

176 Walnut Street, Bloomfield, NJ

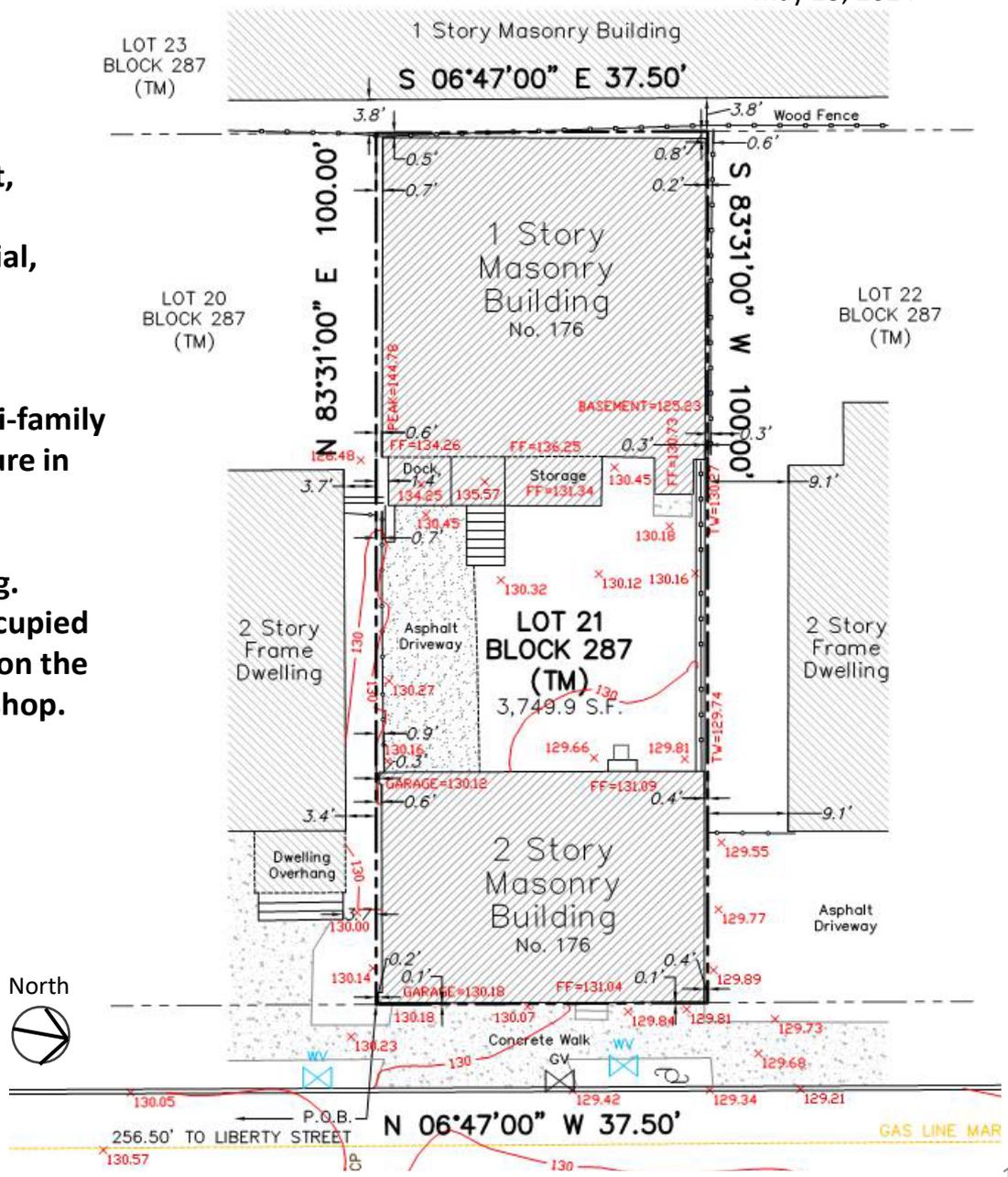
Lot 21 in Block 287

- 37.50'x 100' rectangular shaped Lot.
- 0.086 acres, or 3,749.9 square feet.
- 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)**

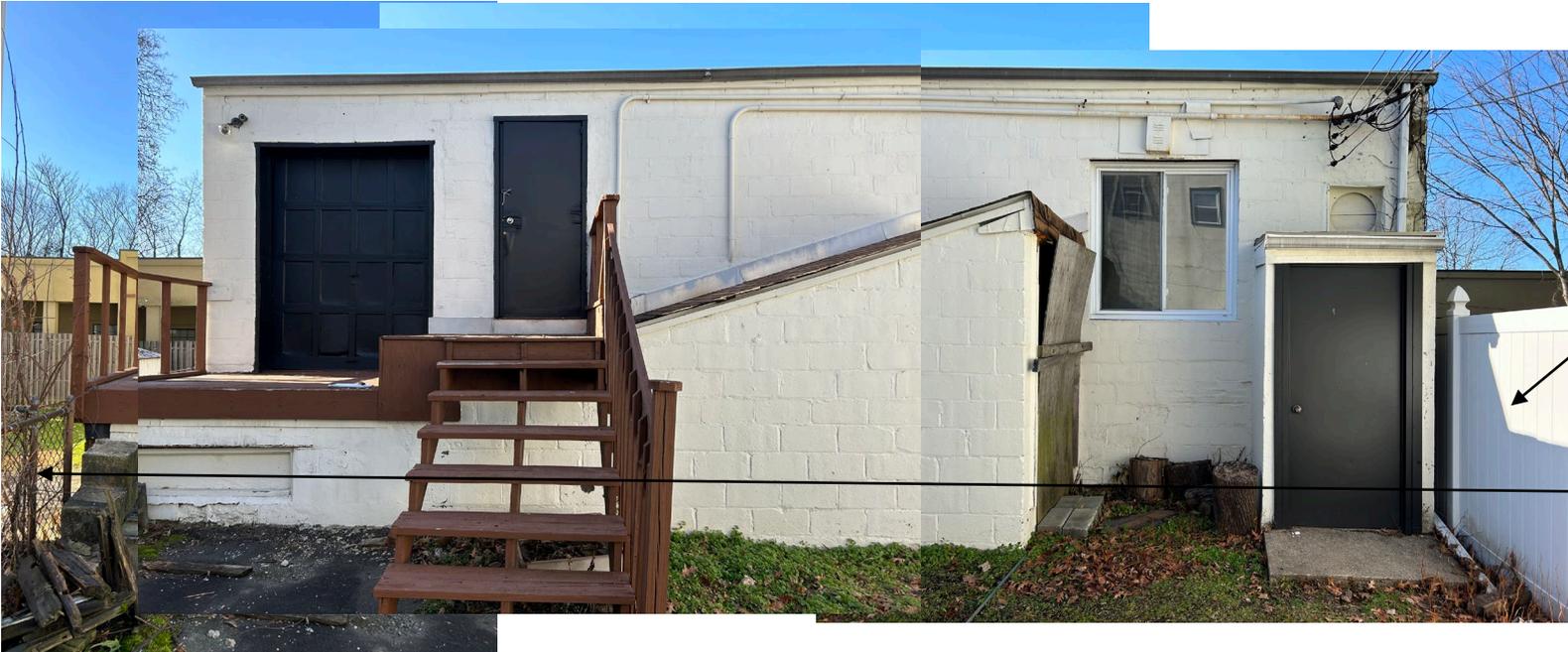
Front Façade (Front/East Building):



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

176 Walnut Street
Bloomfield, NJ
 Lot 21 in Block 287

LOT 23
 BLOCK 287
 (TM)

1 Story Masonry Building

May 23, 2024

EXISTING

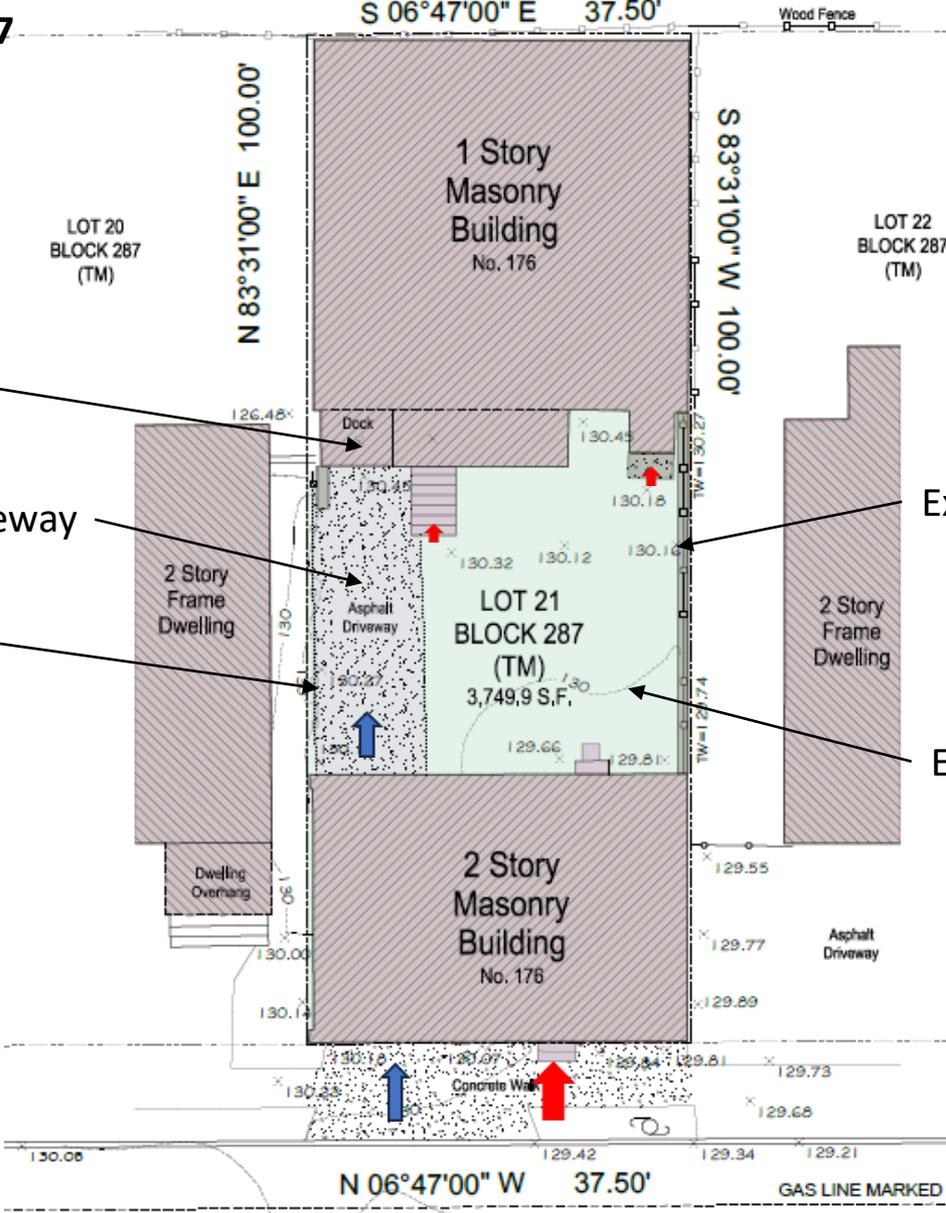
Extg. Loading Dock

Extg. Asphalt Driveway

Existing chain link fence

Existing solid vinyl fence

Existing lawn area



The Site
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WALNUT STREET
 50' ROW



176 Walnut Street
Bloomfield, NJ
Lot 21 in Block 287

LOT 23
 BLOCK 287
 (TM)

1 Story Masonry Building

May 23, 2024

PROPOSED

New 6' solid vinyl fence

New Turfstone gravel filled

Permeable
 Pavers



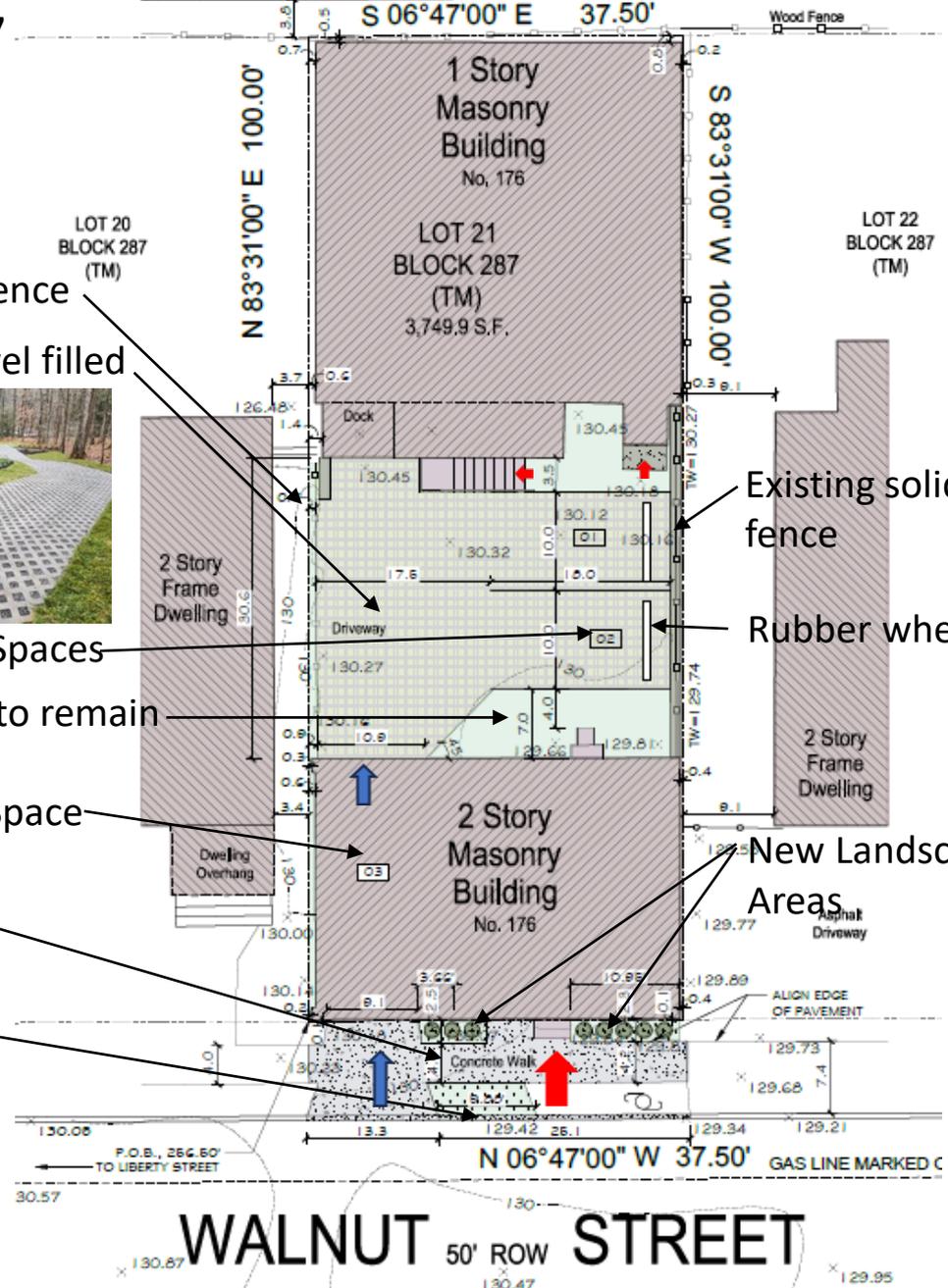
2 Exterior Parking Spaces

Existing lawn area to remain

1 Interior Parking Space

New Sidewalk

New curb



The Applicant's goals:

-Provide 2 off street parking spaces (10' wide) between the front and rear buildings.

-Driveway and Parking to be permeable pavers with rubber wheel stops to delineate spaces.

-Install a new solid vinyl fence on the south lot line to match the fence on the north lot line.

-New sidewalk, curb, curb cut and landscaped areas at front of building.

-No change to building footprint.

-New exterior stair at rear building with rotated orientation to also make it easier to pull in and out of space no. 1.

North



STREET PRESENCE

Existing stucco façade to be repaired and provide smooth and even finish

New windows and bulkhead to match existing

New 9'-6" ht. garage door

New "No Parking" sign

New door and transom



Existing facade

All wood trim to be refinished/painted, typical.



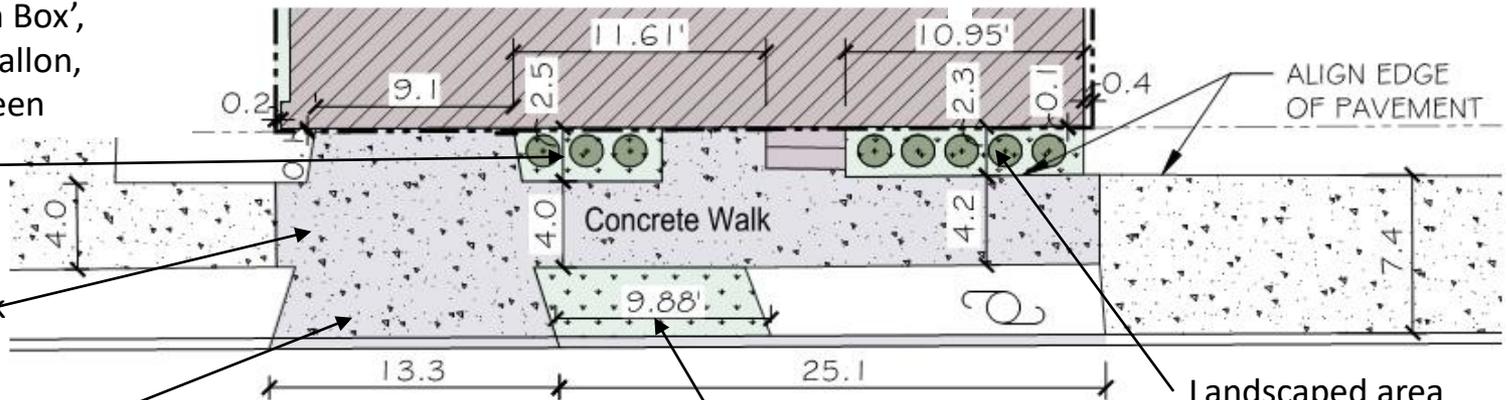
Proposed Street Facade

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

Landscaped area

New Concrete Walk

New curb and curb cut



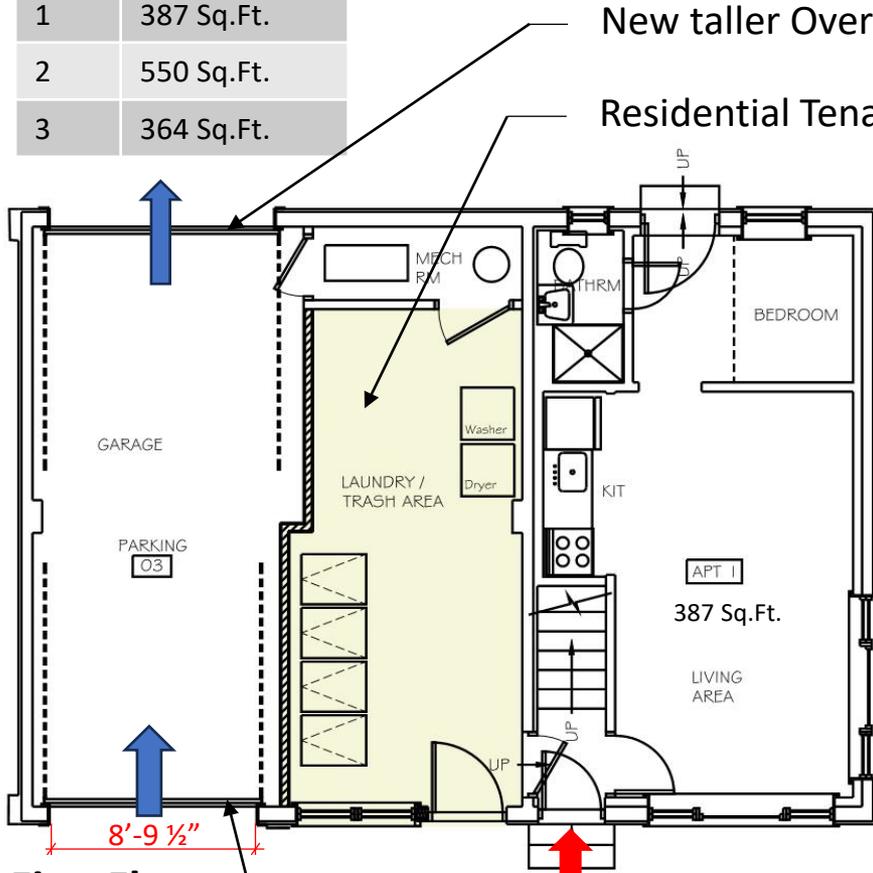
Proposed Partial Site Plan

Extend landscaped area (tree lawn)

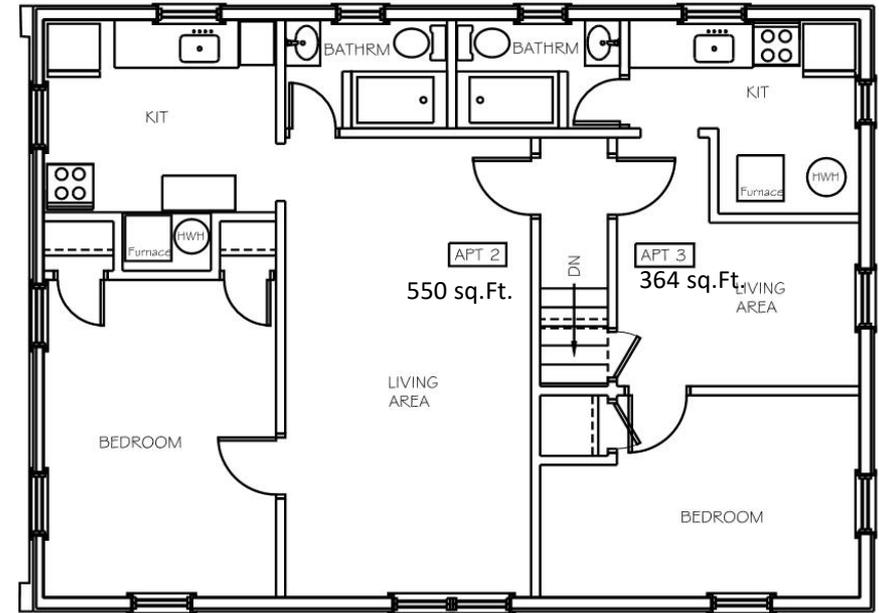
Landscaped area and reduced width concrete walk

Front (East) Building Plans

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



First Floor
Approx. 976 sq.ft.
New taller Overhead Garage Door
(8' existing; 9'-6" proposed)



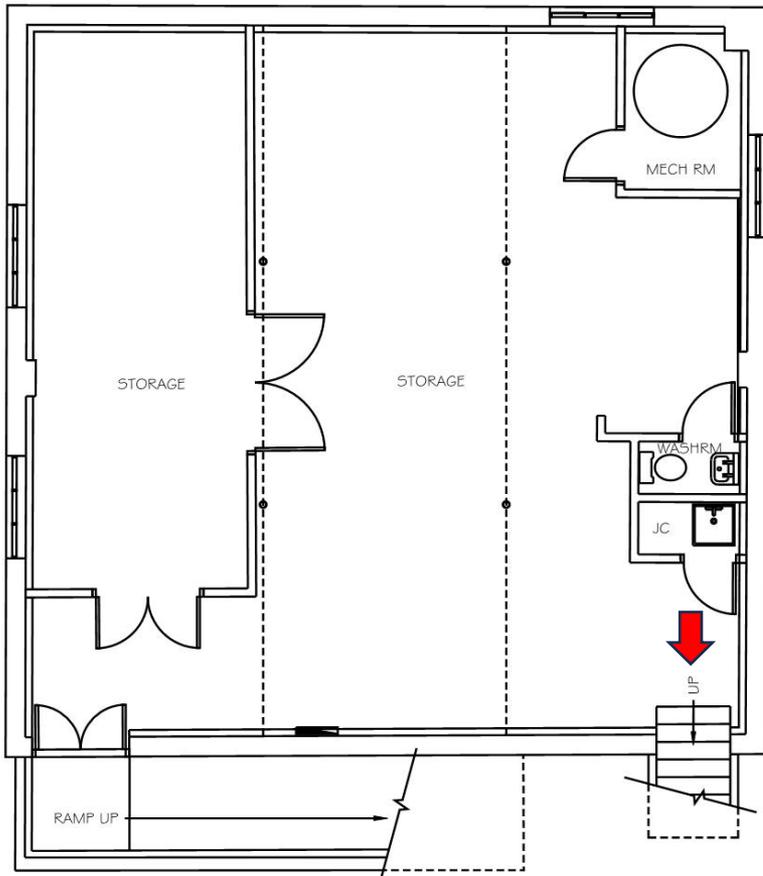
Second Floor
Approx. 976 sq.ft.



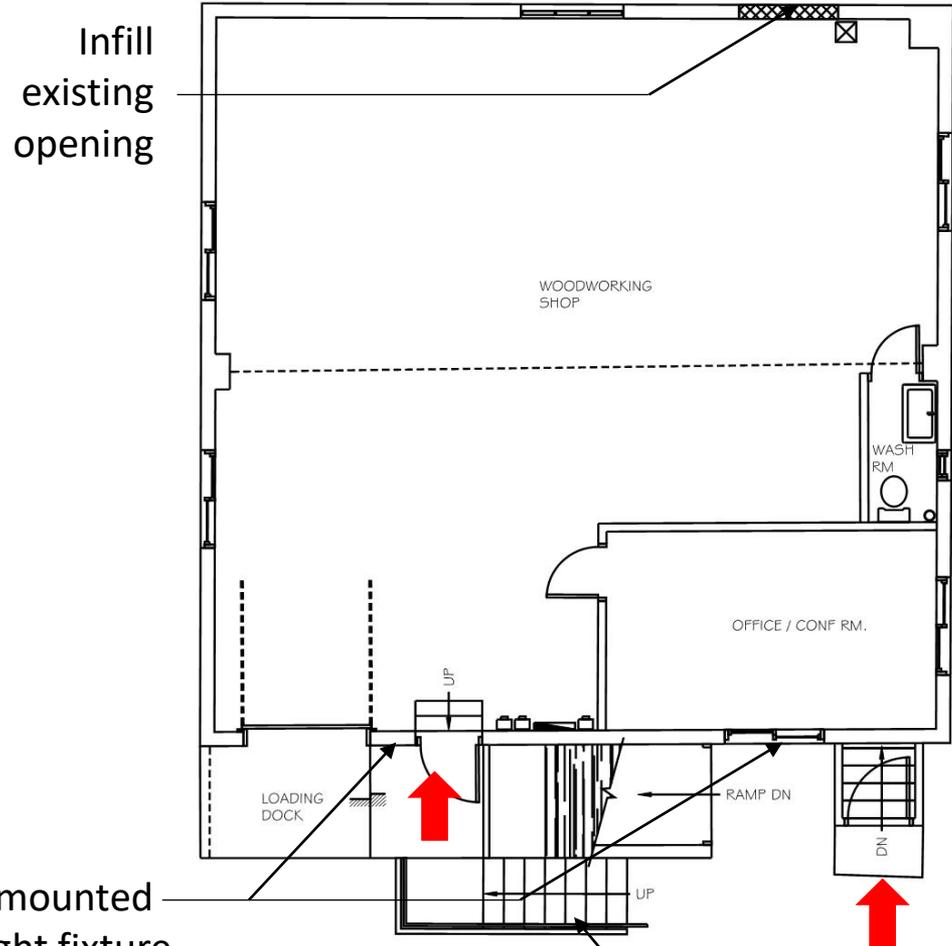
Front (East) Building Plans

- New taller overhead garage doors.
- New Laundry and Trash Area to be created within existing first floor. Tenants currently do not have onsite laundry. Overhead door at Laundry/Trash room to be removed and infilled with a new partition / door / and windows.
- 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.

Rear (West) Building Plans



Basement Floor
1,331 sq. ft.



First 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.



New downward pointing light fixture (2)
Existing light fixture to be removed

⊕ ROOF
EL. 144.78'

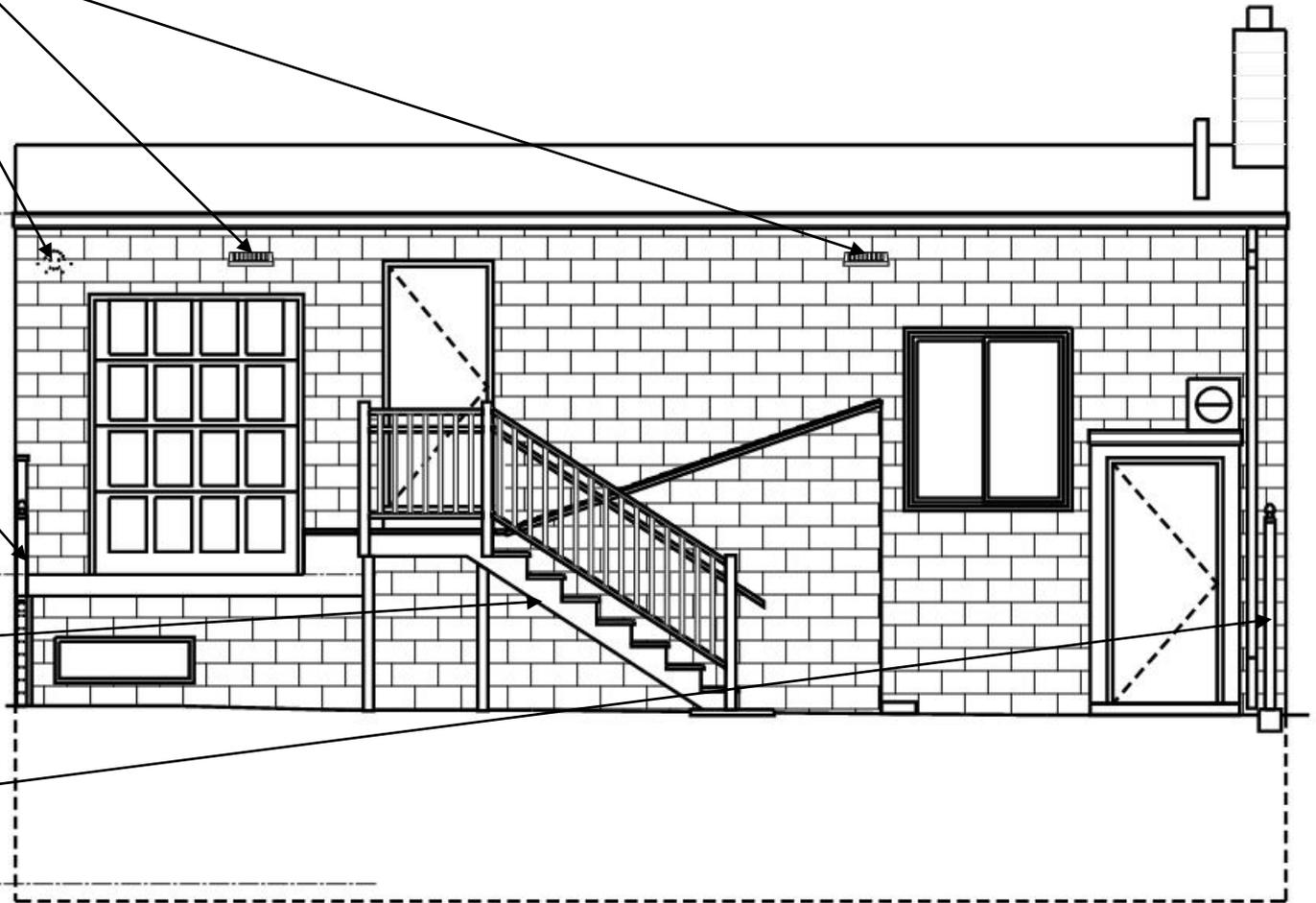
New 6' ht. solid vinyl fence to match fence on north side of lot.

⊕ FIRST FLOOR
EL. 134.26'

New re-oriented exterior wood steps and guardrail.

Existing 6' ht. vinyl fence

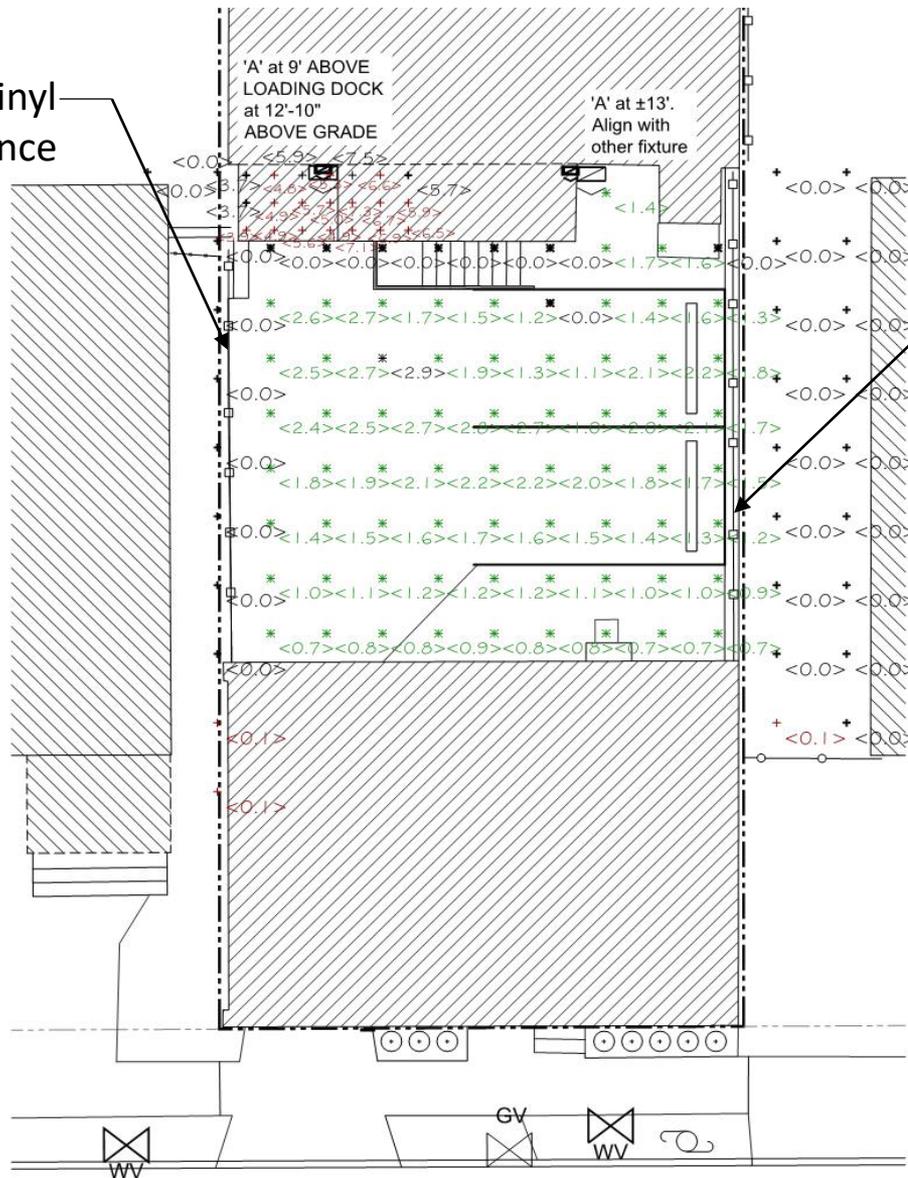
⊕ BASEMENT
EL. 125.23'



Rear (West) Building - Proposed East Elevation

- New light fixtures. 2 Total.
- New exterior stairs with rotated orientation.

New 6' ht. vinyl fence



Existing 6' ht. vinyl fence



Lighting Plan

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



Proposed light fixtures (Holophane LED wall packs)

176 Walnut Street Site List of 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 grass area ("tree lawn") between sidewalk and curb due to reduction of driveway apron and curb cut.

FRONT BUILDING:

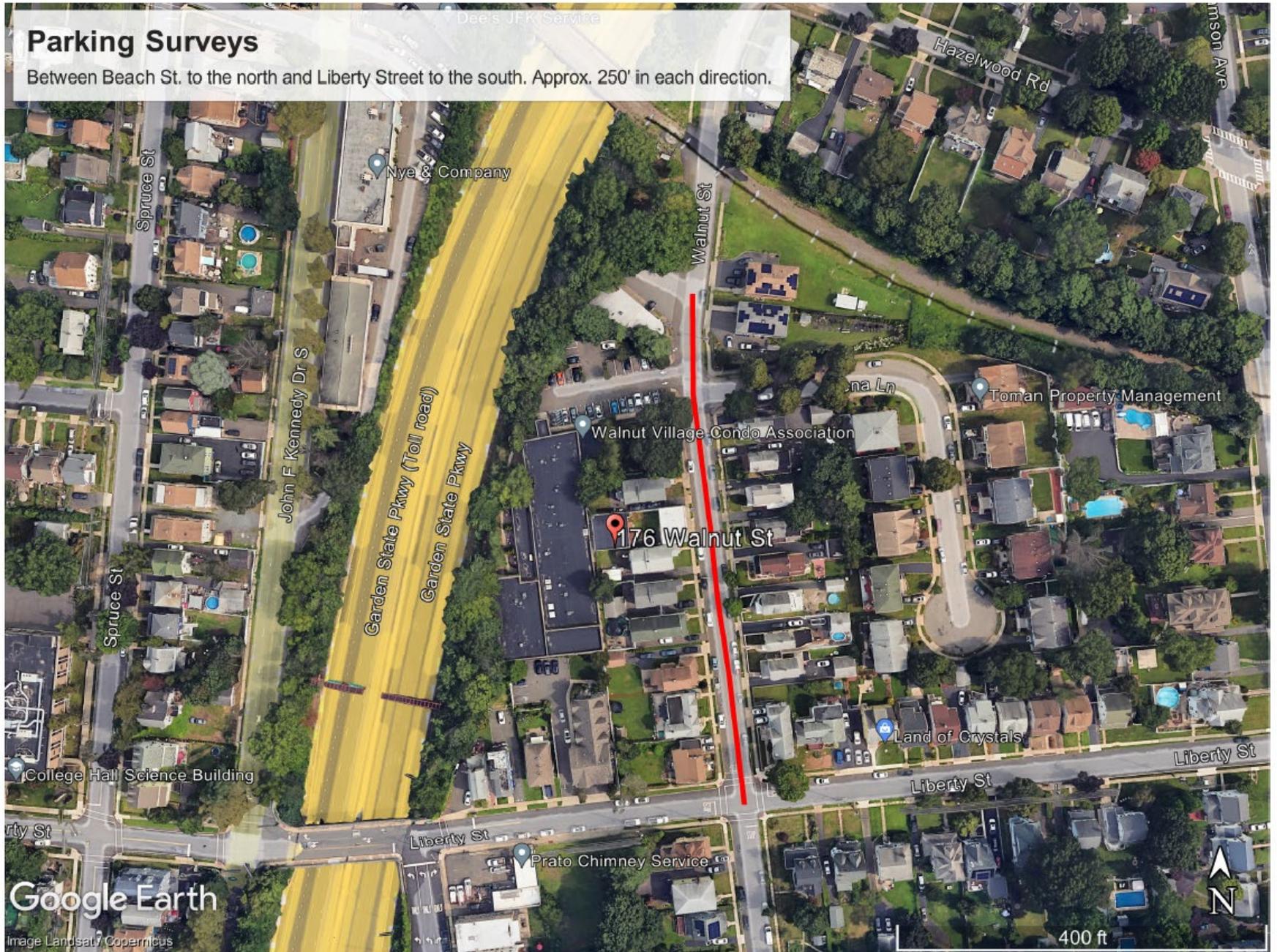
- New overhead garage door both at street façade and rear façade at southern driveway.
- New Laundry and Trash/Recycling Area for residential tenants.
 - Overhead door at this location to be removed and infilled with a new partition/ door/ and windows.
- Existing stucco façade to be repaired to provide 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 exterior wood stair.
 - Existing wood stair to be removed.
 - New stairs turned at a 90 degree angle to make it easier to pull in and out of space no. 1.
 - This also allows for the wider parking stalls (10').
- 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.



Google Earth

Image Landsat / Copernicus