



PRELIMINARY & FINAL SITE PLAN

MIXED USE BUILDING , VOSE + TAYLOR REDEVELOPMENT PLAN

SOUTH ORANGE, NEW JERSEY, 07079

BLOCK NUMBER 1006

LOT NUMBERS 1,2,3,9,10,11,13 AND 14

BUILDING FACADE REVISIONS FOR AMENDED SITE PLAN APPROVAL

1. SITE PLAN OF VOSE APTS URBAN RENEWAL
LOTS 1,2,3,9,10,11,13,14 BLOCK 1006 ZONE: VOSE+ TAYLOR REDEVELOPMENT PLAN
DATE: AUGUST 3, 2020 SCALE: AS NOTED
APPLICANT: VOSE APTS. URBAN RENEWAL, LLC
2. I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF VOSE APTS. URBAN RENEWAL, LLC
ADDRESS: 447 NORTHFIELD AVENUE, SUITE 200 WEST ORANGE NJ 07052
PHONE: 973-731-2600
DATE: APRIL 22, 2021
3. I HEREBY CERTIFY THAT HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT
NAME: J. MICHAEL PETRY
ADDRESS: 155 PASSAIC AVENUE FAIRFIELD NJ 07004
TITLE & LICENSE: PROJECT ENGINEER, 38892
4. I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

(VILLAGE ENGINEER)

(DATE)

5. I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

(IF IMPROVEMENTS INSTALLED)

VILLAGE ENGINEER

[DATE]

(IF BOND POSTED)

6. APPROVED BY THE P

PRELIMINARY _____

(CHAIRMAN)

(DATE)

DRAWING LIST

C1	COVER SHEET – SITE PLAN
A1	3RD – 4TH FLOOR PLAN
A2	5TH FLOOR PLAN
A3	ELEVATION AND DETAILS
A4	MODEL VIEWS
A5	MODEL VIEWS

**Marchetto
Higgins
Stieve**

Architecture
Planning
Urban Design

Dean Marchetto FAIA, PP
NJ C07945

Michael Higgins AIA, LEED

NJ21A0130830

Bruce A Stieve AIA, CI
NJ21A0137710

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
201-795-0171 F

MHSArchitects.com

Prepared For:
VOSE AVE. APTS.
URBAN RENEWAL,
L.L.C.

447 Northfield Avenue, #200,
West Orange, New Jersey 07052

Project Name:
MIXED USE BUILDING
SOUTH ORANGE ,
NEW JERSEY 07079

Job Number : 10

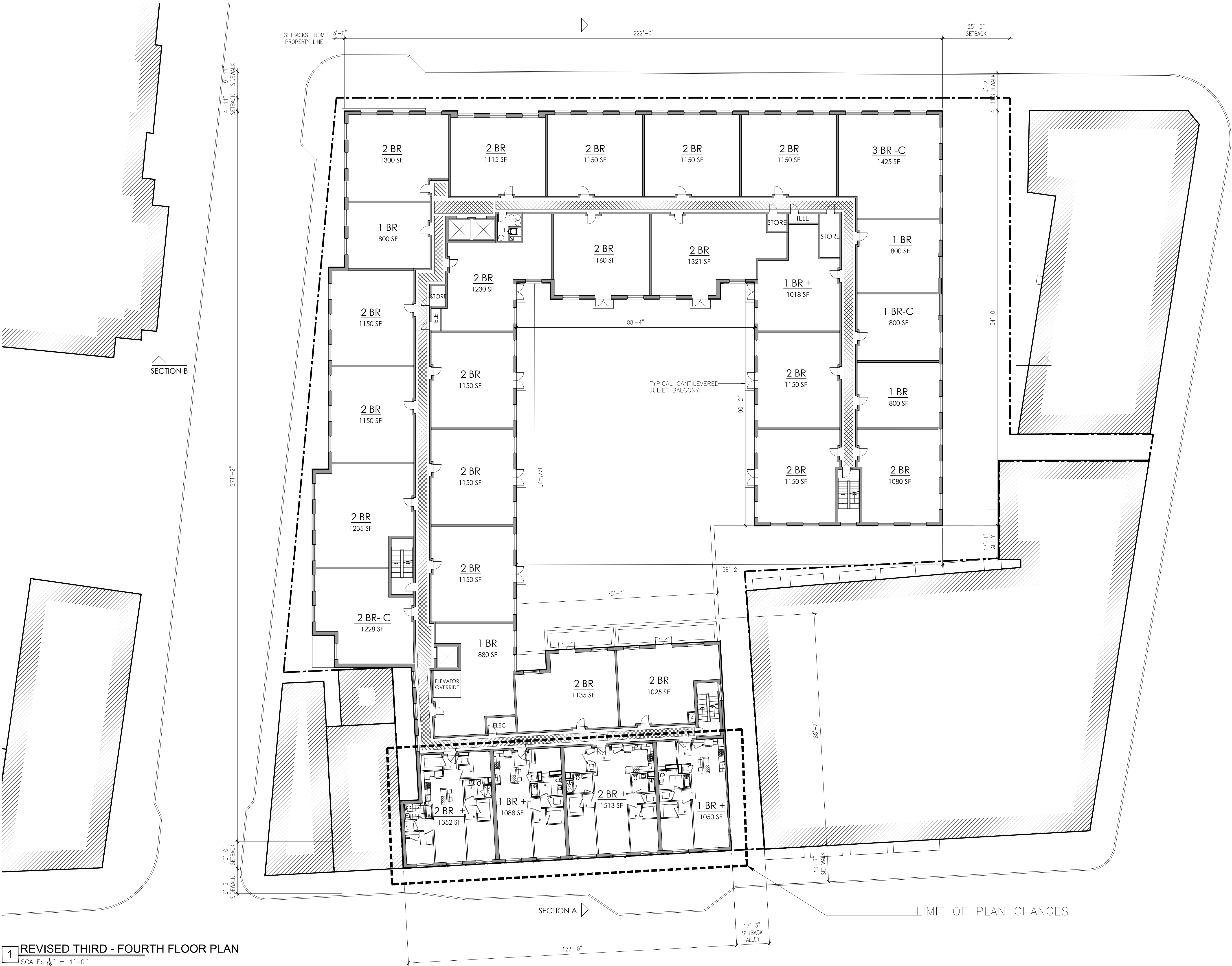
Scale : AS NO

Drawn By: AS/ML/BS

Issue :	
Date :	For :
07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

REVISÉ
COVER SHEET

C'



1 REVISED THIRD - FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

UNIT MIX DISTRIBUTION

20	-	1 BEDROOM	18%
12	-	1 BEDROOM +	11%
71	-	2 BEDROOM	65%
4	-	2 BEDROOM +	4%
3	-	3 BEDROOM	2%
110	-	TOTAL UNITS	100%

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design

Dean Marchetto
NJ C07945
Michael Higgins
NJ21A0130830
Bruce A Stieve
NJ21A0137710

FAIA, PP
AIA, LEED
AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
201-795-0171 F

MHSArchitects.com

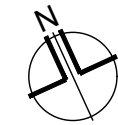
Prepared For:

VOSE AVE. APTS.
URBAN RENEWAL,
L.L.C.

447 Northfield Avenue, #200,
West Orange, New Jersey 07052

Project Name:

MIXED USE BUILDING
SOUTH ORANGE,
NEW JERSEY 07079

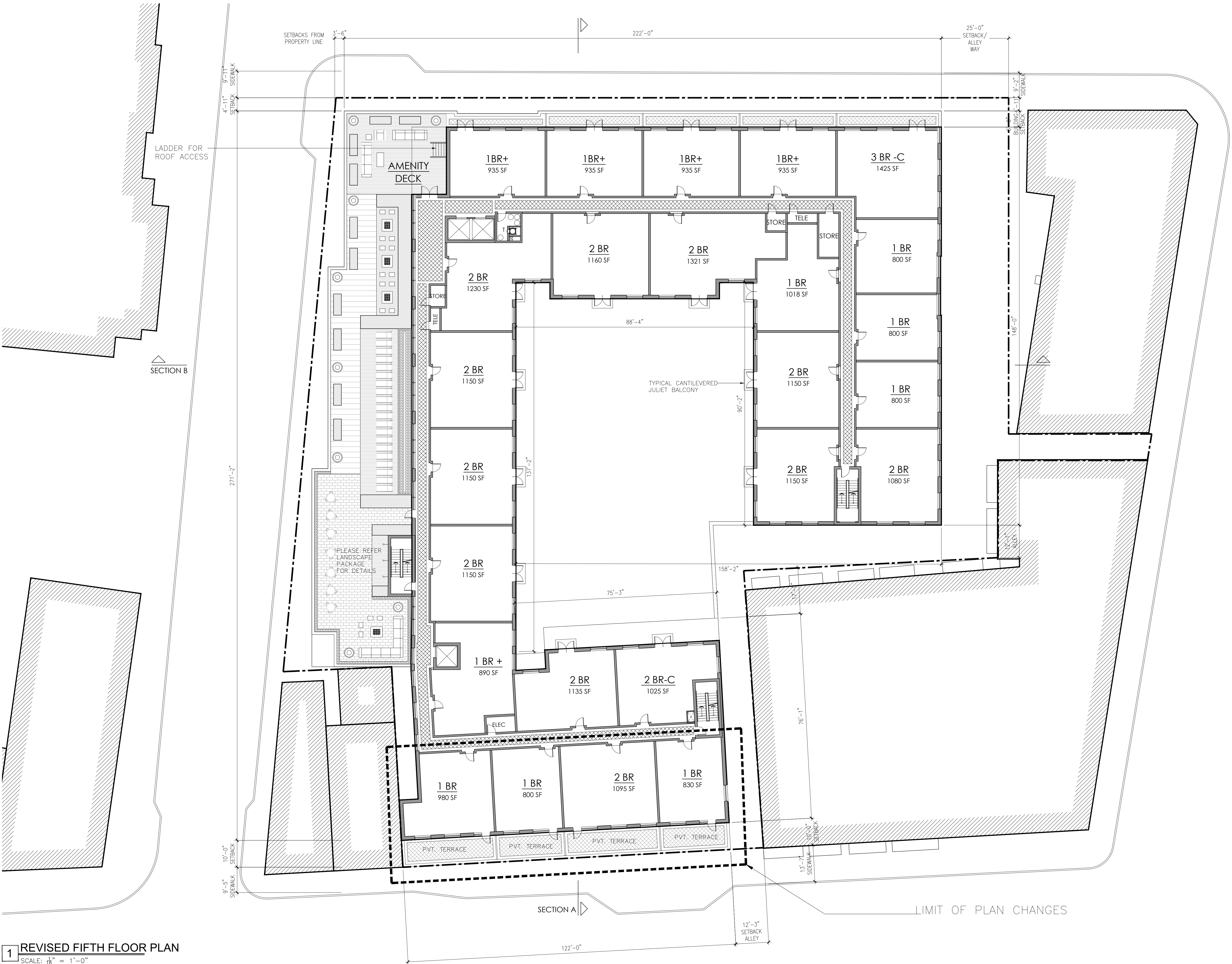


Job Number : 1610
Scale : AS NOTED
Drawn By : AS/ML/BR/
BS/NP

Issue :	
Date :	For :
07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

REVISED THIRD -
FOURTH
FLOOR PLAN

A1



1 REVISED FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

**Marchetto
Higgins
Stieve**
Architecture
Planning
Urban Design

Dean Marchetto FAIA, PP
NI C07945
Michael Higgins AIA, LEED
NJ21A0130830
Bruce A Stieve AIA, CNU
NJ21A0137710

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

Prepared For:
**VOSE AVE. APTS.
URBAN RENEWAL,
L.L.C.**
447 Northfield Avenue, #200,
West Orange, New Jersey 07052

Project Name:
**MIXED USE BUILDING
SOUTH ORANGE,
NEW JERSEY 07079**

Job Number : 1610
Scale : AS NOTED
Drawn By : AS/ML/BR/
BS/NP

Issue :	For :
Date : 07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

**REVISED FIFTH
FLOOR PLAN**

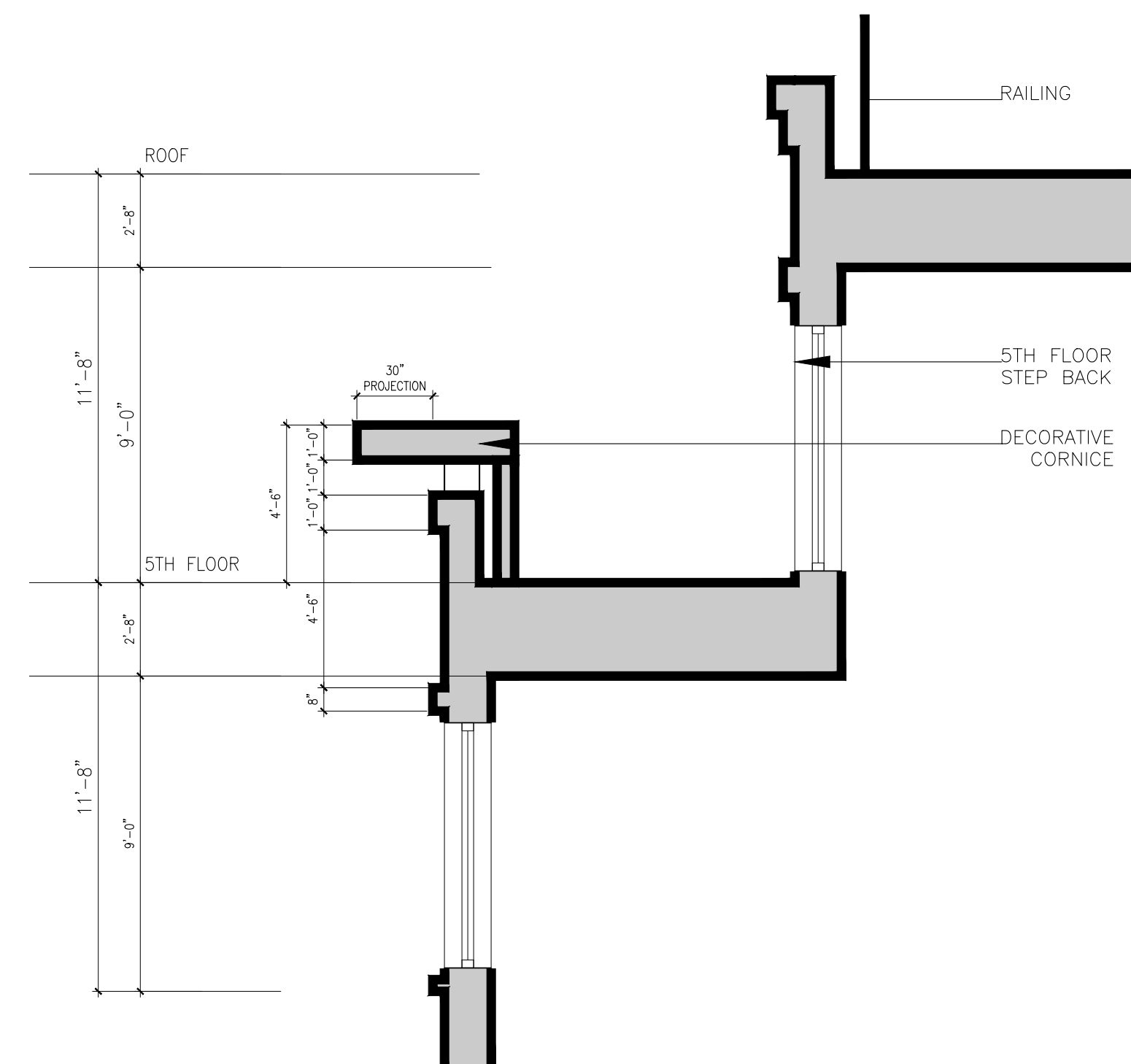
A2



1 SOUTH ORANGE AVE
SCALE: 1/8" = 1'-0"



2 CORNICE DETAIL
SCALE: 1/4" = 1'-0"



3 SECTION PROFILE AT 5TH FLOR
SCALE: 1/4" = 1'-0"

**Marchetto
Higgins
Stieve**
Architecture
Planning
Urban Design

Dean Marchetto
NJ C07945
Michael Higgins
NJ21A0130830
Bruce A Stieve
NJ21A0137710
FAIA, PP
AIA, LEED
AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
201-795-0171 F

MHSArchitects.com

Prepared For:
**VOSE AVE. APTS.
URBAN RENEWAL,
L.L.C.**
447 Northfield Avenue, #200,
West Orange, New Jersey 07052

Project Name:
**MIXED USE BUILDING
SOUTH ORANGE ,
NEW JERSEY 07079**

Job Number : 1610
Scale : AS NOTED
Drawn By : AS/ML/BR/
BS/NP

Issue :	
Date :	For :
07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

ELEVATION
AND DETAILS

A3



1 VIEW 2 ORIGINAL CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING EAST
SCALE: N.T.S



2 VIEW 2 PROPOSED CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING EAST
SCALE: N.T.S

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design

Dean Marchetto
NJ E07945

Michael Higgins
NJ21A0130830

Bruce A Stieve
NJ21A0137710

FAIA, PP

AIA, LEED

AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
201-795-0171 F

MHSArchitects.com

Prepared For:
**VOSE AVE. APTS.
URBAN RENEWAL,
L.L.C.**
447 Northfield Avenue, #200,
West Orange, New Jersey 07052

Project Name:
**MIXED USE BUILDING
SOUTH ORANGE ,
NEW JERSEY 07079**

Job Number : 1610
Scale : AS NOTED
Drawn By : AS/ML/BR/
BS/NP

Issue :	
Date :	For :
07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

MODEL VIEWS

A4



1 VIEW 1 ORIGINAL CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING WEST

SCALE: N.T.S



2 VIEW 1 PROPOSED CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING WEST

SCALE: N.T.S

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design

Dean Marchetto
NJ C07945

Michael Higgins
NJ21A0130830

Bruce A Stieve
NJ21A0137710

FAIA, PP

AIA, LEED

AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
201-795-0171 F

MHSArchitects.com

Prepared For:
**VOSE AVE. APTS.
URBAN RENEWAL,
L.L.C.**
447 Northfield Avenue, #200,
West Orange, New Jersey 07052

Project Name:
**MIXED USE BUILDING
SOUTH ORANGE ,
NEW JERSEY 07079**

Job Number : 1610
Scale : AS NOTED
Drawn By : AS/ML/BR/
BS/NP

Issue :	
Date :	For :
07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

MODEL VIEWS

A5



VOSE AVE APARTMENTS, URBAN RENEWAL, LLC.

SOUTH ORANGE AVE LOOKING EAST

SOUTH ORANGE, NEW JERSEY 07079

BRICK TYPE C
Manufacturer: Endicott
Color: Medium ironspot

March 10, 2021

Copyright © 2021 Marchetto, Higgins, Stieve Architects P.C.
Job Number: 1610

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design