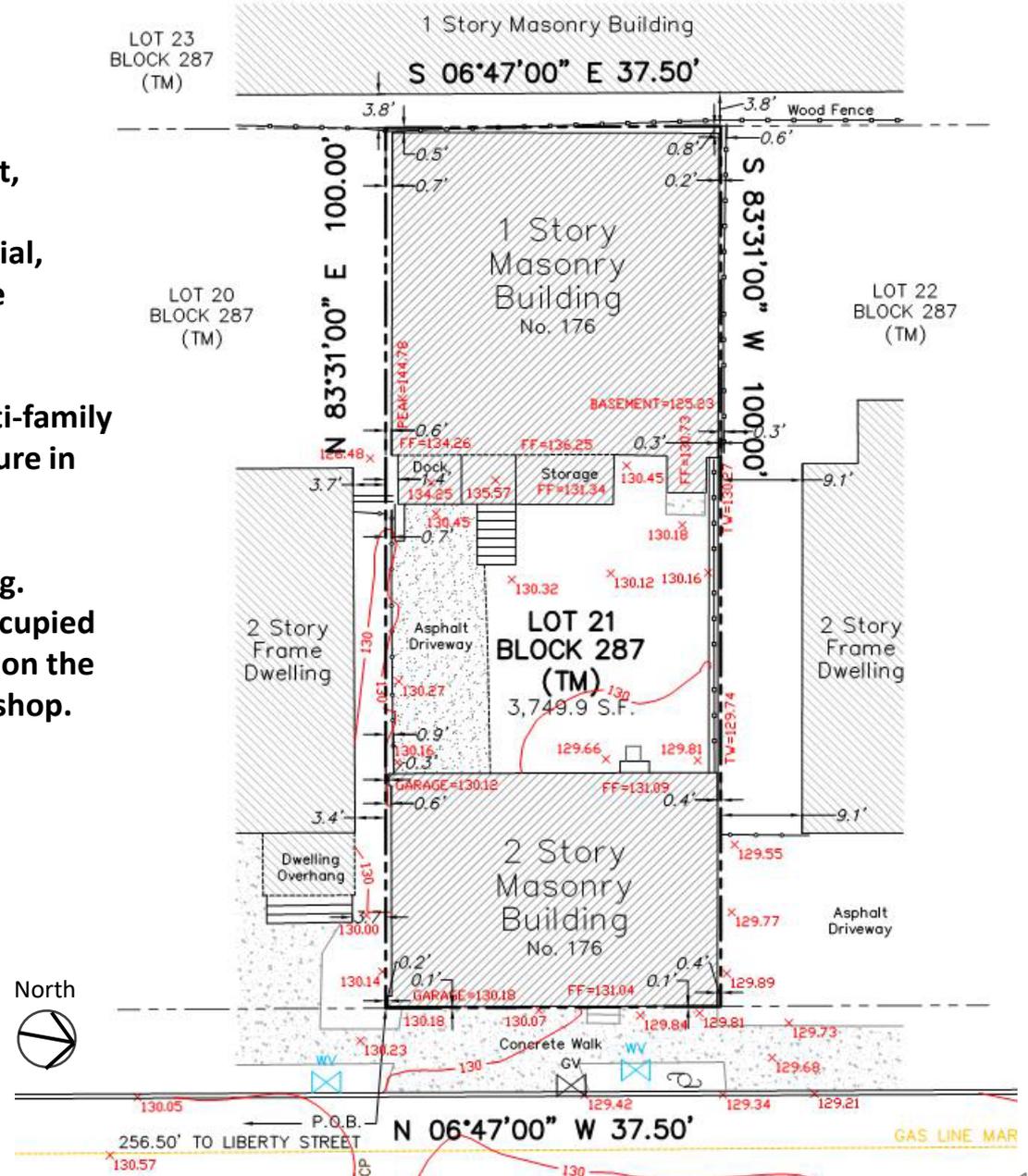


April 18, 2024

**176 Walnut Street, Bloomfield, NJ**

**Lot 21 in Block 287**

- 37.50'x 100' rectangular shaped Lot.
- 0.086 acres, or 3,749.9 sq.ft.
- Located on the west side of Walnut Street, 256.50' north of Liberty Street.
- Property is located in the 'R-2A: Residential, Two-Family Dwellings, 50' Frontage' Zone
- The site is relatively flat.
- The Lot is currently improved with a multi-family dwelling in the front, an accessory structure in the rear, a driveway and a lawn area.
- 3 existing apartments in the front building.
- Rear accessory structure was formerly occupied by a shop on the upper floor and storage on the lower floor. Most recently was a cabinet shop.
- Per Township records- Buildings were constructed in 1947.



**The Site**

Property Survey by: Lakeland Surveying  
December 11, 2023

**SURROUNDING AREA:**

**176 Walnut Street  
Lot 21 in Block 287**



Google Satellite 3d View

Neighborhood consists primarily of two- family dwellings.  
Adjacent Walnut Village Condos contains 15 dwelling units in a converted warehouse.





Site-  
176 Walnut  
Street

**R-2A:**  
Residential, 2  
Family, 50' frontage  
Zone District

Zoning Map

**STREET VIEW:**  
**176 Walnut Street**  
**Lot 21 in Block 287**



**172 Walnut St.**

**176 Walnut St.**

**180 Walnut St.**

- **The existing 2 story masonry building as viewed from Walnut Street. Per tax records it was constructed in 1947.**
- **2 story wood framed dwelling to the south. (172 Walnut Street) (constructed in 1927)**
- **2 story wood framed dwelling to the north. (180 Walnut Street) (also constructed in 1927)**

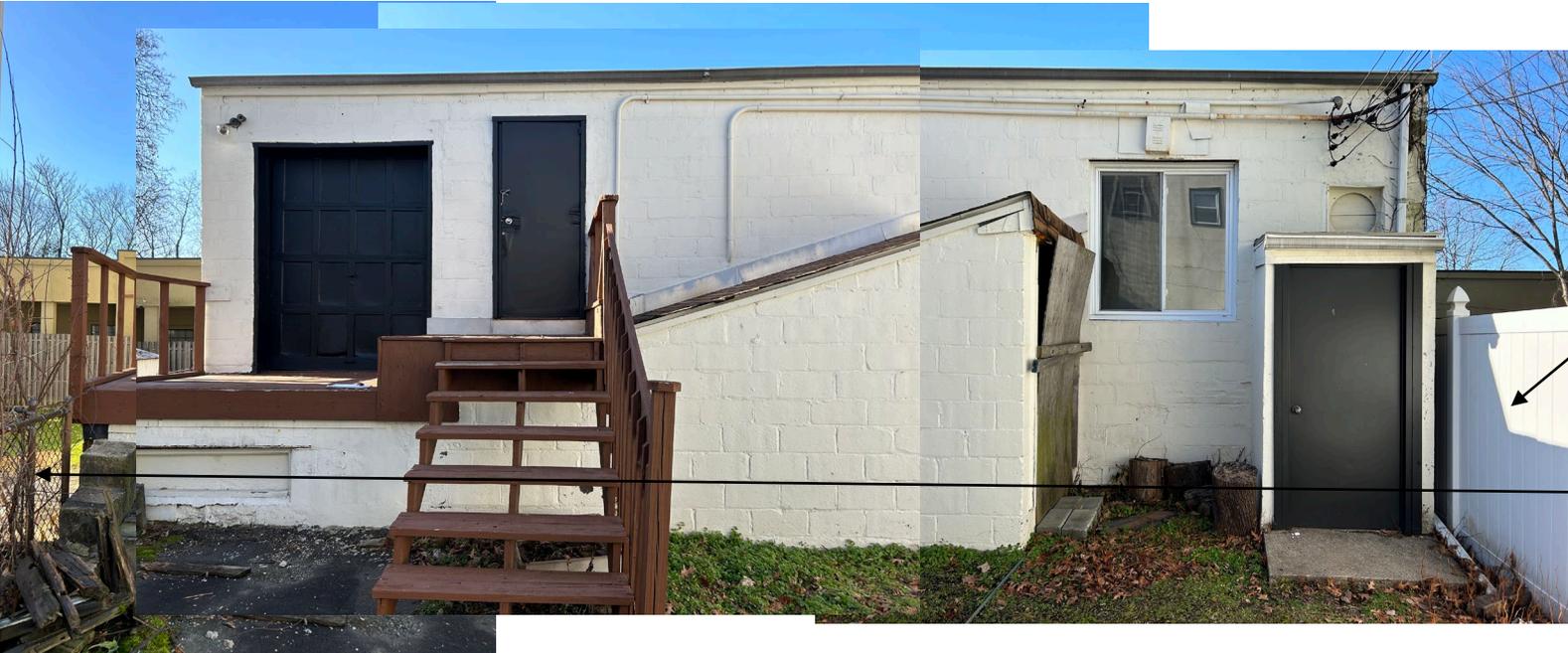
**Front Façade (Front/East Building):**



**Rear Façade (Front/East Building):**



**Front Façade (Rear/West Accessory Building):**



Extg solid vinyl fence on north.

Extg open chain link fence on south

**Interior Photo of West (Rear) Accessory Building – First Floor Level:**



**Interior Photo of West (Rear) Accessory Building – Basement Floor Level:**

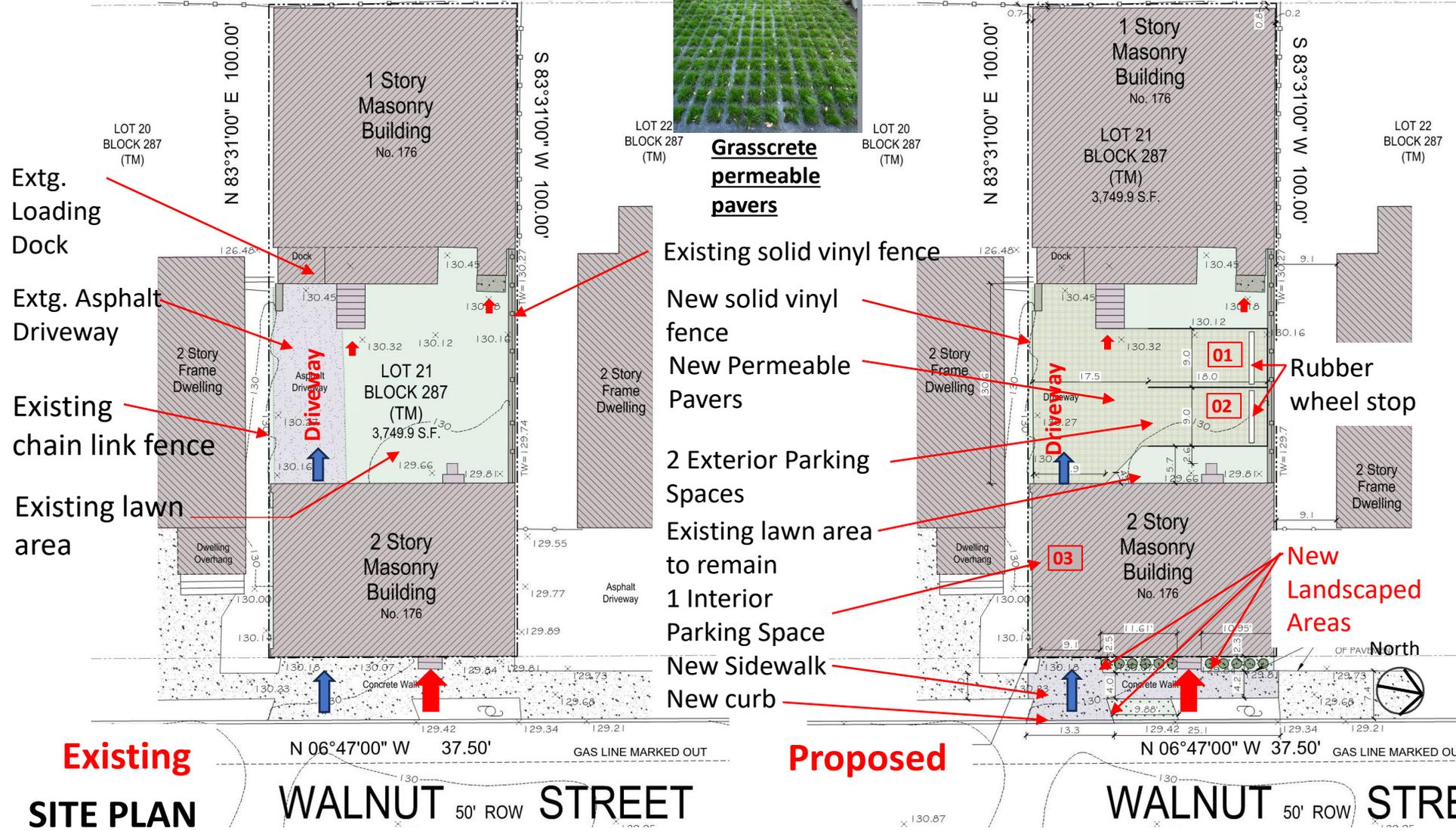


Photos by Peter Steck, April 5, 2024

# THE PROPOSAL



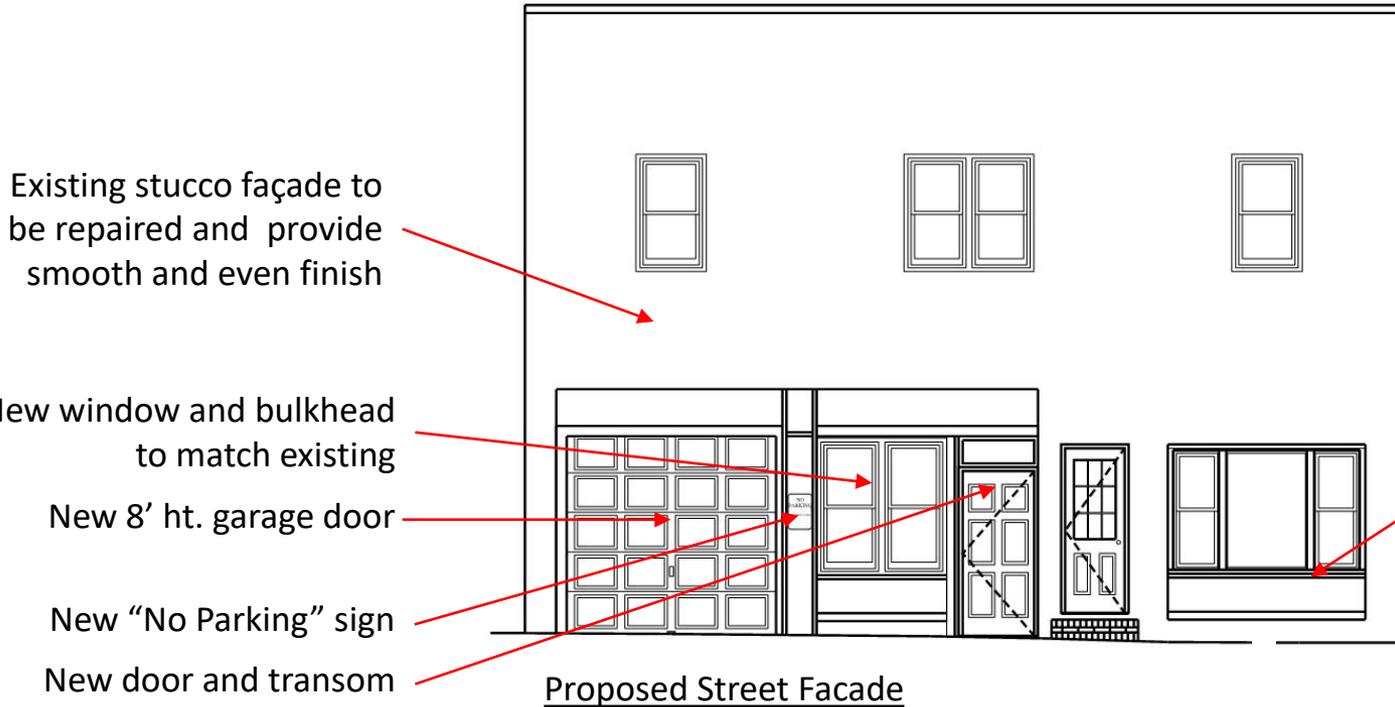
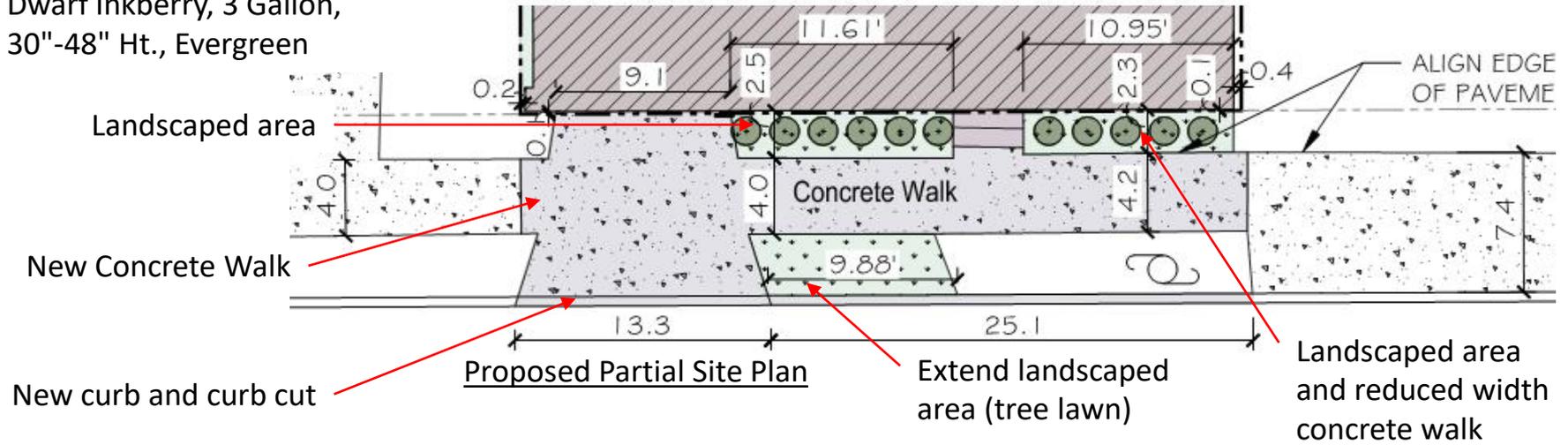
**Grasscrete permeable pavers**



1. The Applicant's goal is to provide 2 off street parking spaces between the front and rear buildings.
2. Install a new solid vinyl fence on the south lot line to match the fence on the north lot line.
3. Driveway and Parking to be permeable pavers with rubber wheel stops to delineate spaces.
4. New sidewalk, curb, curb cut and landscaped areas at front of building.
5. No change to building footprint.

# REVISION TO PROPOSAL SINCE FILED

(11) Ilex Glabra 'Gem Box',  
Dwarf Inkberry, 3 Gallon,  
30"-48" Ht., Evergreen



Proposed Street Facade

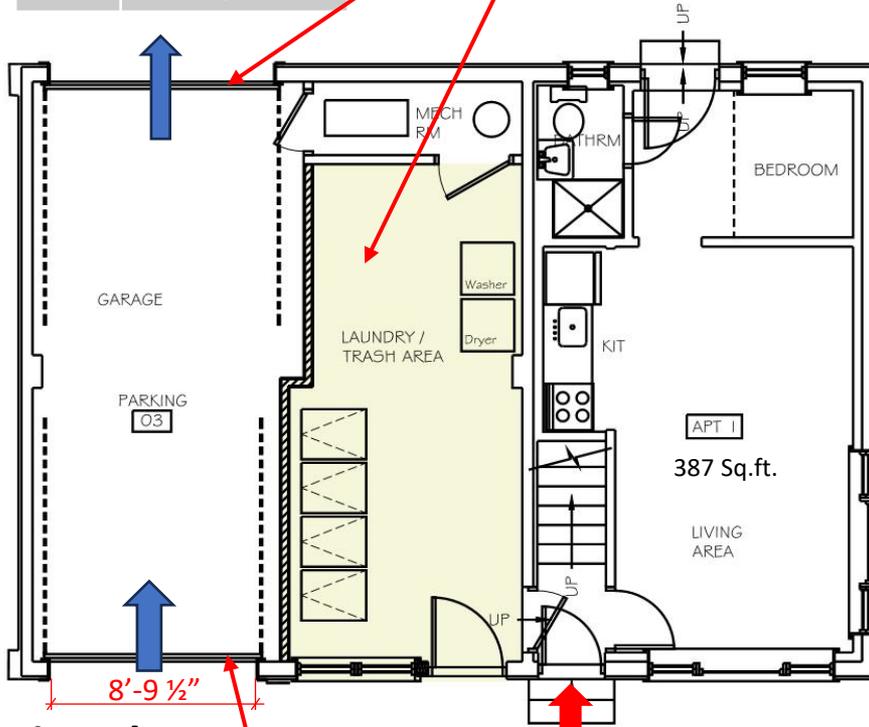


Existing facade

All wood trim to be  
refinished/painted,  
typ.

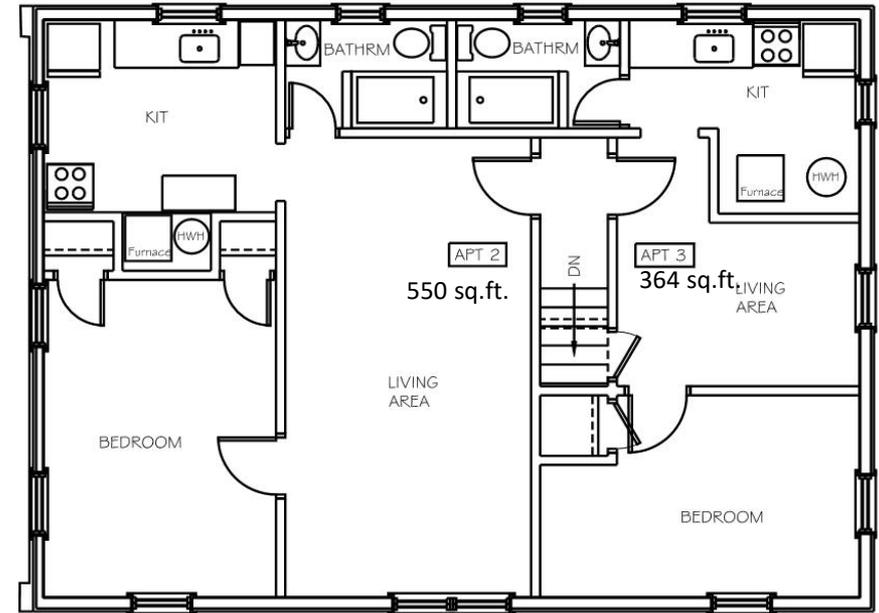
Unit	Area
1	387 Sq.Ft.
2	550 Sq.Ft.
3	364 Sq.Ft.

New taller Overhead Garage Door  
Residential Tenant Laundry/Trash Area



**First Floor**  
Approx. 976 sq.ft.  
New taller Overhead Garage Door (7' extg; 8' proposed)

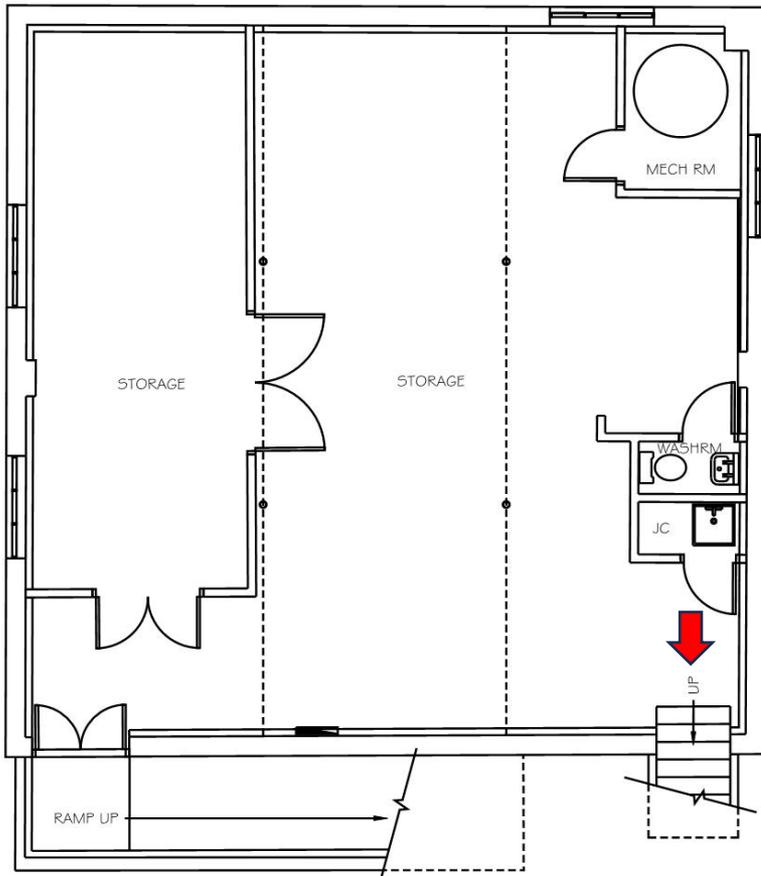
**Front (East) Building Plans**



**Second Floor**  
Approx. 976 sq.ft.



- New taller overhead garage doors.
- New Laundry and Trash Area to be created within existing first floor. Tenants currently do not have laundry on site. Overhead door at Laundry/Trash room to be removed and infilled with a new partition / door / and window.
- New door into Mechanical Room.
- Drive through south side of first floor (existing condition) to access parking area between buildings.
- No change to the Second Floor.

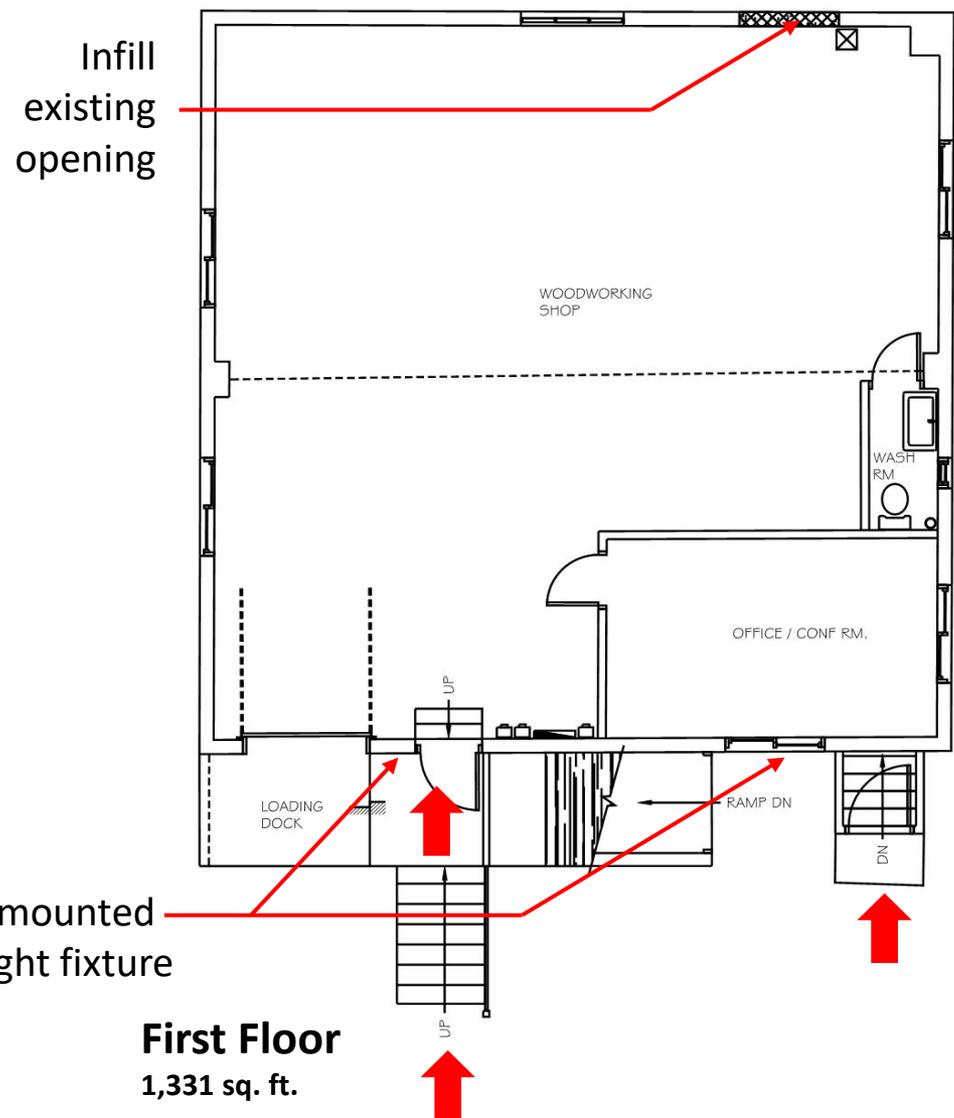


**Basement Floor**

1,331 sq. ft.

**Rear (West) Building Plans**

- Existing loading dock to remain.
- New wall mounted downward pointing exterior lighting.
- No change to plans. Previous and proposed use as contractor shop and storage.



**First Floor**

1,331 sq. ft.



New downward pointing light fixture (2)

Existing light fixture to be removed

⊕ ROOF  
EL. 144.78'

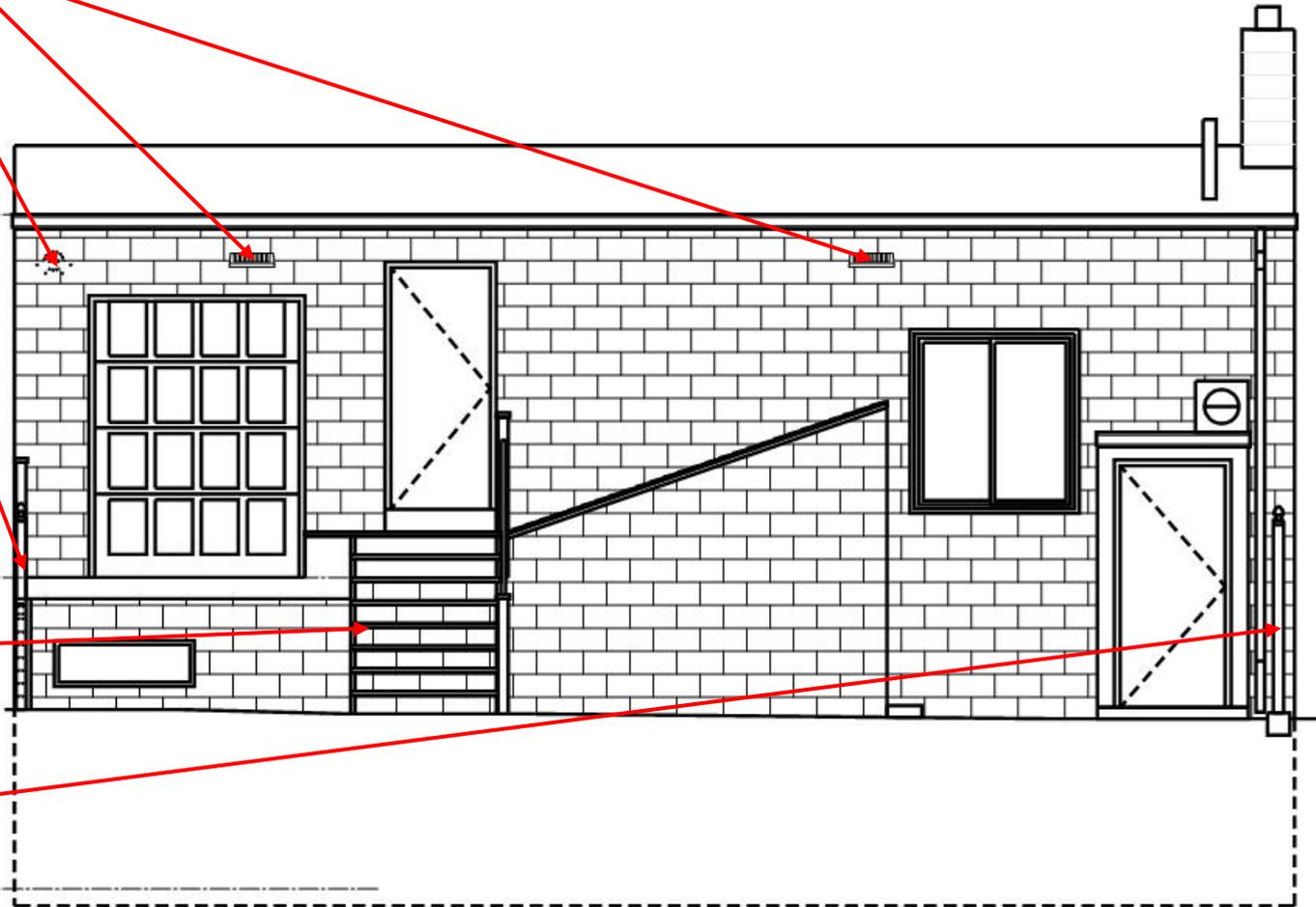
New 6' ht. solid vinyl fence to match fence on north side of lot.

⊕ FIRST FLOOR  
EL. 134.26'

Existing exterior wood steps.

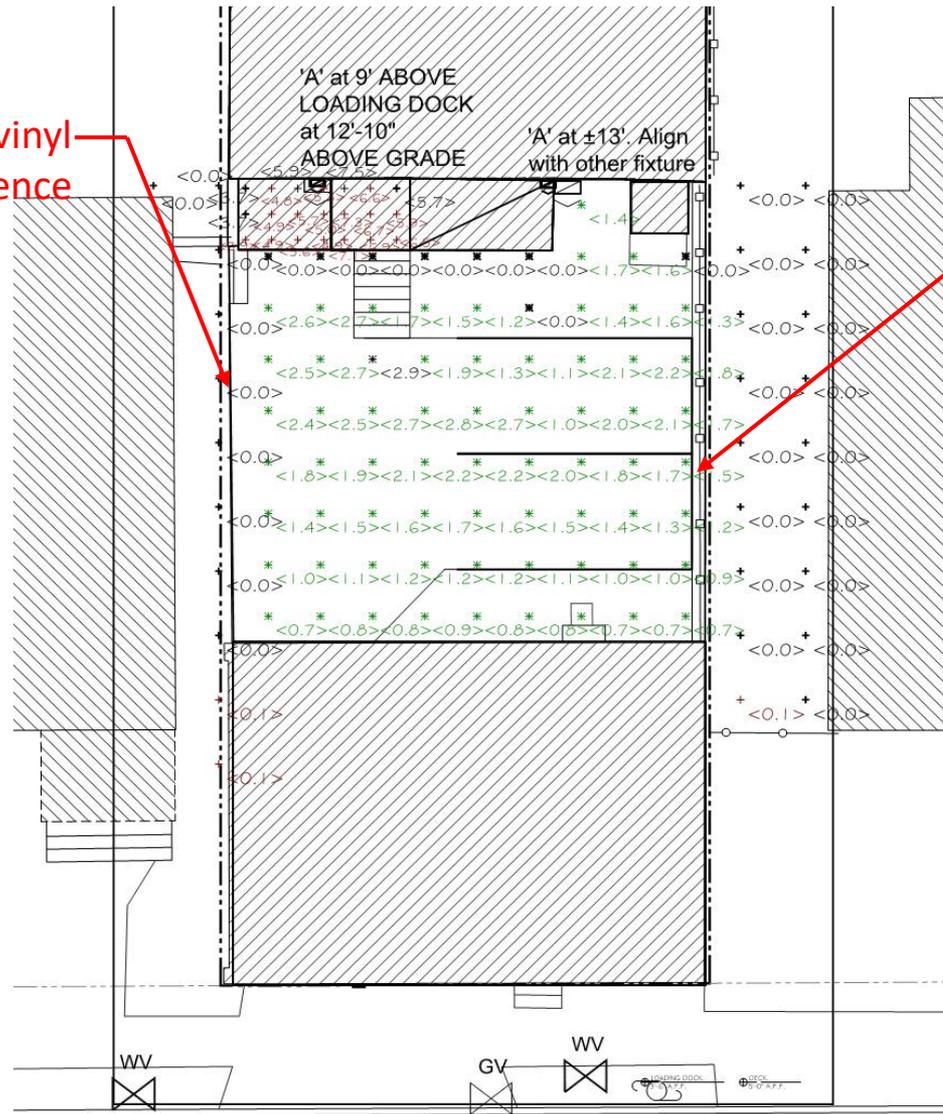
Existing 6' ht. vinyl fence

⊕ BASEMENT  
EL. 125.23'



### Rear (West) Building - Proposed East Elevation

- New light fixtures. 2 Total.
- No other changes to the Building elevations.



Existing 6' ht. vinyl fence



**Proposed light fixtures**  
 (Holophane LED wall packs)

**Lighting Plan**

- New lighting will not spill on to adjoining properties.
- Lighting levels shown at ground level as if no solid fencing.



Existing exterior wood steps to be removed and reconstructed to be parallel to the face of the rear accessory building

New 6' solid vinyl fence

New Permeable Pavers

2 Exterior Parking Spaces

Existing lawn area to remain

1 Interior Parking Space

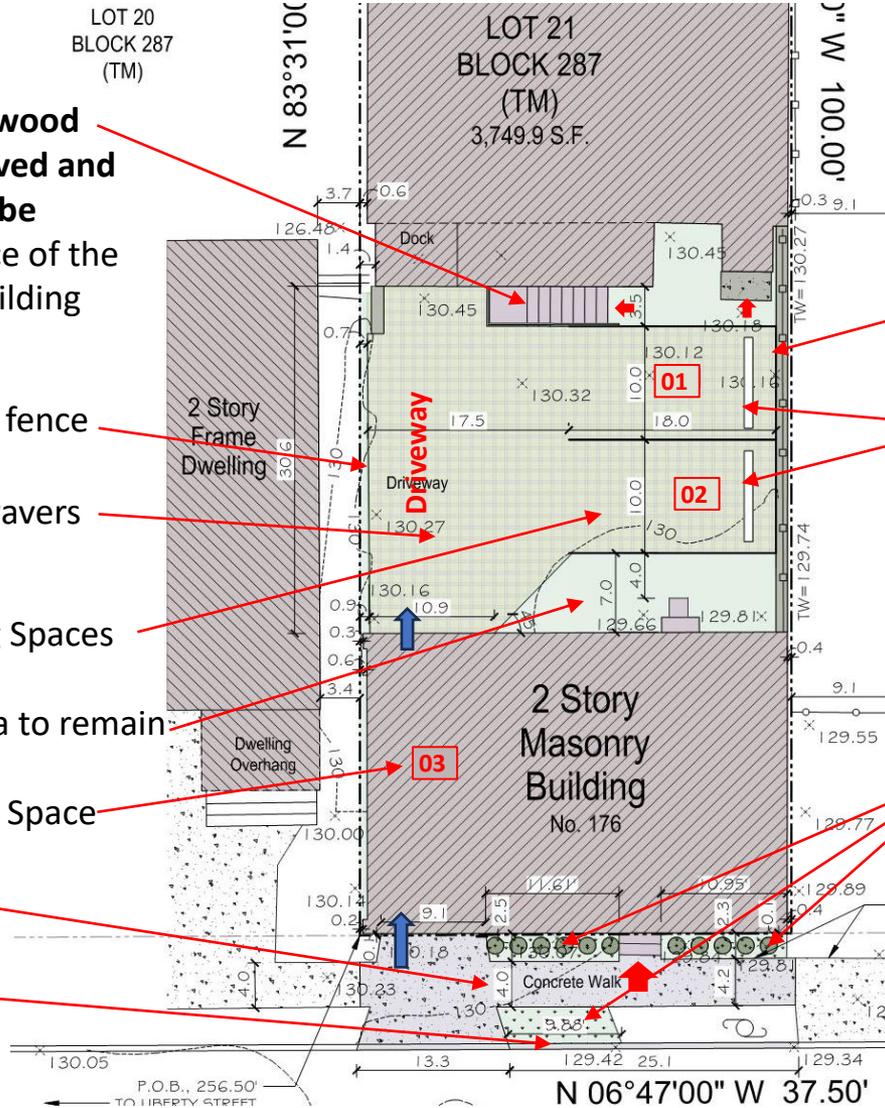
New Sidewalk

New curb

Existing 6' solid vinyl fence

2 Rubber wheel stops

New Landscaped Areas



## ALTERNATE SITE PLAN

- As suggested by our traffic expert: Parking stalls are to be increased in width from 9' to 10' to make it easier to pull in and out of the spaces.
- The existing wood exterior steps to the Accessory building are to be reconstructed and turned at a 90 degree angle to also make it easier to pull in and out of space no. 1. This also allows for the wider parking stalls.

## 176 Walnut Street Site Improvements

### SITE:

- Install a new 6' ht. solid vinyl fence on the south lot line to match the fence on the north lot line.
  - Existing see-through chain link fence to be removed
- Driveway and Parking to be open grid style permeable pavers.
  - Existing asphalt drive to be removed.
- New sidewalk at front of building.
- New curb cut and curbing.
  - Reduction of curb cut and driveway apron allows a full sized on-street parking space in front.
- New landscaped areas between building and sidewalk.
- Extension of existing seeded area (tree lawn) between sidewalk and curb due to reduction of driveway apron and curb cut.

### FRONT BUILDING:

- New overhead garage door both at street façade and rear façade at southern driveway.
- New Laundry and Trash/Recycling Area for residential tenants.
  - Overhead door at this location to be removed and infilled with a new partition/ door/ and windows.
- Existing stucco façade to be repaired to provide a smooth and even finish.
- All wood trim on street façade to be refinished and painted, typical.
- New door into Mechanical Room.

### Rear Building

- New wall mounted downward pointing exterior lighting.
- Infill of window on rear property line adjacent to Walnut Village Condos.

# Parking Surveys

Between Beach St. to the north and Liberty Street to the south. Approx. 250' in each direction.

