

ADDRESS:	176 Walnut Street, Bloomfield, NJ 07003
BLOCK:	287
LOT:	21
LOT AREA:	3,749.9 S.F.
ZONING:	R-2A: Residential, Two-Family Dwellings, 50' Frontage

**ZONING CHART**

ITEM	EXISTING	REQUIRED/PERMITTED	PROPOSED	CONFORM
<b>SCHEDULE A: BULK and SETBACK</b>				
LOT AREA (MIN.):	3,749.9 S.F.	5,000 S.F.	No Change	No. Existing Non-Conforming Condition
LOT WIDTH (MIN.):	37.5'	50'	No Change	No. Existing Non-Conforming Condition
FRONT YARD (MIN.):	0.1'	20'	No Change	No. Existing Non-Conforming Condition
REAR YARD (MIN.):	73.43'	25'	No Change	Yes
SIDE YARD (MAX.):	0.2' / 0.6' Aggr.	6' / 14' Aggr.	No Change	No. Existing Non-Conforming Condition
ACCESSORY BLDG YARDS (MAX.):	Side: 0.2' / Rear: 0.5'	5'	No Change	No. Existing Non-Conforming Condition
BUILDING LOT COVERAGE/FAR (MAX.):	66% / 76% / 0.89	25% / 60% / 0.5	66% / 68% / 0.89	No. Reduction of Impervious Surface, refer to Note 1.
HEIGHT:	Approx 24'	40'	No Change	Yes
<b>315-30 SPECIFIC DESIGN STANDARDS</b>				
<b>O. OFF-STREET PARKING</b>				
(6) DESIGN OF PARKING SPACES	9' X 18'	9' X 18'	9' X 18'	Yes
(7) SIZE OF AISLES	N/A	24' AT 90 DEGREES	17.5'	No
<b>315-38 ZONING REGULATIONS</b>				
A (2) PRINCIPAL PERMITTED USES	Multi-Family Dwelling	Two-Family Dwellings	No Change	No. Existing Non-Conforming Condition
A (3) ACCESSORY USES	Storage	Uses that are customarily incidental and accessory to the principal use	Workshop / Storage	No.
<b>315-40 GENERAL OFF-STREET PARKING AND LOADING</b>				
<b>H. ACCESS DRIVE TO NON-RESIDENTIAL LOTS</b>				
(1) MAX. WIDTH, TWO-WAY DRIVEWAY	8'-9"	24'	8'-9"	No. Existing Non-Conforming Condition
(2)	124'	No driveway within 25' of street intersection.	124'	Yes.
I.	N/A	No commercial vehicle (>5,000 lbs) shall be parked / stored outdoors overnight in residential zone. Not more than 1 commercial vehicle shall be stored / parked on a residential lot.	3 commercial vans parked overnight, 1 inside garage, 2 in open space between front and rear buildings	No.
G.	N/A	Screening (Non-residential use adjoining a residential use)	Solid wood fence and existing vinyl fence	Yes
<b>315-41 SPECIFIC OFF-STREET PARKING REQUIREMENTS</b>				
A + B	2 SPACES	9 SPACES	3 SPACES	No. Reduction of Existing Non-Conforming Condition. Refer to Parking Analysis.

NOTES:  
1. Proposed Lot Coverage percentage includes 768 S.F. of permeable pavers.

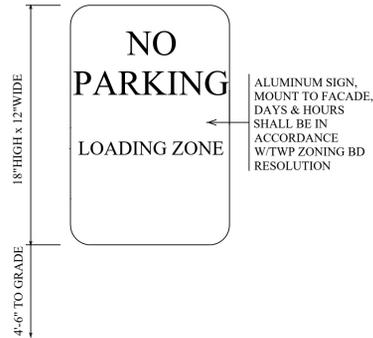
**PARKING ANALYSIS**

CHAPTER 211. RESIDENTIAL SITE IMPROVEMENT STANDARDS					
5:21-4.14 PARKING: NUMBER OF SPACE (Table 4-4)					
# OF BEDROOMS IN D.U.	# OF REQUIRED PARKING SPACES / D.U. (GARDEN APT.)	# OF DWELLING UNITS		# OF REQUIRED PARKING SPACES <sup>11</sup>	
		EXISTING	PROPOSED	EXISTING	PROPOSED
1 BEDROOM	1.8	3 D.U.	3 D.U.	5.4 SPACES	5.4 SPACES
<b>SUB-TOTALS</b>		3 D.U.	3 D.U.	5 SPACES	5 SPACES

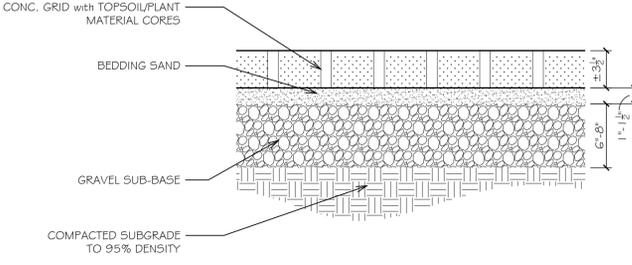
Notes:  
1. When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

347-101 OFF-STREET PARKING; NON-RESIDENTIAL USE					
	AREA (S.F.)	# OF REQUIRED PARKING SPACES			
		EXISTING	PROPOSED		
Manufacturing, fabrication, assembly	1/500 S.F.	1,419	1,419	2.8	2.8
Warehousing/self storage	1/1,000 S.F.	1,419	1,419	1.4	1.4
<b>SUB-TOTALS</b>				4 SPACES	4 SPACES

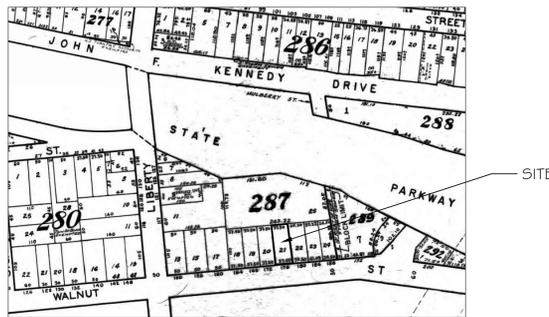
	EXISTING REQUIRED	EXISTING PROVIDED	PROPOSED REQUIRED	PROPOSED PROVIDED
<b>TOTAL</b>	9 SPACES	2 SPACES	9 SPACES	3 SPACES



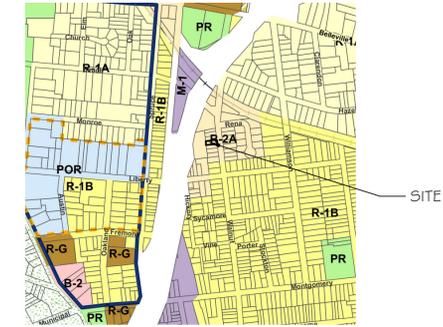
4 PARKING SIGN DETAIL  
SCALE: N.T.S.

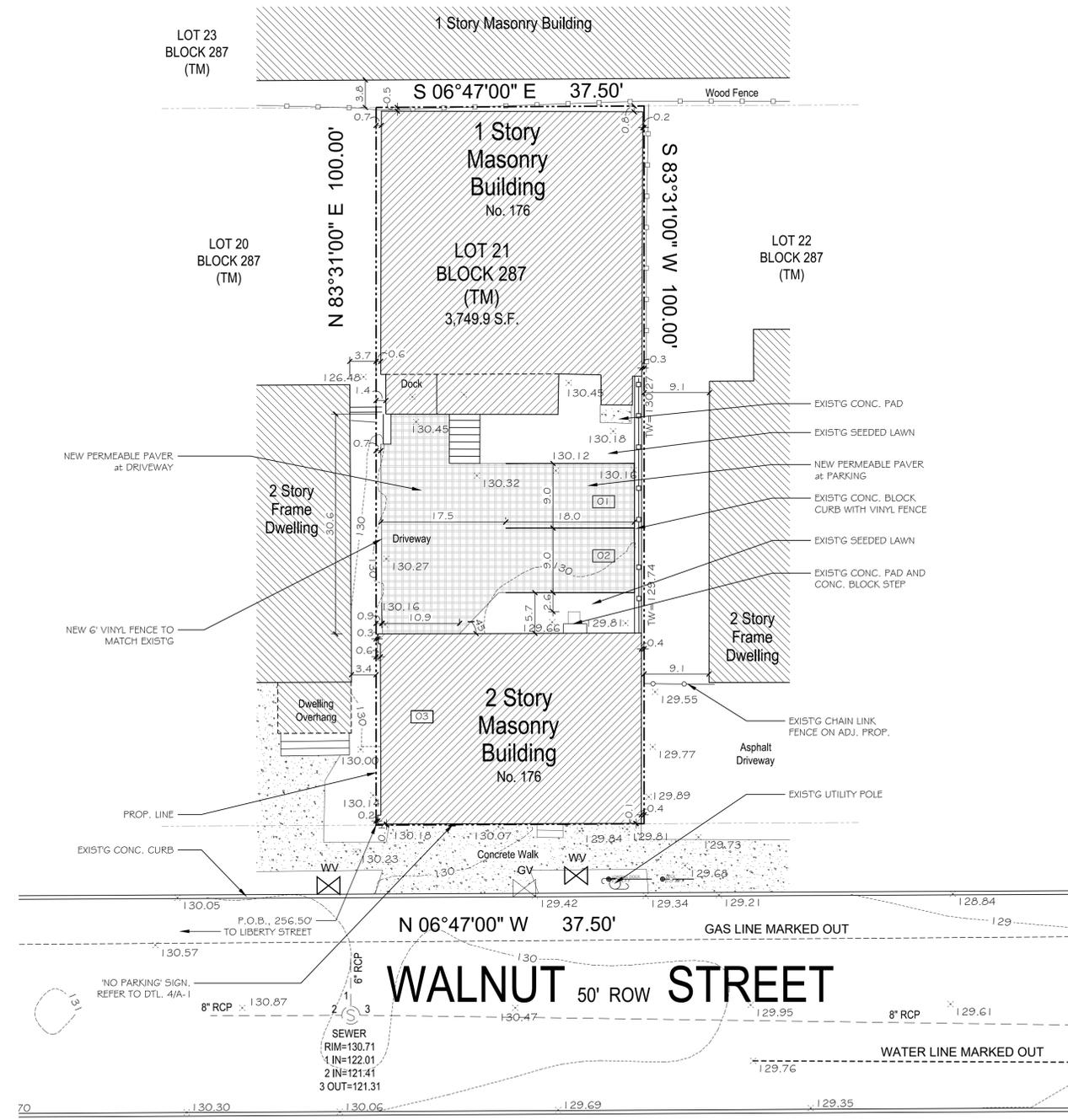
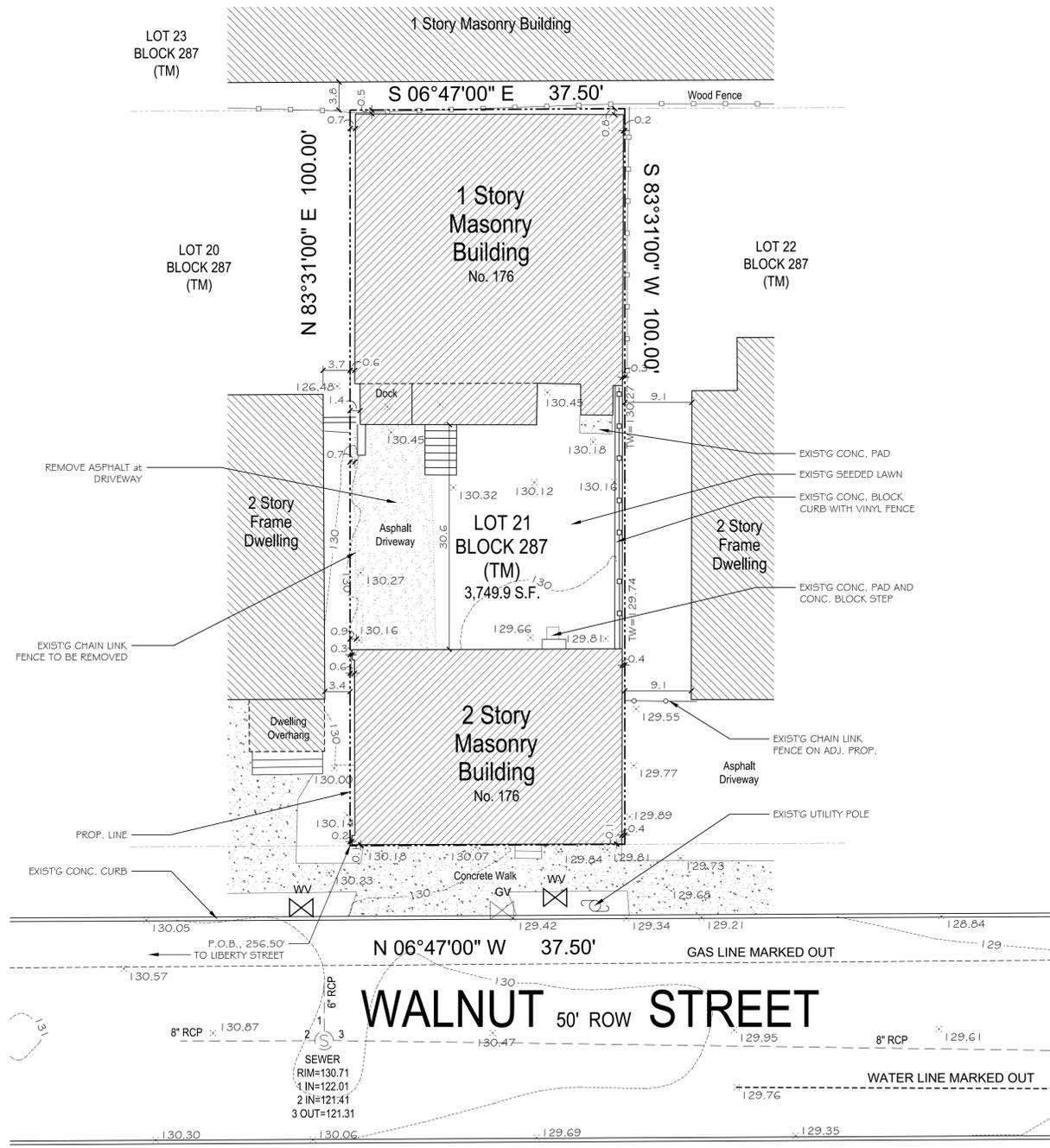


5 LATTICE-GRID PERMEABLE PAVER  
SCALE: N.T.S.



1 TAX MAP  
SCALE: N.T.S.





1 EXISTING SITE PLAN  
SCALE: 1:10

2 PROPOSED SITE PLAN  
SCALE: 1:10

NOTES:  
1. SURVEY PREPARED BY LAKELAND SURVEYING, INC. LOCATED AT 4 WEST MAIN STREET, ROCKAWAY, NJ 07866

ALTERATION OF EXISTING MULTI-USE SITE  
(MULTI-FAMILY RES. + BUSINESS)  
176 WALNUT STREET  
TOWNSHIP OF BLOOMFIELD  
ESSEX COUNTY, NJ 07003

N.J. AIO 8638 R.A.  
N.Y. 018797-1 R.A.  
N.J. ASO 0025 R.L.A.  
N.J. LIO 3426 P.P.

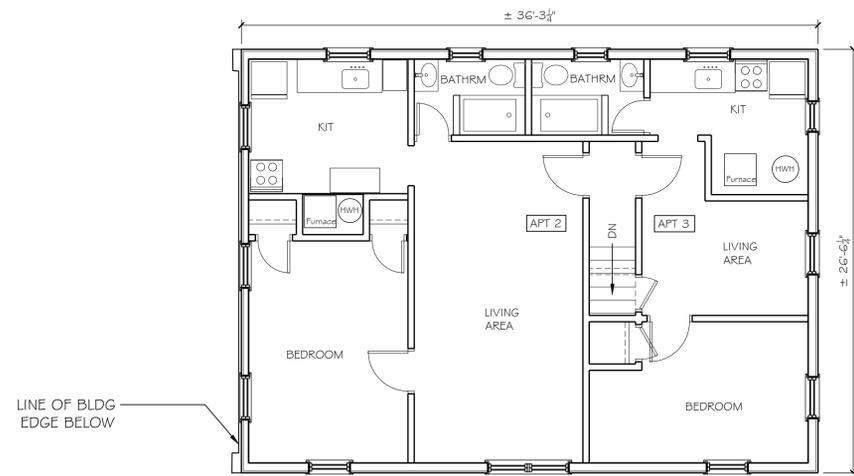
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SITE PLAN  
DATE: 2024-01-22  
PROJECT No. 23855

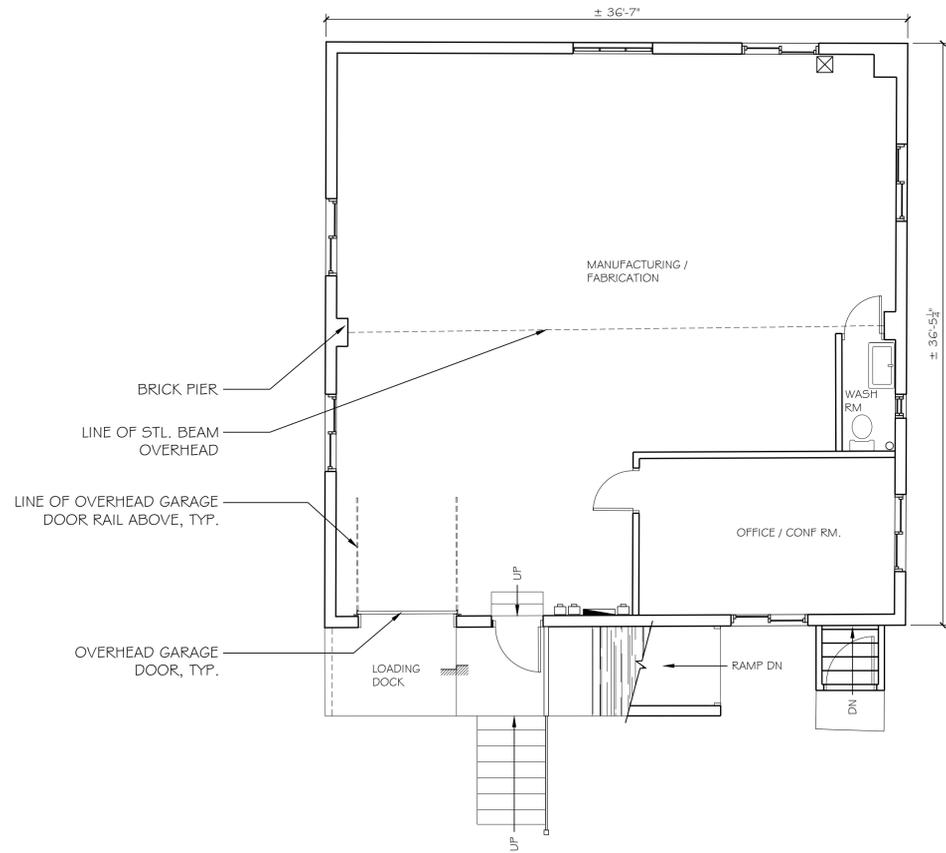
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A-2

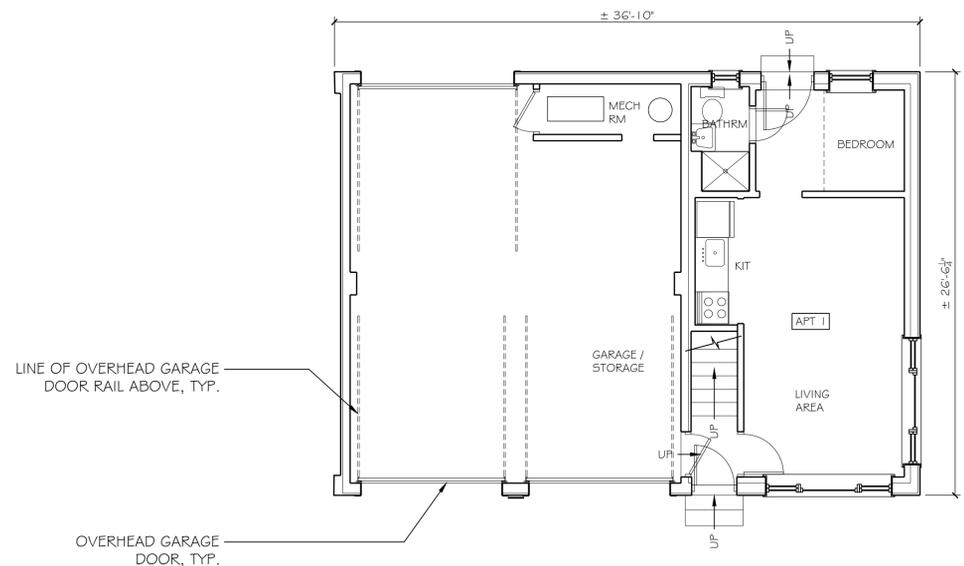




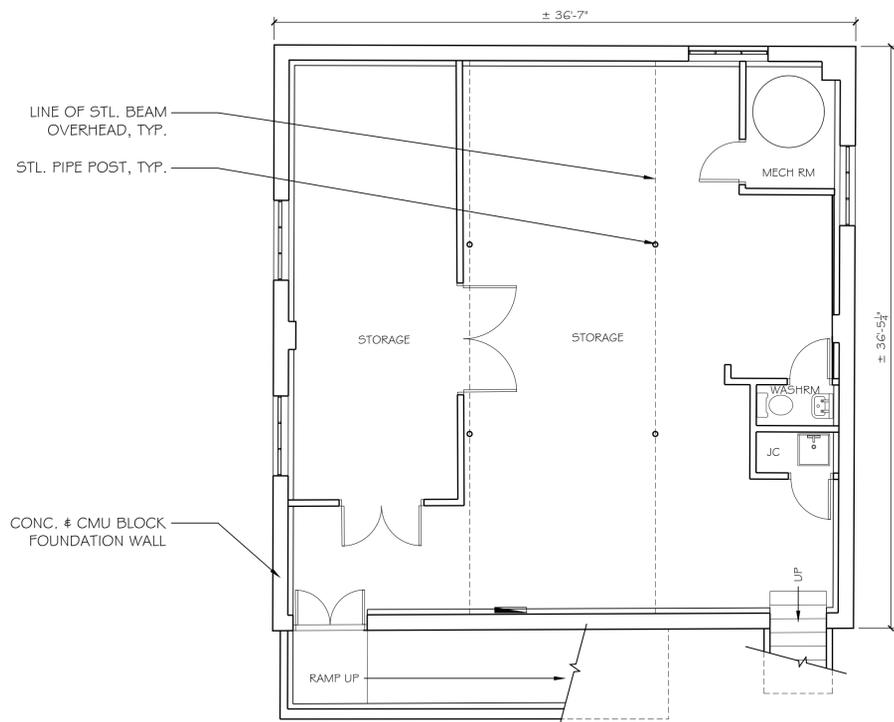
2 FRONT (EAST) BUILDING  
EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



4 REAR (WEST) BUILDING  
EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 FRONT (EAST) BUILDING  
EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



3 REAR (WEST) BUILDING  
EXISTING BASEMENT FLOOR PLAN  
SCALE: 3/16" = 1'-0"

NOTES:  
1. REFER TO SITE PLAN AND BUILDING LOCATIONS.

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EXISTING FLOOR PLANS  
DATE: 2024-01-22  
PROJECT No. 23855

SHEET NO.

A-4



EAST ELEVATION



SOUTH ELEVATION

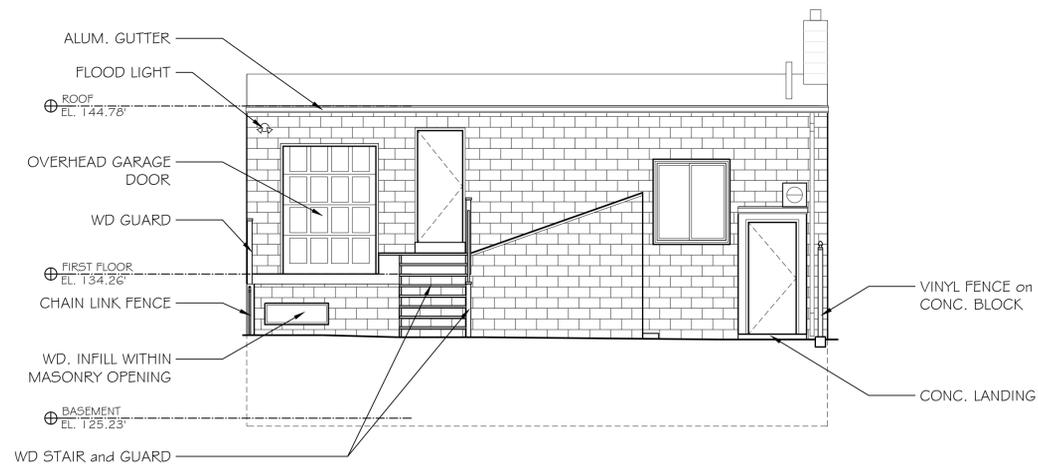


NORTH ELEVATION



WEST ELEVATION

**2** FRONT (EAST) BUILDING  
EXISTING PHOTOGRAPHS  
SCALE: N.T.S.



**1** REAR (WEST) BUILDING  
EXISTING EAST ELEVATION  
SCALE: 3/16" = 1'-0"

NOTES:  
1. REFER TO SITE PLAN AND BUILDING LOCATIONS.

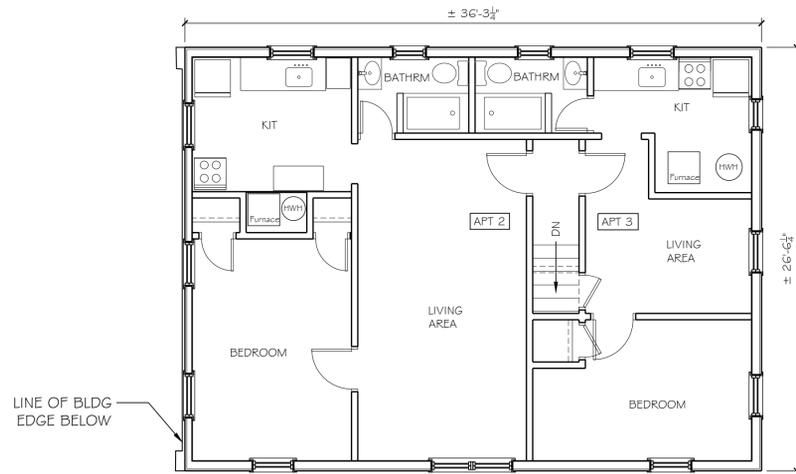
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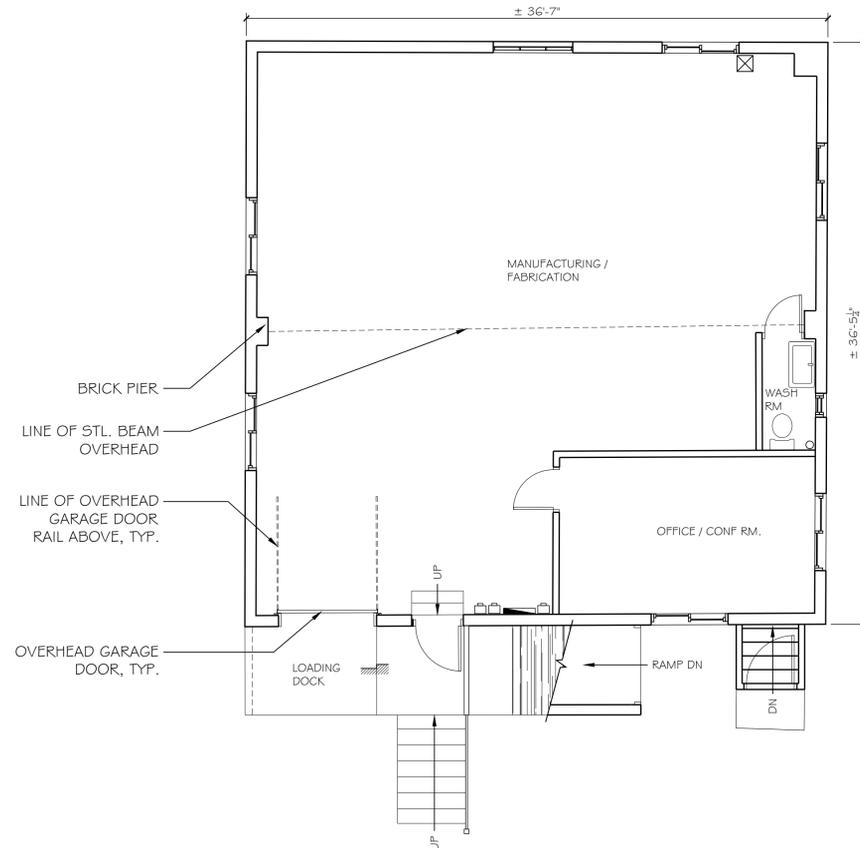
EXISTING ELEVATIONS  
PROJECT No. 23855  
DATE: 2024-01-22

SHEET NO. **A-5**



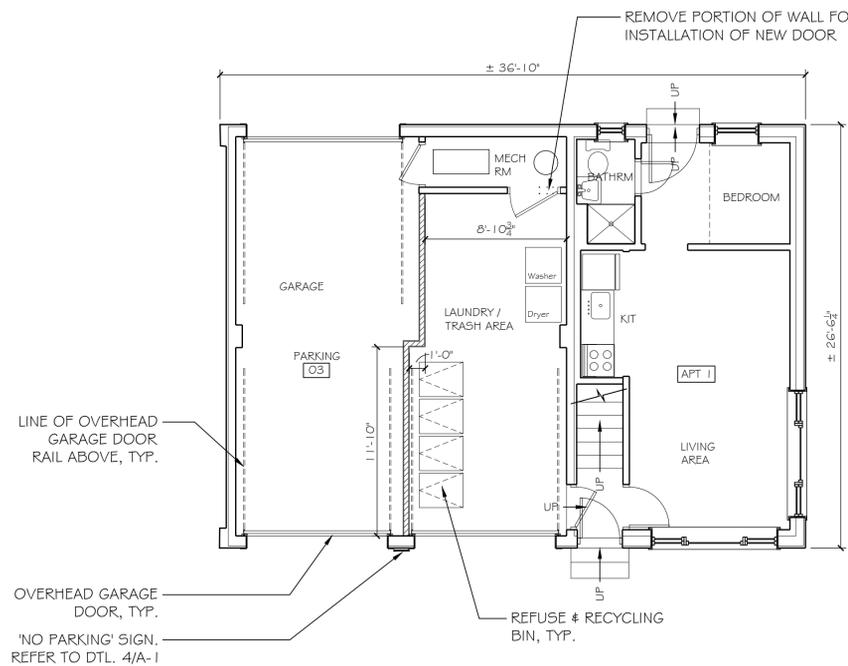
2 FRONT (EAST) BUILDING EXISTING TO REMAIN SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

NOTES:  
1. NO WORK INCLUDED IN SCOPE ON THIS FLOOR.



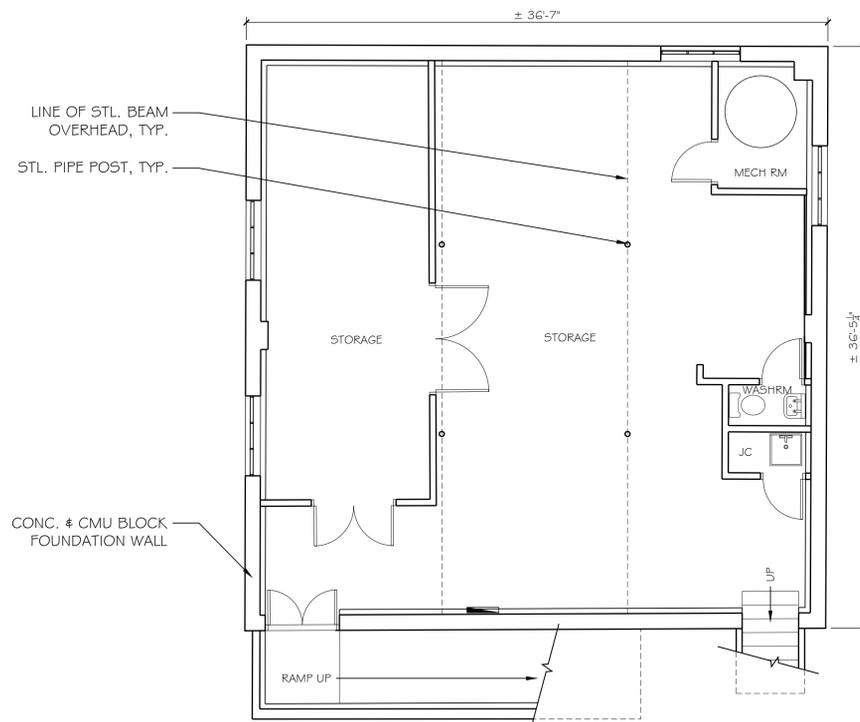
4 REAR (WEST) BUILDING EXISTING TO REMAIN FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

NOTES:  
1. NO WORK INCLUDED IN SCOPE WITHIN THIS BUILDING. REFER TO PROPOSED ELEVATION.



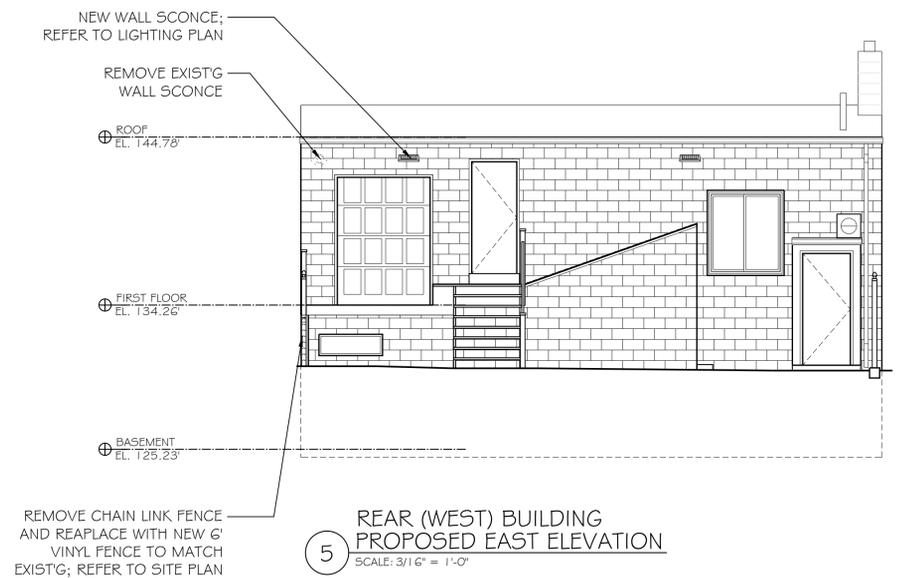
1 FRONT (EAST) BUILDING PROPOSED FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

LINE OF OVERHEAD GARAGE DOOR RAIL ABOVE, TYP.  
OVERHEAD GARAGE DOOR, TYP.  
"NO PARKING" SIGN. REFER TO DTL. 4/A-1  
REFUSE & RECYCLING BIN, TYP.



3 REAR (WEST) BUILDING EXISTING TO REMAIN BASEMENT FLOOR PLAN  
SCALE: 3/16" = 1'-0"

NOTES:  
1. NO WORK INCLUDED IN SCOPE WITHIN THIS BUILDING. REFER TO PROPOSED ELEVATION.



5 REAR (WEST) BUILDING PROPOSED EAST ELEVATION  
SCALE: 3/16" = 1'-0"

REMOVE CHAIN LINK FENCE AND REPLACE WITH NEW 6' VINYL FENCE TO MATCH EXIST'G; REFER TO SITE PLAN

NOTES:  
1. REFER TO SITE PLAN AND BUILDING LOCATIONS.

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PROPOSED FLOOR PLAN AND ELEVATION  
DATE: 2024-01-22  
PROJECT No. 23055

SHEET NO. **A-6**  
06 OF 6