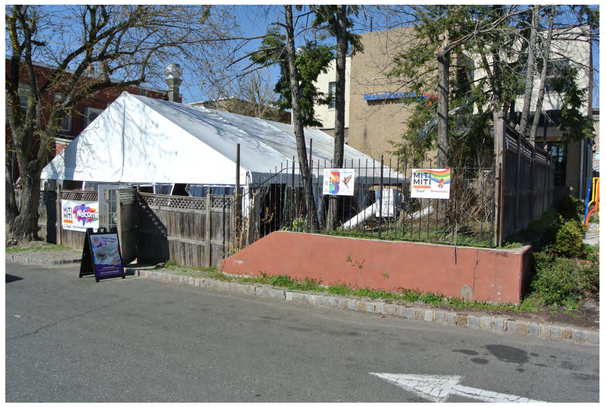
10 SLOAN STREET

MINOR SITE PLAN AND VARIANCE SUBMISSION
PROPOSED 1-STORY ADDITION TO EXISTING BUILDING
10 SLOAN STREET, SOUTH ORANGE, NJ 07079
BLOCK 1908, LOT 2

PHOTOGRAPHS OF SUBJECT PREMISES



VIEW OF EXISTING BUILDING FROM SOUTH



VIEW OF EXISTING YARD FROM SOUTH



VIEW OF REAR OF PROPERTY FROM EAST

2005 APPROVED USE PERMIT

Township of South Orange Village
SOUTH ORANGE, NEW JERSEY 07079

Village Hall (973) 378-7715
Fax (973) 761-4357

Engineering & Zoning Office
(973) 378-7715 ext. 7706

USE PERMIT APPLICATION

RECEIVED BY: [signature] DATE: 7-26-05

ANSWER ALL QUESTIONS ON THIS APPLICATION FORM & RETURN TO ZONING OFFICE

1. Name, Current Address & Phone Number of Applicant (Tenant): 201-259-5065
   TERENCE PALMAFFY / SLOAN STREET LLC
   578 FOREST STREET, ORANGE, N.J. 07050
2. Business Address, Tax Block & Lot Number & Zoning district of building intended to be occupied:
   10 SLOAN ST. S.O. BLOCK 1908 LOT 2 ZONE CB
3. Mailing Address (if different from Business Address): _____
4. Property Address (if different from Mailing Address): _____
5. Name, Address & Telephone Number of the Building Owner/Landlord: 973-722-0196
   BRADLEY TAKAHASHI, P.O. BOX 161, MAPLEWOOD NJ 07040
6. Approximate size of entire building: 2378 Sq. Ft.
7. Size of space within building to be occupied: 1292 Sq. Ft.
8. Attach either COPY OF LEASE (X) or LETTER OF INTENT TO PURCHASE ( )
9. Date Applicant intends to occupy premises: ASAP SEPT. 1, 2005

OVER

Street
#

10. Nature of present use of premises or if vacant, use immediately prior to intended use by applicant: RETAIL STORE (BRUSH STROKES)
11. Intended use of Premises (Type of business) be specific: RESTAURANT TAKE OUT
12. Name of Business: TERENCE ALLEN CATERING
13. Number of Rooms & Offices contained in premises: 1ST 3 2ND 5
14. Nature of Proposed alterations intended, if any, be specific: CLEAN UP 1ST FLOOR CARPET, PAINT MEN BATHR. EXTERIOR CLEAN UP & PAINTH NEW KITCHEN OPEN – SEATING 60 PERSON
15. Number of Employees that will occupy the premises: 4
16. Number of Parking spaces required for employees: 4
17. Number of Parking spaces required for visitors: 20
18. Total number of parking spaces provided for in lease: 0
19. Number of parking spaces to be designated on site: 0
20. Total number of parking spaces on site: 0
21. Will any Outdoor signs be required by Applicant: YES X NO ____
22. If YES, when will sign application be submitted: DURING ALTERATIONS
23. Additional information, if any: _____

TERENCE PALMAFFY
APPLICANT (Please Print)

[signature]
SIGNATURE OF APPLICANT

[signature] THE BRIDGESIDE BUILDING, LLC
SIGNATURE OF OWNER / LANDLORD CONSENTING TO APPLICATION

☐ Use Permitted / Application Granted Date: _____

☒ Use Permitted / Application Granted with the following condition(s): PLANNING BOARD APPROVAL REQUIRED FOR EXTERIOR SITE CHANGES
Date: 7/29/05

☐ Use Not Permitted / Application Denied for the following reason(s): _____
Date: _____

[signature]
Salvatore Renda, Village Zoning Officer

PROJECT INFORMATION

PROJECT ADDRESS:	10 SLOAN STREET, SOUTH ORANGE, NJ 07079
LOT:	2
BLOCK:	1908
EXISTING USE:	RESTAURANT
PROPOSED USE:	RESTAURANT
WORK PROPOSED:	CONSTRUCTION OF 1-STORY, 600 SQUARE FOOT ADDITION AND 300 SQUARE FOOT PATIO
LOT AREA:	3,747 SF
GROUND FLOOR BUILDING AREA:	2,256 SF (PROPOSED)
PAVING AREA:	693 SF (PROPOSED)
LANDSCAPING AREA:	798 SF (PROPOSED)

PROJECT NARRATIVE

THIS APPLICATION PROPOSES THE CONSTRUCTION OF A 1-STORY ADDITION AT THE REAR OF AN EXISTING 2-STORY COMMERCIAL BUILDING. THE ADDITION WILL SERVE AS A SEATING AREA AND REPLACE SEATING THAT WAS REMOVED THE PREVIOUS YEAR DURING THE PANDEMIC.

THE SITE IS LOCATED ON THE EAST SIDE OF SLOAN STREET, APPROXIMATELY 100 FEET SOUTH OF SOUTH ORANGE AVENUE. THE PROPOSED PROJECT IS LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN AREA, SUBDISTRICT CB. THE USE IS EXISTING AND PERMITTED IN THIS REDEVELOPMENT PLAN AREA. THE PROPOSED PROJECT IS LOCATED IN THE "VILLAGE CENTER" AND IS DIRECTLY ACROSS THE STREET FROM THE nj TRANSIT STATION AND SIMILAR COMMERCIAL AND MIXED USE BUILDINGS.

THE PROPOSED PROJECT WILL ADD 600 SQUARE FEET TO THE EXISTING BUILDING.

ZONING COMPLIANCE SCHEDULE

ZONE DISTRICT: CB — CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN AREA. THE PROPOSED PROJECT IS NOT IN A HISTORIC DISTRICT

REGULATION	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM LOT AREA	6,000 SF	3,747 SF	3,747 SF	NO
MINIMUM LOT WIDTH	50'	30.40' (MIN.)/ 39.83' (MAX)	30.40' (MIN.)/ 39.83' (MAX)	NO
MAXIMUM BUILDING HEIGHT	48'	25'-6"	25'-6"	NO
MIN. FRONT YARD SETBACK	0'	0'-3 1/2"	0'-3 1/2"	NO
MIN. SIDE YARD SETBACK	0'	0'/ 4 1/2""	0'/ 10'-6"	NO
MIN. REAR YARD SETBACK	25'	50'-3 1/2"	16'-9 1/2"	YES
MAXIMUM LOT COVERAGE	90%	82%	87%	NO
PARKING (SEE NOTE 1 BELOW)	PER APPROVED 2005 USE PERMIT FOR RESTAURANT WITH SEATING FOR 60 PATRONS, NO PARKING WAS REQUIRED (SEE DOCUMENT INCLUDED ON PLANS). PER CURRENT ORDINANCE, 1 SPACE IS REQUIRED PER 50SF OF AREA DEVOTED TO PATRON USE (S.O.M.C. 185-174(A), SCHEDULE 3	0	0	NO

NOTE 1:
THIS APPLICATION PROPOSES A REDUCTION IN THE TOTAL SEATING AREA FOR THE FACILITY.

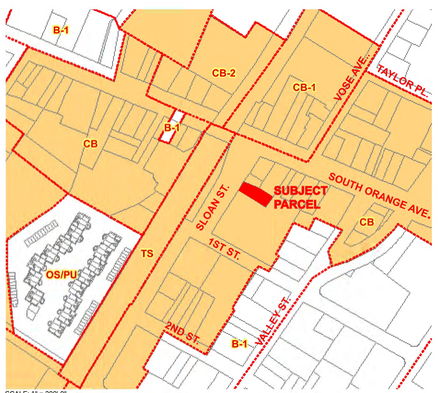
PRIOR TO THE 2020 PERMIT TO EXPAND THE KITCHEN AND REMOVE SEATING TO ACCOMMODATE PANDEMIC BUSINESS PRACTICES, THE RESTAURANT'S PATRON AREAS WERE AS FOLLOWS:

EXISTING INDOOR SEATING	742 SF
EXISTING OUTDOOR SEATING	1,042 SF
EXISTING TOTAL	1,748 SF

THE PROPOSED PATRON SEATING AREA ARE AS FOLLOWS:

PROPOSED INDOOR SEATING	900 SF
PROPOSED OUTDOOR SEATING	300 SF
PROPOSED TOTAL	1,200 SF

KEY MAP



SCALE: 1" = 200'-0"

ADAPTED FROM "ZONING AND REDEVELOPMENT DISTRICTS-DOWNTOWN AREA" BY HEYER, GRUEL & ASSOC., JUNE 2007

TRUE NORTH / JOB NORTH

DRAWING LIST

GENERAL
T.100 TITLE SHEET, PHOTOGRAPHS, 2005 USE PERMIT

CIVIL ENGINEERING
SP-1 TAX AND ZONING MAP, AERIAL PHOTO, SITE DATA CHART
SP-2 LAYOUT GRADING AND DRAINAGE PLAN
SP-3 CONSTRUCTION DETAILS

ARCHITECTURAL
A.100 PLOT PLAN, FLOOR PLAN, ROOF PLAN
A.200 BUILDING ELEVATIONS

PROJECT DIRECTORY

APPLICANT: MITI MITI SOUTH ORANGE LLC
10 SLOAN ST.
SOUTH ORANGE, NJ 07079

PROPERTY OWNER: BRADLEY TAKAHASHI
PDX COM LLC
2366 NW GLISAN ST.
PORTLAND, OR 97210

APPLICANT'S LEGAL REPRESENTATIVE: ROOSEVELT DONAT, ESQ.
MURPHY SCHILLER & WILKES LLP
24 COMMERCE ST., 12TH FLOOR
NEWARK, NJ 07102
TEL: 973-705-7414
EMAIL: RDONAT@MURPHYLLP.COM

CIVIL ENGINEER: J. MICHAEL PETRY, PE, PP, AIA
PETRY ENGINEERING, LLC
155 PASSAIC AVENUE
FAIRFIELD, NJ 07004
TEL: 973-227-7004
FAX: 973-227-7074

ARCHITECT: ALEXANDER ELIAS, RA, NCARB, LEED AP
ALEXANDER ELIAS ARCHITECTURE, LLC
76 SOUTH ORANGE AVE., SUITE 310
SOUTH ORANGE, NJ 07079
TEL: 973-327-4787
EMAIL: ACE@AE-ARCH.COM

PLANNER: GEORGE W. WILLIAMS, PP, AICP
THE NISHUANE GROUP
105 GROVE ST., SUITE 3-4
MONTCLAIR, NJ 07042
TEL/ FAX: 973-954-2677

SIGNATURE BLOCK

ADDRESS: 10 SLOAN STREET, SOUTH ORANGE,NJ 07079
BLOCK: 1908, LOT: 2
APPLICANT: MITI MITI SOUTH ORANGE LLC
10 SLOAN ST.
SOUTH ORANGE, NJ 07079

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

BOARD CHAIRPERSON (DATE)

BOARD SECRETARY (DATE)

BOARD ENGINEER (DATE)

ALEXANDER ELIAS ARCHITECTURE, LLC
76 SOUTH ORANGE AVENUE SUITE 310
SOUTH ORANGE, NJ 07079
973.327.4787

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10 SLOAN STREET
MINOR SITE PLAN AND VARIANCE SUBMISSION
10 SLOAN STREET, SOUTH ORANGE, NJ 07079
LOT 2, BLOCK 1908
ZONE: CBD REDEVELOPMENT PLAN, SUBDISTRICT CB

SUBMISSIONS/ REVISIONS

NO.	DATE	ISSUE
1	4 MAY 2021	PATIO ADDED
2	24 JUNE 2021	SUBMISSION

PLANNING BOARD SUBMITTAL ONLY
NOT FOR CONSTRUCTION

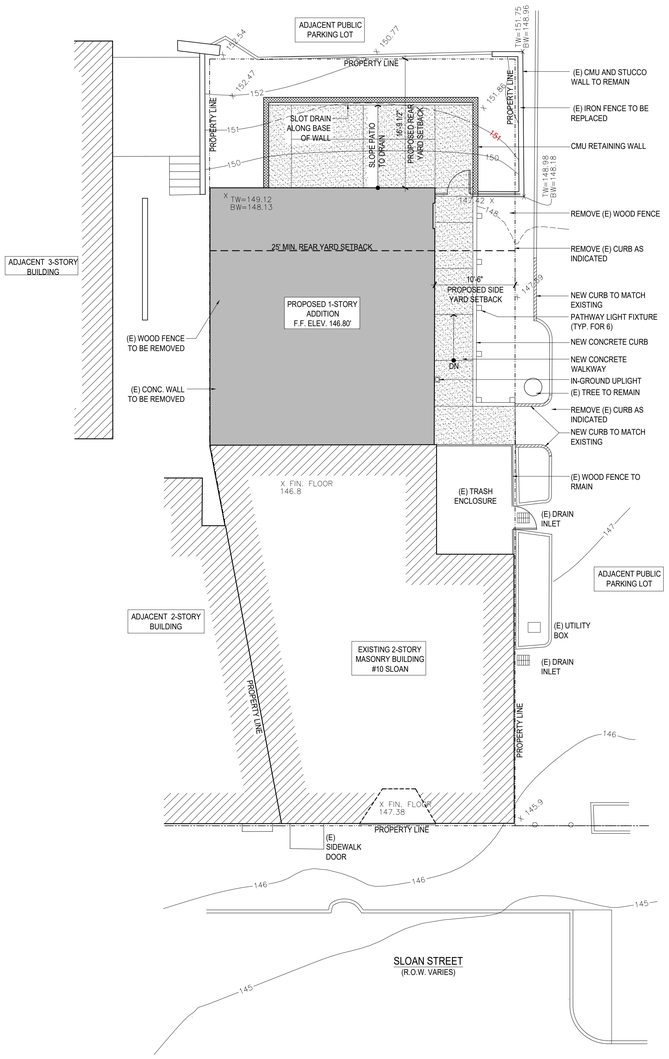
DATE:

ALEXANDER C. ELIAS
LICENSE # 21AI011992600

APPLICANT
MITI MITI SOUTH ORANGE LLC
10 SLOAN ST.
SOUTH ORANGE, NJ 07079

SHEET TITLE
TITLE SHEET
PHOTOGRAPHS
2005 USE PERMIT

SHEET
T.100



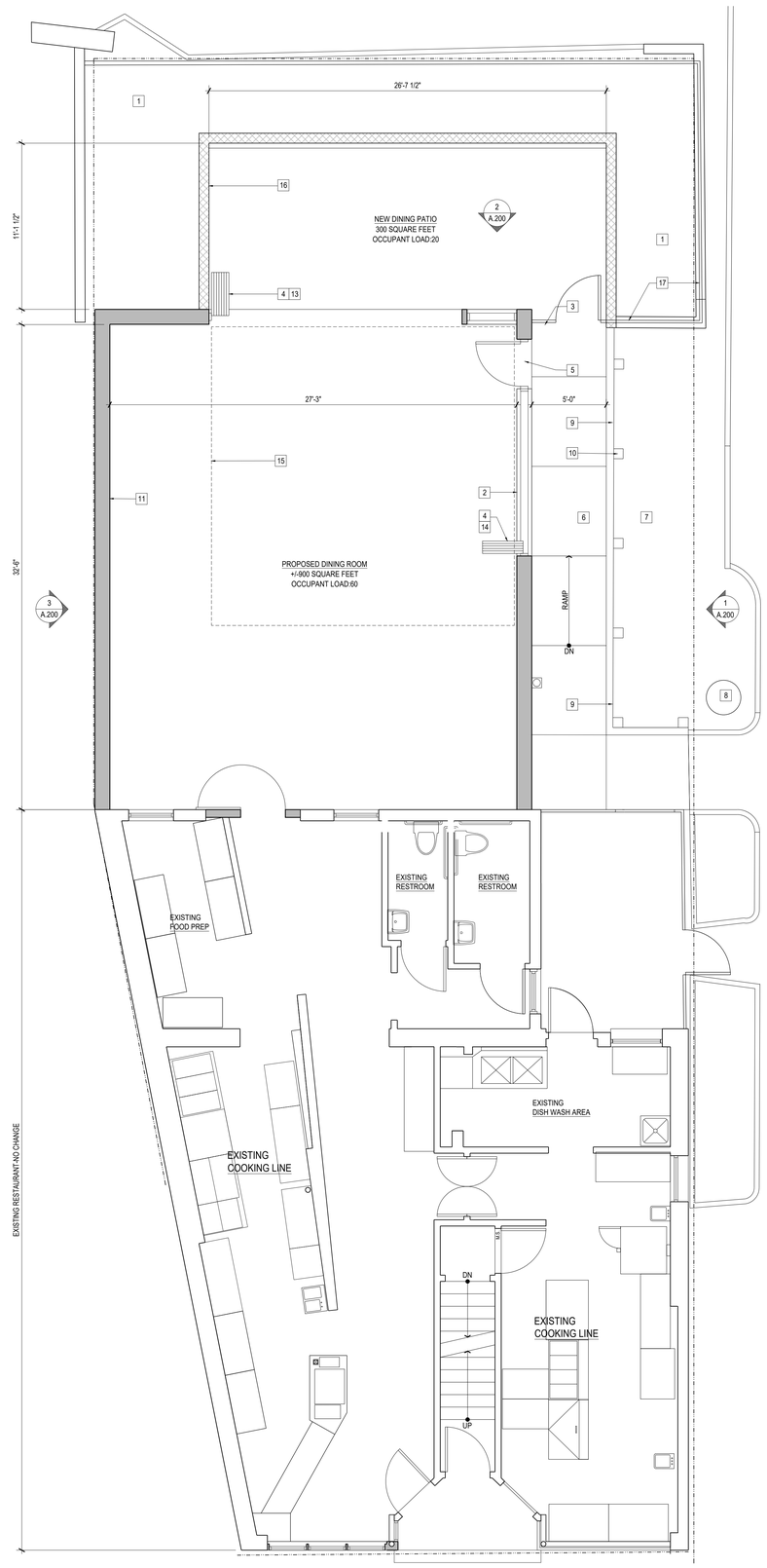
PLOT PLAN

SCALE: 1/8" = 1'-0"

1

ARCHITECTURAL PLOT PLAN IS FOR REFERENCE PURPOSES ONLY. SEE SITE PLANS PREPARED BY PETRY ENGINEERING.

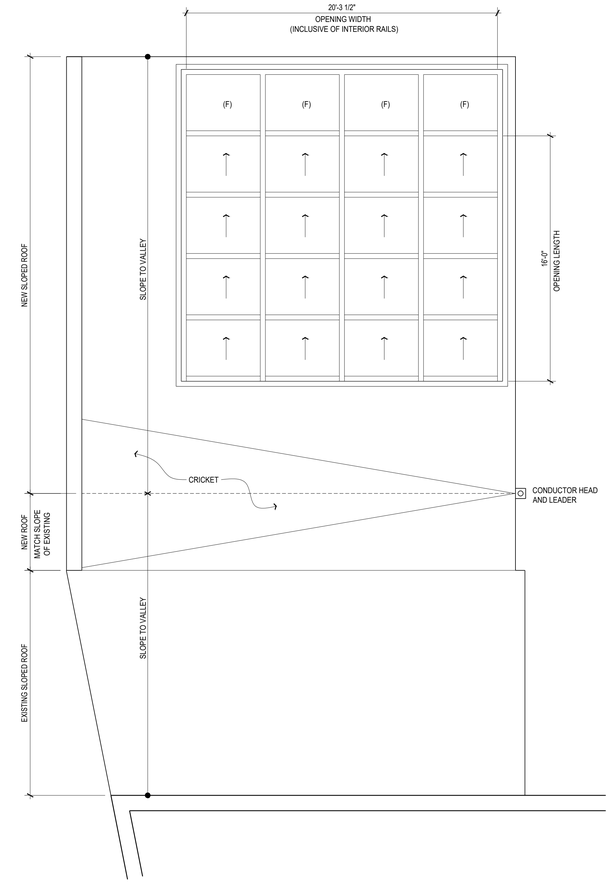
PLOT PLAN REFERENCES SURVEY PREPARED BY STEVEN R. LUPO, PLS LIC. NO. 39252, RICHLAN, LUPO & ASSOC., INC., 2 INDUSTRIAL ROAD, SUITE 204, FAIRFIELD, NJ 07004, DATED MARCH 5, 2021 FOR GEORGE CONSTANTINOU.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

2



ROOF PLAN

SCALE: 1/4" = 1'-0"

3

KEYNOTES

1. LANDSCAPED AREA
2. APPROX. 1'-0" TALL WALL
3. EXISTING RETAINING WALL. RECONSTRUCT IF REQUIRED BY ENTRY RAMP DEPTH
4. FOLDING WINDOWS
5. ENTRY DOOR
6. CONCRETE RAMP DOWN FROM SIDEWALK TO ENTRY
7. LANDSCAPED BUFFER BETWEEN PARKING LOT AND RAMP
8. EXISTING TREES TO REMAIN
9. NEW CONCRETE CURB
10. NEW PATHWAY LIGHTING FIXTURE (TYP. FOR 6)
11. LOT LINE WALL: NO GLAZING ALLOWED
12. VARIANCE REQUIRED FOR REAR SETBACK
13. 75% OF REAR WALL CAN BE GLAZED WITH PROTECTED (FIRE-RESISTANT) GLAZING
14. 45% OF SIDE WALL CAN BE GLAZED WITH PROTECTED (FIRE-RESISTANT) GLAZING
15. RETRACTABLE GLAZING SYSTEM ABOVE
16. CMU RETAINING WALL W/ CEMENT PLASTER FINISH
17. NEW METAL FENCE, 6'-0" TALL MAX.

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NEW CMU CONSTRUCTION
- NEW CONCRETE PAVING

ALEXANDER ELIAS ARCHITECTURE, LLC

76 SOUTH ORANGE AVENUE SUITE 310
SOUTH ORANGE, NJ 07079
973.327.4787

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MINOR SITE PLAN AND VARIANCE SUBMISSION
10 SLOAN STREET, SOUTH ORANGE, NJ 07079
LOT 2, BLOCK 1908
ZONE: CBD REDEVELOPMENT PLAN, SUBDISTRICT CB

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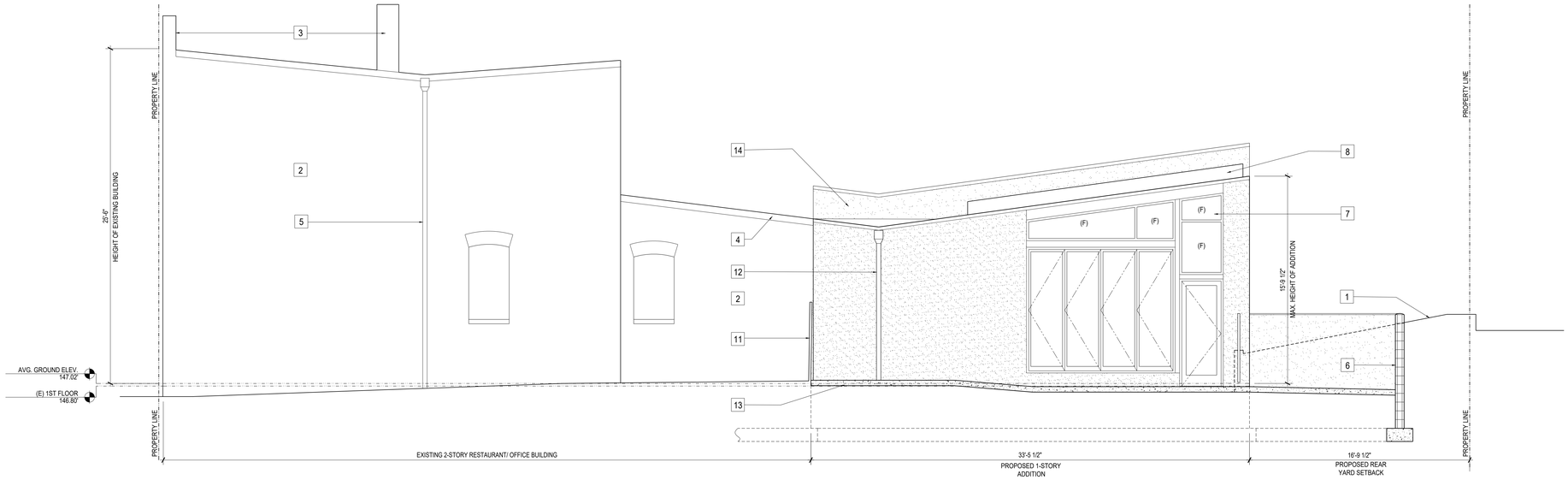
DATE:

ALEXANDER C. ELIAS
LICENSE # 21AI011992600

APPLICANT
MITI MITI SOUTH ORANGE LLC
10 SLOAN ST.
SOUTH ORANGE, NJ 07079

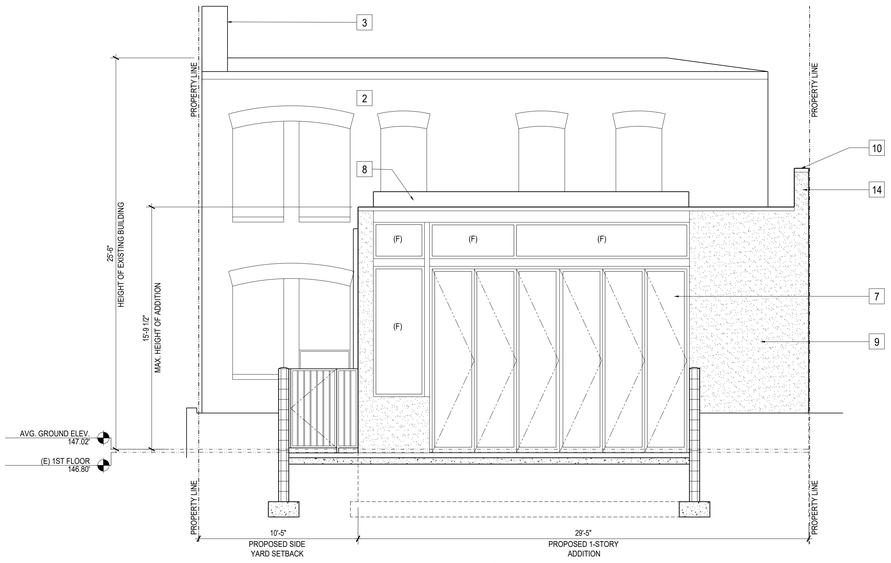
SHEET TITLE
PLOT PLAN
FIRST FLOOR PLAN
ROOF PLAN

SHEET
A.100



PROPOSED SOUTH ELEVATION 1

SCALE: 1/4" = 1'-0"

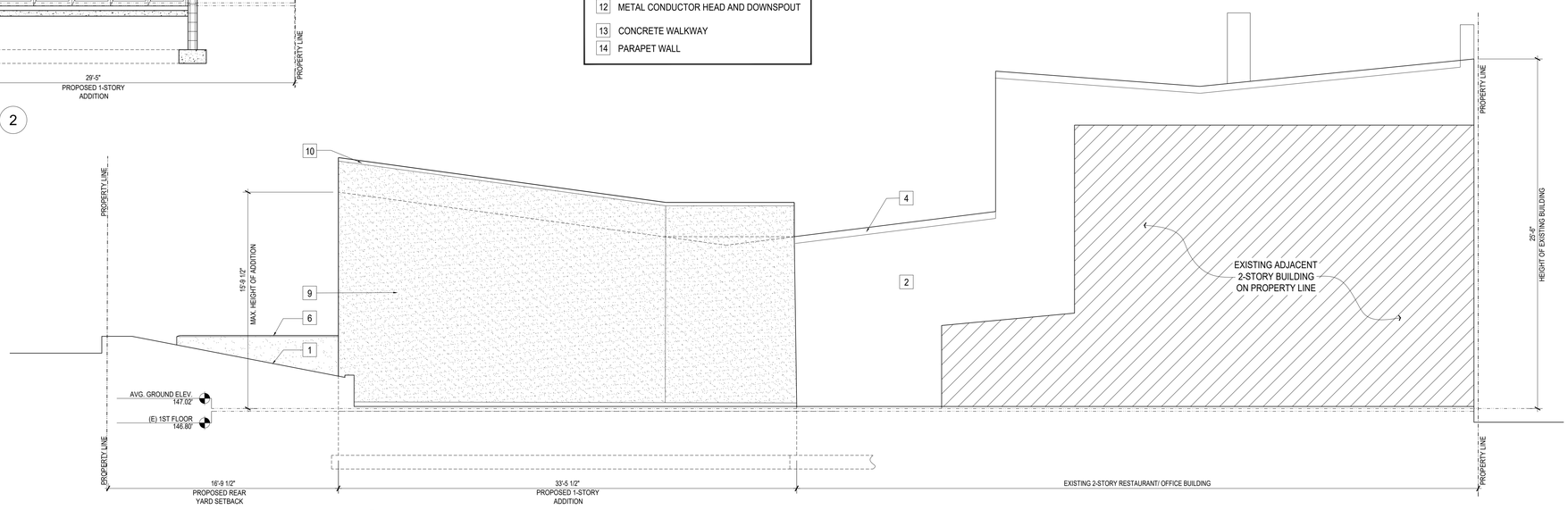


PROPOSED EAST ELEVATION 2

SCALE: 1/4" = 1'-0"

LEGEND

1. EXISTING GRADE TO REMAIN
2. EXISTING PAINTED BRICK MASONRY
3. EXISTING CHIMNEY
4. EXISTING WOOD FASCIA
5. EXISTING METAL CONDUCTOR HEAD AND DOWNSPOUT
6. NEW CMU RETAINING WALL WITH STUCCO FINISH
7. ALUMINUM STOREFRONT GLAZING SYSTEM WITH ENTRY DOOR, HINGED ACCORDION STYLE DOORS AND WINDOWS AND FIXED GLAZED PANELS
8. RETRACTABLE GLAZED ALUMINUM ROOF SYSTEM
9. PAINTED STUCCO FINISH
10. PAINTED METAL COPING
11. EXISTING WOOD FENCE TO REMAIN
12. METAL CONDUCTOR HEAD AND DOWNSPOUT
13. CONCRETE WALKWAY
14. PARAPET WALL



PROPOSED NORTH ELEVATION 3

SCALE: 1/4" = 1'-0"

ALEXANDER ELIAS
ARCHITECTURE, LLC

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SOUTH ORANGE, NJ 07079
973.327.4787

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LOT 2, BLOCK 1908
ZONE: CBD REDEVELOPMENT PLAN, SUBDISTRICT C8

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SHEET TITLE
PROPOSED BUILDING
ELEVATIONS

SHEET
A.200