

CHANGE LIST

184 Valley Street

Block 2003, Lot 1

RE: Requested list of changes between December 17, 2018 submission as compared to February 22, 2019 submission to South Orange Planning Board

Site Plan

- Side yard (north) improved to 4'2"
- Refuse and recycling relocated to rear side yard (north)
- Reduced from two to single commercial space
 - Gross commercial SF reduced from 1,400 SF to 441 SF
- Removed front commercial entrance on Valley Street
- (single ADA accessible entrance remains on Fourth Street)
- Parking spaces increased from 5 to 6 spaces
 - Resident requirement 4.2 spaces (2.1 each)
 - Commercial requirement 1.47 spaces (441 SF)
 - Thus, parking variance eliminated
- New parking configuration
- Added 5' minimum required buffer in rear
- Added more "green" space along "right-of-way" on Fourth Street

Exterior

- Overall change to a more traditional façade
 - Changes in exterior materials/ratio of materials
- Added thirteen (13) windows to left side elevation (north)
- Removal of "stair tower"
- Replaced flat roof with hip/gable roof
- Balconies added to rear off of master bedrooms
 - All 3 HVAC units relocated to balconies

Interior

- Decreased 1' in ceiling height of each floor
- Absorbed stairwell hallway into 3rd floor plan
- Pull down stairs added for private access to roof deck
- Increased size of basement