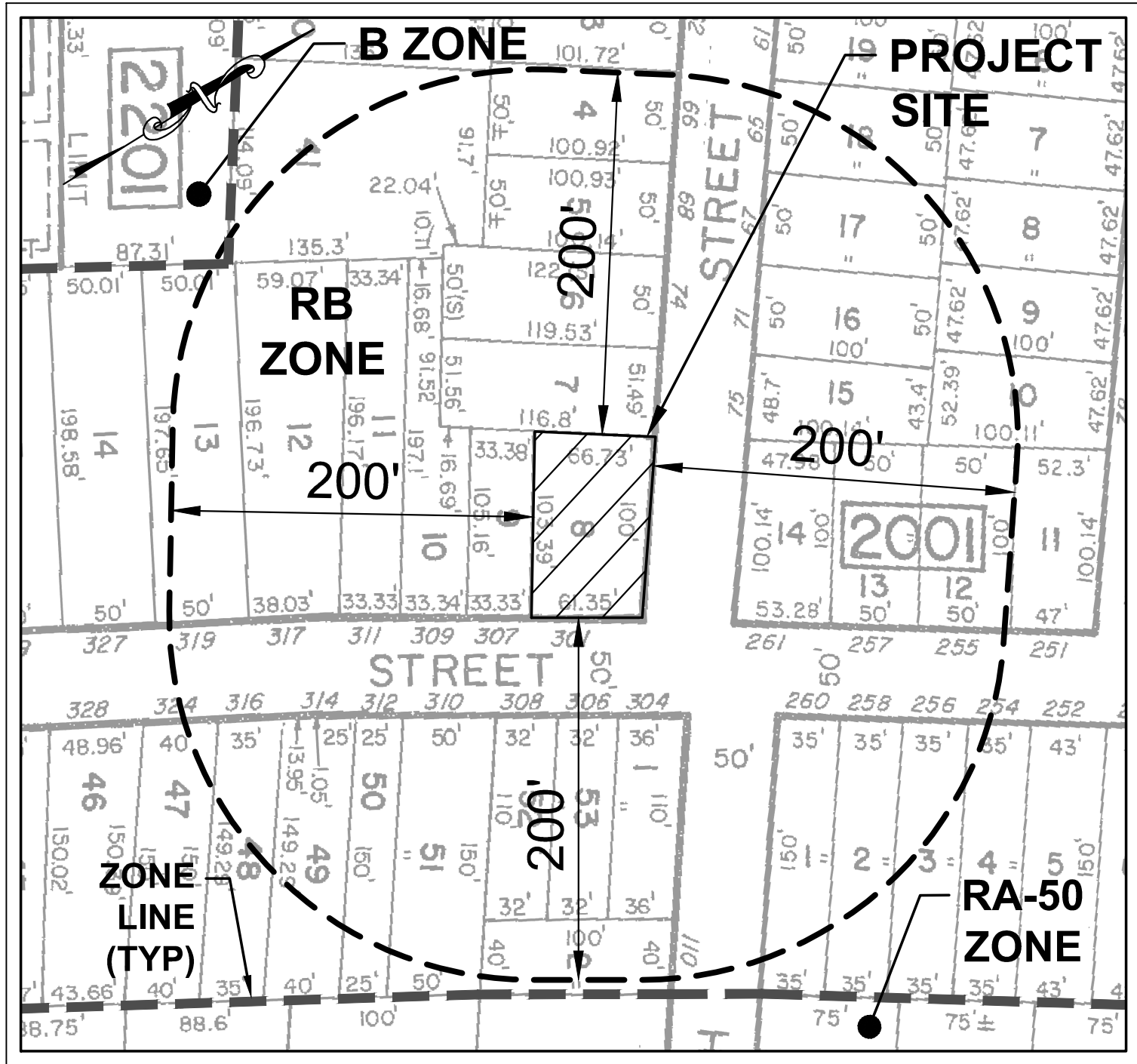


MINOR SITE PLANS FOR
JESPY HOUSE, INC.
BLOCK 2201, LOT 8
ZONE: RB (RESIDENCE B: TWO-FAMILY DISTRICT)
PROPERTY ADDRESS: 301 ACADEMY STREET
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

LIST OF DRAWINGS	
SHEET	DESCRIPTION
CIVIL ENGINEERING	
C-1	COVER SHEET
C-2	SITE PLAN
C-3	ENLARGEMENT VIEW / LIGHTING PLAN / CONSTRUCTION DETAILS
ARCHITECTURAL	
V-1	EXISTING BASEMENT AND FIRST FLOOR PLANS
V-2	EXISTING SECOND AND THIRD FLOOR PLANS
V-3	EXISTING ELEVATIONS
V-4	EXISTING ELEVATIONS
V-5	PROPOSED BASEMENT AND FIRST FLOOR PLANS
V-6	PROPOSED SECOND AND THIRD FLOOR PLANS
V-7	PROPOSED ELEVATIONS
V-8	PROPOSED ELEVATIONS



ZONING MAP
(TAX MAP SHEETS 20 & 22)
SCALE: 1"= 80'

PROPERTY OWNERS LIST

TAKING DISTRICT 19 SOUTH ORANGE TWP	ADJACENT PROPERTY LISTING	APPLICANT: 301academy COUNTY 07 ESSEX	TAKING DISTRICT 19 SOUTH ORANGE TWP	ADJACENT PROPERTY LISTING	APPLICANT: 301academy COUNTY 07 ESSEX	TAKING DISTRICT 19 SOUTH ORANGE TWP	ADJACENT PROPERTY LISTING	APPLICANT: 301academy COUNTY 07 ESSEX
PROPERTY ID	PROPERTY LOCATION	CLASS OWNERS NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS OWNERS NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	CLASS OWNERS NAME & ADDRESS
2001 8	68 MASSEL TERRACE SOUTH ORANGE, NJ	2 KRAIKER, DAVID & ERMINIA DEJESUS 68 MASSEL TERR SOUTH ORANGE, NJ 07079	2001 7	74 FIFTH ST 2 FAMILY	2 O'CONN, HARY A 74 FIFTH ST SOUTH ORANGE, N. J. 07079	2204 50	312 ACADEMY ST	2 SCHREMPF, DIANE & KAREN 314 ACADEMY ST SOUTH ORANGE, NJ 07079
2001 9	74 MASSEL TERR SOUTH ORANGE, N. J.	2 MERLUCCI, NICHOLAS & LENA 74 MASSEL TERR SOUTH ORANGE, N. J. 07079	2001 7	76 FIFTH STREET 2 FAMILY	2 SAITAS,NICHOLAS & JAMES SAITAS 76 FIFTH STREET SOUTH ORANGE, NJ 07079	2204 51	310 ACADEMY ST	2 SCHREMPF, DIANE A & KAREN P 310 ACADEMY ST SOUTH ORANGE, NJ 07079
2001 10	78 MASSEL TERR SOUTH ORANGE, N. J.	2 MARSEY, COREY W & BYRON R. 78 MASSEL TERR SOUTH ORANGE, N. J. 07079	2001 8	301 ACADEMY STREET 2 FAMILY	2 DONAHUE, P AND L G& MESSING,ELLEN G 301 ACADEMY STREET SOUTH ORANGE, NJ 07079	2204 52	308 ACADEMY STREET 2 FAMILY	2 AL. J. BRITT ENTERPRISES LLC 370 W. PLEASANTVIEW AVE INCLINENACK, N.J. 07601
2001 11	251 ACADEMY STREET SOUTH ORANGE, N.J.	2 LESIER, STEPHEN A AND C S RODRIGUEZ 251 ACADEMY STREET SOUTH ORANGE, N.J. 07079	2001 9	307 ACADEMY ST 2 FAMILY	2 KAMBEROGIANNIS, APRODITI EST OF 307 ACADEMY ST SOUTH ORANGE, N. J. 07079	2204 53	306 ACADEMY STREET 2 FAMILY	2 UYO, KATIE N. & ONTE, YINA 52 WEST THIRD ST SOUTH ORANGE, N.J. 07079
2001 12	255 ACADEMY STREET SOUTH ORANGE, NJ	2 CASS, GREGORY R & BONDIANNA I 218 NORTH WOODS DRIVE SOUTH ORANGE, NJ 07079	2001 10	309 ACADEMY ST 2 FAMILY	2 FAYNOR, GERTHIDE N 309 ACADEMY ST SOUTH ORANGE, N J 07079			
2001 13	257 ACADEMY STREET SOUTH ORANGE, NJ	2 KADISH, DAVID M. & GINA H. JIANG 257 ACADEMY STREET SOUTH ORANGE, NJ 07079	2001 11	311 ACADEMY ST 2 FAMILY	2 TORRESO, VICTOR & MARIA 311 ACADEMY STREET SOUTH ORANGE, NJ 07079			
2001 14	261 ACADEMY STREET SOUTH ORANGE, NJ	2 GARTE, DAVID & LEVI,ORIELIA 261 ACADEMY STREET SOUTH ORANGE, NJ 07079	2001 12	317 ACADEMY STREET	2 DISTRECH, DANIEL Y & DOROTHY M 317 ACADEMY STREET SOUTH ORANGE, NJ 07079			
2001 15	75 FIFTH ST SOUTH ORANGE, NJ	2 GERSHLE, BRADLEY & DEBORAH A. 75 5TH STREET SOUTH ORANGE, NJ 07079	2001 13	319 ACADEMY STREET	2 INHAUSER, CARL W & C PETRU 319 ACADEMY STREET SOUTH ORANGE, N.J. 07079			
2001 16	71 FIFTH STREET SOUTH ORANGE, N.J.	2 GORDON, STEVEN & VICTORIA RIVKIN 71 FIFTH STREET SOUTH ORANGE, N.J. 07079	2001 14	327 ACADEMY STREET	2 MCCOURT, IRAM & BETH SPENCER 327 ACADEMY STREET SOUTH ORANGE, N. J. 07079			
2001 17	67 FIFTH STREET SOUTH ORANGE, N.J.	2 BROWN, PAUL 67 FIFTH STREET SOUTH ORANGE, N.J. 07079	2001 35	320 VALLEY STREET	4C 320 VALLEY SO LLC/PHILLIPS MONT 248 COLUMBIA TURNPIKE FLORENCE, NJ 07079			
2001 18	65 FIFTH STREET SOUTH ORANGE, N.J.	2 ALPES, LUIS & CHARLES ROBERTSON 65 FIFTH STREET SOUTH ORANGE, N.J. 07079	2001 40	316 VALLEY STREET REAR	2 TROCHON, RICHARD & JOANNE 1892 HOVONS BLVD. FORD RIVER, N.J. 08753			
2008 1	260 ACADEMY STREET SOUTH ORANGE, N.J.	2 LAMEN, ROBERT B & ELLENBETH 260 ACADEMY STREET SOUTH ORANGE, N.J. 07079	2001 41	316 VALLEY ST REAR	2 BONE,KEITH L & MASZCZAK,ASHLEY M 316 VALLEY STREET SOUTH ORANGE, NJ 07079			
2008 2	258 ACADEMY STREET SOUTH ORANGE, NJ	2 TORRES, LOUIS & ELENA 258 ACADEMY ST SOUTH ORANGE, NJ 07079	2004 1	304 ACADEMY STREET 2 FAMILY	2 LAMPREY, ANDY 304 ACADEMY STREET SOUTH ORANGE, N.J. 07079			
2008 3	256 ACADEMY ST SOUTH ORANGE, NJ	2 SCHIRMAN, ELIVAH & UNA Y KANG 256 ACADEMY STREET SOUTH ORANGE, NJ 07009	2004 2	110 FIFTH STREET	2 BLACK, LINCOLN & ROZSMARIE POSTER 110 FIFTH STREET SOUTH ORANGE, N.J. 07079			
2008 4	254 ACADEMY STREET SOUTH ORANGE, N.J.	2 MAGLIARO, JENNIE 254 ACADEMY STREET SOUTH ORANGE, N.J. 07079	2004 3	116 FIFTH STREET	2 SALICHO, ISAAC & AMANDA 116 FIFTH STREET SOUTH ORANGE, NJ 07079			
2201 3	62 FIFTH STREET SOUTH ORANGE, NJ	2 BRIGHETT, TONYA 62 FIFTH ST SOUTH ORANGE, NJ 07079	2004 47	324 ACADEMY ST	2 VOLPE, ARLENE P 324 ACADEMY ST SOUTH ORANGE, N. J. 07079			
2201 4	66 FIFTH ST SOUTH ORANGE, N. J.	2 GORDON, DONNA 66 FIFTH ST SOUTH ORANGE, N. J. 07079	2004 48	316 ACADEMY ST	2 LAO, JENNIFER 316 ACADEMY STREET SOUTH ORANGE, NJ 07079			
2201 5	68 FIFTH STREET SOUTH ORANGE, N. J.	2 OFAROH, DAVID A. & TITTILOLA 68 FIFTH STREET SOUTH ORANGE, N. J. 07079	2004 49	314 ACADEMY STREET	2 SCHREMPF, DIANE A. & KAREN P 314 ACADEMY STREET SOUTH ORANGE, N.J. 07079			

UTILITY LIST

UTILITIES

- New Jersey American Water
167 John F Kennedy Pkwy – Bldg A
Short Hills New Jersey 07078
- Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Place, T6B
Newark, New Jersey 07102
- Verizon
540 Broad Street
Newark, New Jersey 07101
- CABLEVISION
186 West Mark Street
Newark, New Jersey 07103

APPROVALS:

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

BOARD ENGINEER _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ZONING TABLE			
BLOCK 2201, LOT 8 (301 ACADEMY STREET)			
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY			
LOT AREA = 6,508 SF (0.15 ACRES)			
ZONE: RB (RESIDENCE B: TWO-FAMILY DISTRICT)			
PROPOSED USE: THE JESPY HOUSE (A NONPROFIT ORGANIZATION THAT PROVIDES SUPPORT PROGRAMS FOR ADULTS WITH DISABILITIES)			
REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
Min. Lot Area	6,000 SF	6,508 SF	NO CHANGE
Min. Lot Width	60 Ft.	62.7 Ft. (Measured at the minimum required setback line)	NO CHANGE
Min. Principal Building Front Yard Setback (Academy Street)	25 Ft.	15.02 Ft. (Measured at porch which is pre-existing nonconforming condition)	NO CHANGE
Min. Principal Building Front Yard Setback (Fifth Street)	25 Ft.	14.66 Ft. (Measured at porch which is pre-existing nonconforming condition)	14.66 Ft. (VARIANCE)
Min. Principal Building Side Yard Setback	4 Ft.	14.31 Ft.	NO CHANGE
Min. Principal Building Rear Yard Setback	16 Ft.	37.52 Ft.	NO CHANGE
Max. Lot Coverage (See Coverage Breakdown)	40%	34.7%	34.7%
Max. Principal Building Height	35 Ft.	38.0 Ft. (Pre-existing nonconformity) Building Height Calculation Finished floor to highest point of roof structure is 33.5 feet. Average existing ground elevation to finished floor is 5.5 feet. Building height = 33.5' + 5.5' = 39.0'	NO CHANGE
Max. Stories	2.5 Stories	3 Stories (Pre-existing nonconformity)	NO CHANGE
Max. Third Floor Area	50% of 2nd floor area	61.4% (Pre-existing nonconformity)	61.3% (VARIANCE)
Min. Parking	3 spaces required (2 spaces per each dwelling unit, plus parking for staff as determined by the Planning Board)	2 spaces	2 spaces (VARIANCE)
VARIANCES REQUESTED			
Front yard setback	The minimum front yard setback shall be 25 feet where 14.50 feet is a pre-existing nonconforming condition and 14.66 feet is proposed.		
Max. Third Floor Area	The maximum third floor area shall be 50% of the 2nd floor area where 61.4% is a pre-existing nonconforming condition and 61.3% is proposed.		
Min. Parking	The minimum parking requirement is 3 spaces (2 spaces per each dwelling unit plus parking for staff) where 2 spaces are proposed. There is typically 1 staff member (2 staff members during the maximum shift) and the residents do not drive therefore parking for the residents is not needed and the two spaces proposed is adequate for the proposed use.		

TOTAL LOT AREA		6,508	0.15		
		Existing Coverages		Proposed Coverages	
Description	Area (SF)	Percentage	Description	Area (SF)	Percentage
Dwelling	977	15.0%	Dwelling	1,051	16.1%
Covered Porch	386		Covered Porch	416	
Deck	202		Deck	202	
Stairs, Walkways and Pads	211		Stairs, Walkways and Pads	150	
Driveway	441		Driveway	441	
Total Impervious Coverage	2,216	34.0%	Total Impervious Coverage	2,259	34.7%
			Increase in Impervious Coverage	43	

MINOR SITE PLANS FOR JESPY HOUSE, INC.

COVER SHEET

BLOCK 2201, LOT 8

TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

MICHAEL J. ROTH

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05262600
ALL RIGHTS RESERVED. NO PART OF THIS DRAWING OR ANY PORTION THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION OF ROTH ENGINEERING, LLC.

ROTH ENGINEERING

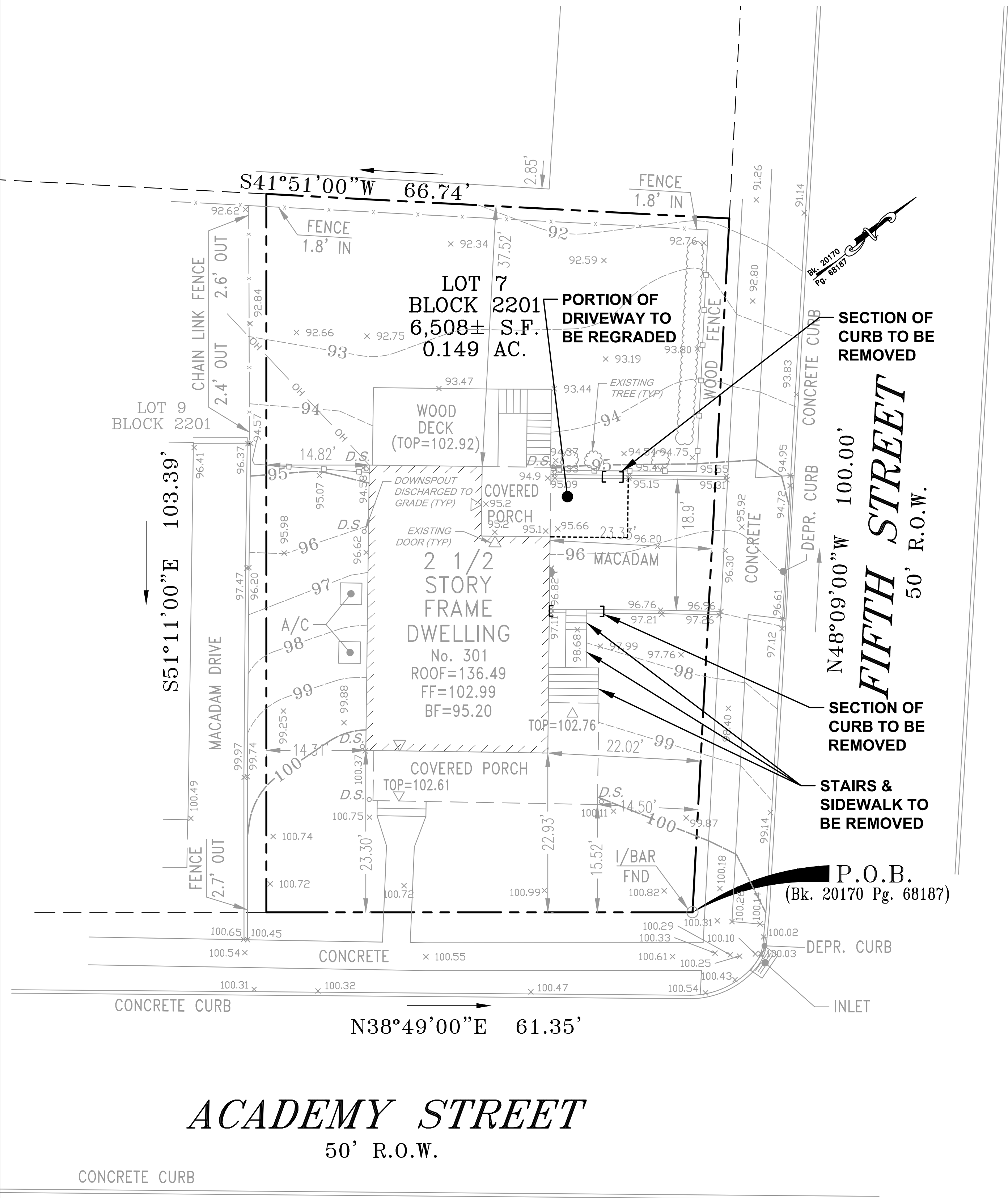
NY CERTIFICATE OF AUTHORIZATION NO. 24GA0399800
REGISTERED PROFESSIONAL ENGINEER
52 QUAIL RUN, LONG VALLEY, NJ 07853
PHONE: 973-715-7427
EMAIL: MIKE@ROTHENGINEERS.COM

DATE: 01/14/20

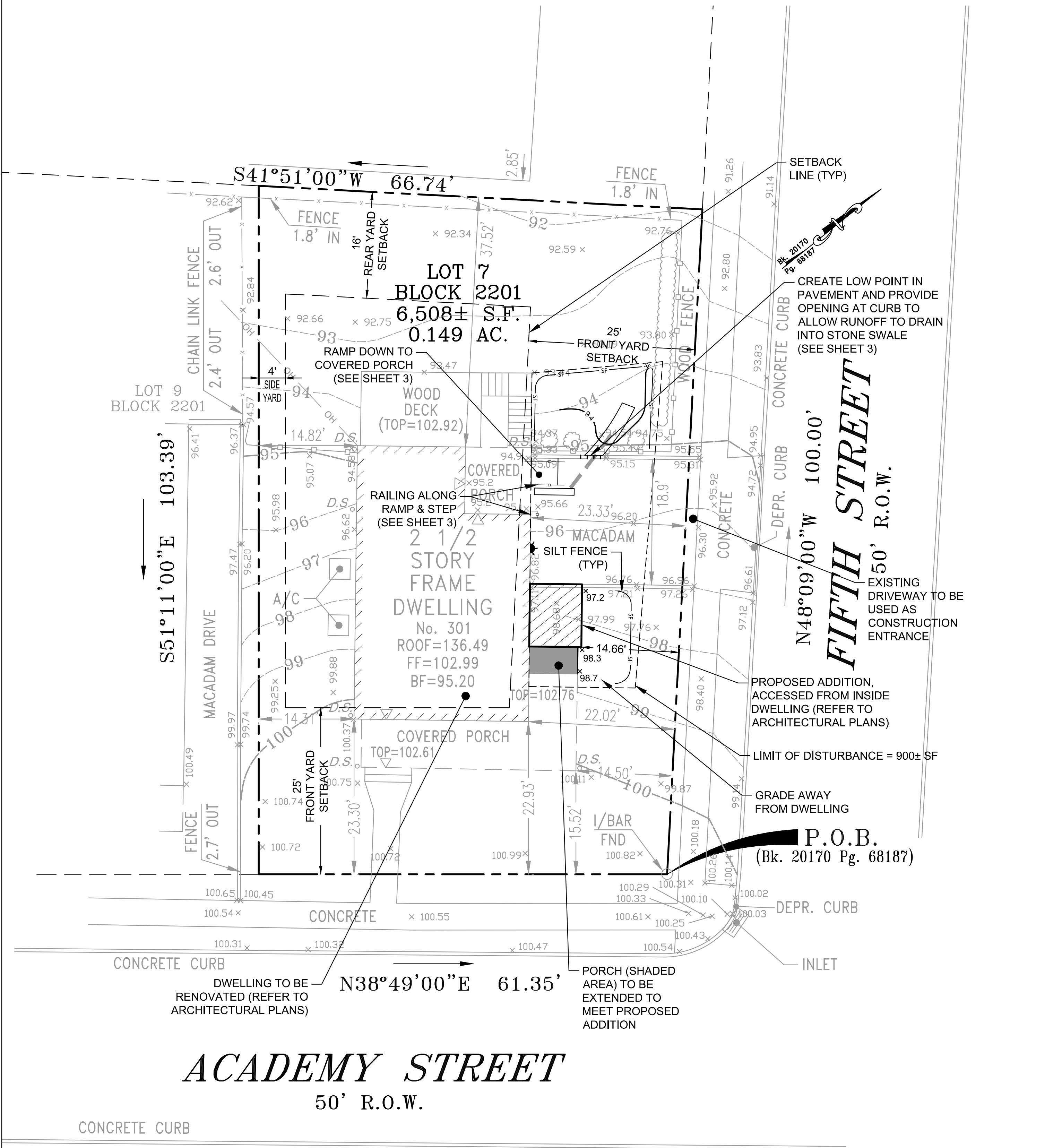
PROJECT NO.: 200108

SHEET NO.:

C-1

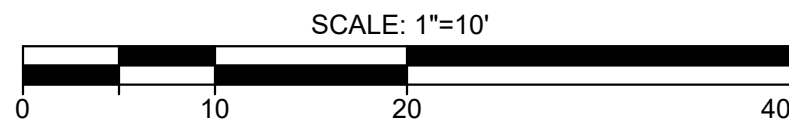


SITE PREPARATION PLAN



PROPOSED CONDITIONS

UTILITY NOTE: NO CHANGES PROPOSED TO EXISTING UTILITY CONNECTIONS, EXISTING SERVICES TO BE USED FOR NEW USE.



MINOR SITE PLANS FOR JESPY HOUSE, INC.		DATE: 01/14/20	
SITE PLAN		PROJECT NO.: 200108	
BLOCK 2201, LOT 8		SHEET NO.:	
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY		C-2	
MICHAEL J. ROTH PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE00262600 ALL WORKS SHALL BE DONE IN ACCORDANCE WITH THE NEW JERSEY ENGINEERING ACT OF 1975 AND ANY PORTION IS PROHIBITED WITHOUT WRITTEN PERMISSION OF ROTH ENGINEERING, LLC.		1 02/07/20 REVISED PER BOARD ENGINEER'S 1/25/20 AND BOARD PLANNER'S 1/29/20 REVIEW MEMORANDUM REV # DATE	

