

TOWNSHIP OF IRVINGTON
PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT
SITE PLAN AND ZONING BOARDS
(TO BE SUBMITTED WITH APPLICATION)

This check list is designed to assist both the applicant, the Planning Board and the Zoning Board of Adjustment in assessing the completeness of plans submitted for review. The Applicant must check off each item to ensure that it is included on the plan. ITEMS OMITTED WILL RESULT IN THE APPLICATION BEING DECLARED INCOMPLETE WITH RESULTANT DELAYS IN CONSIDERATION BY THE BOARD. Utility plans, landscaping plans, architectural elevations, etc. may be shown on separate sheets.

As a guide to what must be shown on the Plans and/or submitted to the Township Board Secretary, the applicant should refer to Zoning Ordinance Chapter 650 and subdivision and Site Plan Review Ordinance Chapter 174. You or your preparer should be familiar with the Municipal Land Use Law chapter 291, Laws of N.J.1975 as amended.(NJSA 40:55d-1 et seq.)

Professionals preparing plans should refer to Subchapter 7 "Permissible Division of Responsibility in Submission of Site Plans and Major Subdivision Plats" specifically 13:40-7.1; 13:40-7.2; 13:40-7.3 and 13:40-7.4 as well as the Building Services Design Act (NJSA 45:4B-1 et seq.) and the Title Recordation Act (NJSA 46:26A-1 et seq) as well as the regulations governing professional practice in New Jersey (NJAC 13:40-1 et seq. and NJAC 13:27-1 et seq.)

Plans submitted must be signed and sealed by the representing professional licensed to practice said profession by the State of New Jersey.

Remember that this is only a guide see chapter 174 for specific requirements.

20 Copies for Planning Board Applications

16 Copies for Board of Adjustment Applications

 X (20) Copies of Plan on standard sheet sizes (18" x 24") or (24" x 36") each folded to approximately 9"x12" Packet with title block exposed. **Seven (7) 24x36 hardcopies of Architectural Set, will be prepared for submission to town, as per Attorney. Civil Set and Survey to be provided separately.**

 Storm Water detention calculations¹

 X Sanitary Sewer calculations²

 X Place for signature of Chairman and Secretary of the Board.

¹ For more specific information concerning storm water information and calculations, please contact the Office of the Township Engineer (jwiggins@irvingtonnj.org)

² For more specific information concerning sanitary sewer information and calculations, please contact the Office of the Township Engineer (jwiggins@irvingtonnj.org)

X Place for signature of Township Engineer.

 X Tax map lot and Block numbers.

 X Date, scale and “north” sign.

 X Key map of the site with reference to surrounding areas and existing street location.

 X Zone district in which property in question falls, zone district of adjoining property and all property within a 200-foot radius of the property in question. **Zoning district is noted on Architectural Plans. 200-foot radius list to be on Civil Set.**

 X Names of owners of all contiguous land and adjacent property

 X Dimensions of lot, setbacks, front yard, side yards and rear yard, size, and kind of location of fences.

 X Location dimensions and details of all signs and exterior lighting including type of standards, location, radius of light and intensity in foot candles. **Architectural Set has SF area of signage on canopy. Light plans by Civil.**

 X The outside dimension of existing and/or proposed principal building(s) and all accessory structures.

 X Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders.

 N/A Right-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.

 X The entire property in question, even though only a portion of said property is involved in the site plan or subdivision, provided, however, were it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.

 N/A Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.

 X Plans of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress.

 X All driveways and streets within 200 feet of site.

 X All existing and proposed curbs and sidewalks.

 All existing and proposed utility lines within and adjacent to the subject property.

 X Typical floor plans and elevations.

 N/A Existing and proposed sanitary sewerage disposal system. Hydraulically assess impact on municipal system.

 X Water supply system.

- ☒ Methods of solid waste disposal and storage, provisions for recycling.
- ☒ Existing and proposed spot elevations based upon the US Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- N/A Location of all existing trees or tree masses, indicating general sizes and species.
- ☒ Landscaping and buffering plan showing what will remain and what will be planted indicating names of plants and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap).
- ☒ Soil and erosion plan as required by statute and proof of approval by the Conservation District.
- ☒ Show on the plan the required and proposed set back; bulk area coverage; lot area requirement; parking; zone requirements, etc.
- ☒ Proof of Ownership or consent of current owner to submit the application.
- _____ Any other pertinent information as may be required by the Planning Board.

DATE OF APPLICATION

SIGNATURE OF PLAN PREPARER



ADDRESS & PHONE NBR.

Archetype Studio LLC
897 River Rd. Apt. A
New Milford, NJ 07646
(201) 838-1722

NAME & ADDRESS OF APPLICANT: _____

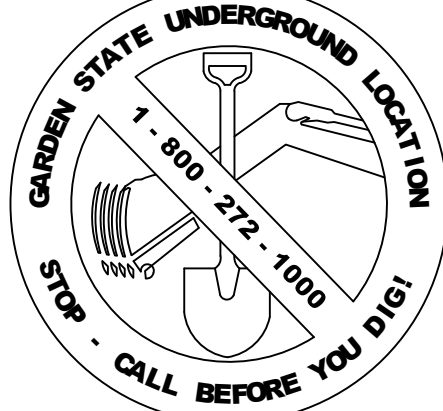
PHONE NUMBER: _____

PRELIMINARY AND FINAL SITE PLAN

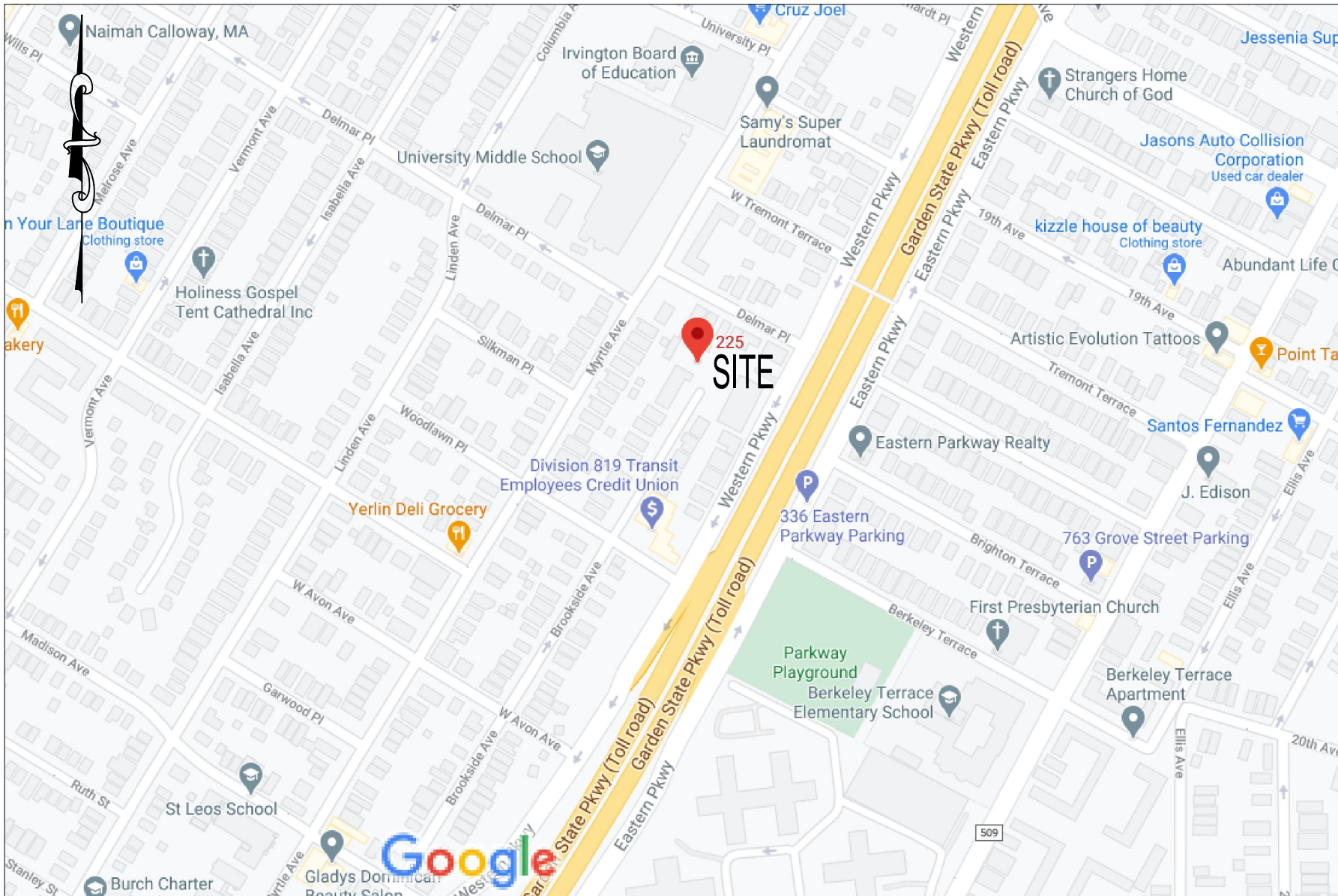
BROOKSIDE FLATS 223-225 BROOKSIDE AVENUE TAX LOT 38, BLOCK 95 TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSEY

200 FEET OWNERS LIST			
BLOCK	LOT	PROPERTY LOCATION	PROPERTY OWNER & ADDRESS
94	10	247 MYRTLE AVE	BAPTISTE, PROSPERE 151 FLORENCE AVENUE IRVINGTON, NJ 07111
94	11	243 MYRTLE AVE	CAPCO NJ ASSET STABILIZATION LLC 108 CHURCH ST. THIRD FL NEW BRUNSWICK, NJ 08901
94	12	241 MYRTLE AVE	DUKES, CURTIS A 241 MYRTLE AVE IRVINGTON, NJ 07111
94	13	239 MYRTLE AVE	SPIRA, TRANA 239 MYRTLE AVE IRVINGTON, NJ 07111
94	14	247 MYRTLE AVE	ADAMES, MARIA & ADAMES, JOSE 127 ORANGE AVE IRVINGTON, NJ 07111
95	7	232 MYRTLE AVE	EXIT STRATEGY REOS LLC 14 JACKSON ST SOUTH RIVER, NJ 08882
95	8	234 MYRTLE AVE	HINKSON, COLIN & KELLY & MITCHELL, P 234 MYRTLE AVE IRVINGTON, NJ 07111
95	9	238 MYRTLE AVE	NUNES, SEAN G & NANCY 238 MYRTLE AVE IRVINGTON, NJ 07111
95	10	240 MYRTLE AVE	AKINRINADE, OYEWANDE 240 MYRTLE AVE IRVINGTON, NJ 07111
95	11	244 MYRTLE AVE	DRAPER, TIFFANY 244 MYRTLE AVE IRVINGTON, NJ 07111
95	12	246 MYRTLE AVE	PIERRE, ANGELE 246 MYRTLE AVE IRVINGTON, NJ 07111
95	13	250 MYRTLE AVE	GEORGE, WILLIAMS & JOSEFINA E. 250 MYRTLE AVE IRVINGTON, NJ 07111
95	14	252 MYRTLE AVE	LOPEZ, JACOBO 198 W. HAZELWOOD AVE RAHWAY, NJ 07065
95	15	21 DELMAR PLACE	RAMOS, MARIA D & MARTINEZ ERIKA 21 DELMAR PL IRVINGTON, NJ 07111
95	16	19 DELMAR PLACE	BYNUM, ALAN 19 DELMAR PL IRVINGTON, NJ 07111
95	17	15-17 DELMAR PLACE	RODRIGUEZ, RAFAEL & ANATILDE 15-17 DELMAR PL IRVINGTON, NJ 07111
95	18	13 DELMAR PLACE	RODRIGUEZ, RAFAEL & RODRIQUE 13 DELMAR PL IRVINGTON, NJ 07111
95	19	11 DELMAR PLACE	OKAFOR, GLORIA 16 WY ST NEWARK, NJ 07106
95	20	151 WESTERN PKWY	YOUNIS, JEROME 151 WESTERN PKWY IRVINGTON, NJ 07111
95	21	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	22	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	23	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	24	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	25	155-159 WESTERN PKWY	WESTERN PARKWAY LLC 580 LUDLOW AVE CRANFORD, NJ 07016
95	26	173-175 WESTERN PKWY	JASEMO LIMITED LIAB 173-175 WESTERN PKWY IRVINGTON, NJ 07111
95	27	177 WESTERN PKWY	JONES, ANTON 117 LESLIE ST NEWARK, NJ 07111
95	28	282 WESTERN PKWY	LASENBERRY JOHN & JOYCE 226 SCHUOL ST MILLINGTON, MD 21651
95	35	202 BROOKSIDE AVE	MOORE, SEAN 202 BROOKSIDE AVE IRVINGTON, NJ 07111
95	37	210-212 BROOKSIDE AVE	HODGE, DENISE & AGEDAY, ANYONE 210-212 BROOKSIDE AVE IRVINGTON, NJ 07111
95	38	223- 225 BROOKSIDE AVE	215 BROOKSIDE LLC 223- 225 BROOKSIDE AVE IRVINGTON, NJ 07111
95	39	215-221 BROOKSIDE AVE	215 BROOKSIDE LLC 641 FRANKLIN AVE NUTLY, NJ 07110
95	40	211 BROOKSIDE AVE	MEERTINS, CLAYTON 5604 UNDERWOOD AVE CHARLOTTE, NC 28213
95	41	207 BROOKSIDE AVE	CASTILLO, CASTOR JR 207 BROOKSIDE AVE IRVINGTON, NJ 07111
95	42	203 BROOKSIDE AVE	SHORTER, MARQUERIT 203 BROOKSIDE AVE IRVINGTON, NJ 07111
101	1	260 MYRTLE AVE	SHULEM READY, LLC C/O FRANCOZ D 607 BEDFORD AVE BROOKLYN, NY 11211
101	8	143-147 WESTERN PKWY	JEREZ, JOSE 143-147 WESTERN PKWY IRVINGTON, NJ 07111
101	9	149 WESTERN PKWY	TOWNSHIP OF IRVINGTON C/O H. WEINER MUNICIPAL BLDG CIVIC SQ IRVINGTON, NJ 07111
101	10	10 DELMAR PL	WOLLIAMSON, ANDREA 10 DELMAR PL IRVINGTON, NJ 07111
101	11	12 DELMAR PL	CAPERS, TONY L 178 VASSER AVE NEWARK, NJ 07111
101	12	14-16 DELMAR PL	SANCHEZ, MIRIAM 16 DELMAR PL IRVINGTON, NJ 07111
101	13	14-16 DELMAR PL	SANCHEZ, MIRIAM 16 DELMAR PL IRVINGTON, NJ 07111
101	14	18-20 DELMAR PL	LYLE, MILTON & ELEITA 18-20 DELMAR PL IRVINGTON, NJ 07111

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

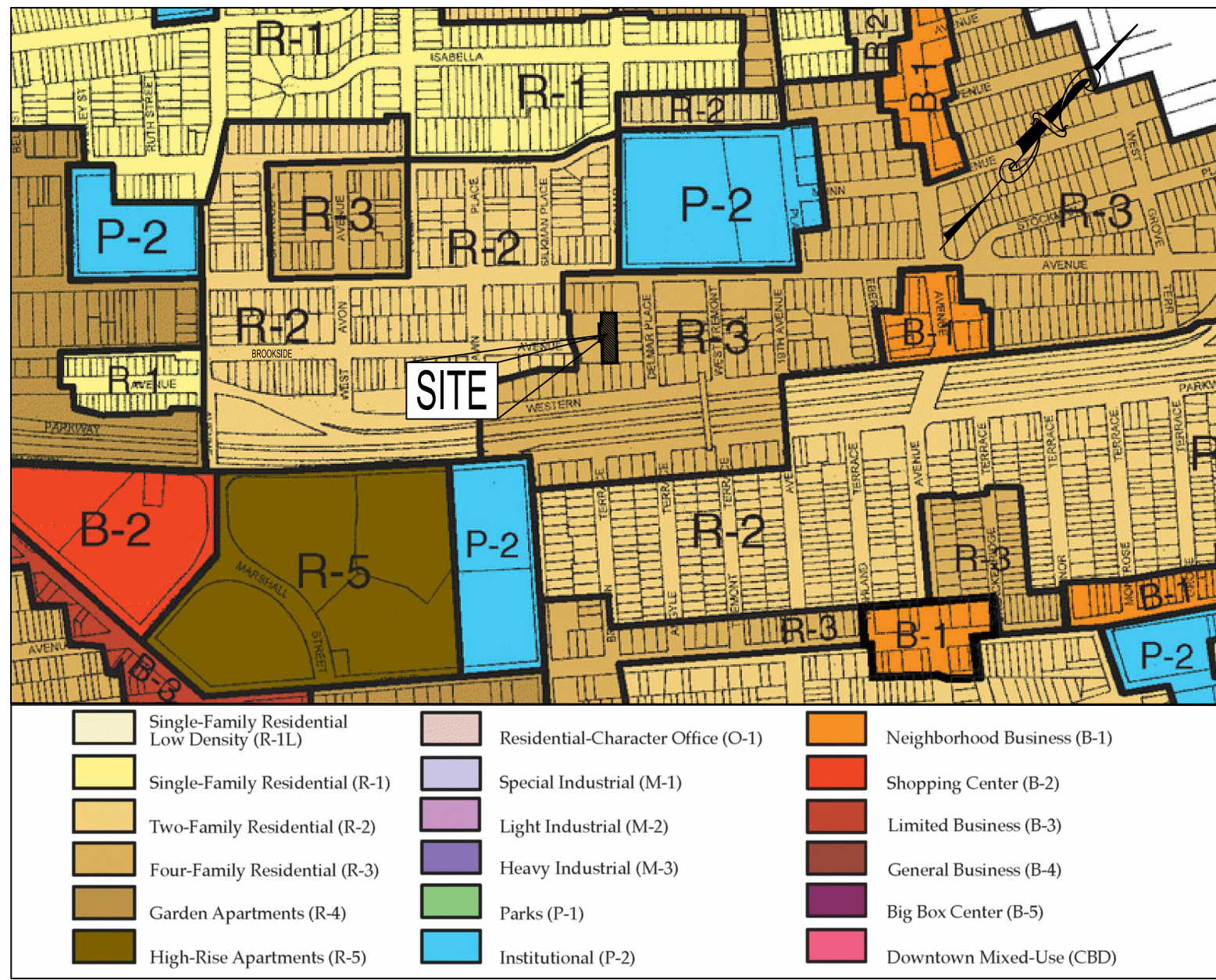


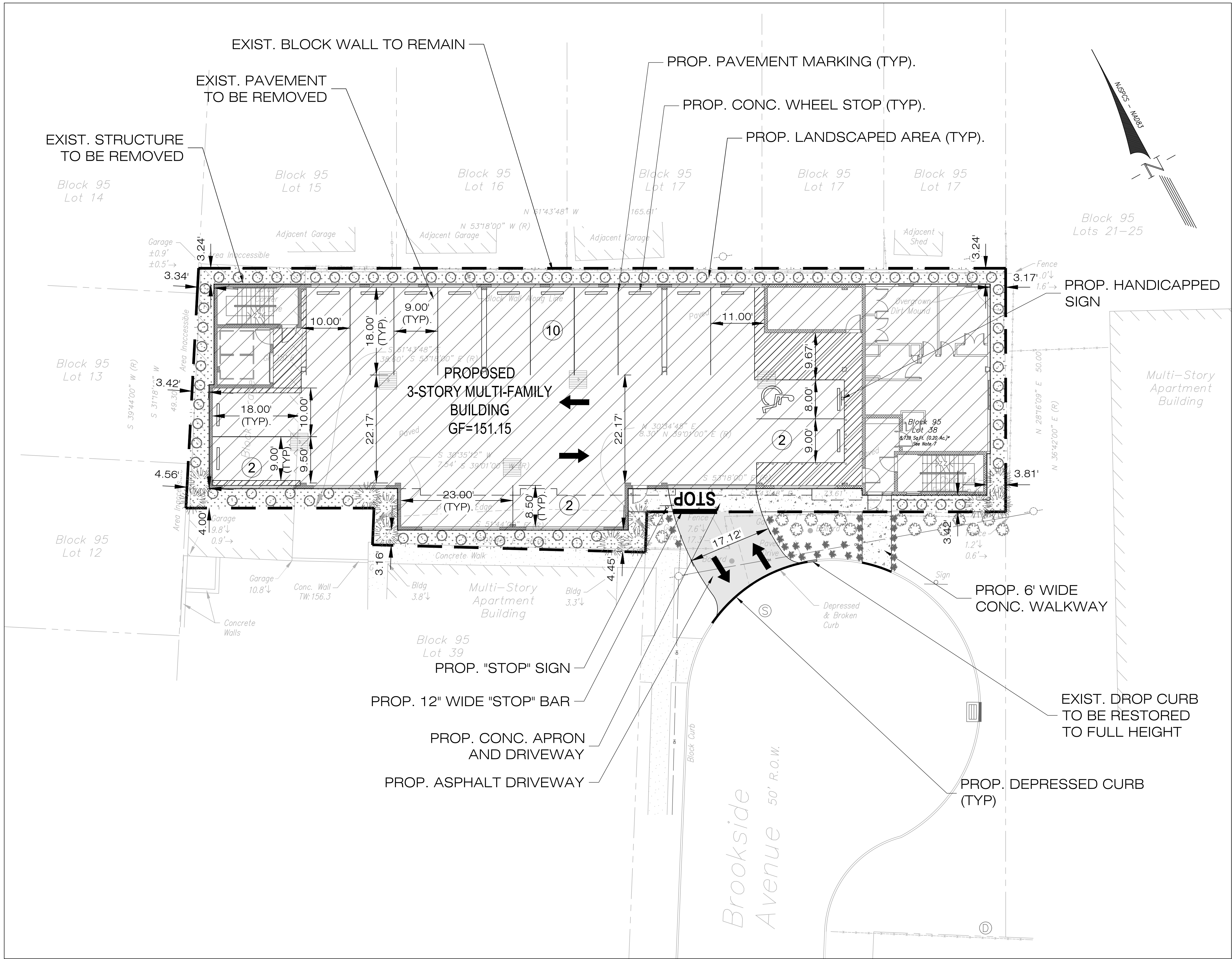
SITE MAP
SCALE: 1" = ±150'

THE FOLLOWING COMPANIES MUST ALSO BE NOTIFIED	
PUBLIC SERVICE ELECTRIC & GAS	150 CIRCLE AVENUE CLIFTON, NJ
NEW JERSEY AMERICA WATER	233 CANOE BROOK ROAD SHORT HILLS, NJ 07078
VERIZON NEW JERSEY/ C/O DUFF & PHELPS	P.O. BOX 2749 ADDISON, TEXAS 75001
COMCAST CABLE	800 RAHWAY AVENUE UNION, NJ 07083
TOWNSHIP OF IRVINGTON	DEPARTMENT OF PUBLIC WORK CLVIC SQUARE IRVINGTON, NJ 07111
COUNTY OF ESSEX	900 BLOOMFIEL AVENUE VERONA, NJ 07044
JOINT MEETING OF ESSEX AND UNION COUNTY SEWERS	500 SOUTH FIRST STREET ELIZABETH, NJ 07202 GARDEN STATE PARKWAY P.O. 5050 WOODBIDGE, NJ 07095

PROPERTY OWNER/APPLICANT:

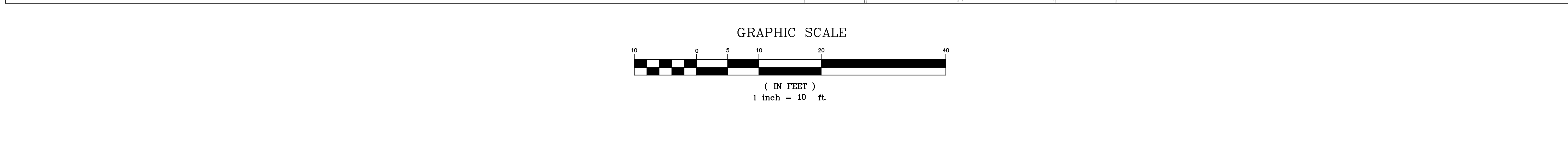
BROOKSIDE FLATS, LLC
15 WALNUT COURT
SPRINGFIELD, NJ 07081





- GENERAL NOTES:**
1. PARCEL IS KNOWN AS TAX LOT 38 IN BLOCK 95 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF IRVINGTON.
 2. AREA OF PARCEL = 8,739.00 S.F. OR 0.20 ACRES.
 3. PARCEL IS LOCATED ENTIRELY IN THE R-3 (FOUR-FAMILY RESIDENTIAL DISTRICT) DISTRICT AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF IRVINGTON.
 4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
 5. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
 6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
 7. ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY 3 WIRE SURVEYING LLC OF ROCKAWAY, NEW JERSEY, DATED 11-30-2020.
 8. PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY ARCHETYPE STUDIO LLC OF NEW MILFORD, NJ, RECEIVED AS DIGITAL FILE ON 01/27/21.
 9. UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
 10. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSING LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
 11. ALL SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 18 INCHES BELOW POTABLE WATER LINES AND IN SEPARATE TRENCHES.
 12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. DESIGN AND INSTALLATION OF WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
 13. WATER AND GAS SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. UTILITY CONNECTIONS SHALL COMPLY WITH THE COUNTY/MUNICIPAL ROAD OPENING PERMIT REQUIREMENTS.
 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN OUTS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
 15. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
 16. LOCATION OF PROPOSED ROOF DRAINS ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION. ALL PROPOSED ROOF LEADERS TO BE DISCHARGED AWAY FROM THE FOUNDATION AND ADJACENT PROPERTIES.
 17. NO ON-SITE SOIL TESTING AND GROUNDWATER ASSESSMENT HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS. CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
 18. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
 19. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
 20. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
 - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", A CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - "RESIDENTIAL SITE IMPROVEMENT STANDARDS", N.J. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS CURRENTLY AMENDED.
 - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
 21. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
 22. ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
 23. ANY EXISTING CURBS OR OTHER OBJECTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
 24. APPLICANT SHALL BE RESPONSIBLE FOR RESTORING THE RIGHT-OF-WAY ASPHALT PAVEMENT, CURBING AND SIDEWALK TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

DRAWN BY EC	DATE: 12/14/20	DESIGNED BY AK	DATE: 12/14/20	APPROVED BY AK	DATE: 01/28/21	NO.	REVISIONS	BY:	DATE:	APR:
ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER										
AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-7080 Fax: 973-588-7079 www.awzengineering.com e-mail: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 3771354										
BLOCK 95 TAX LOT 38 223-225 BROOKSIDE AVENUE TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSEY										
SITE DEVELOPMENT PLAN										
JOB NUMBER: 20-0908										
SCALE: AS SHOWN										
C-02										
SHEET 2 OF 5										



223-225 BROOKSIDE AVENUE - TOWNSHIP OF IRVINGTON		
LOT COVERAGE CALCULATIONS		
Block 95, Lot 38		
DESCRIPTION	EXISTING	PROPOSED
Lot Area	8,739.00	8,739.00
Existing Block Garage TBR	1,057.07	0.00
Proposed Building	0.00	7,142.27
Total Building (Ground Floor)	1,057.07	7,142.27
Concrete Walk	24.43	163.07
Block Wall	88.39	88.39
Conc. Apron	0.00	85.87
Total Concrete	112.82	337.33
Pavement	7,071.69	0.00
Gravel and Green Area/Dirt	497.42	1,259.40
TOTAL	8,739.00	8,739.00
PerVIOUS	497.42	1,259.40
Impervious	8,241.58	7,479.60
Lot Coverage	94.31%	85.59%
Building Coverage	12.10%	81.73%

EXISTING CONDITIONS:
TOTAL LOT AREA = 8,739.00 SF
IMPERVIOUS = 8,241.58 SF
PERVIOUS = 497.42 SF

PROPOSED CONDITIONS:
TOTAL LOT AREA = 8,739.00 SF
IMPERVIOUS = 7,479.60 SF
PERVIOUS = 1,259.40 SF

UNDER THE PROPOSED CONDITIONS, THE IMPERVIOUS COVERAGE FOR THE ENTIRE SITE HAS DECREASED BY 8.72% (761.98 SF) . THEREFORE, NO STORMWATER MANAGEMENT IS PROPOSED FOR THE PROJECT.


AS PER N.J.A.C. 7:14A-23.3 (a) - PROJECTED FLOW CRITERIA FOR THE RESIDENTIAL DWELLING UNITS IS AS FOLLOWS:

1 BEDROOM UNIT = 150 GALLONS PER DAY (GPD) /UNIT = 150 x 12 = 1,800 GPD
2 BEDROOM UNIT = 225 GALLONS PER DAY (GPD) /UNIT = 225 x 4 = 900 GPD
TOTAL PROJECTED SEWER FLOW = 2,700 GPD

PER N.J.A.C. 7:10-11.5 (f) , FOR RESIDENTIAL DEVELOPMENT THE AVERAGE DAILY WATER DEMAND SHALL BE IN ACCORDANCE WITH THE NJDCA -RSIS STANDARDS (N.J.A.C. 5:21-5.2, TABLE5.1. FOR GARDEN APARTMENT UNITS, THE WATER DEMAND IS AS FOLLOWS:

1 BEDROOM UNIT = 120 GALLONS PER DAY (GPD) /UNIT = 120 x 12 = 1,440 GPD
2 BEDROOM UNIT = 175 GALLONS PER DAY (GPD) /UNIT = 175 x 4 = 700 GPD
TOTAL PROJECTED WATER DEMAND = 2,140 GPD

TAX LOT 38		BLOCK 95	
223-225 BROOKSIDE AVENUE		TOWNSHIP OF IRVINGTON	
ESSEX COUNTY, NEW JERSEY			
JOB NUMBER: 20-0908		SCALE: AS SHOWN	
C-03		SHEET 3 OF 5	



AWZ ENGINEERS, INC.
ENGINEERS • SCIENTISTS • CONSULTANTS
Main Office: 150 River Road, Suite B3, Monville, NJ 07045
Pennsylvania Office: Scranton, PA 18504
Tel: 973-588-7080 Fax: 973-588-7079
www.awzengineering.com e-mail: info@awzengineering.com
New Jersey Certificate of Authorization No.: 24G28118400
Pennsylvania Certificate of Authority No.: 3771354

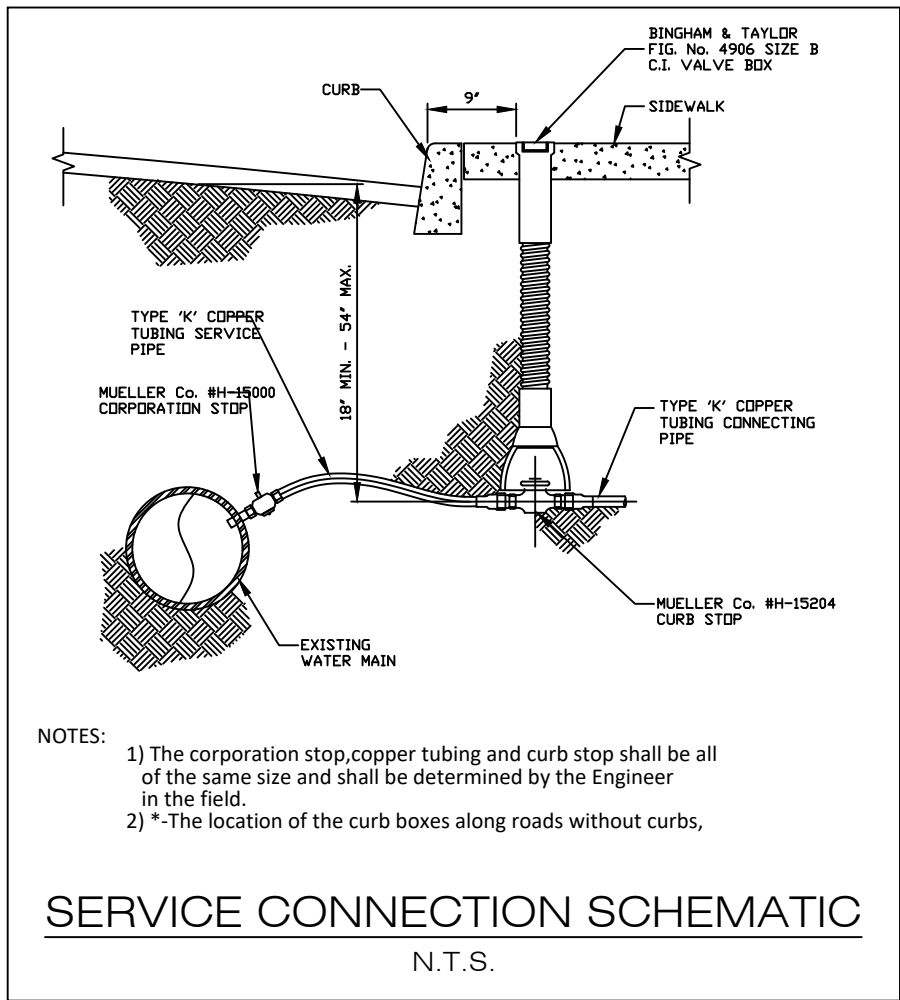
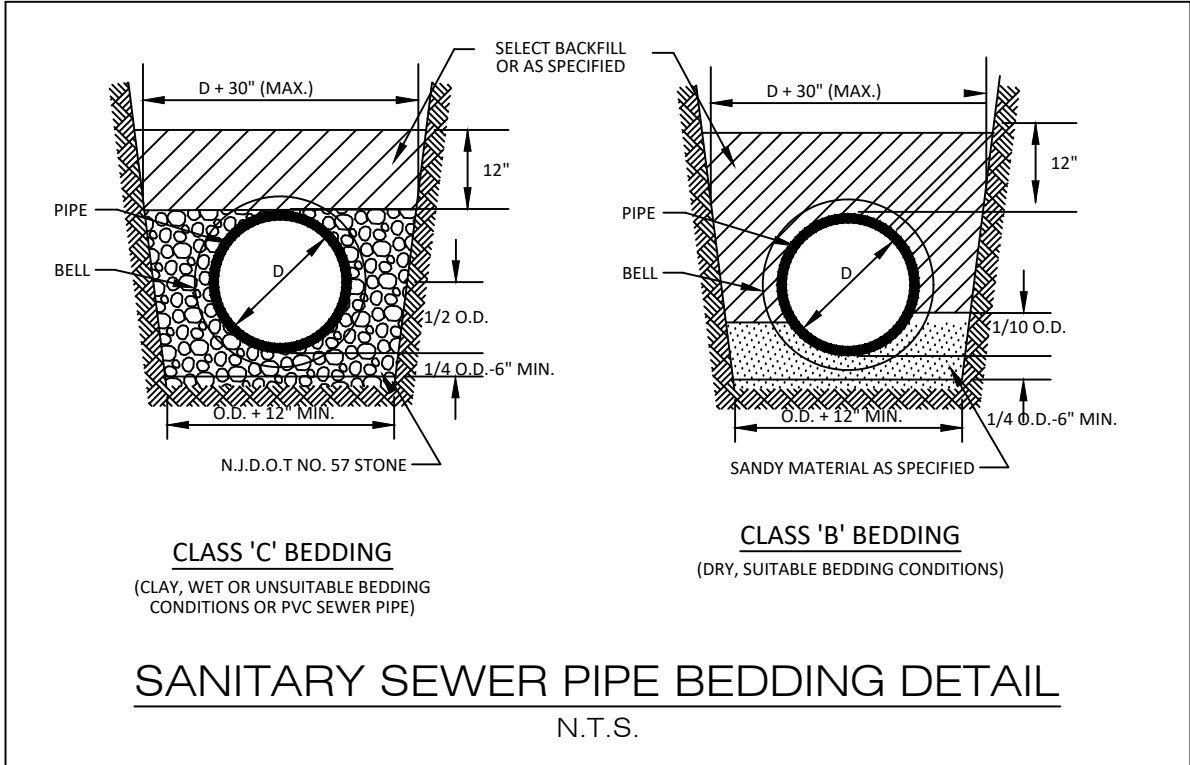
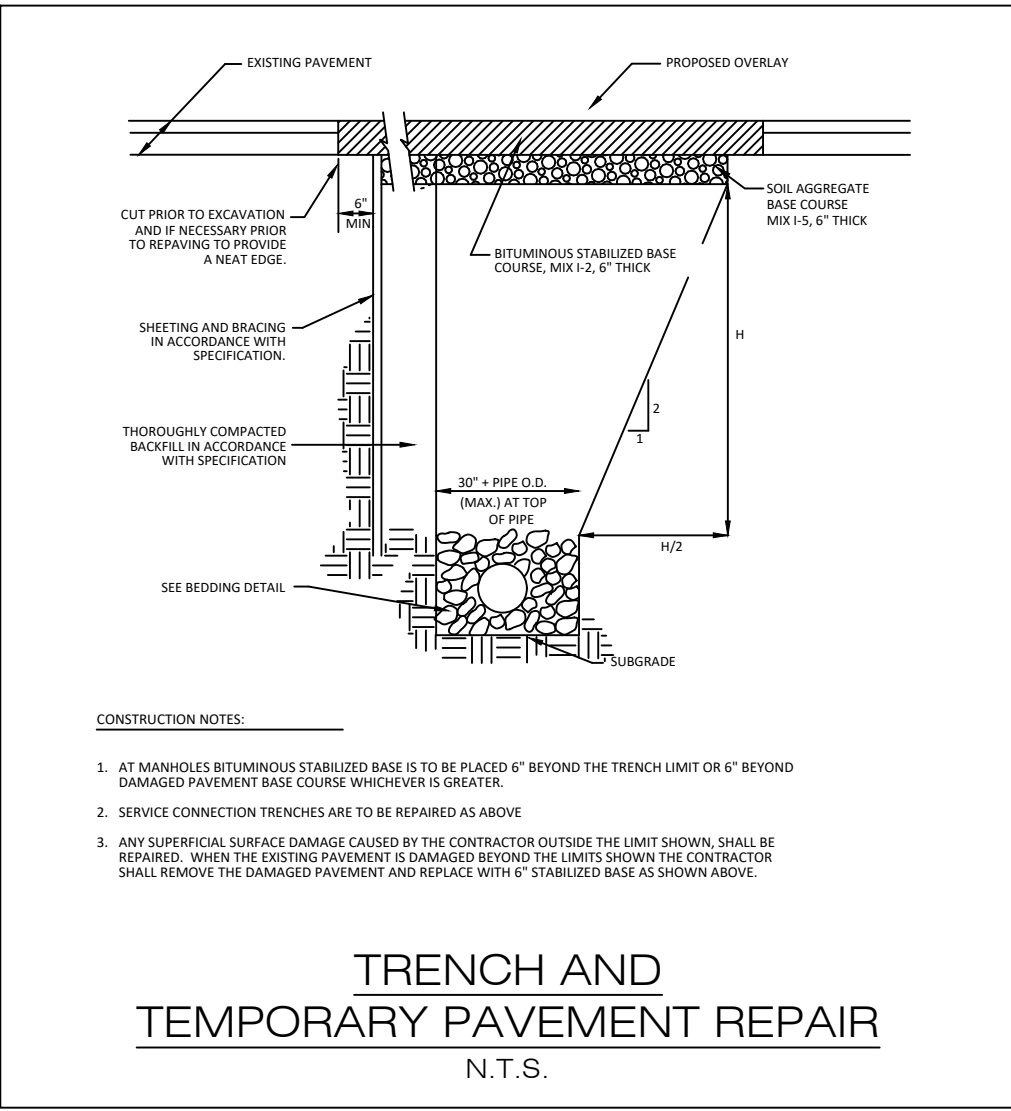
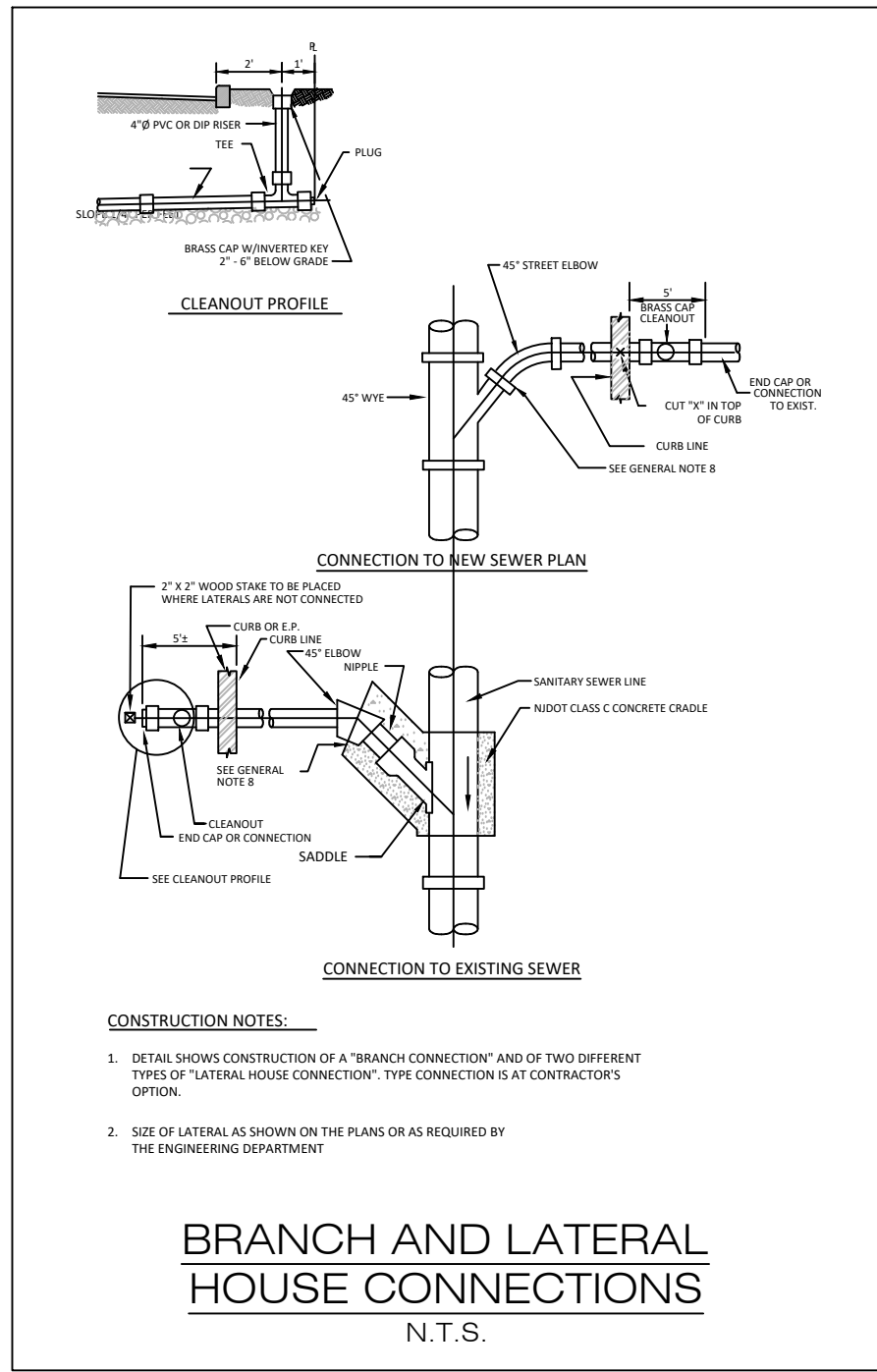
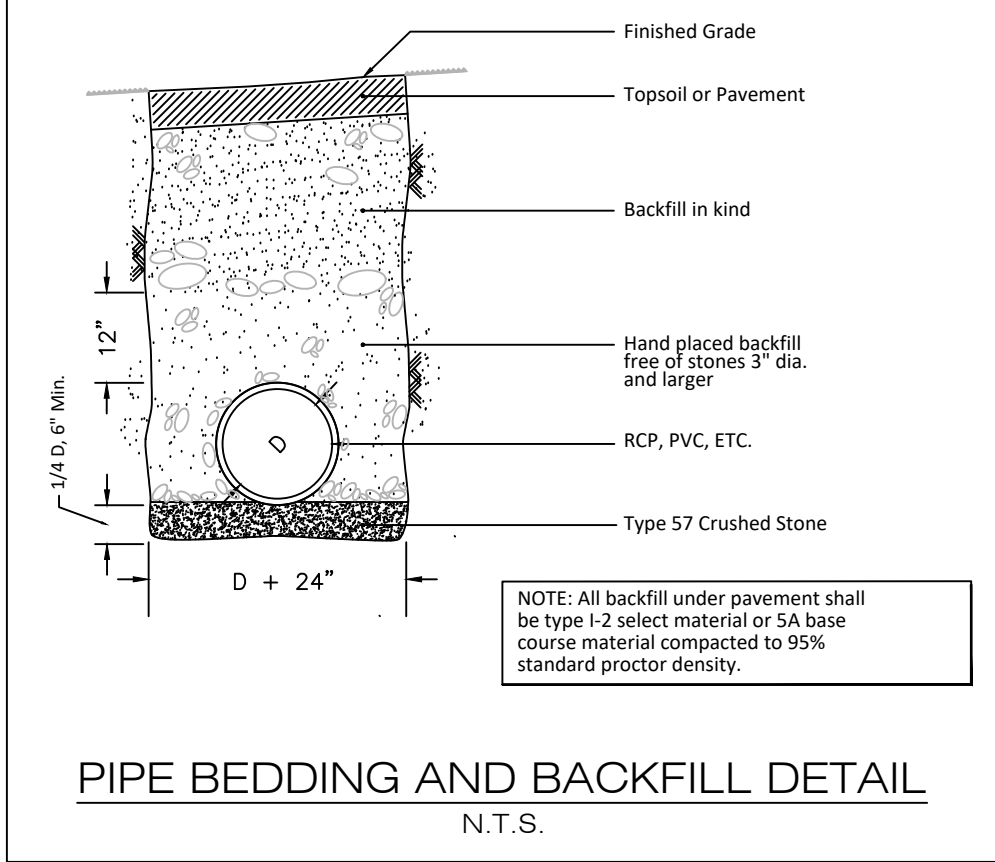
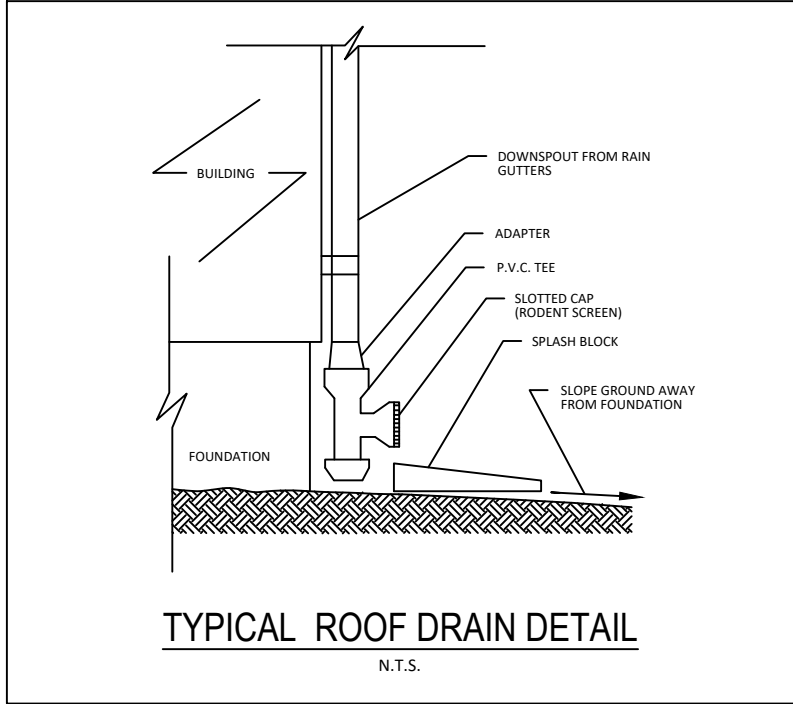
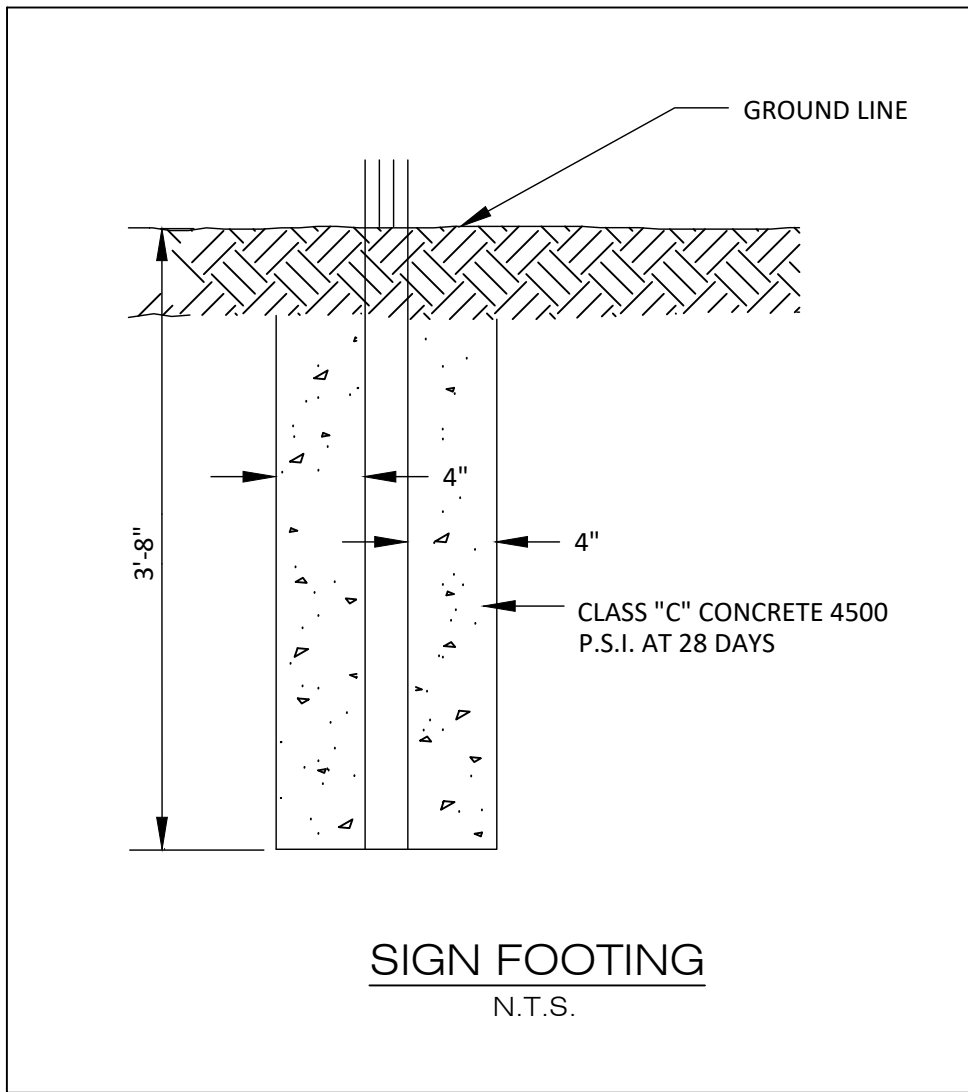
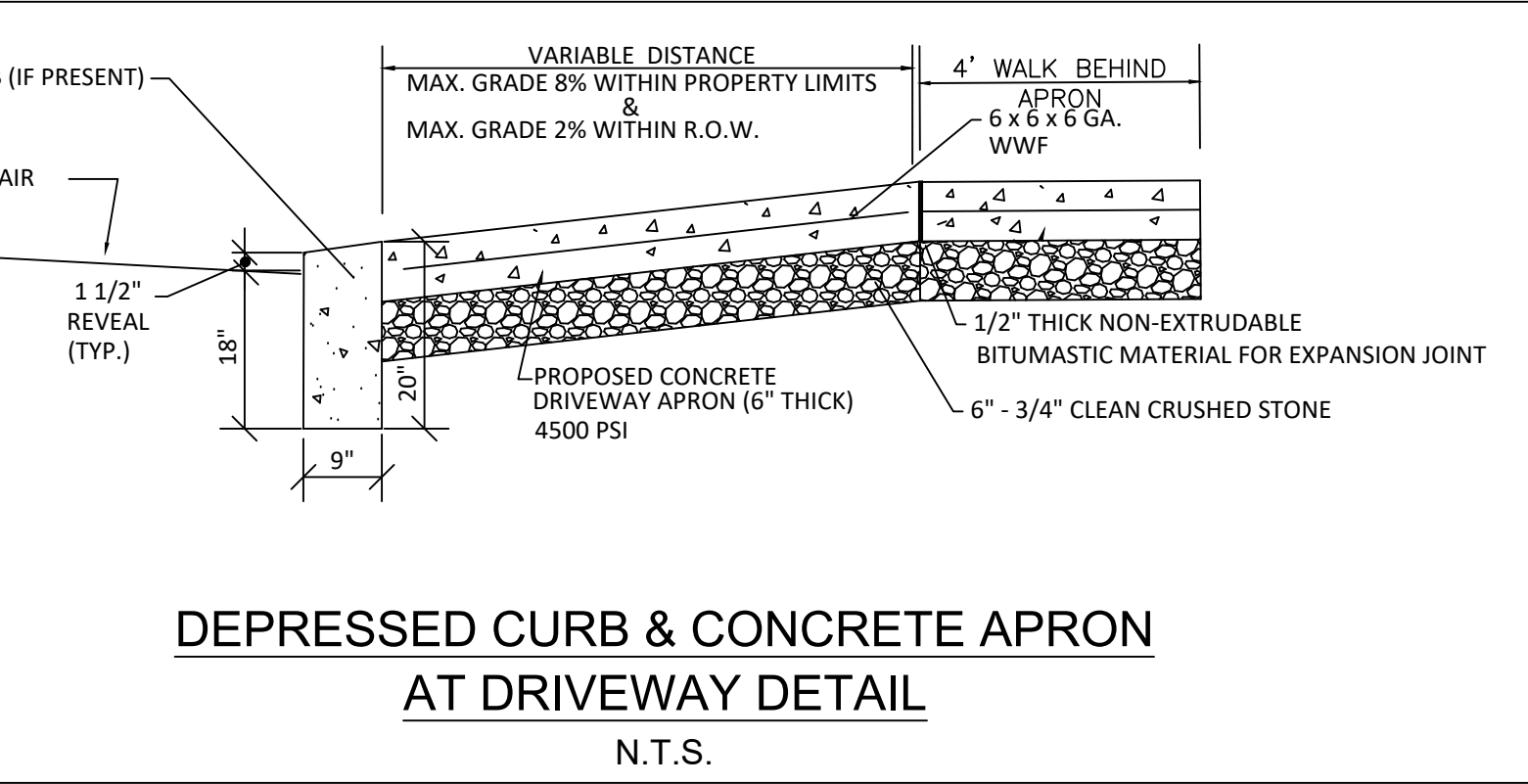
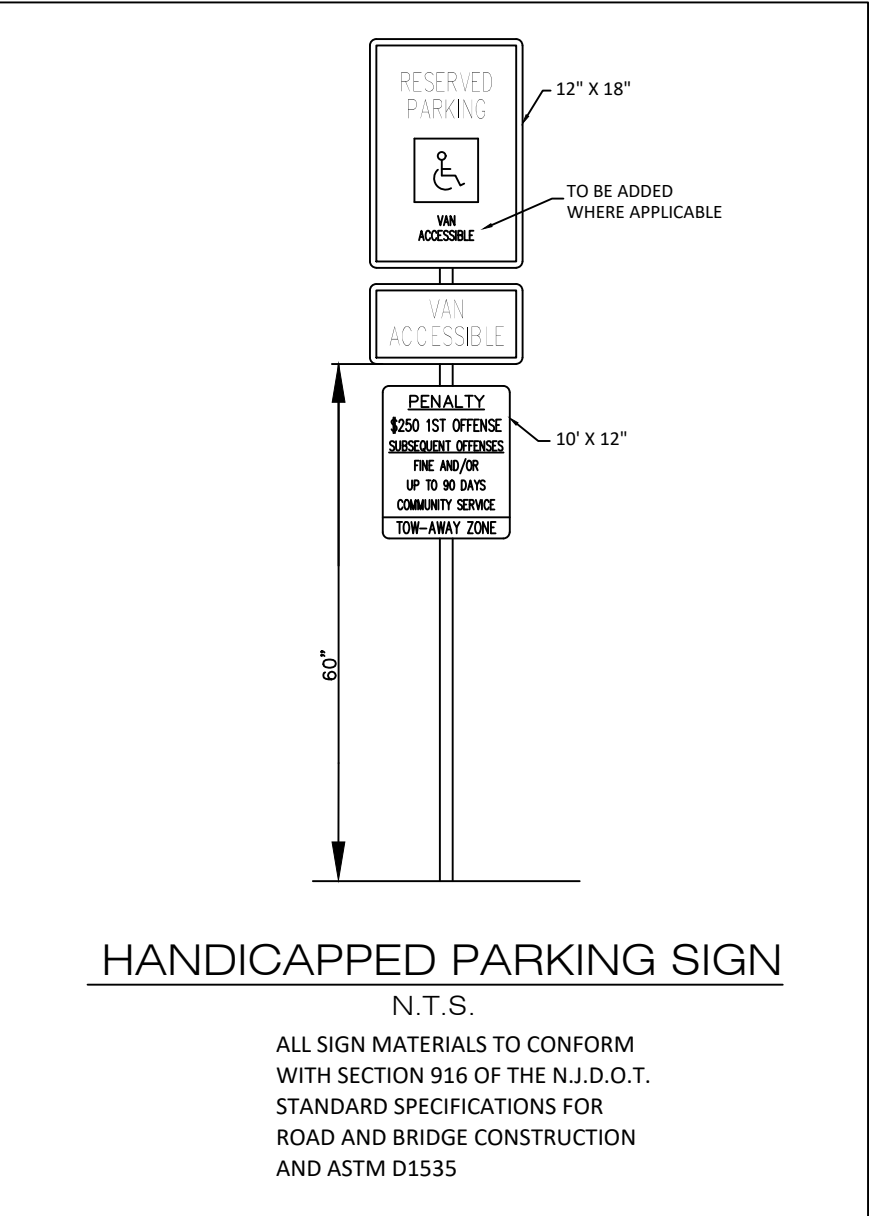
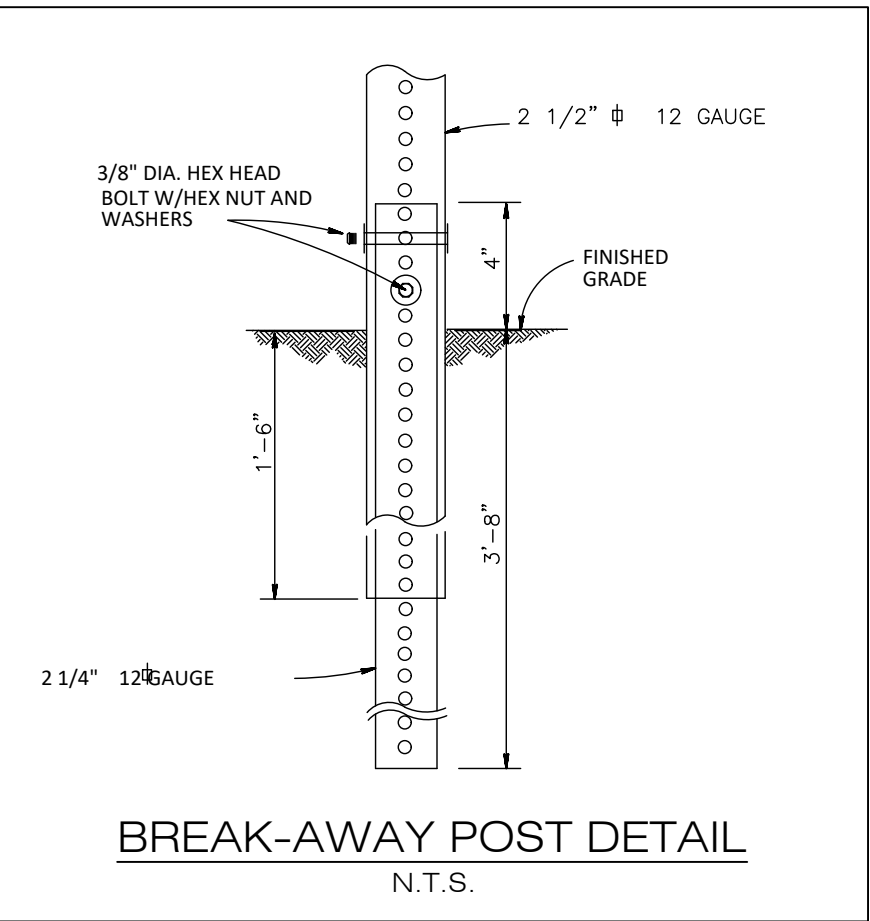
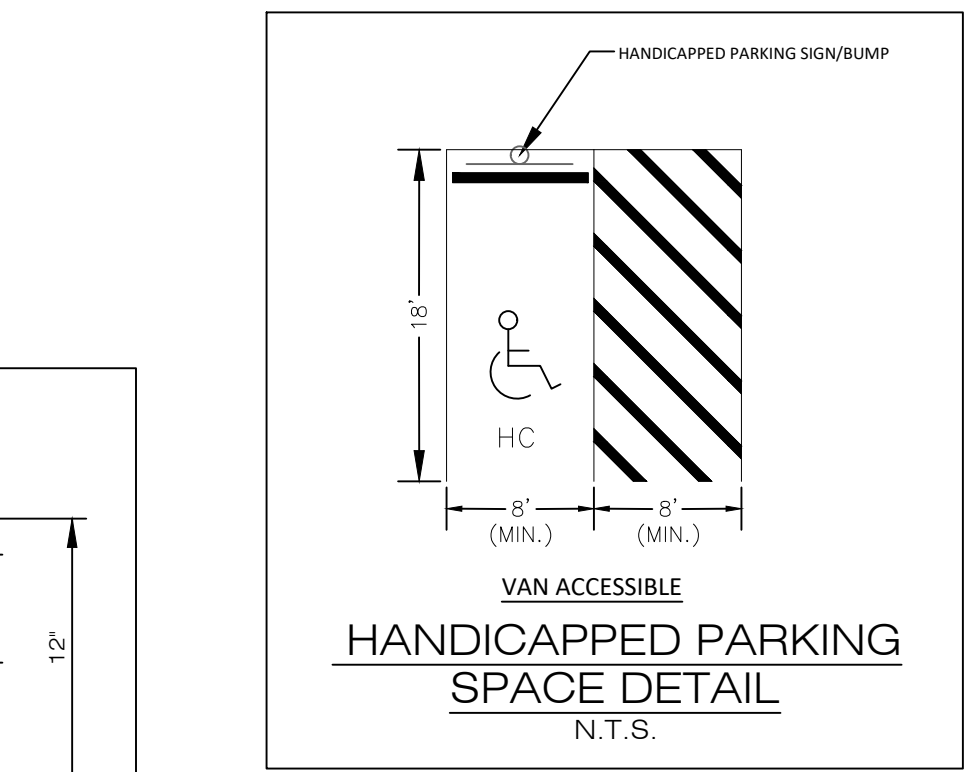
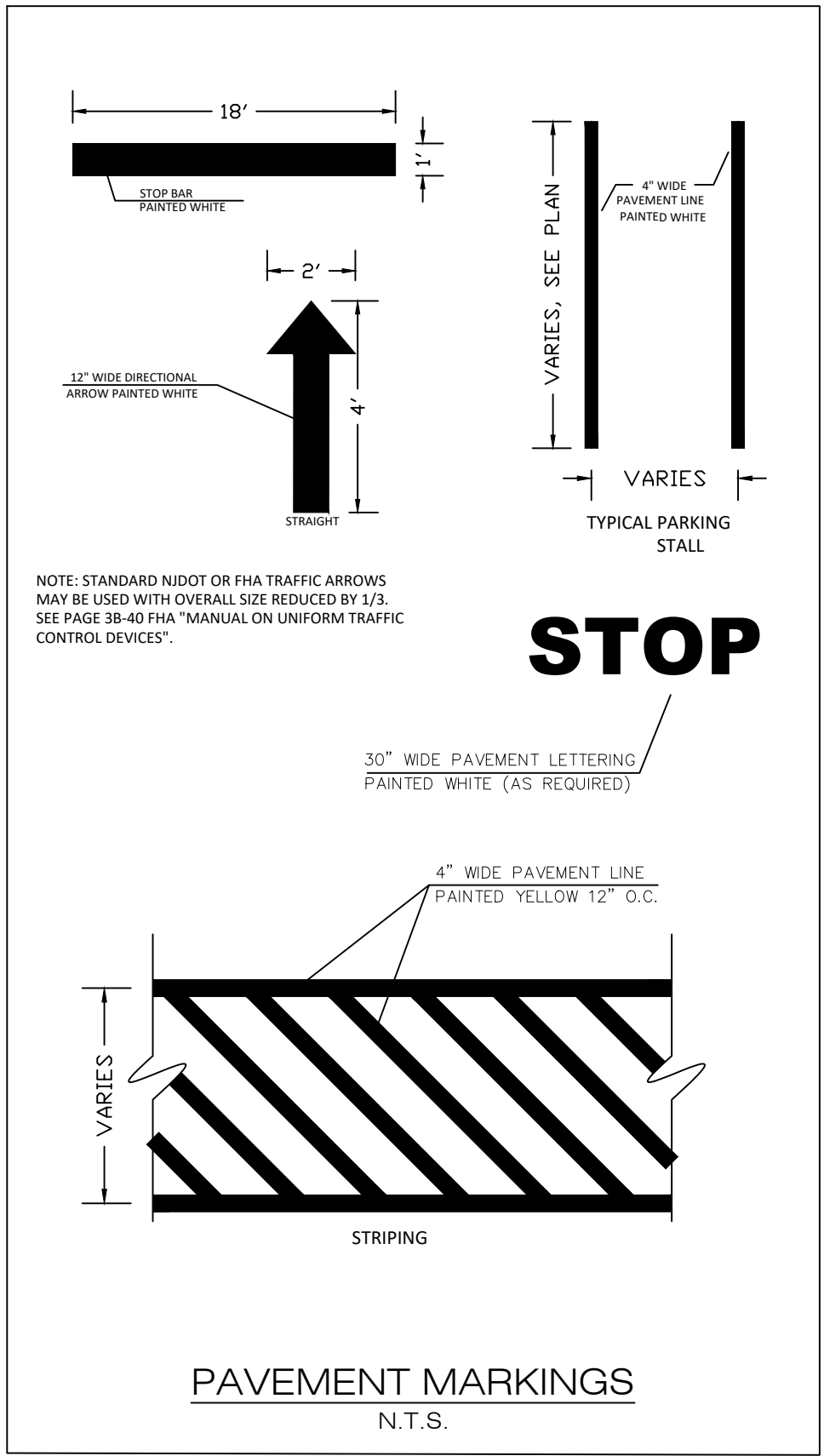
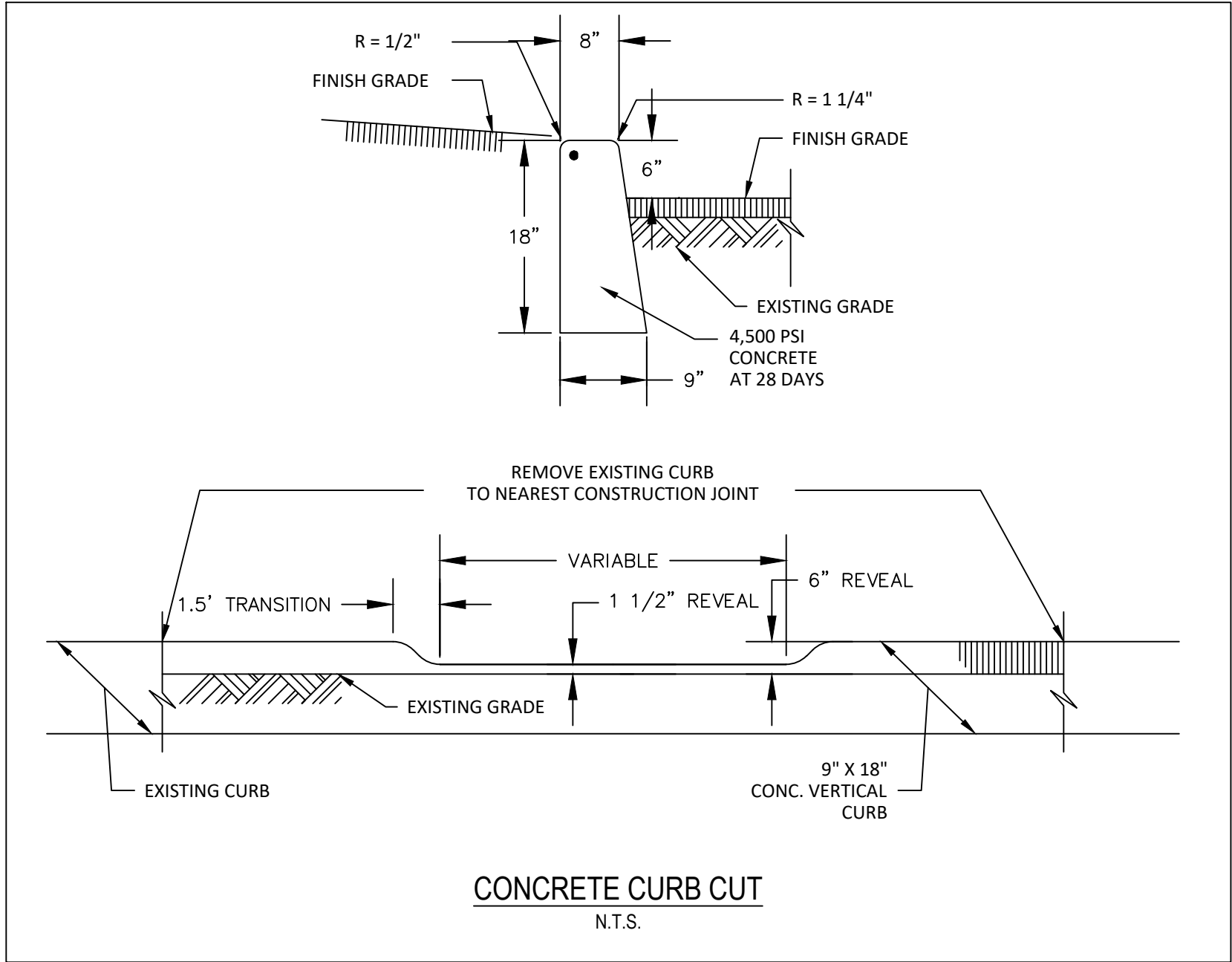
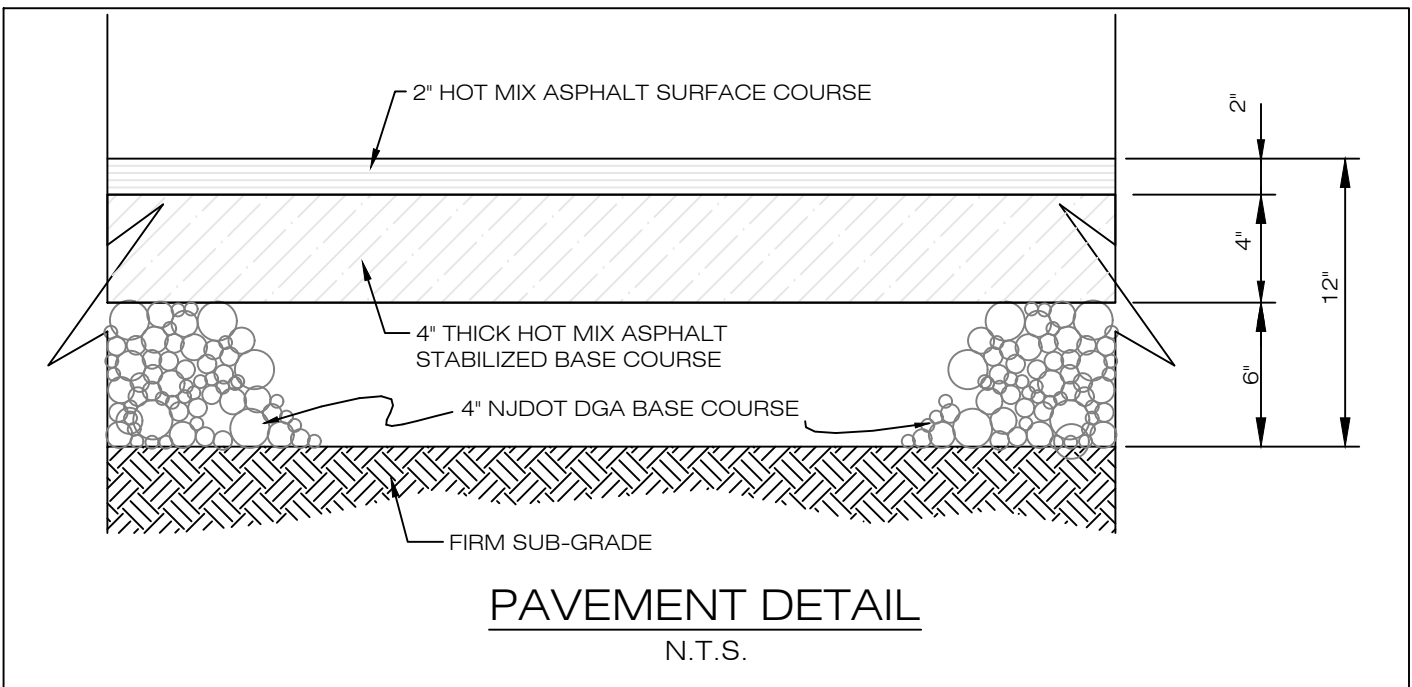
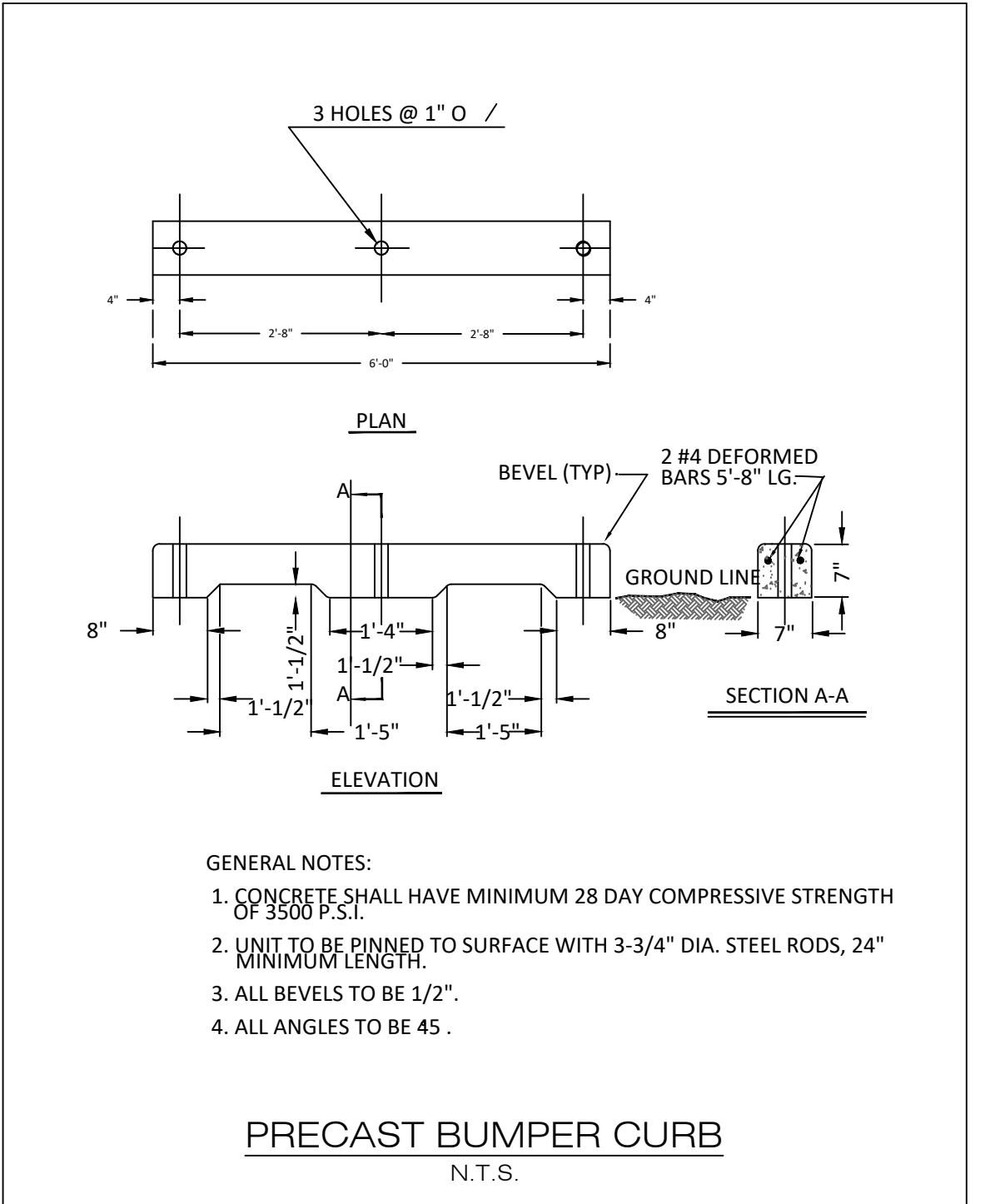
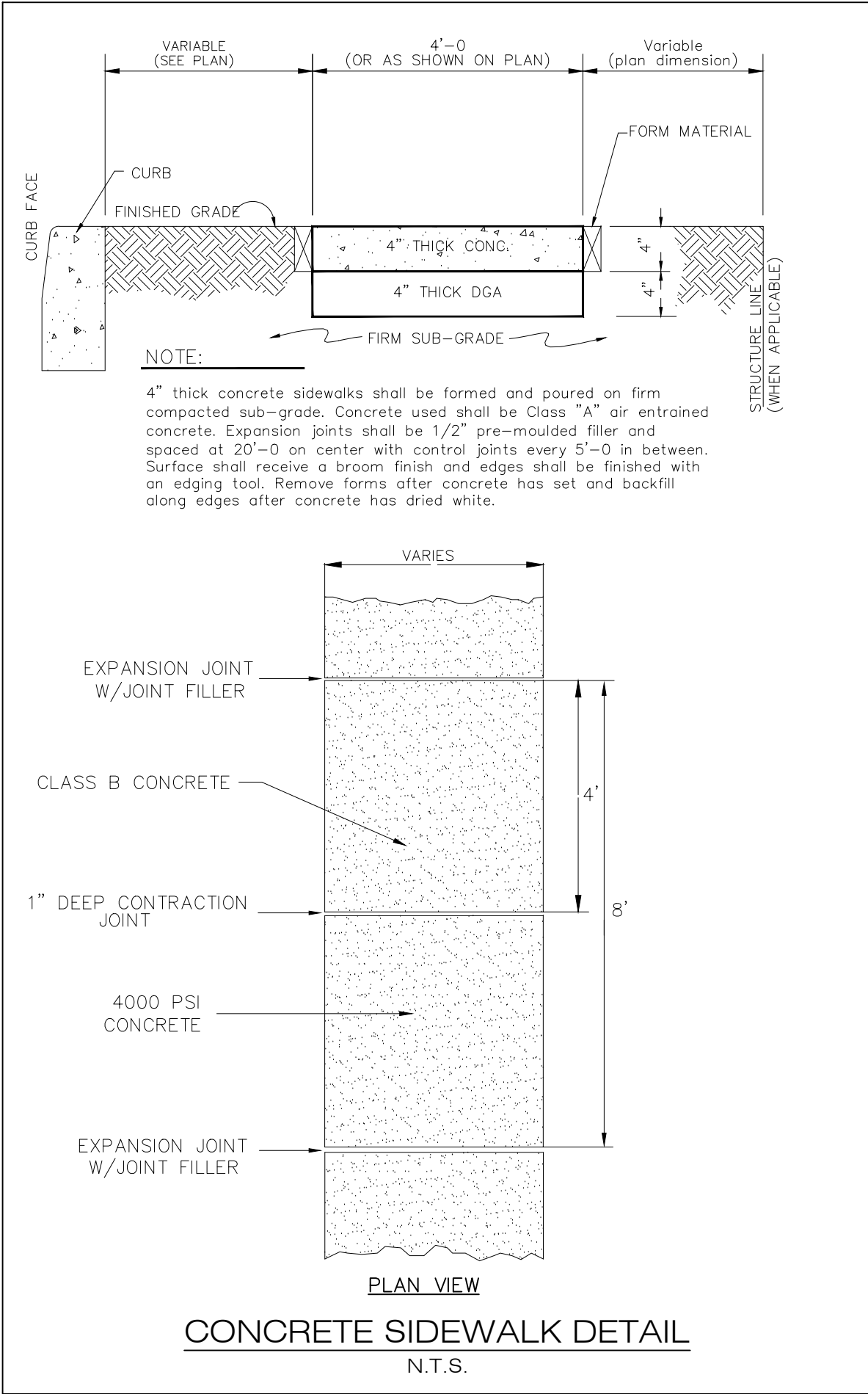
GRADING AND UTILITY PLAN

ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER

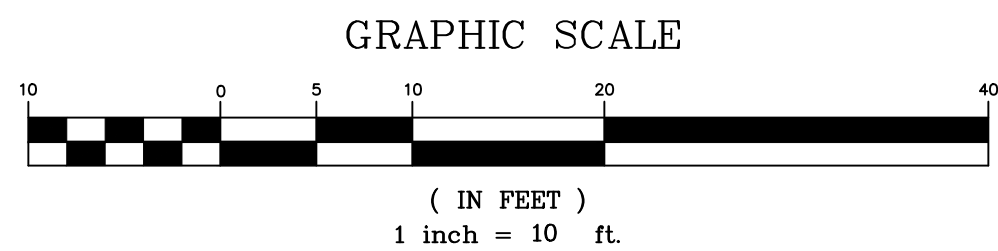
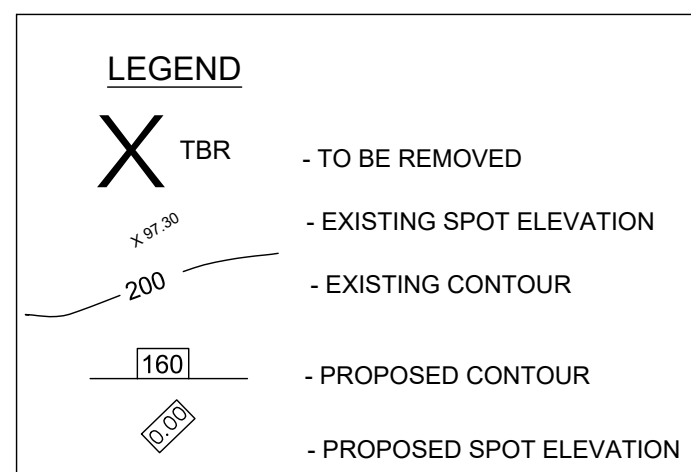
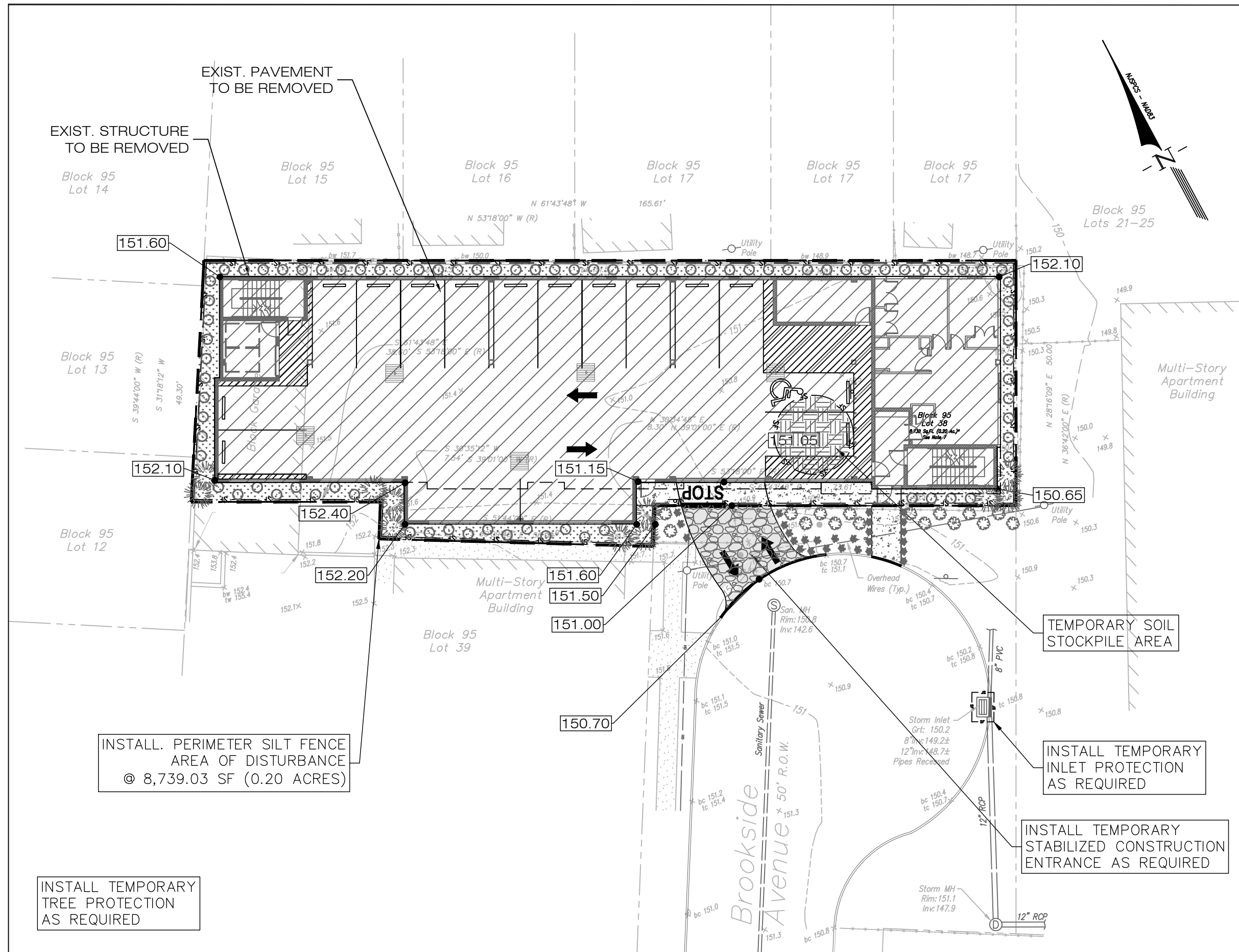
Adnan A. Khan 012821

DRAWN BY LF	DATE: 12/14/20		
DESIGNED BY	AK	DATE: 01/28/21	
APPROVED BY	DATE: 12/14/20		

N.J. LICENSE NO. 39812	P.A. LICENSE NO. 4863F		
N.Y. LICENSE NO. 066425	M.D. LICENSE NO. 41605		
DATE:	DATE:		
01/28/21	01/28/21		



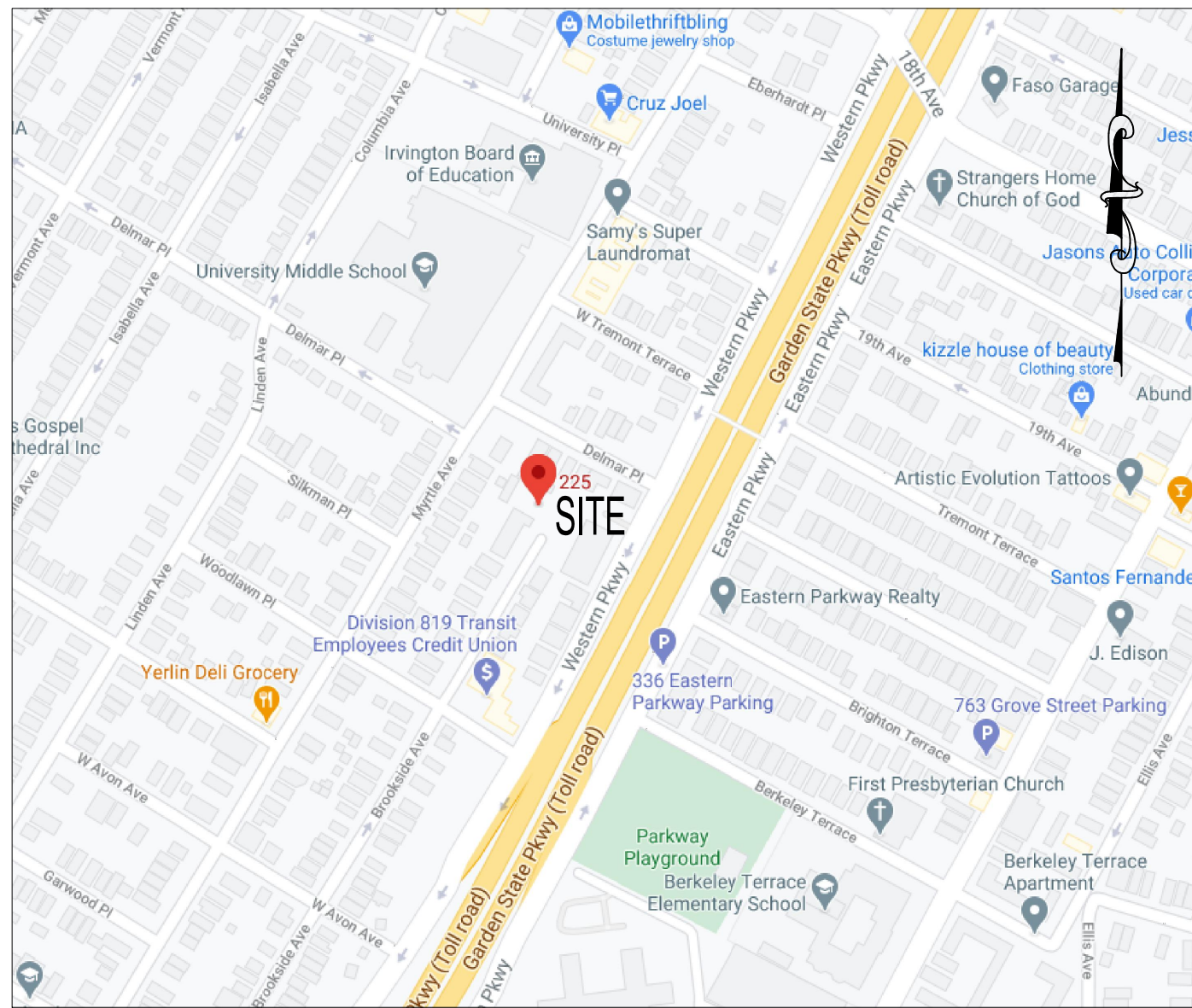
TAX LOT 38 BLOCK 95 223-225 BROOKSIDE AVENUE TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSEY	CONSTRUCTION DETAILS	ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER	DATE: 12/14/20	DESIGNED BY: AK	DATE: 12/14/20	APPROVED BY: AK	DATE: 01/28/21	REVISIONS	BY: APC	DATE: 01/28/21
		www.awzenengineering.com New Jersey Certificate of Authority No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 3771354								
		JOB NUMBER: 20-0908								
		SCALE: AS SHOWN								
C-05 SHEET 5 OF 5										



USDA WEB SOIL SURVEY MAP
N.T.S.

ACCORDING TO USDA WEB SOIL SURVEY, THE MAP UNIT SYMBOL FOR THE ENTIRE SITE IS "URKTTB" (URBAN LAND, LOAMY FILL SUBSTRATUM, 0 TO 8 PERCENT SLOPES)

SOIL MANAGEMENT NOTE:
ACCORDING TO STATE OF NEW JERSEY LAND
USE CLASSIFICATION SYSTEM, THE SITE IS
UNDER URBAN REDEVELOPMENT AREA, LAND
USE CODE 1,110. THEREFORE, THE PROPOSED
PROJECT DOES NOT REQUIRE COMPACTION
REMEDATION, AS PER EXEMPTION #6 UNDER
SOIL MANAGEMENT AND PREPARATION
STANDARDS FOR SOIL AND SEDIMENT
CONTROL IN NEW JERSEY.



SITE MAP

SCALE: 1" = ±150'

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST: MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1) OF STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. NOTE: ALL PAGE REFERENCES ARE FOR ABOVE DOCUMENT DATED 7/19. VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1). PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD (PG. 6-1) SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
BASIN IN WATER	4:1	FINE SPRAY	300
POLYCRYLAMIDE (PAM) - SPRAY ON	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.		
POLYCRYLAMIDE (PAM)-SDRY SPRAY	MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED SOLIDS. SEE SEDIMENT BASIN STANDARD (PG 26-2)		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE.

CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH CAN PRODUCE THE DESIRED EFFECT.

SPRINKLING - SOIL SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FLOW THROUGH COMMONLY USED SPREEDERS AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OVER ANY MAG. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE **"NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL"** 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.

3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE BEST RECOMMENDED TO ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1

4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED

5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.

6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.

8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPSCD.ORG

9 THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION; GIVING ADVANCED NOTICE UPON COMPLETION OF THE REHABILITATION MEASURES. A PERFORMANCE BOND MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.

10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.

11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5 INCHES, FIRM IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.

12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.

13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.

14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.

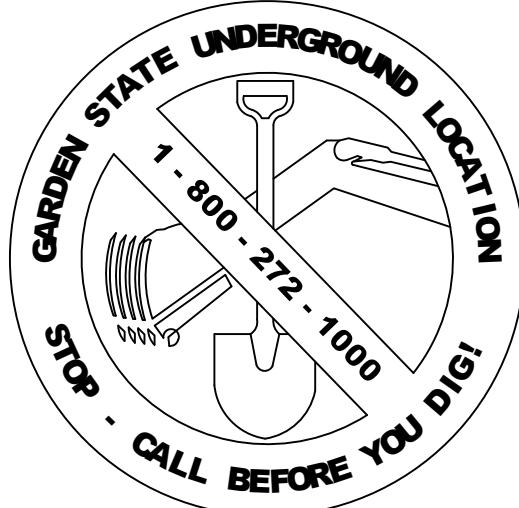
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

SEQUENCE OF CONSTRUCTION:

1. INSTALL SEDIMENT BARRIER FENCE- DURATION OF PROJECT.
2. STABILIZE CONSTRUCTION ENTRANCE- DURATION OF PROJECT.
3. SITE PREPARATION- CLEAR AND GRUB- WEEK 1.
4. GRADING TO SUB-GRADE ELEVATIONS- WEEK 2.
5. SITE AND BUILDING CONSTRUCTION- WEEK 3 THRU WEEK 30.
6. REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES- END OF PROJECT.

PROTECT YOURSELF

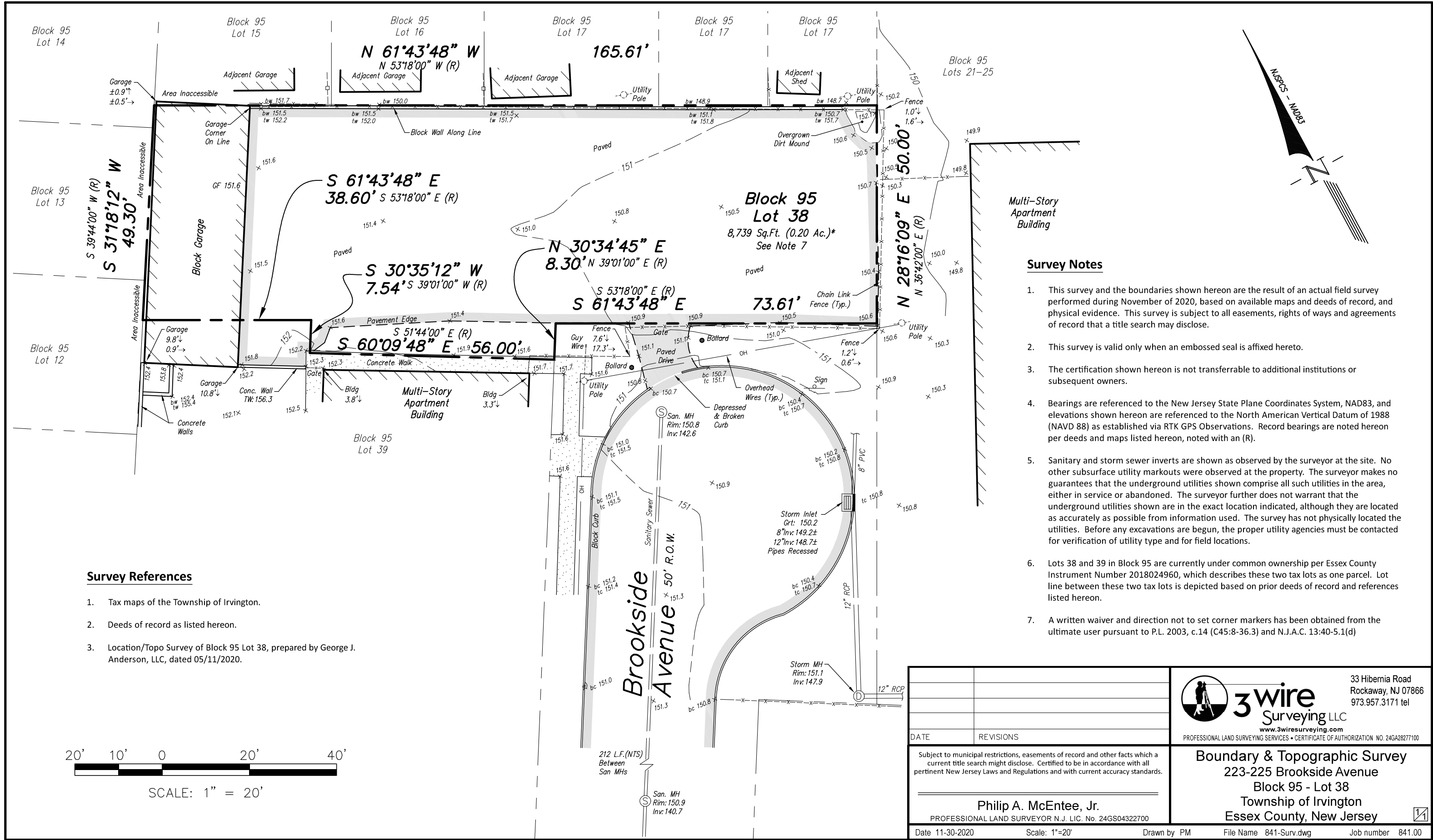
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



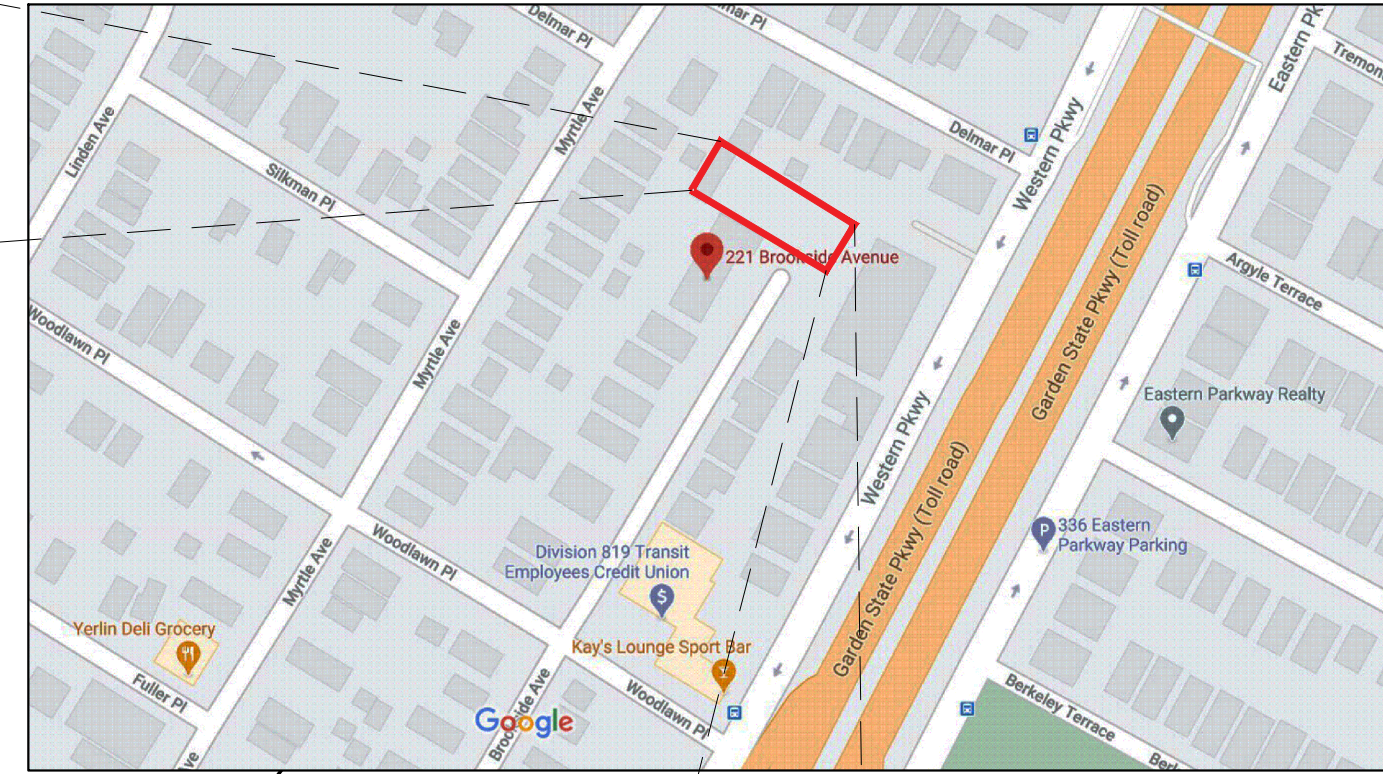
WHAT YOU DON'T KNOW CAN HURT YOU
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

THIS PLAN IS TO BE USED FOR SOIL EROSION CONTROL PURPOSES ONLY

FILE: D:\DROPPBOX\3 WIRE SURVEYING LLC\PROJECTS\841.00 223 AMZ BROOKSIDE AVE IRVINGTON NJ\SURVEY\841-SURV.DWG, DATE: 11/30/2020 12:48:43PM



BROOKSIDE FLATS
223-225 BROOKSIDE AVENUE, IRVINGTON, NJ



GENERAL DESCRIPTION OF THE PROJECT

THE EXISTING PROPERTY CONSISTS OF A FULLY PAVED LOT WITH AN EXISTING ONE-STORY (1) BLOCK PARKING GARAGE. THE PROPERTY IS COMPLETELY FENCED. THE EXISTING GARAGE IS PROPOSED TO BE DEMOLISHED.

THE PROPOSED PROJECT IS A NEW SIXTEEN (16) GARDEN APARTMENT BUILDING. THERE WILL BE SIXTEEN (16) ON-SITE PARKING SPACES, ONE (1) FOR EACH UNIT, WITH E.V. CHARGING STATIONS.

CONSTRUCTION WILL COMPRISE OF A NON-COMBUSTIBLE PODIUM AT GROUND LEVEL WITH TWO-STORIES OF WOOD-FRAM ABOVE. ENTIRE BUILDING WILL BE SPRINKLERED. THERE IS NO ELEVATOR SINCE THE MINIMUM REQUIREMENT OF ONE (1) ADA ACCESSIBLE APARTMENT UNIT IS PROVIDED AT GROUND LEVEL AND THE BUILDING IS LESS THAN FOUR (4) STORIES.

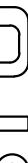
THE EXISTING LOT IMPERVIOUS AREA IS NON-CONFORMING AT FULL COVERAGE. THE PROPOSED PROJECT WILL REDUCE THE IMPERVIOUS AREA BY APPROX. 10%.

GENERAL BUILDING DATA		
	EXISTING	PROPOSED
OCCUPANCY	S-2 PARKING	R-2 MULTIFAMILY (GARDEN APT.)
CONSTRUCTION TYPE	N/A	TYPE IB & VB
SPRINKLERED	N/A	YES, ENTIRE BLDG.
NO OF STORIES/ HEIGHT (FROM FINISHED GRADE AT FRONT)	N/A N/A	3-STORY +/- 32'-4" FT.
AREA OF LARGEST FLOOR TOTAL SQ. FT.	N/A	7,141 @ 1ST FLR. (TYPE IB) 6,817 @ UPPER FLR. (TYPE VB)
AREA OF NEW WORK TOTAL SQ. FT.	N/A	7,355 SF
VOLUME OF BUILDING CUBIC FEET	N/A	+ 234,668 CF
LAND DISTURBED TOTAL SQ. FT.	N/A	8,739 SF

SIGNATURES	
CHAIRMAN OF BOARD	DATE
SECRETARY OF BOARD	DATE
TOWNSHIP ENGINEER	DATE

An aerial photograph of a residential neighborhood. A black hatched rectangle highlights a lot at the intersection of 223 Brookside Avenue and 157 Western Parkway. Labels for '223 BROOKSIDE AVENUE', '215 BROOKSIDE AVENUE', and '157 WESTERN PARKWAY' are overlaid on the image. The area shows various houses, trees, and a multi-lane road on the right.

Copyright © 2021 Archetype Studio LLC



897 RIVER ROAD, APT. A
NEW MILFORD, NJ 07646
(201) - 838 - 1722

Sean M. Olsen, R.A., NCARB
REGISTERED ARCHITECT
N.J. LIC. NO. 21A02071700

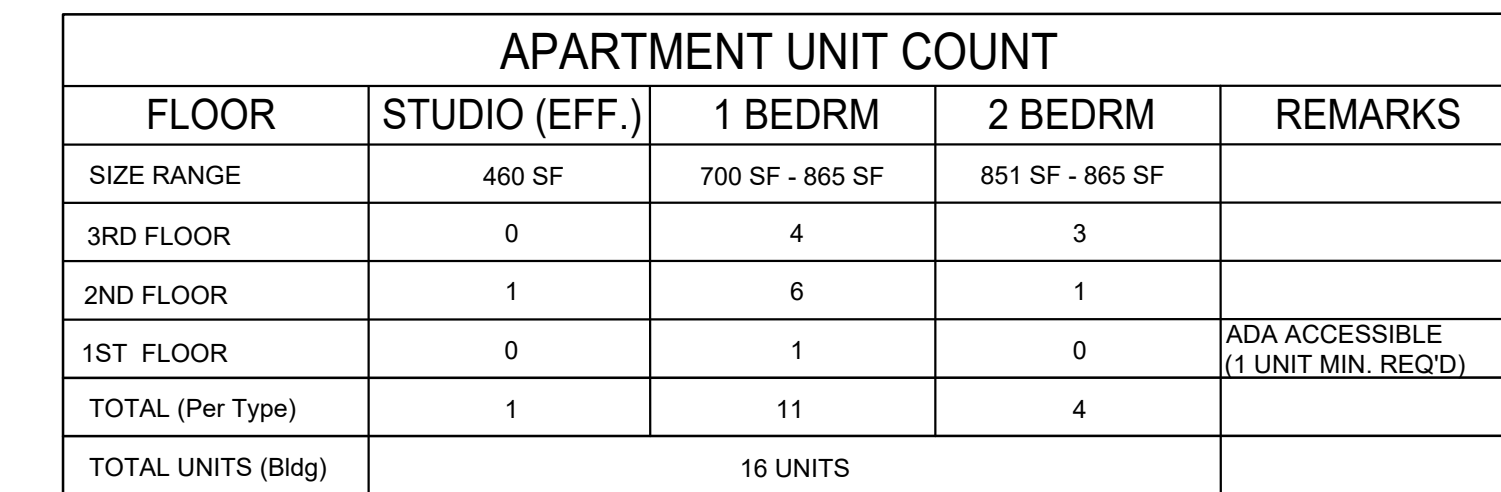
SHEET TITLE:
COVER SHEET
ZONING/PLANNING
BOARD HEARING SET

SCALE:	AS NOTED
DRAWN BY:	SO
REVIEWED BY:	SO

A00.01

JOB #:	20010
--------	-------

Page 12



PREPARED FOR:
BROOKSIDE FLATS LLC
210 MOUNTAIN AVENUE
P.O. BOX 1330
SPRINGFIELD, NJ 07081

[illegible]

Sean M. Olsen, R.A., NCARB
REGISTERED ARCHITECT
N.J. LIC. NO. 21A02071700

SHEET TITLE:
PLANS

SCALE:	AS NOTED
DRAWN BY:	SO
REVIEWED BY:	SO

A01.00

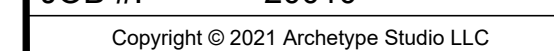
JOB #:	20010
--------	-------

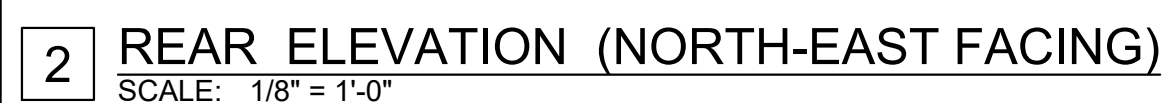
Copyright © 2021 Archetype Studio LLC





Copyright © 2021 Archetype Studio LLC





JOB #: 20010

Copyright © 2021 Archetype Studio LLC

