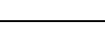
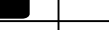
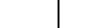
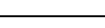
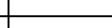
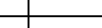
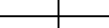
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1206	16		420 PARKINSON TERRACE	BOOKER, SHARONDA & THOMAS	420 PARKINSON TERRACE	ORANGE, NJ	07050	420 Parkinson Terrace, Orange, NJ, 07050
City of Orange Township	1206	17		237 HIGH STREET	DAGOGO-BROWN, WABELESA	403 JUSTIN COURT	CEDAR KNOLLS, N.J.	07927	237 High Street, Orange, NJ, 07050
City of Orange Township	1206	18		235 HIGH STREET	FORRESTER, RICHARD & KARRETT	235 HIGH STREET	ORANGE, NJ	07050	235 High Street, Orange, NJ, 07050
City of Orange Township	1206	19		231 HIGH STREET	CELESTIN, MUSSET & MICHELINE	231 HIGH STREET	ORANGE, N.J.	07050	231 High Street, Orange, NJ, 07050
City of Orange Township	1206	20		227 HIGH STREET	HERCULES, SOCORRO	227 HIGH STREETT	ORANGE, NJ	07050	227 High Street, Orange, NJ, 07050
City of Orange Township	1206	21		223 HIGH STREET	OSHUNTULU, AYODELE J. & ABISOLA	223 HIGH STREET	ORANGE, NJ	07050	223 High Street, Orange, NJ, 07050
City of Orange Township	1206	22		221 HIGH STREET	DELIANE, MARGARETH TAQUINE	221 HIGH ST.	ORANGE, NJ	07050	221 High Street, Orange, NJ, 07050
City of Orange Township	1206	23		215 HIGH STREET	NIXON, JOAN P.	215 HIGH STREET	ORANGE, NJ	07050	215 High Street, Orange, NJ, 07050

Buffer Report - Map



434 PARKINSON TERRACE, ORANGE, NJ
BLOCK: 1205 LOT: 11

[illegible]

WEY BASSITT
AN ENGINEERING

ALL WORK SHALL BE DONE CONFORMING TO THE INTERNATIONAL BUILDING CODE FOR NEW JERSEY
AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THESE DRAWINGS ARE THE LEGAL PROPERTY OF THE ARCHITECT, JORGE P FERNANDES. ANY UNAUTHORIZED REPLICATION OR RE-USE OF THESE DRAWINGS ARE PROHIBITED. DRAWINGS ARE NOT TO BE SCALED AND WRITTEN DIMENSIONS TAKE PRECEDENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW THE REQUIREMENTS SET OUT IN THESE DRAWINGS AND TO AVOID DEVIATION. ALL PARTIES INVOLVED MUST CAREFULLY GO OVER ALL THE DRAWINGS FOR ANYTHING RELATED TO THEIR TRADE.

ALL WORK SHALL BE DONE CONFORMING WITH THESE DRAWINGS. THE FAILURE TO READ THESE DRAWINGS DOES NOT ALLOW PARTIES INVOLVED TO BE NEGLIGENT AND DEVIATE FROM THE REQUIREMENTS SET OUT BY THE DRAWINGS.

THE ARCHITECT IS THE SOLE INTERPRETER OF THESE DRAWINGS AND THE ONE WHO WILL ANSWER QUESTIONS RELATED TO THE DRAWINGS. WRITTEN APPROVAL FROM THE ARCHITECT IS NEEDED FOR ANY DEVIATIONS TO THE WORK IN THESE DRAWINGS.

THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE, CONDITIONS, AND SCOPE OF THE WORK PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON THE SITE. THE CONTRACTOR SHALL DOCUMENT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ADDRESS ALL ISSUES AND QUESTIONS PRIOR TO STARTING ANY WORK. ANY CHANGES ARE TO BE REQUESTED IN WRITING AND ARE ONLY APPROVED IN WRITING BY THE ARCHITECT AND THE OWNER PRIOR TO ANY CHANGES BEING MADE.

THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE TO THE ARCHITECT AND OWNER AS WELL AS OBTAIN ALL REQUIRED PERMITS AND APPROVALS NECESSARY PRIOR TO STARTING ANY WORK. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED WITH THE CITY AND INSTALLED BY THE APPROPRIATE LICENSED CONTRACTORS.

WHERE REQUIRED, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO STARTING ANY WORK ON SAID ITEMS.

SAFE WORKING CONDITIONS, CONSTRUCTION METHODS, SITE CONDITIONS, AND SAFETY REQUIREMENTS SET FORTH BY JURISDICTION AND OWNER ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF CONFLICTS COME FORTH, STRICTER REQUIREMENTS TAKE PRECEDENCE. CARE AND SAFETY SHALL BE UTILIZED IN ORDER TO AVOID ENDANGERING PERSONS, STRUCTURES, SITE, ETC.

THE CONTRACTOR SHALL FOLLOW NECESSARY ARCHITECTURAL AND MECHANICAL REQUIREMENTS FOR ALL OPENINGS IN FLOORS, ROOF, WALLS, EVEN IF SHOWN OTHERWISE ON DRAWINGS.

THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR
OPERATIONS TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL PROPRIETARY MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. WHERE TRADEMARK PRODUCTS ARE CALLED FOR, APPROVED EQUIVALENTS MAY BE SUBSTITUTED WITH WRITTEN PERMISSION OF THE ARCHITECT AND THE OWNER.

CONTRACTOR SHALL FOLLOW ACCEPTED TRADE PROCEDURES AND MANUFACTURER'S SPECIFICATIONS AND SHALL NOT SUBSTITUTE ANY STRUCTURAL GRADE MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHORING AND BRACING OF EXISTING STRUCTURE PRIOR TO STARTING ANY WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION AND TEMPORARY SUPPORT OF UTILITIES NEEDED DURING THE WORK.

WRITTEN APPROVAL FROM A LICENSED STRUCTURAL ENGINEER IS NEEDED PRIOR TO ANY STRUCTURAL ELEMENTS BEING CUT, DRILLED, OR REMOVED.

IN THE EVENT OF ASBESTOS CONTAINING MATERIALS, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SAFE REMOVAL OF THESE MATERIALS.

THE CONTRACTOR SHALL PROVIDE SAFE AND SANITARY CONDITIONS WHERE DEMOLITION AND CONSTRUCTION OCCUR. WORK SHALL BE EXECUTED IN A SAFE AND CONSCIOUS MANNER THAT SHALL MINIMIZE THE RISK OF SAFETY ISSUES, HAZARDS, ENDANGERMENT TO OTHERS, ETC.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE CLEAN AND DEBRIS FREE. ANY DUST AND DEBRIS RESULTING FROM DEMOLITION OR ANY OF THE WORK PERFORMED SHALL BE MAINTAINED TO PREVENT THE SPREAD TO THE SURROUNDING AREA.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANING, CUTTING, FILLING, PATCHING, ETC. NEEDED UPON THE COMPLETION OF THE WORK. ALL EXCESS DEBRIS, MATERIAL, ETC., TO BE DISPOSED OF IN A SAFE AND APPROVED METHOD AND THE SITE IS TO BE LEFT IN A CONDITION TO THE OWNER'S SATISFACTION.

CONTRACTOR SHALL SECURE EXISTING FENCING AND PROVIDE TEMPORARY CHAIN-LINK FENCING DURING CONSTRUCTION AS REQUIRED TO PREVENT UNAUTHORIZED ACCESS TO THE BUILDING WHERE WORK IS BEING PERFORMED AND IS TO COORDINATE THIS WITH THE OWNER.

THE ARCHITECT, JORGE P FERNANDES, HAS THE RIGHT TO REJECT ANY AND ALL PARTS OF THE WORK THAT DOES MEET INDUSTRY SET STANDARDS, THAT WAS INSTALLED POORLY, ANY DEVIATION FROM THE WORK, OR ANY UNAUTHORIZED WORK DONE. THIS SHALL BE REPLACED, REPAIRED, REMOVED, ETC., AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR WORK AND THEIR SUBCONTRACTORS WORK AND THE EXECUTION OF THE WORK IN A SAFE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARANTEEING ALL OF THEIR WORK AND THE WORK OF THEIR SUBCONTRACTORS FOR ONE AFTER PROJECT COMPLETION. WORK NEEDED DURING THIS TIME FRAME TO BE AT THE EXPENSE OF THE CONTRACTOR.

THE ARCHITECT, JORGE P FERNANDES AND HIS EMPLOYEES HOLD NO LIABILITY OR RESPONSIBILITY FOR AND CANNOT BE HELD ACCOUNTABLE, LIABLE, RESPONSIBLE, ETC. FOR ANY AND ALL CLAIMS, LOSSES, SUITS, AND ANY LEGAL ACTION RESULTING FROM WORK ON THIS PROJECT.

[illegible]

75 PARKHURST STREET
NEWARK NJ 07114

201-628-4695
CREARCLLC@GMAIL.COM

JORGE P FERNANDES
REGISTERED ARCHITECT

NJ LIC. 21A102068400

REVISIONS

NEW TWO FAMILY HOUSE

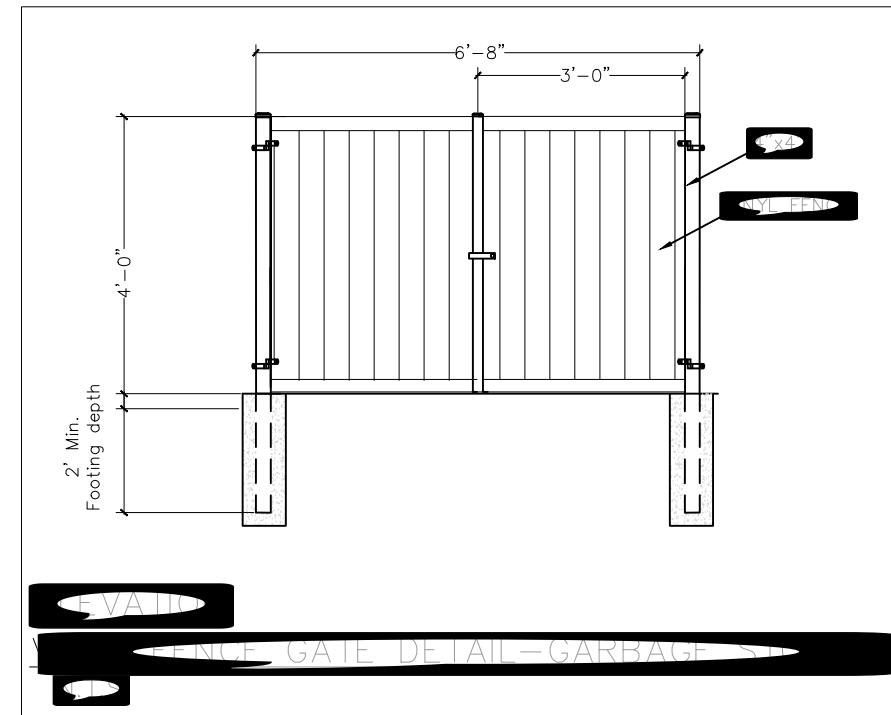
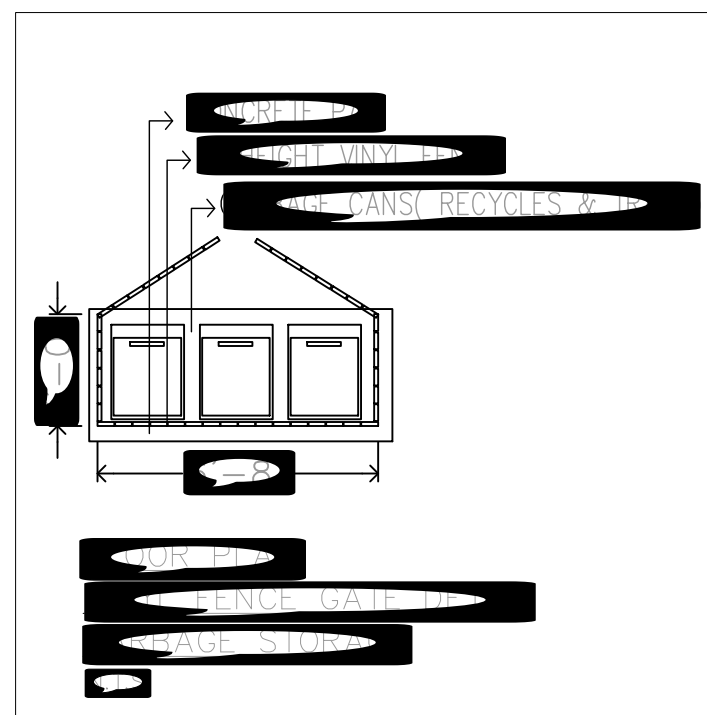
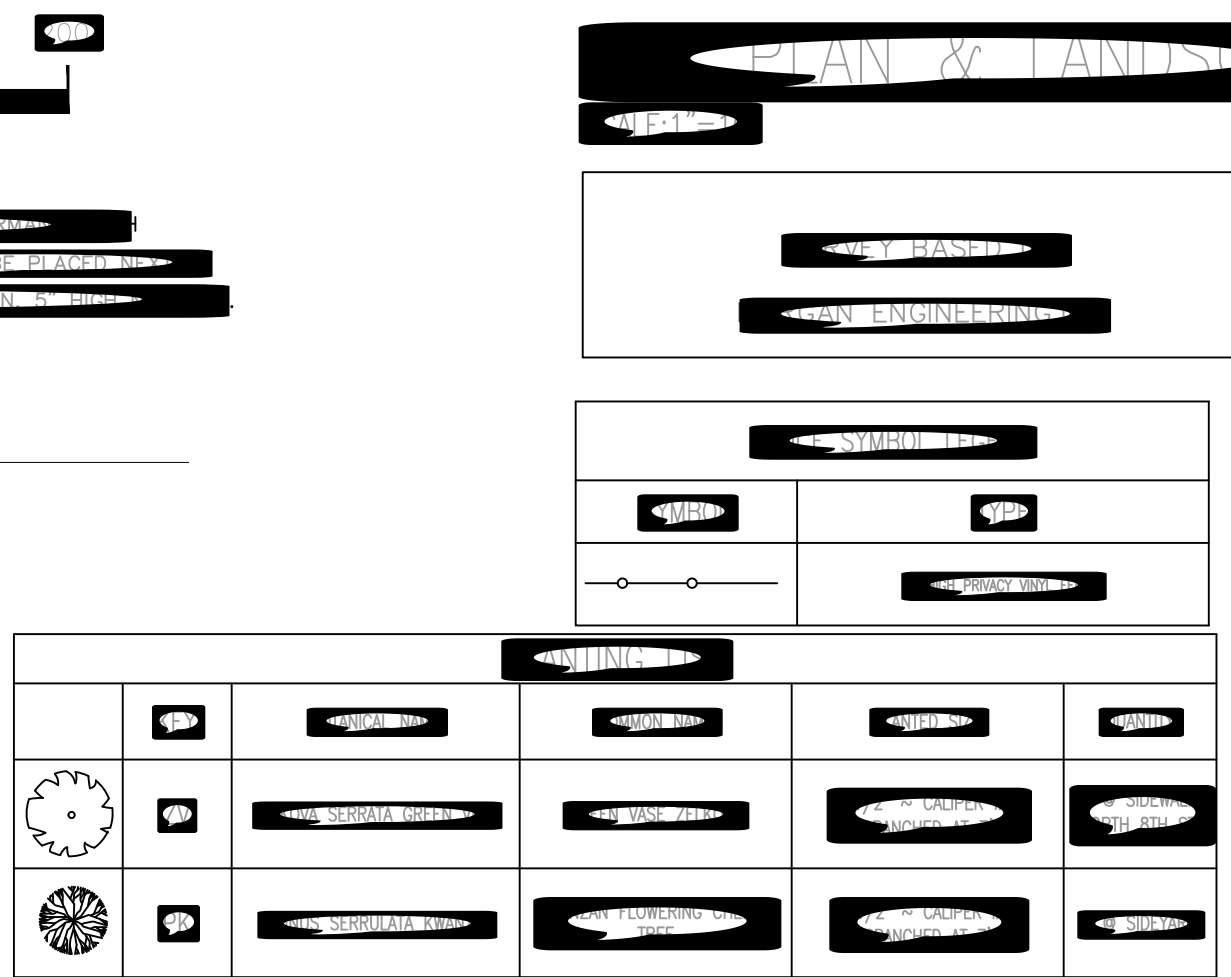
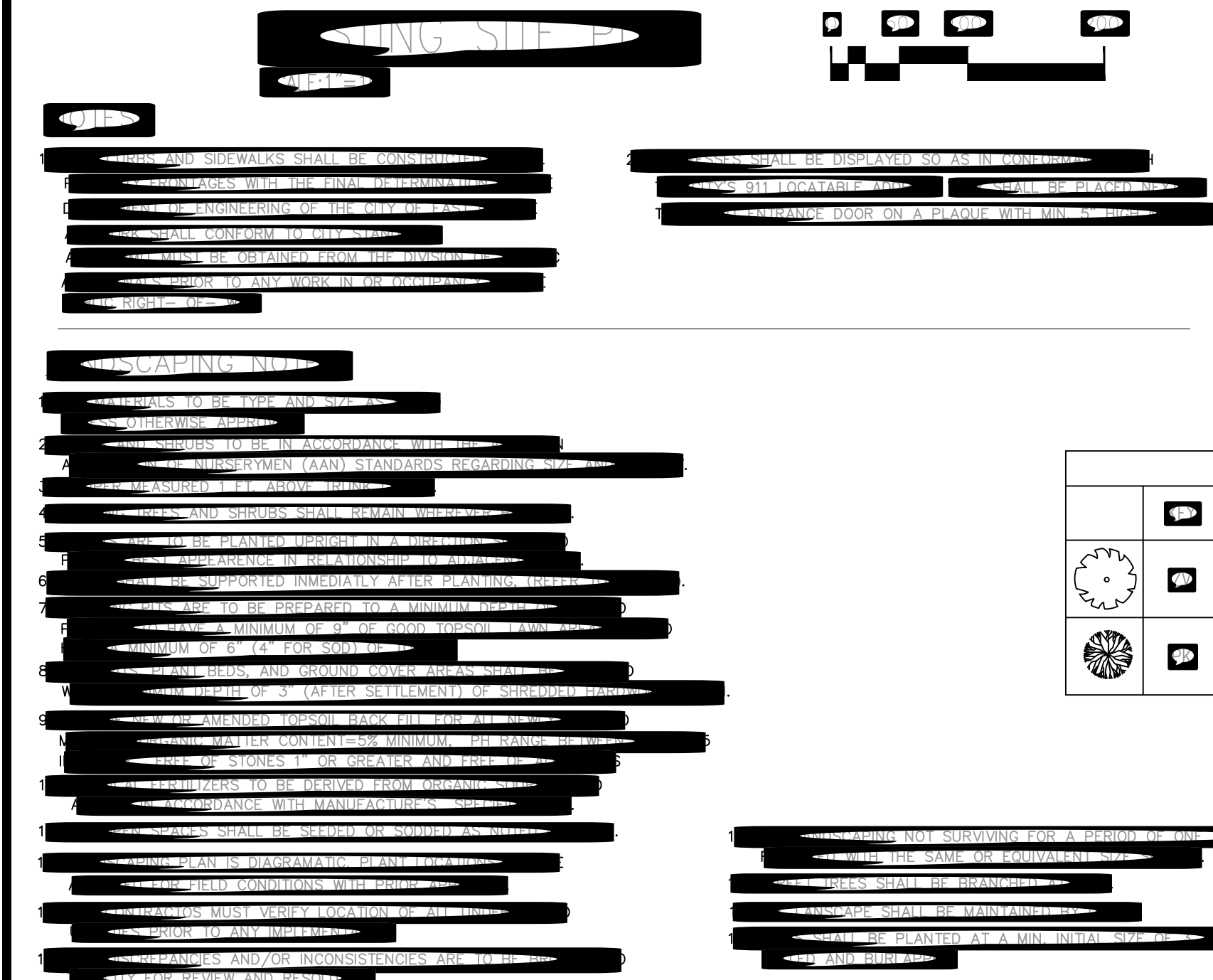
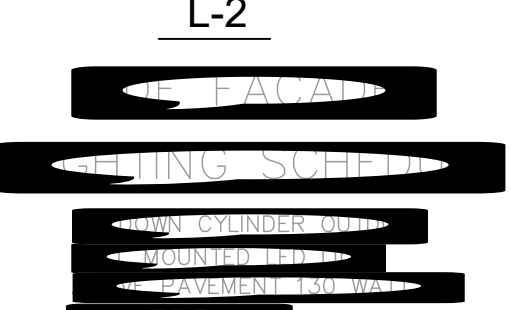
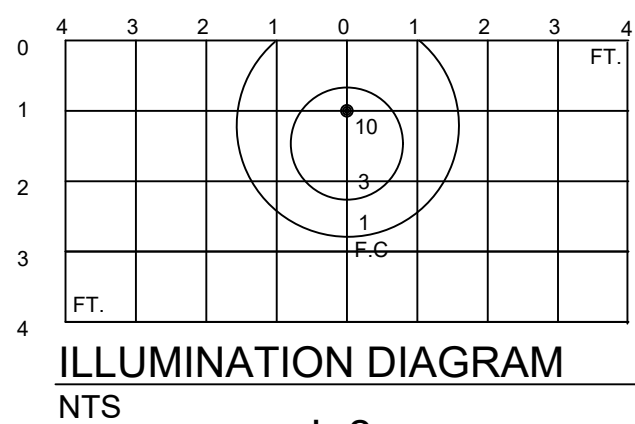
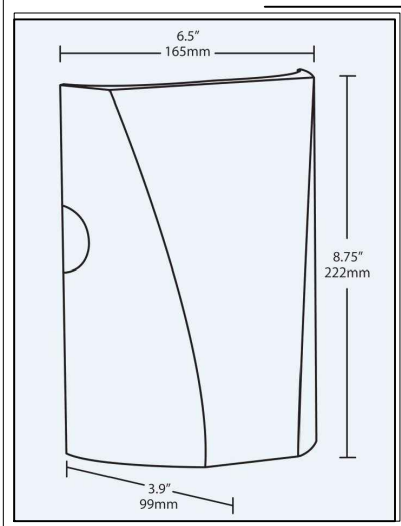
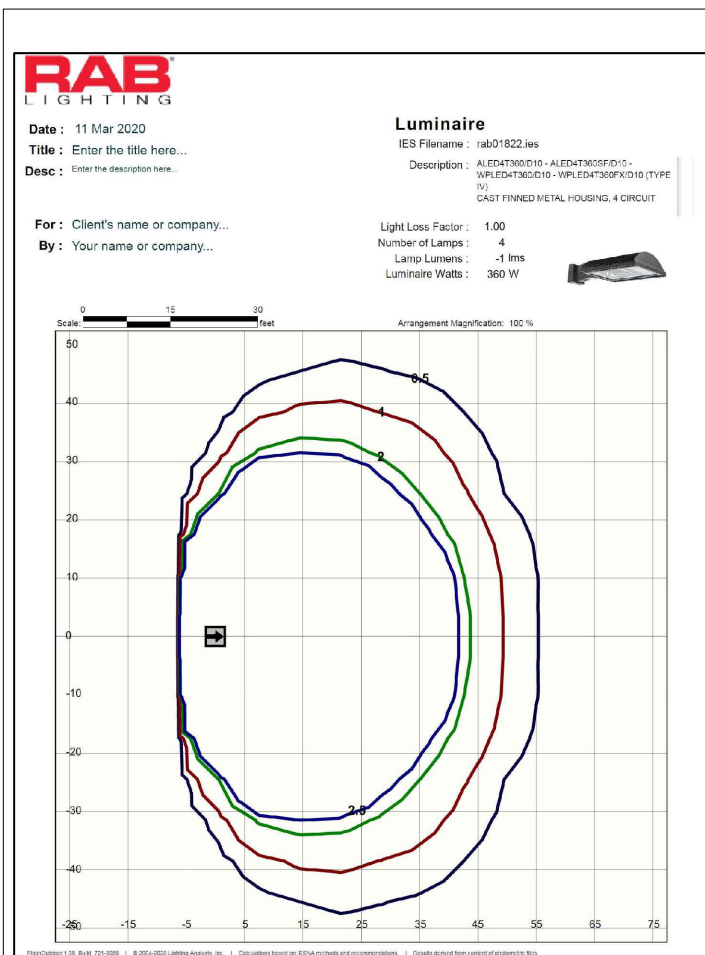
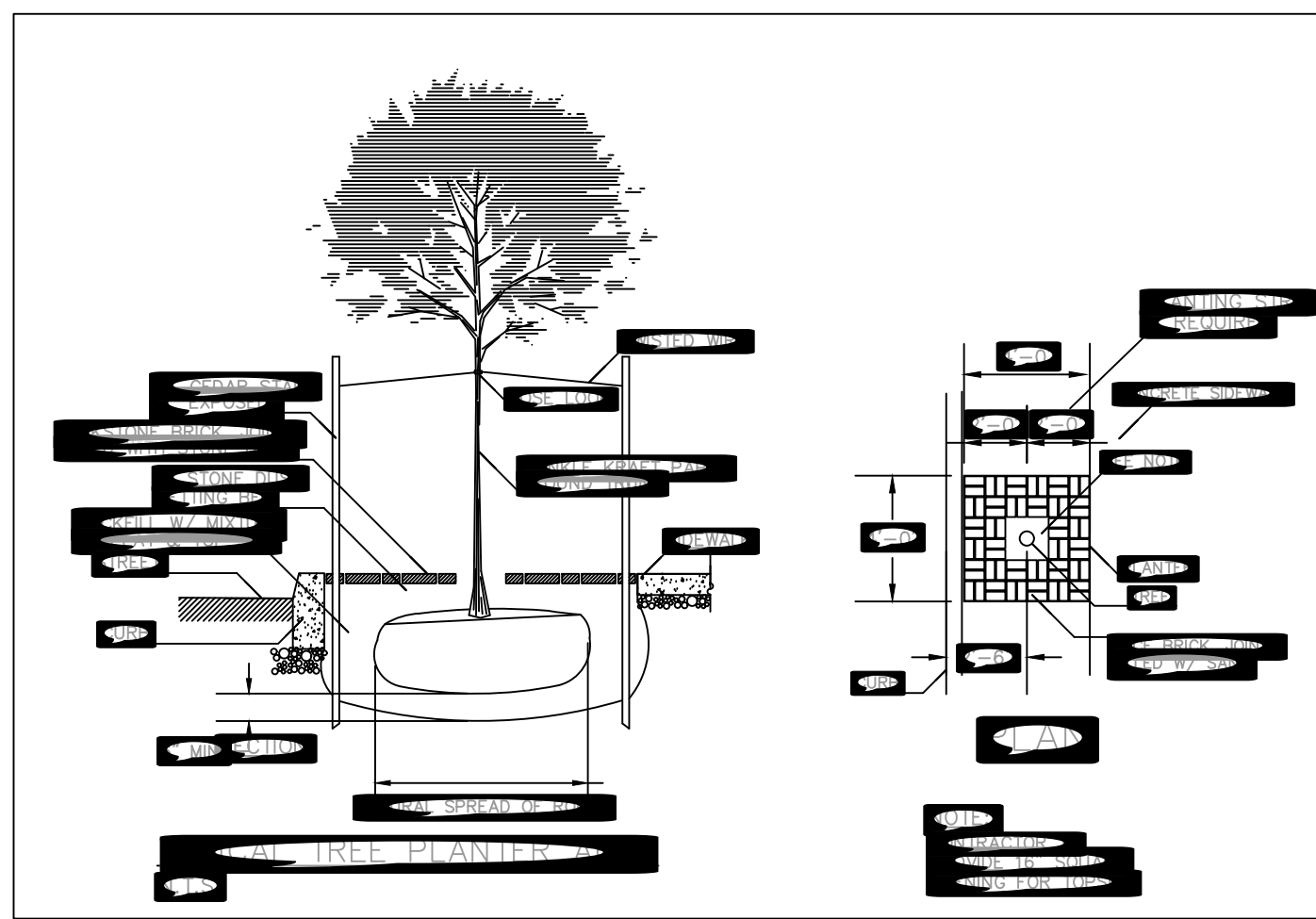
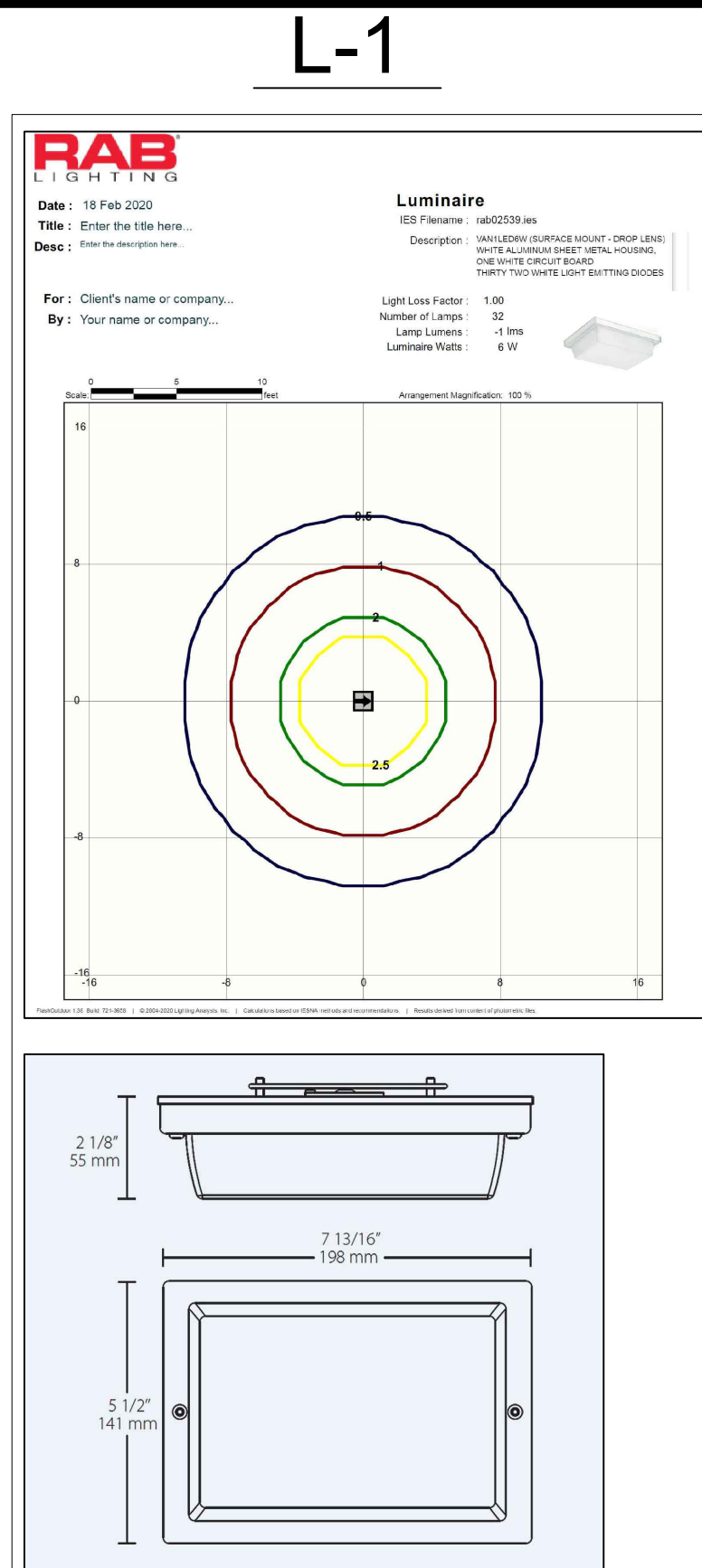
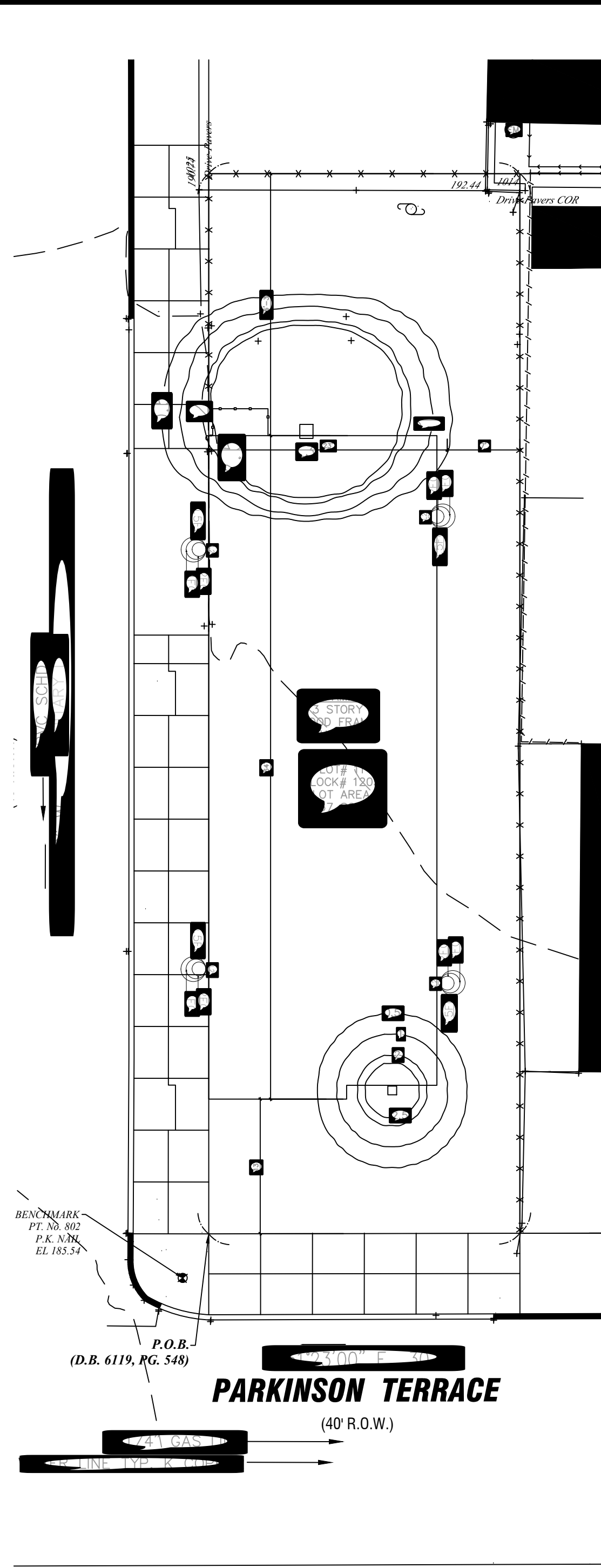
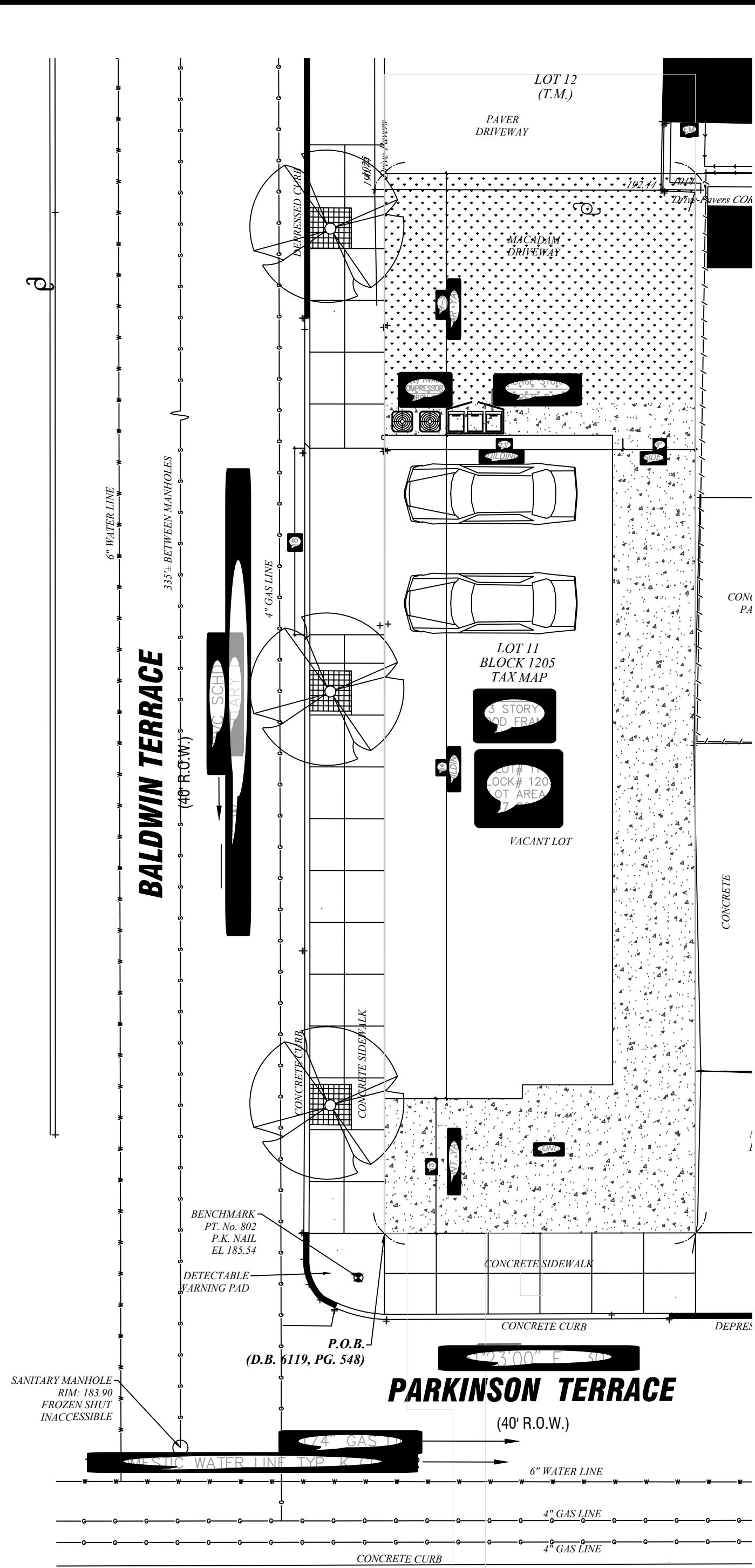
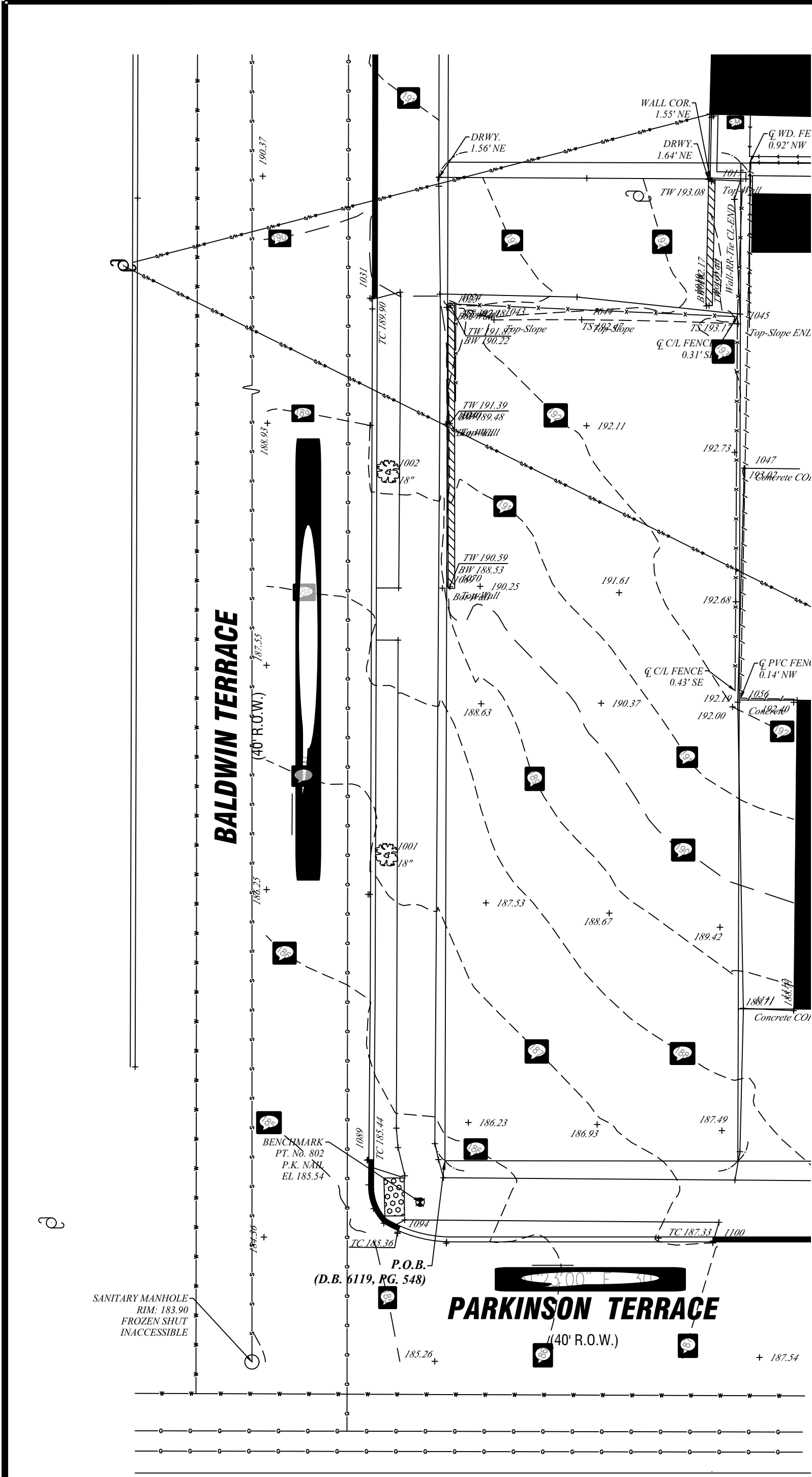
TITLE PAGE

PROJECT NO: 2025-07-14

DATE:07/30/2025

DRAFTSMAN: KMF

T-1



CREARC LLC
CREATIVE ARCHITECTURE
75 PARKHURST STREET
NEWARK NJ 07114
201-628-4695
CREARCLLC@GMAIL.COM
JORGE P FERNANDES
REGISTERED ARCHITECT

REVISIONS

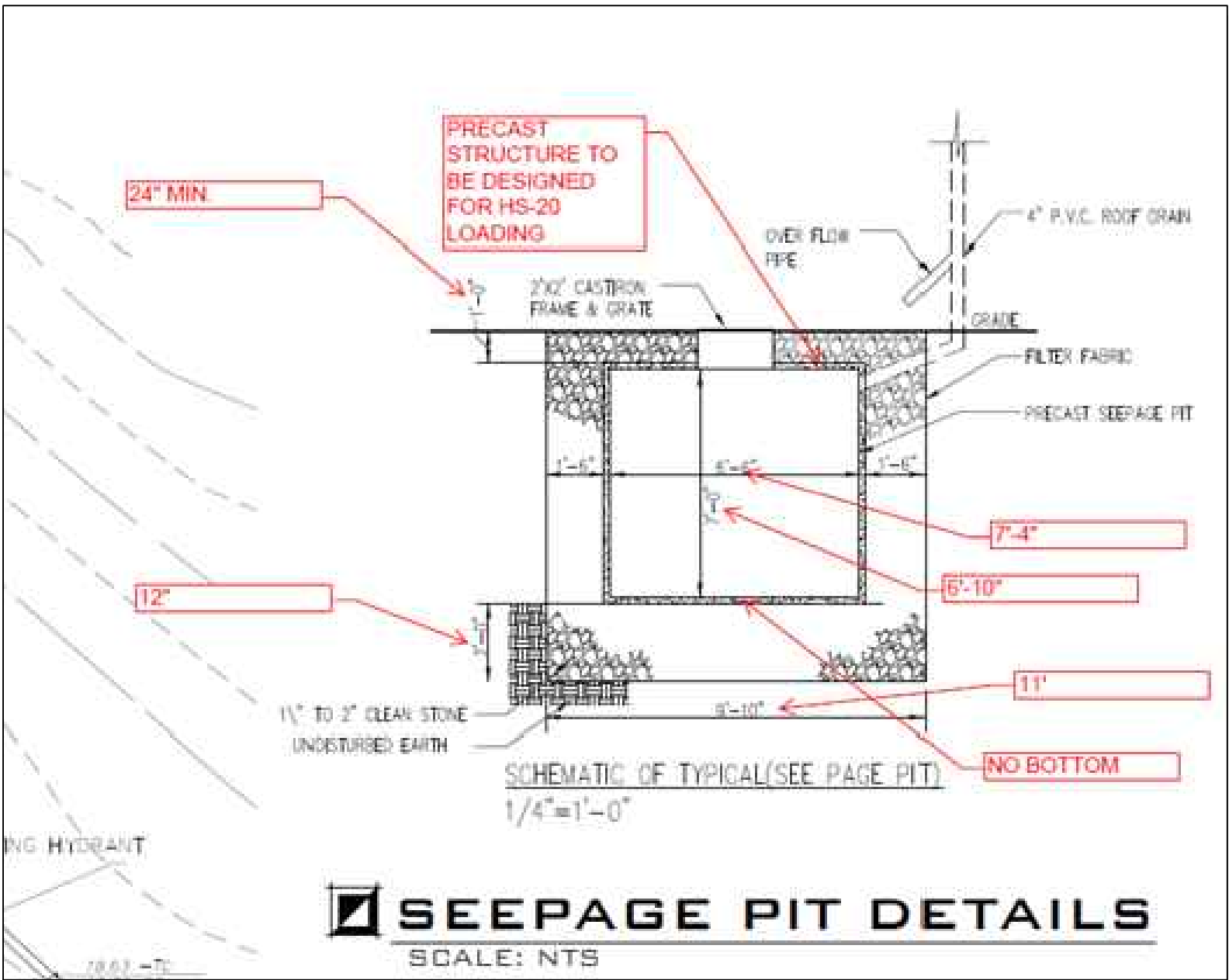
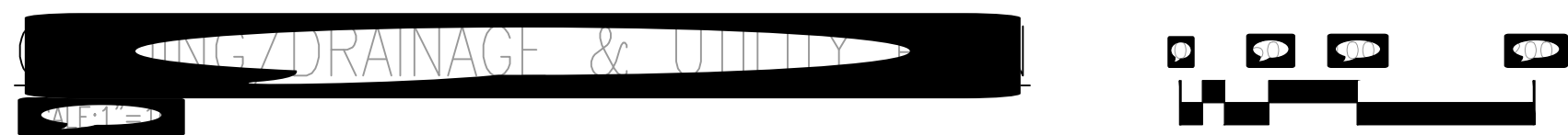
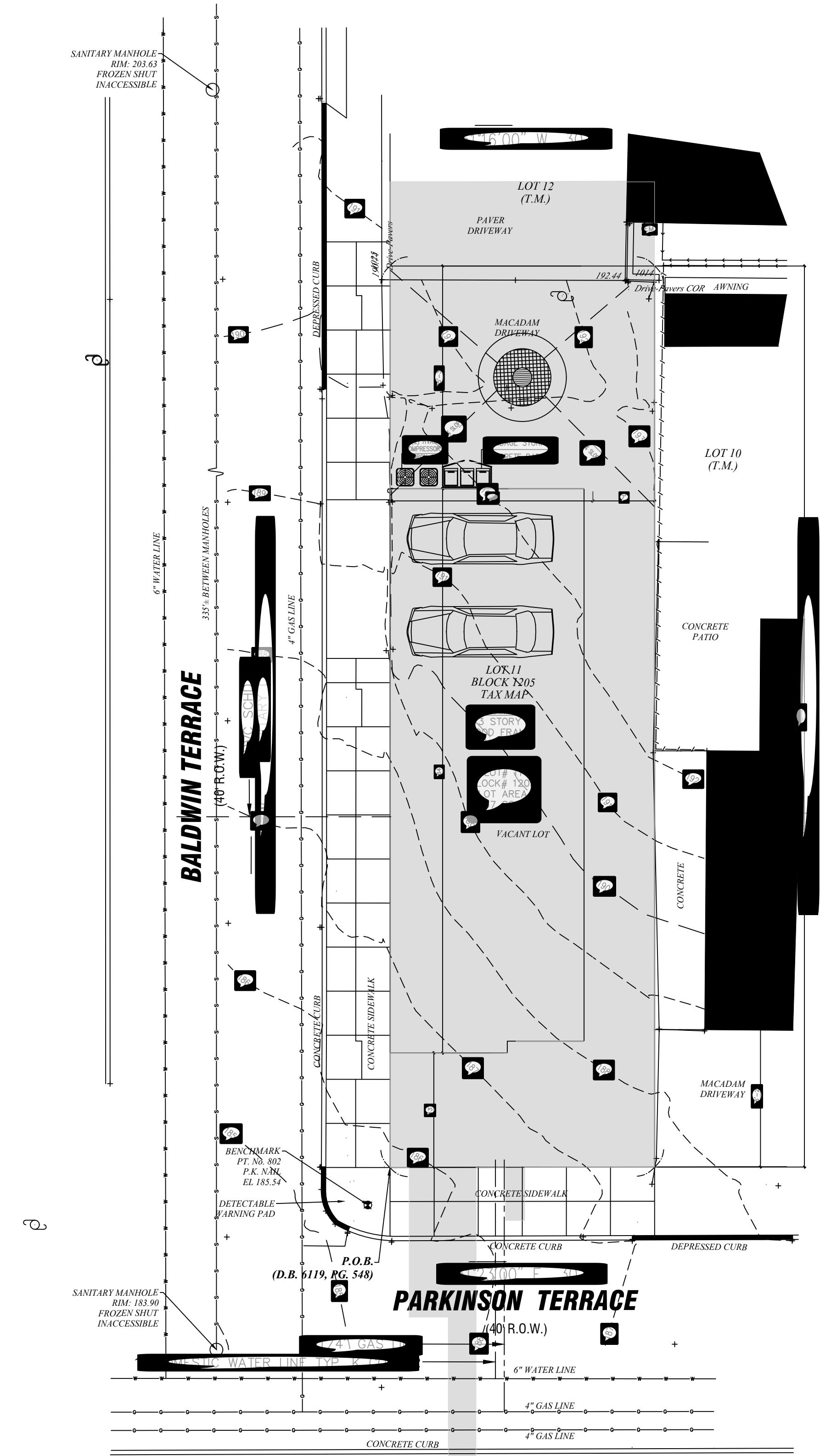
NEW TWO FAMILY HOUSE

PROJECT NO: 2025-07-14
DATE: 07/30/2025
DRAFTSMAN: KMP

EXISTING SITE PLAN

EXISTING SITE PLAN, PROPOSED SITE & LIGHTING PLAN

S-1



WATER DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER. IF ANY STORM WATER DRAINAGE PROBLEM OCCURS, THE OWNER MUST CAP THE SEWER SERVICE AT THE PROPERTY LINE AND/OR ASSESS THE DAMAGE TO THE ADJACENT PROPERTY.

THE DEPARTMENT OF WATER AND SEWER SERVICES SHALL CONTACT THE DEPARTMENT OF WATER AND SEWER SERVICES FOR THE INSPECTION OF THE ACTUAL DISCONTINUANCE OF WATER SERVICE. THE OWNER MUST CAP THE SEWER SERVICE AT THE PROPERTY LINE AND/OR ASSESS THE DAMAGE TO THE ADJACENT PROPERTY.

1. THE OWNER WILL COMPLY WITH ALL DIRECTIVES FROM THE DEPARTMENT OF WATER AND SEWER SERVICES WITH REGARD TO BOTH THE WATER AND SEWER SERVICE.
2. THE SEWER SERVICE SHOULD BE CAPPED AT THE PROPERTY LINE AND THE WATER SERVICE SHOULD BE REMOVED AT THE PROPERTY LINE. THE INSTALLATION OF ANY NEW SEWER SERVICE SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. THE OWNER SHALL BE RESPONSIBLE TO MAINTAIN AND REPAIR THE SEWER SERVICE AT THE PROPERTY LINE. ANY DAMAGE TO THE SEWER SERVICE SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. THE STREET CATCH BASINS MUST BE RETROFITTED WITH 15" DIA. CAST IRON PIECES PER THE NEWARK CITY STANDARD.
5. THE SEWER COLLECTION SYSTEM MUST BE MAINTAINED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE TO REMEDY THE DAMAGE TO THE ADJACENT PROPERTY.
6. THE SEWER SERVICE SHOULD BE CAPPED AT THE CURB AND EXISTING SEWER SERVICE SHOULD BE REMOVED AT THE CURB AND EXISTING SEWER SERVICE.
7. THE SEWER SERVICE SHOULD BE CAPPED AT THE CURB AND EXISTING SEWER SERVICE SHOULD BE REMOVED AT THE CURB AND EXISTING SEWER SERVICE.
8. THE SEWER SERVICE SHOULD BE CAPPED AT THE CURB AND EXISTING SEWER SERVICE SHOULD BE REMOVED AT THE CURB AND EXISTING SEWER SERVICE.
9. THE SEWER SERVICE SHOULD BE CAPPED AT THE CURB AND EXISTING SEWER SERVICE SHOULD BE REMOVED AT THE CURB AND EXISTING SEWER SERVICE.
- * THE SEWER SERVICE MUST BE MAINTAINED AND REPAVED AT THE PROPERTY LINE.

COEFFICIENT
LAWN/HEAVY SOIL= 0.35
ROOF/BUILDING= 0.95
PAVEMENT= 0.95
INTENSITY (in/hr) EOR
= 3.8
= 3.8

STORMWATER MANAGEMENT CALCULATION			
AREA	COEFFICIENT	INTENSITY	Q
1.00	0.35	3.8	0.075
2.00	0.95	3.8	0.103
3.00	0.95	3.8	0.103
4.00	0.95	3.8	0.103

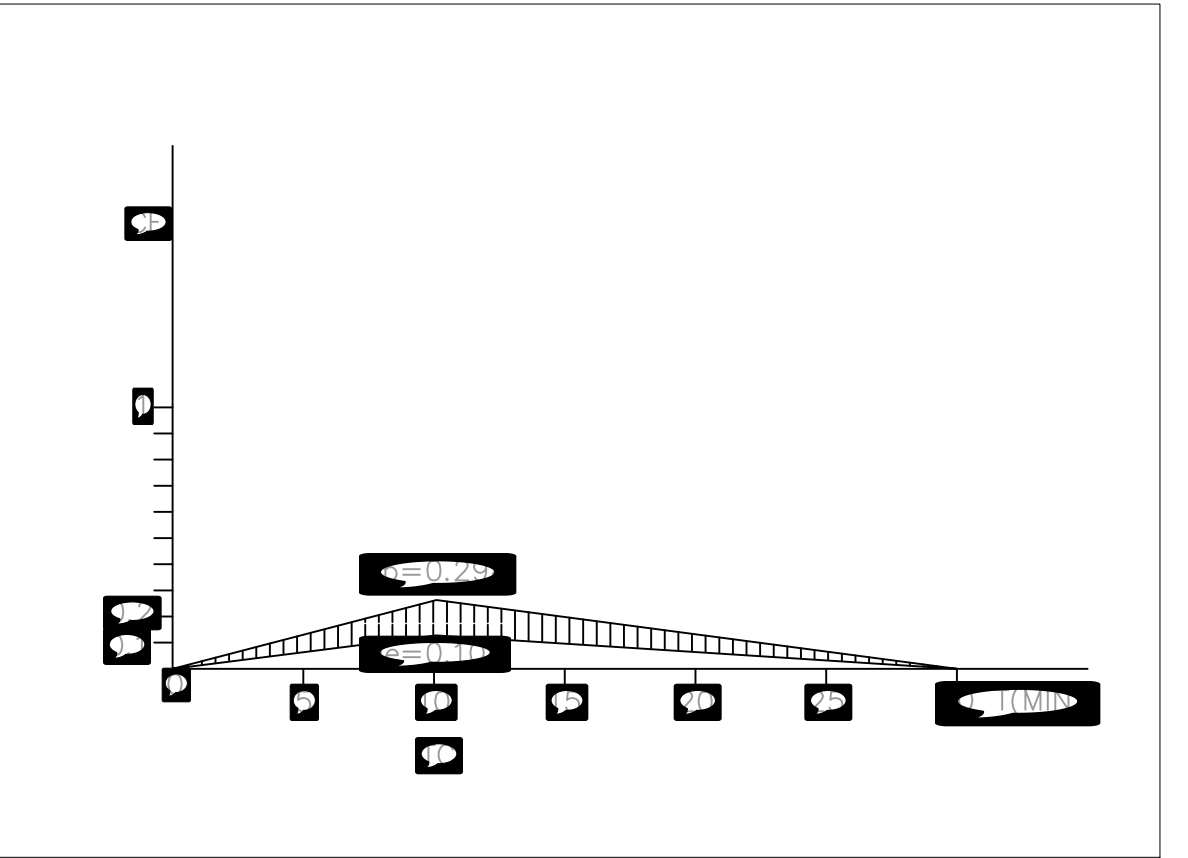
$Q = 0.35 \times 0.057 \times 3.80 = 0.075 \text{ CFS}$
 $Q = 0.35 \times 0.057 \times 5.90 = 0.103 \text{ CFS}$

STORMWATER MANAGEMENT CALCULATION			
AREA	COEFFICIENT	INTENSITY	Q
1.00	0.35	3.8	0.075
2.00	0.95	3.8	0.103
3.00	0.95	3.8	0.103
4.00	0.95	3.8	0.103

AREA	COEFFICIENT	INTENSITY	Q
1.00	0.35	3.8	0.075
2.00	0.95	3.8	0.103
3.00	0.95	3.8	0.103
4.00	0.95	3.8	0.103

$Q = 0.0499 \times 3.80 = 0.189 \text{ CFS}$
 $Q = 0.0499 \times 5.90 = 0.294 \text{ CFS}$

CONCENTRATION (CFS) = 11.1



$Q = 0.35 \times 0.057 \times 3.80 = 0.075 \text{ CFS}$
 $Q = 0.35 \times 0.057 \times 5.90 = 0.103 \text{ CFS}$

$Q = 0.35 \times 0.057 \times 3.80 = 0.075 \text{ CFS}$

CREARC LLC
CREATIVE ARCHITECTURE
75 PARKHURST STREET
NEWARK NJ 07114
201-628-4695
CREARC.LLC@GMAIL.COM

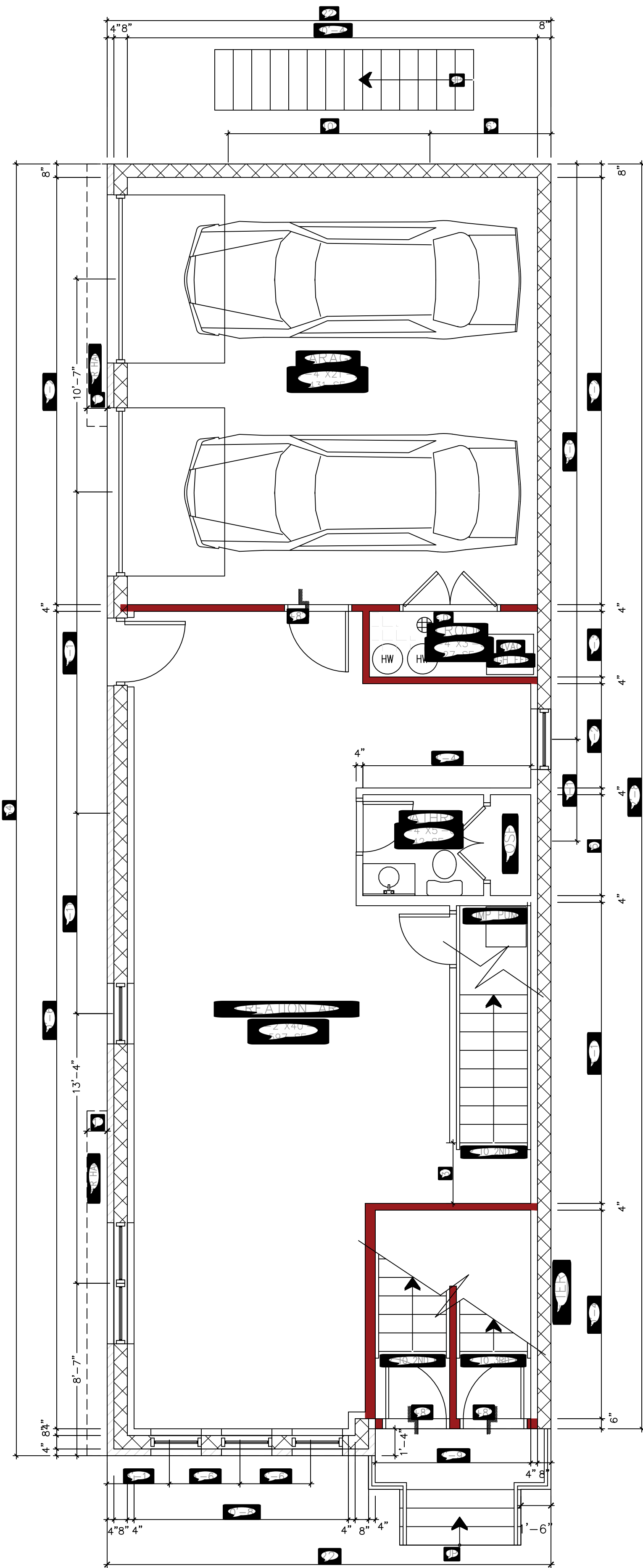
JORGE P. FERNANDES
REGISTERED ARCHITECT

NJ LIC. 21A02068400

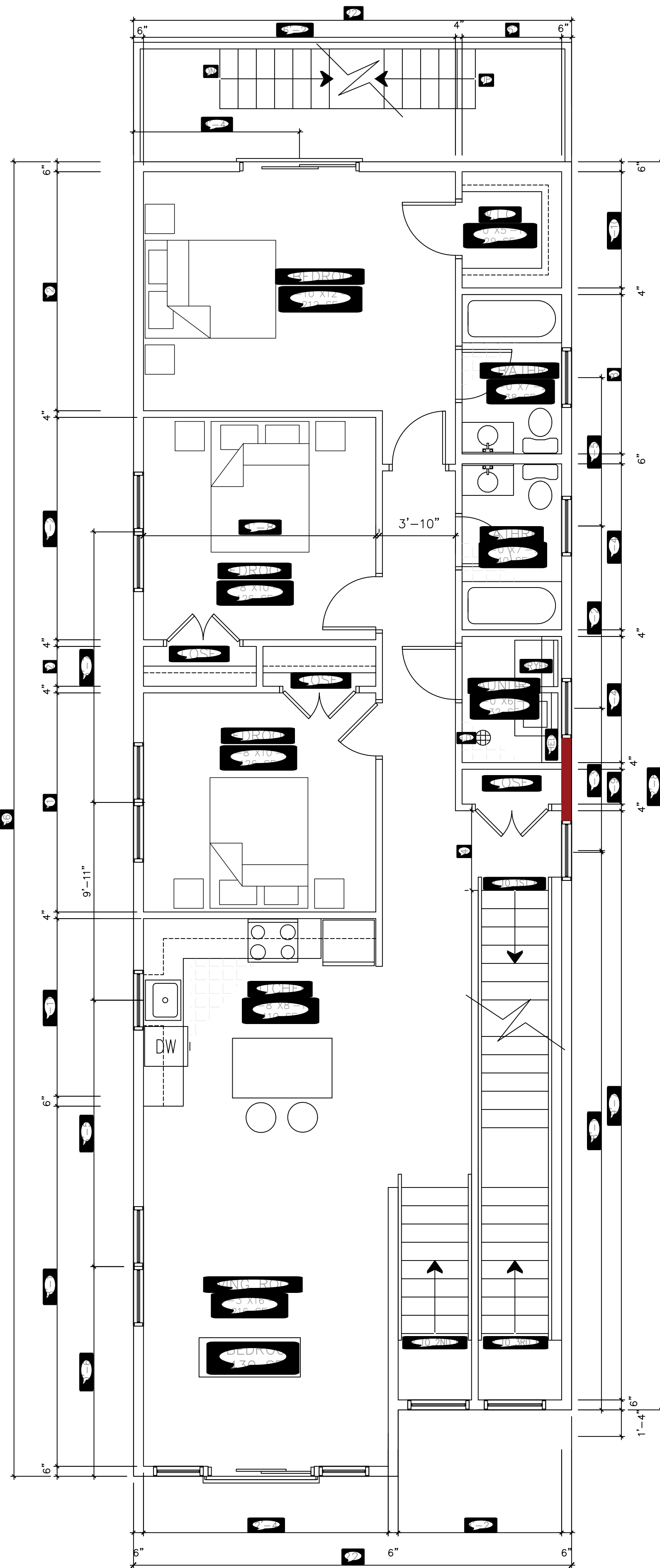
REVISIONS

NEW TWO FAMILY HOUSE
GRADING, DRAINAGE & UTILITY PLAN

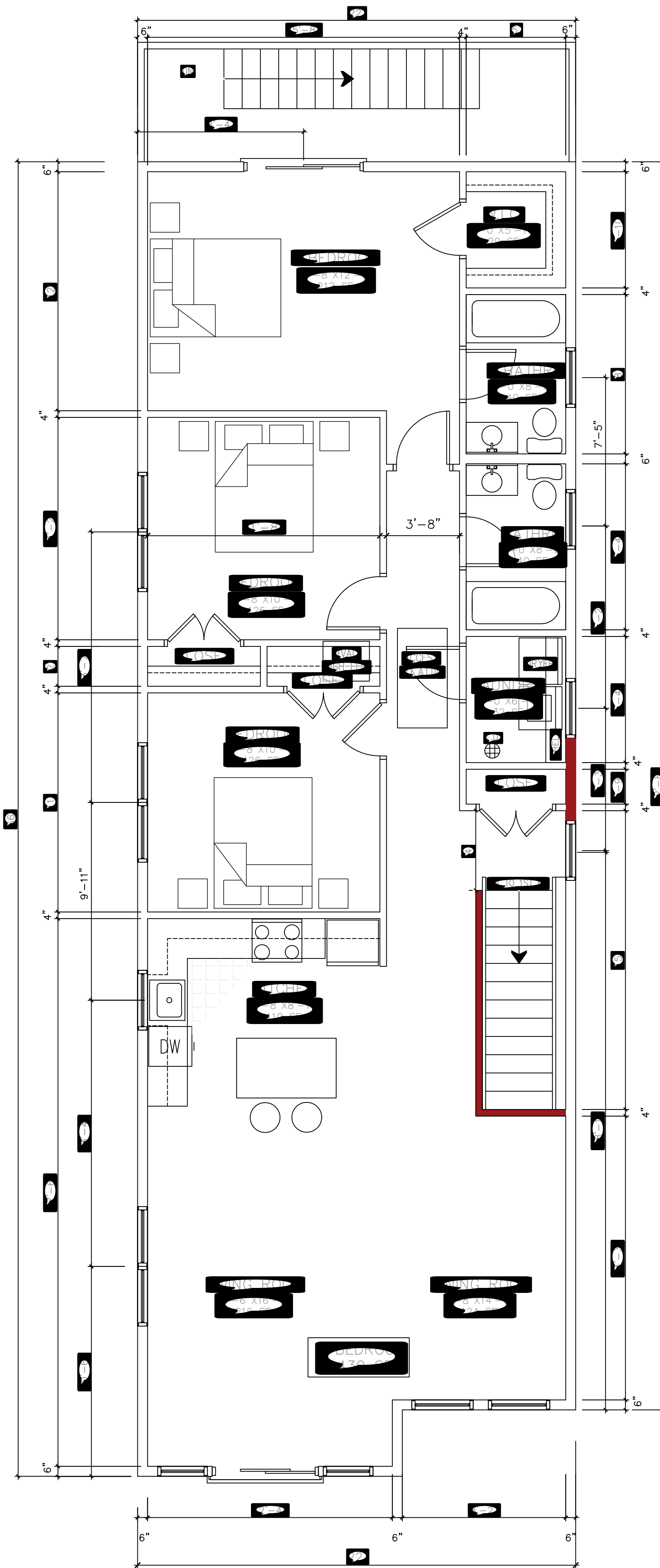
PROJECT NO: 2025-07-14
DATE: 07/30/2025
DRAFTSMAN: KMP



FIRST FLOOR



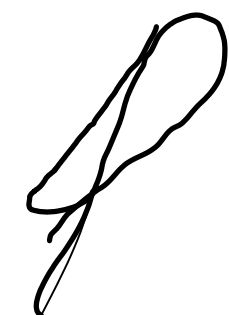
SECOND FLOOR



THIRD FLOOR

CREARC LLC
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75 PARKHURST STREET
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CREARCLLC@GMAIL.COM

JORGE P. FERNANDES
REGISTERED ARCHITECT



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REVISIONS

NEW TWO FAMILY HOUSE

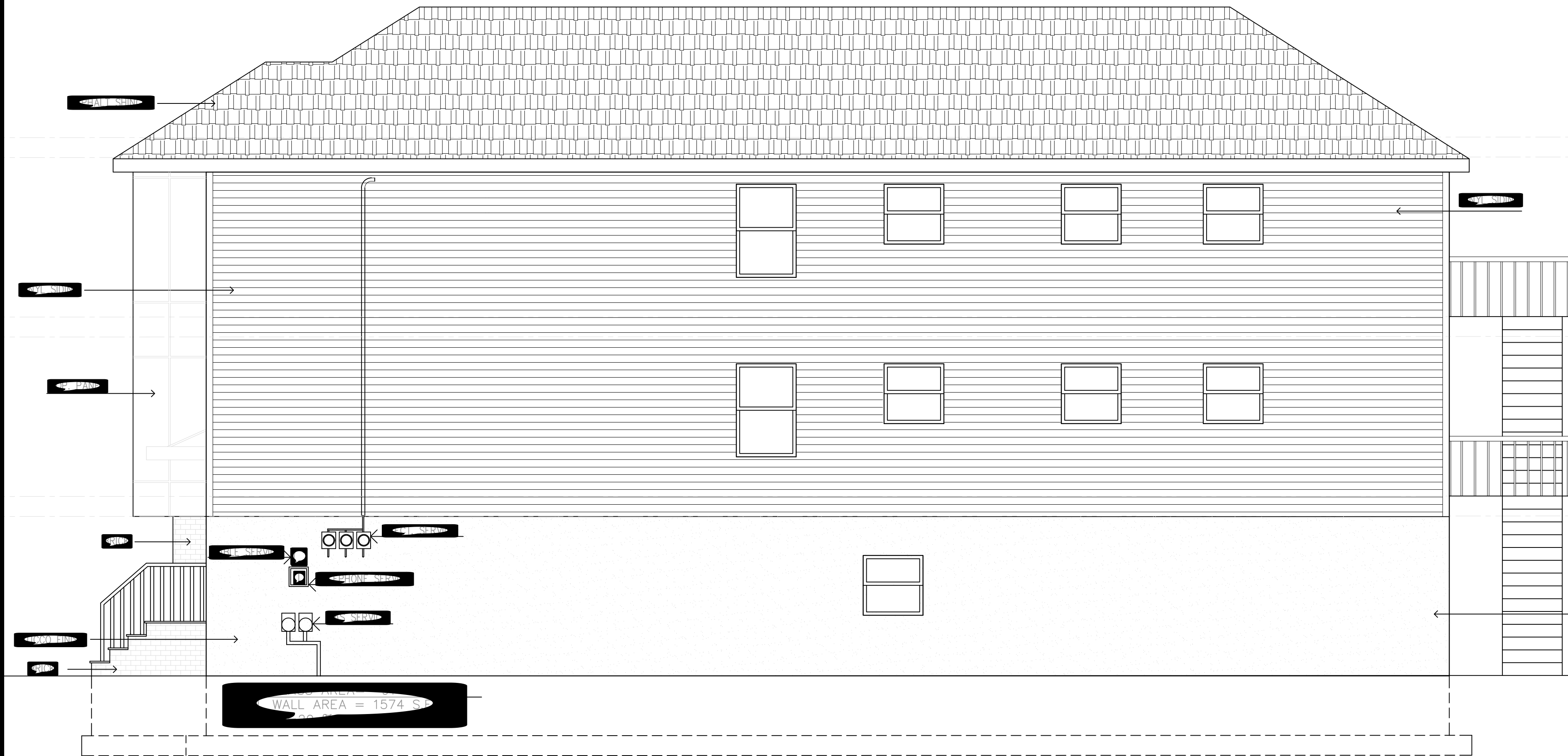


FLOOR PLANS

PROJECT NO: 2025-07-14

DATE: 07/30/2025

DRAFTSMAN: KMP



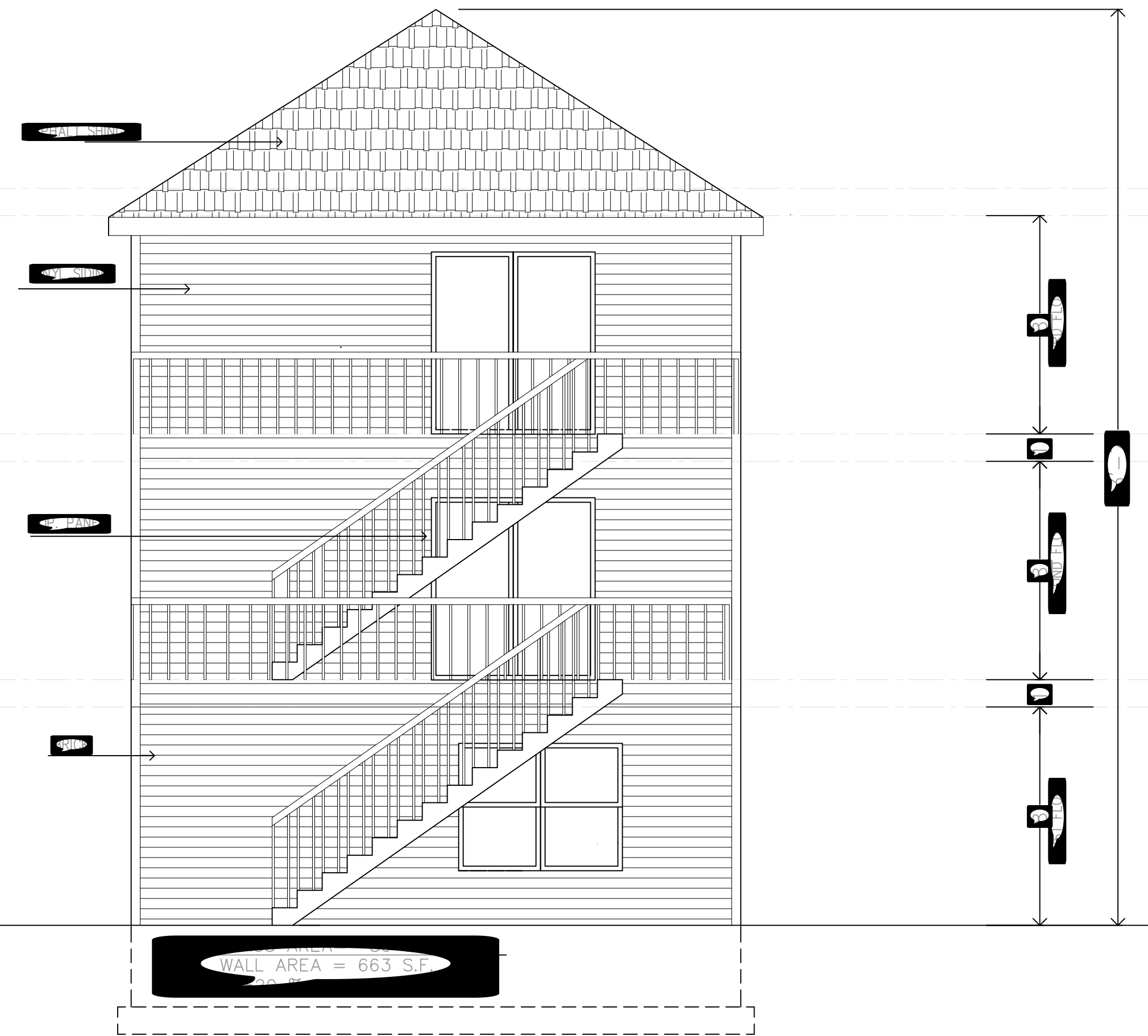
SIDE ELEVATION



FRONT ELEVATION (PARKINSON TERRACE)



BACK ELEVATION (BALDWIN TERRACE)



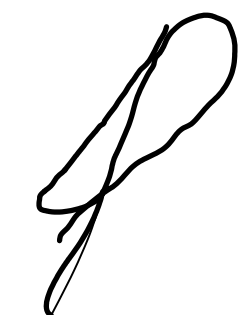
REAR ELEVATION

CREARC LLC
CREATIVE ARCHITECTURE

75 PARKHURST STREET
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201-628-4695
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JORGE P. FERNANDES
REGISTERED ARCHITECT



NJ LIC. 21A02068400

REVISIONS

NEW TWO FAMILY HOUSE



ELEVATIONS

PROJECT NO: 2025-07-14

DATE: 07/30/2025

DRAFTSMAN: KMP

A-2