

SITE PLAN APPROVAL FOR J&J LAUNDRY INC.

1199 CLINTON AVE. IRVINGTON, NJ 07111

BLOCK 39 LOTS 28 & 29 MERGED

200' PROPERTY OWNERS LIST		
BLOCK	LOT	PROPERTY LOCATION OWNER'S NAME OWNER'S MAILING ADDRESS
39	1	1215 CLINTON AVE. TODARO, ANTONIO 689 MONTGOMERY RD. HILLSBOROUGH, NJ 08844
39	2	78 SMITH ST. DEBAUWIS, KAY LORETTA 78 SMITH ST. IRVINGTON, NJ 07111
39	3	80 SMITH ST. BATTE, DONNA M. P.O. BOX 1182, LINCOLN, NJ 07036
39	4	84 SMITH ST. F AND A PARTNERS, LLC 804 B. POULTON RD. MONROE, NJ 08831
39	5	88 SMITH ST. WILSON, RENARDOT 88 SMITH ST. IRVINGTON, NJ 07111
39	6	90 SMITH ST. MARON, MATTHEW J. & SHIA 90 SMITH ST. IRVINGTON, NJ 07111
39	7	92 SMITH ST. WILLIAMS, CLAY & WARESHAY M. 94 SMITH ST. IRVINGTON, NJ 07111
39	8	94 SMITH ST. WILLIAMS, CLAY & WARESHAY M. 94 SMITH ST. IRVINGTON, NJ 07111
39	22	85 ORANGE AVE. BAWK OF AMERICA, N.A. 7105 CORPORATE DR. PLANO, TX 75024
39	23	83 ORANGE AVE. ROUBERT, EUGENE & RAINNETT 83 ORANGE AVE. IRVINGTON, NJ 07111
39	24	79 ORANGE AVE. HAPPER, THOMAS JR. 81 ORANGE AVE. IRVINGTON, NJ 07111
39	25	77 ORANGE AVE. DANIEL, RELL & CATHERINE 77 ORANGE AVE. IRVINGTON, NJ 07111
39	26	73 ORANGE AVE. GREGORY, WALTER LEE & MARIE 73 ORANGE AVE. IRVINGTON, NJ 07111
39	27	69 ORANGE AVE. CHMURTAGAGE INC. 1000 TECHNOLOGY DR. OTTAWA, MO 63368
39	30	1205 CLINTON AVE. HONELL, EMART E. & ELFREDA 1205 CLINTON AVE. IRVINGTON, NJ 07111
39	31	1207 CLINTON AVE. FORESTH, JEAN M. 1207 CLINTON AVE. IRVINGTON, NJ 07111
39	32	1211 CLINTON AVE. SANTAGO, JORGE & MARIAN 1211 CLINTON AVE. IRVINGTON, NJ 07111
39	33	1213 CLINTON AVE. ATMELL, ANTHONY R. & DANNE M. 1213 CLINTON AVE. IRVINGTON, NJ 07111
78	1	1191 CLINTON AVE. SAMANOI, MERCEDES & MOROCHO, RODRIGO 1233 WHEELER AVE. BRONX, NY 10472
78	2	72 ORANGE AVE. LEWIS, INGRAM 72-74 ORANGE AVE. IRVINGTON, NJ 07111
78	3	76 ORANGE AVE. JOHNSON, ALICE S. 76 ORANGE AVE. IRVINGTON, NJ 07111
78	4	76-80 ORANGE AVE. WERNERWEATHER, THEODORE 76-80 ORANGE AVE. IRVINGTON, NJ 07111
78	5	82 ORANGE AVE. BAYSIDE SERVICES, LLC 48 STEWART AVE. IRVINGTON, NJ 07111
78	6	84 ORANGE AVE. MCCORMACK, RALPH S. & ROBERT 84 ORANGE AVE. IRVINGTON, NJ 07111
78	68	19 CUMMINGS ST. BROWN, JOHNNIE W. & ELIA M. 19 CUMMINGS ST. IRVINGTON, NJ 07111
78	69	15 CUMMINGS ST. ROGA, YASHEL M. 15 CUMMINGS ST. IRVINGTON, NJ 07111
78	70	13 CUMMINGS ST. HYATT, THEODORE A. & JANE A. 13 CUMMINGS ST. IRVINGTON, NJ 07111
78	74	1181 CLINTON AVE. DUNDAS, THEYON 212 MADISON AVE. IRVINGTON, NJ 07111
78	75	1183-1185 CLINTON AVE. POWELLER, KENNEL 30 NUTMAN PL. WEST ORANGE, NJ 07092
78	76	1187 CLINTON AVE. 1187 CLINTON AVENUE ASSOC., LLC 1187 CLINTON AVE. IRVINGTON, NJ 07111
81	3	1200-1218 CLINTON AVE. A85 1200, LLC 1274 49TH ST. PMB 302, BROOKLYN, NY 11219
81	4	47 ORANGE AVE. HOUSTON, HORACE & ANNETTE 47 ORANGE AVE. IRVINGTON, NJ 07111
81	29	50 SMITH ST. GBR, ANDREW & EVA 50 SMITH ST. IRVINGTON, NJ 07111
81	30	52 SMITH ST. DREAM HOME INVESTMENTS, LLC 42 HASTINGS RD. KENDALL PK, NJ 08824
82	1	1186-1188 CLINTON AVE. CHKEZIE, PHOS & BIBIANA 6 LAHAMAY GREEK CT. MILSTONE TWP, NJ 08510
82	2	1184 CLINTON AVE. BRODLEY, GEORGINA 1184 CLINTON AVE. IRVINGTON, NJ 07111
82	3	1182 CLINTON AVE. GARCA, GUSTAVO 1182 CLINTON AVE. IRVINGTON, NJ 07111
82	4	1180 CLINTON AVE. JULES, ARROS 1180 CLINTON AVE. IRVINGTON, NJ 07111
82	23	46 ORANGE AVE. MC GRADY, DEBRA 46 ORANGE AVE. IRVINGTON, NJ 07111

GOVERNING REGULATIONS - CHAPTER 107.4 SCHEDULE OF AREA AND YARD REQUIREMENTS ZONING DISTRICT - CBD - CENTRAL BUSINESS DISTRICT				
BLOCK 39, LOT 28 & 29 1199 CLINTON AVE.	REQUIRED	EXISTING (LOTS COMBINED)	PROPOSED (LOTS COMBINED)	VARIANCE/WAIVER
MINIMUM LOT AREA (SF)	3,500	8,734	8,734	OK
MIN. LOT WIDTH (FT)	30	82.5	82.5	OK
MINIMUM YARDS (FT)				
FRONT (CLINTON AVE.)	0	16.5	16.5	OK
FRONT (ORANGE AVE.)	0	11.25	11.25	OK
SIDE (1) (ONE/80TH)	0/0	36.8	36.8	OK
SIDE (2) (ONE/80TH)	0/0	29.5	29.5	OK
MAX. BUILDING HEIGHT				
FEET	45	17.75	19.3	OK
STORIES	3	1	1	OK
MAX. IMPERVIOUS COVERAGE (%)	85	45.8	84.1	OK
MAX. FLOOR AREA RATIO				
GROUND FLOOR ONLY	0.75	0.24	0.24	OK
ENTIRE BUILDING	2.25	0.24	0.24	OK
OFF - STREET PARKING	NOT REQUIRED	N/A	7	OK
HANDICAP SPACES	1	0	1	OK
OFF-STREET LOADING	NOT REQUIRED	N/A	N/A	OK
DESIGN WAIVERS	N/A	N/A	N/A	OK
LANDSCAPING REQ'S SECT 197-35.C	NOT REQUIRED	N/A	N/A	OK
PARKING ACCESS AREA SECT 197.32H (FT)	22	N/A	32	OK

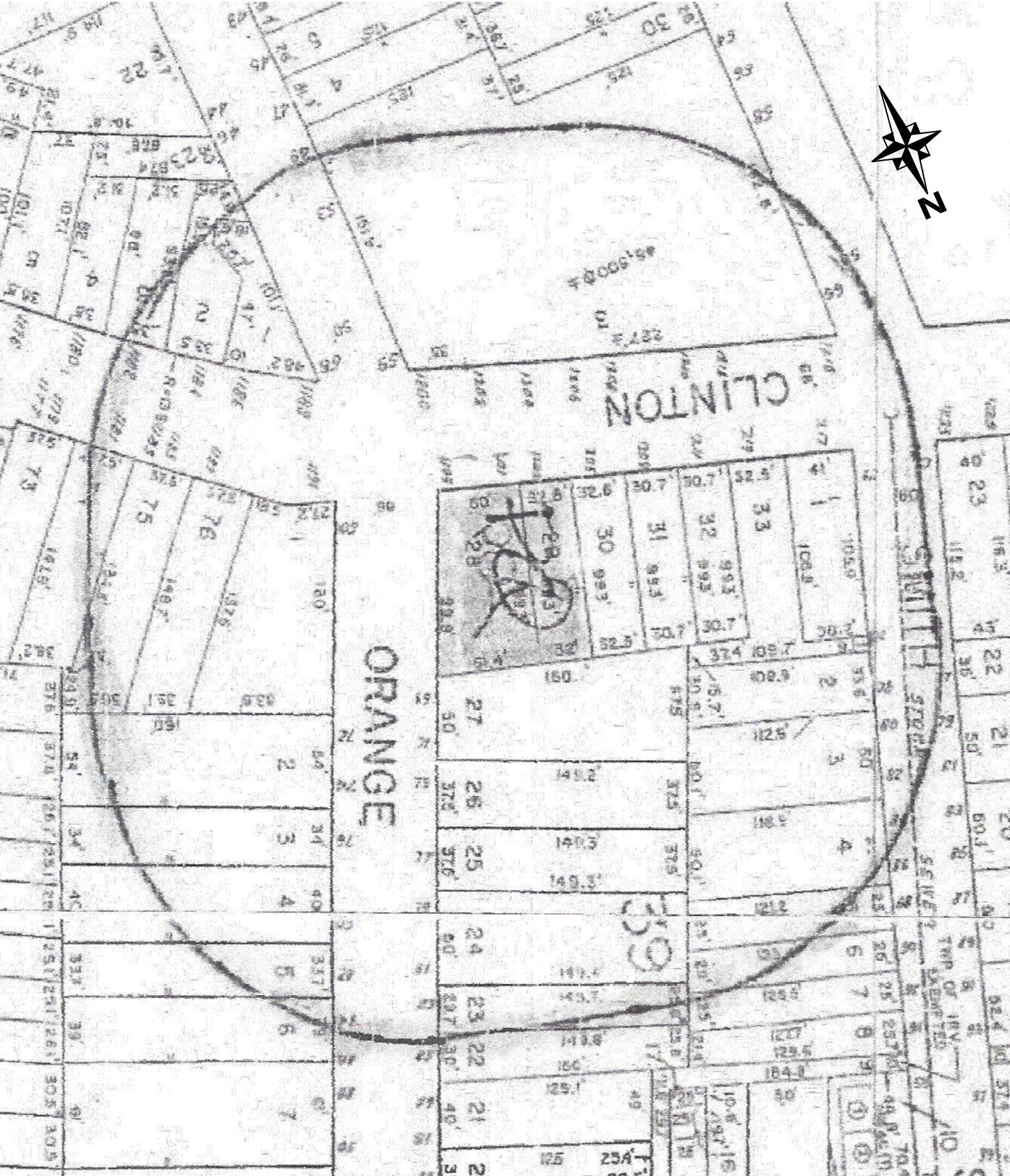
- ZONING DISTRICT LEGEND:
- R-1 SINGLE-FAMILY RESIDENTIAL, LOW-DENSITY DISTRICT
 - R-2 TWO-FAMILY RESIDENTIAL DISTRICT
 - R-3 FOUR-FAMILY RESIDENTIAL DISTRICT
 - R-4 GARDEN APARTMENT DISTRICT
 - B-1 NEIGHBORHOOD BUSINESS DISTRICT
 - B-2 SHOPPING CENTER DISTRICT
 - P-1 PARKS DISTRICT
 - P-2 INSTITUTIONAL DISTRICT
 - CBD DOWNTOWN MIXED-USE



BLOCK: 39
LOTS: 28, 29

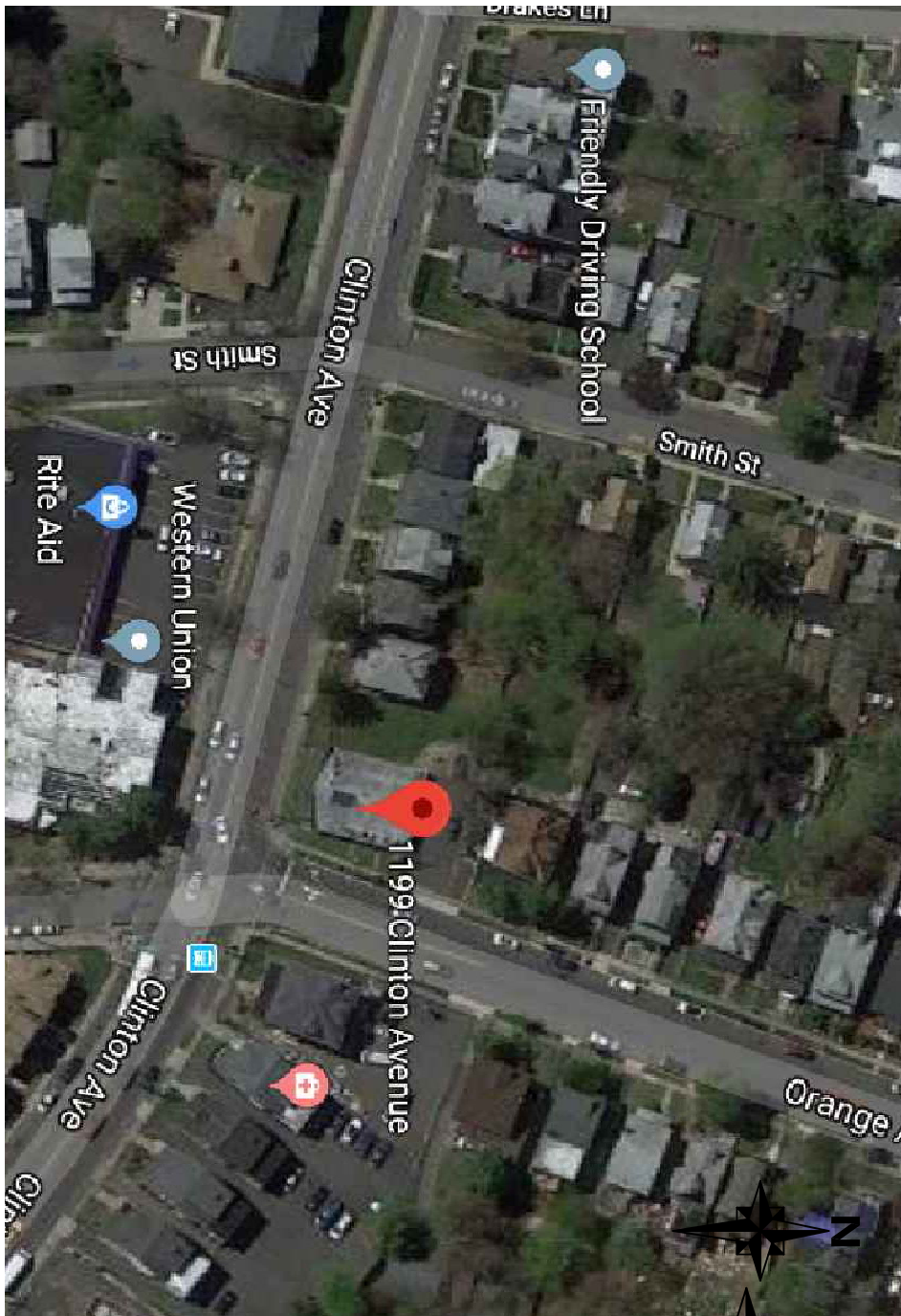
1 ZONING / TAX MAP

SCALE: N.T.S.



3 200 FT RADIUS MAP

SCALE: N.T.S.



2 VICINITY MAP

SCALE: N.T.S.

J&J LAUNDROMAT RENOVATION

1199-1201 CLINTON AVE., IRVINGTON - NJ 07111

1. NO CHANGE IN FLOOR AREA
2. NO CHANGE IN CONSTRUCTION CLASSIFICATION

REFERENCE SURVEY:
BOUNDARY AND TOPOGRAPHIC SURVEY LOTS 28 AND 29, TOWNSHIP OF IRVINGTON, ESSEX COUNTY, NEW JERSEY, PREPARED BY MORGAN ENGINEERING AND SURVEYING, LLC, DATED 1/24/20.

LOT 27

N 67°30'00" W 93.93'

PROPOSED
WORK AREA

ORANGE AVENUE

CLINTON AVENUE



1 PLOT PLAN

SCALE: 1/32" = 1'-0"

S 22°30'00" W 99.32'

LOT 29
BLOCK 39

LOT 28
BLOCK 39

AREA=0.201 ± AC.

1 STY. BRICK
COMMERCIAL BUILDING
#1199-1201
F.F.E.=150.5
B.F.E.=141.8

N 29°04'00" E 99.98'
ORANGE AVENUE
(66' R.O.W.)

S 67°30'00" E 82.50'
CLINTON AVENUE
(66' R.O.W.)



2 EXISTING PLAN

SCALE: 1/8" = 1'-0"



C2EM URBAN, LLC
Consulting Engineers

391 Littleton Avenue
Newark, New Jersey 07103
973 420 0868
973 624 9045 Fax

MAURICE A. BROWN, PE

NJ 24GE02991900
PA 036759
MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24G428169100

Consultant
Address
Phone
E-mail

Laundromat Renovations
J&J Laundromat
1199-1201 Clinton Avenue
Block 39 Lots 28, 29
Township of Irvington, County of Essex, New Jersey 07111

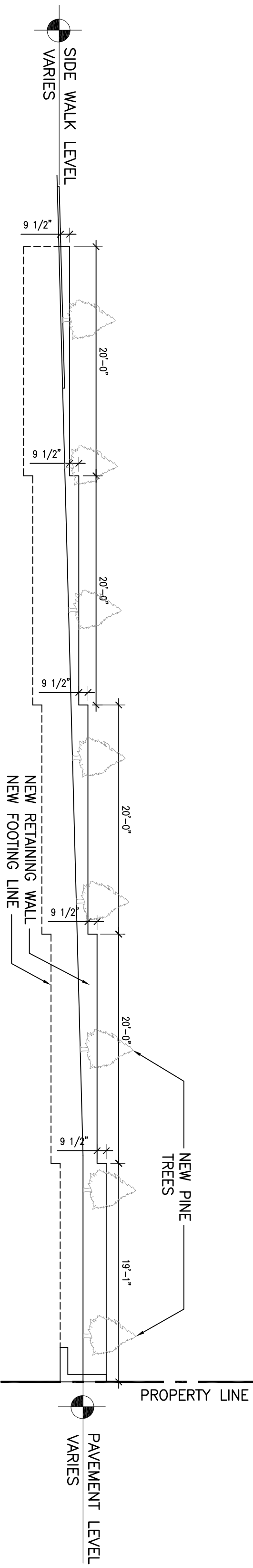
No.	Description	Date
1.	Planning Board Meeting Review	07/03/2020

PLOT PLAN, EXISTING PLAN

Project number: 2020-14
Date: July 03, 2020
Drawn by: Carp
Checked by: MAB

A001.00

Scale: As Noted



1 LONGITUDINAL SECTION OF RETAINING WALL
SCALE: 1/8" = 1'-0"

LOT 27

N 67°30'00" W 93.93'

LOT 30

99.32'

S 22°30'00" W

N 29°04'30" W 99.98'
ORANGE AVENUE
(66' R.O.W.)

S 67°30'00" E 82.50'
CLINTON AVENUE
(66' R.O.W.)



2 PROPOSED PLAN
SCALE: 1" = 10'

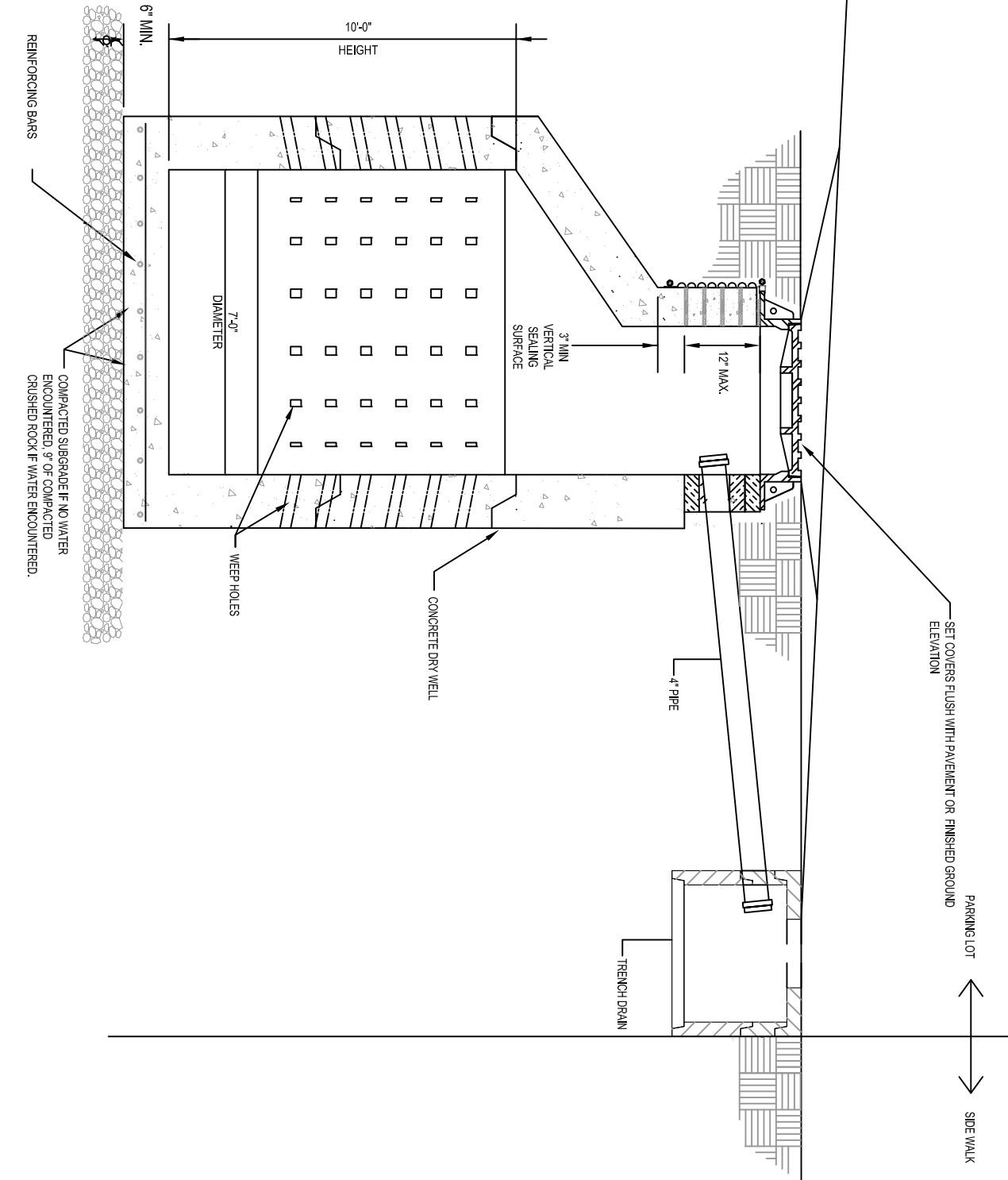
SCOPE OF WORK

- DEMOLISH AND REMOVE EXIST. NON-STRUCTURAL ARCHITECTURAL ELEMENTS, WHICH INCLUDES, BUT NOT LIMITED TO STORE FRONT WINDOWS & ENTRY DOORS AND RAMP.
- DEMOLISH AND REMOVE EXISTING EXTERIOR SIGNAGE.
- INSTALL NEW ENTRY AUTO SWING DOOR AND ALUMINUM FRAMED GLASS WINDOWS AS INDICATED.
- INSTALL NEW WALL SCONCE FIXTURES.
- INSTALL NEW CONCRETE RAMP AND BALINGS.
- BUILD NEW 8" THICK OF CONCRETE RETAINING WALL - SEE DETAIL 'A'.
- NEW ASPHALT PAVEMENT PARKING ON LOT 29.
- NEW CURB CUTS.
- INSTALL STOP SIGN AND 'NO LEFT TURN' SIGN - SEE DETAIL 'D'.
- NEW LINE STRIPPING PARKING LOT, WHEEL STOPS AND H'CAP SIGN - SEE DETAIL 'B'.
- INSTALL NEW (3) 7" Ø DOWELS, (3) TRENCH DRAINS AND PIPINGS - SEE DETAIL 'C'.
- INSTALL NEW ILLUMINATED CHANNEL LETTER SIGNAGE

SANITARY SEWER CALCS:

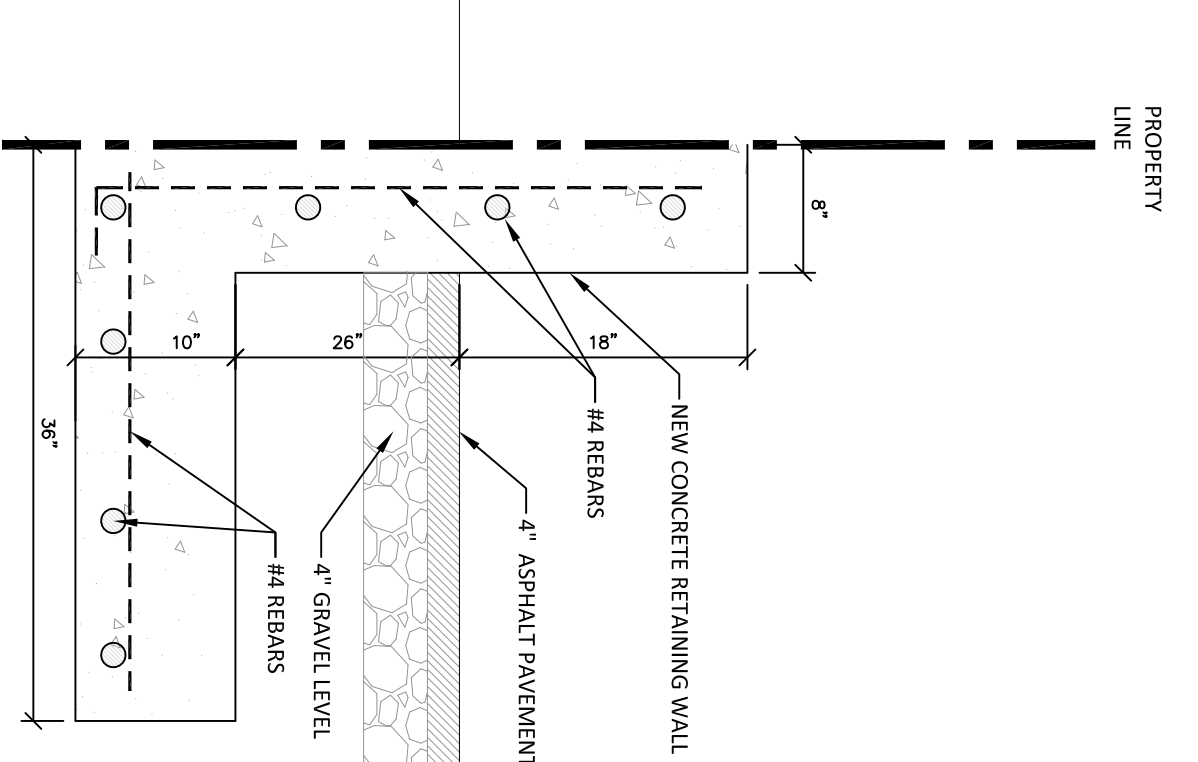
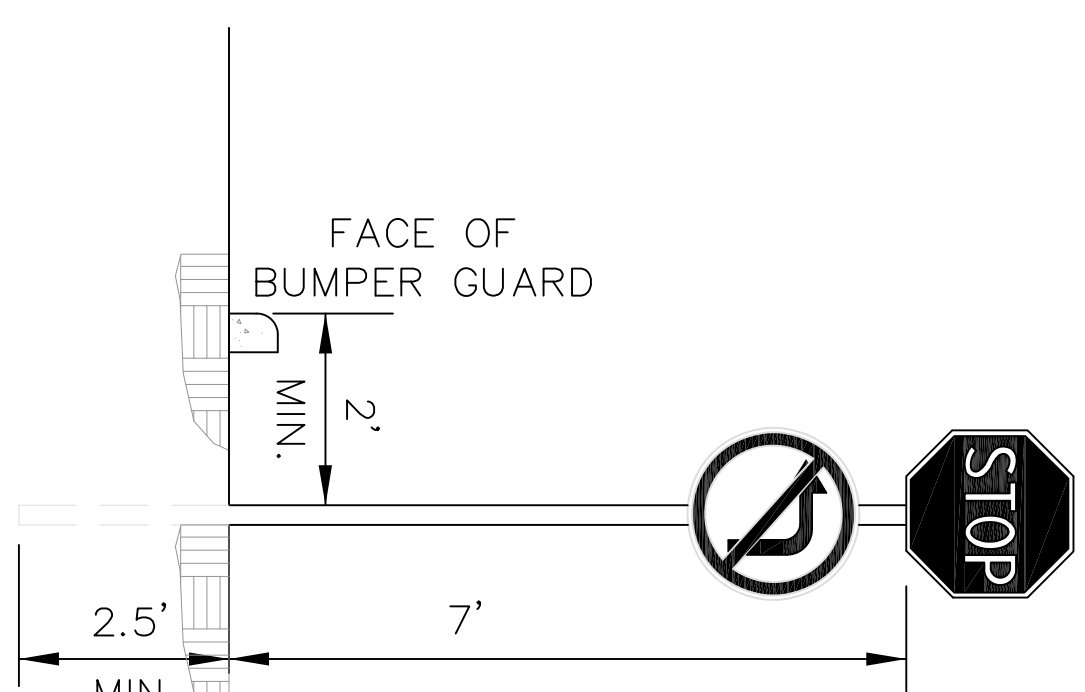
NUMBER OF WASHING MACHINES:
EXISTING: 32 MACHINES
WATER USAGE 580 GPD/Machine (NJAJAC714-23.3 a)
TOTAL DAILY USAGE = 18560 GPD
PROPOSED: 32 MACHINE (No Change)
STORM SEWER CALCS:
SEE ATTACHED CALCULATIONS

NOTE: AREA NOT IN FLOOD ZONE.
NO ADDITIONAL AREA DRAINS REQUIRED.
CONSTRUCTION CLASS III-B

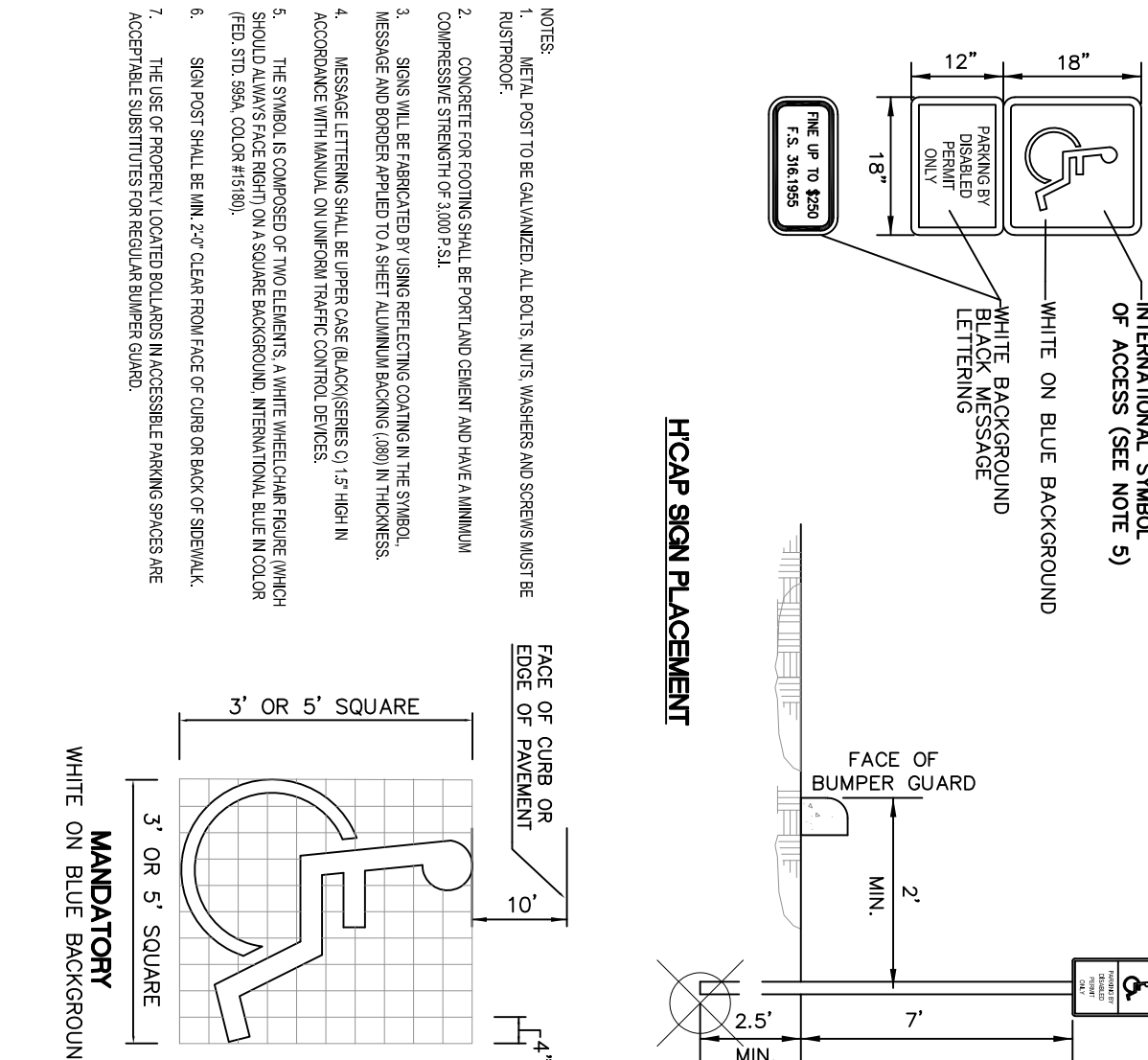


c DETAIL OF DRY WELL & TRENCH DRAIN
NOT TO SCALE

d DETAIL OF TRAFFIC SIGNS
NOT TO SCALE



A DETAIL OF RETAINING WALL
1" = 1'-0"



B DETAIL OF H'CAP SIGN
NOT TO SCALE

C2EM URBAN, LLC
Consulting Engineers

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MAURICE A. BROWN, PE

NJ 24GE02991900
PA 036759
MD 40283

NJ CERTIFICATE OF AUTHORIZATION No. 24G428169100

Consultant
Address
Phone
E-mail

No.	Description	Date
1.	Planning Board Meeting Review	07/03/2020

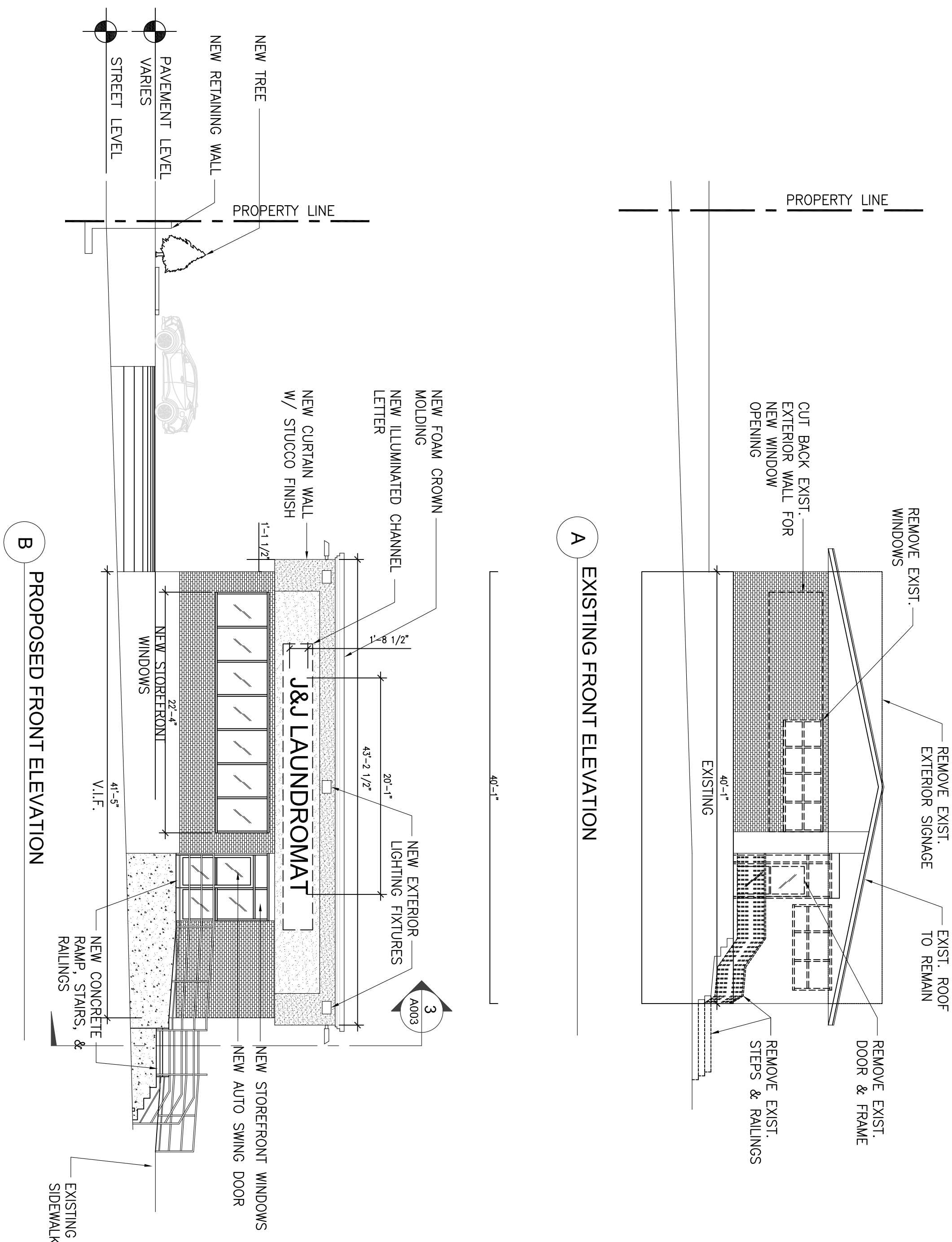
PROPOSED PLAN, NOTES AND DETAILS

Project number	2020-14
Date	July 03, 2020
Drawn by	Carp
Checked by	MAB
Scale	A002.00
As Noted	

Laundromat Renovations
J&J Laundromat
1199-1201 Clinton Avenue
Block 39 Lots 28, 29
Township of Irvington, County of Essex, New Jersey 07111

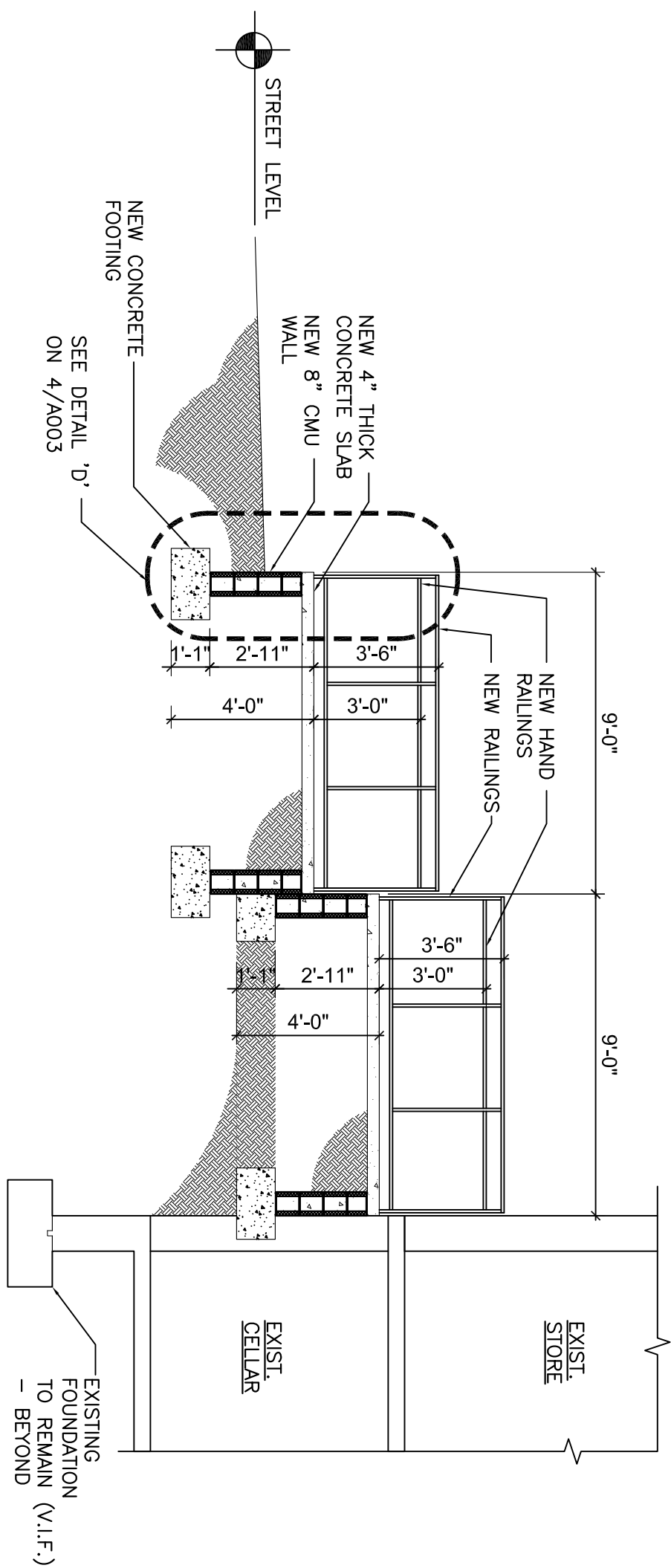
EXTERIOR ELEVATIONS (@ CLINTON AVE. SIDE)

SCALE: 1/8" = 1'-0"



SECTION THRU NEW CONCRETE RAMP
SCALE: 1/4" = 1'-0"

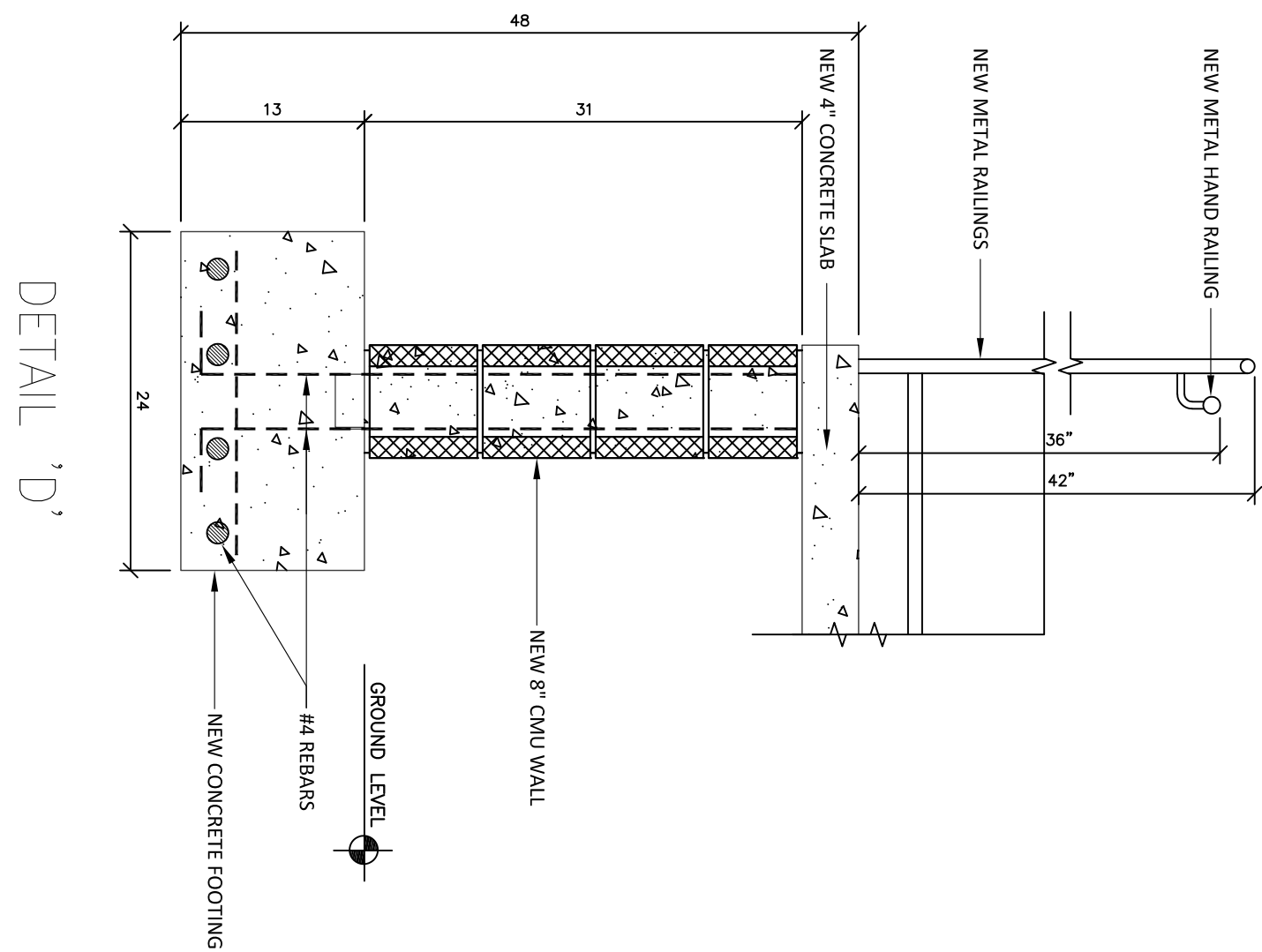
SCALE: 1/4" = 1'-0"



4 FOOTING & RAILING DETAIL

SCALE: 1" = 1'-0"

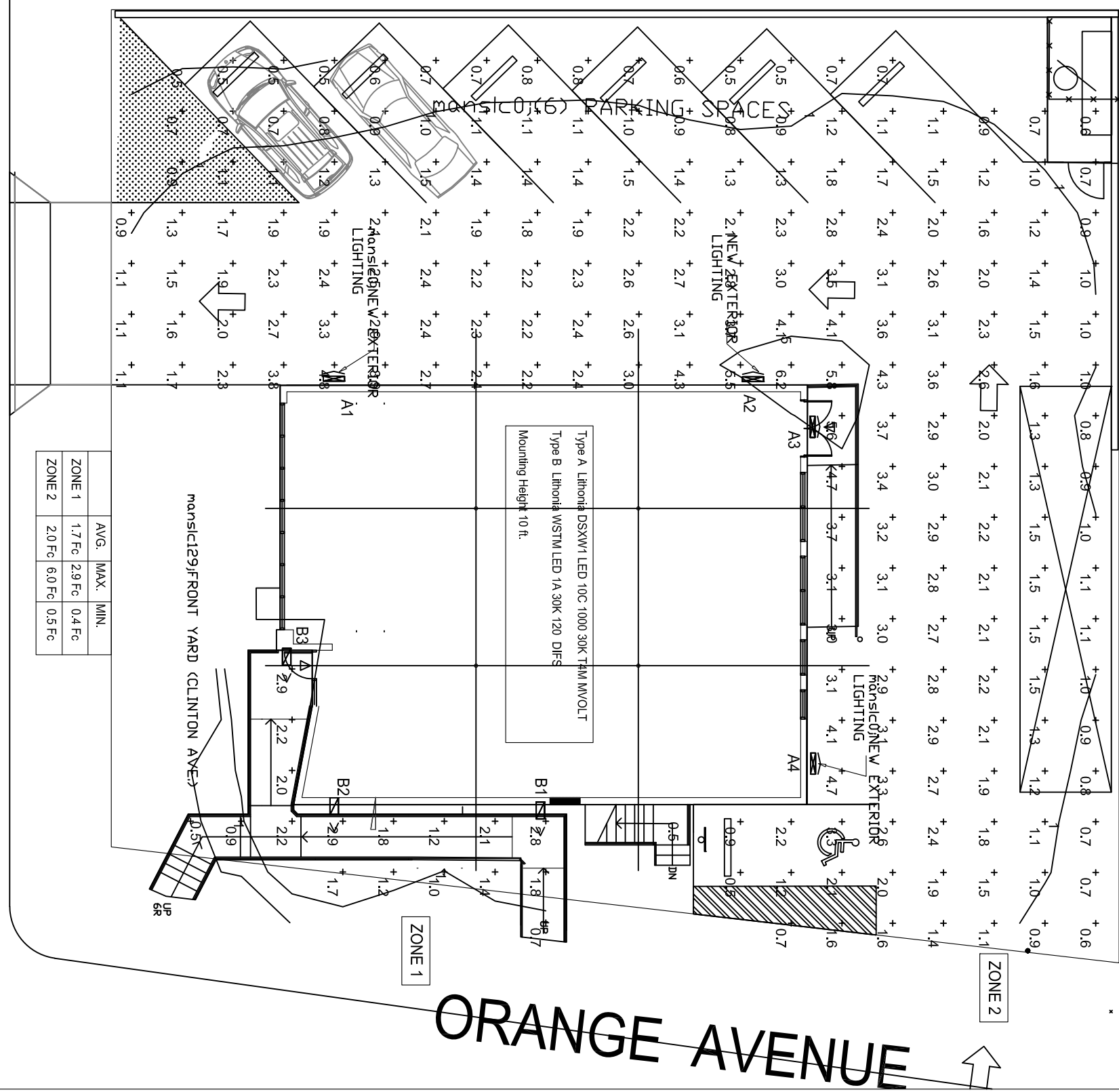
SCALE: 1" = 1'-0"



5 EXTERIOR LIGHTING PLAN

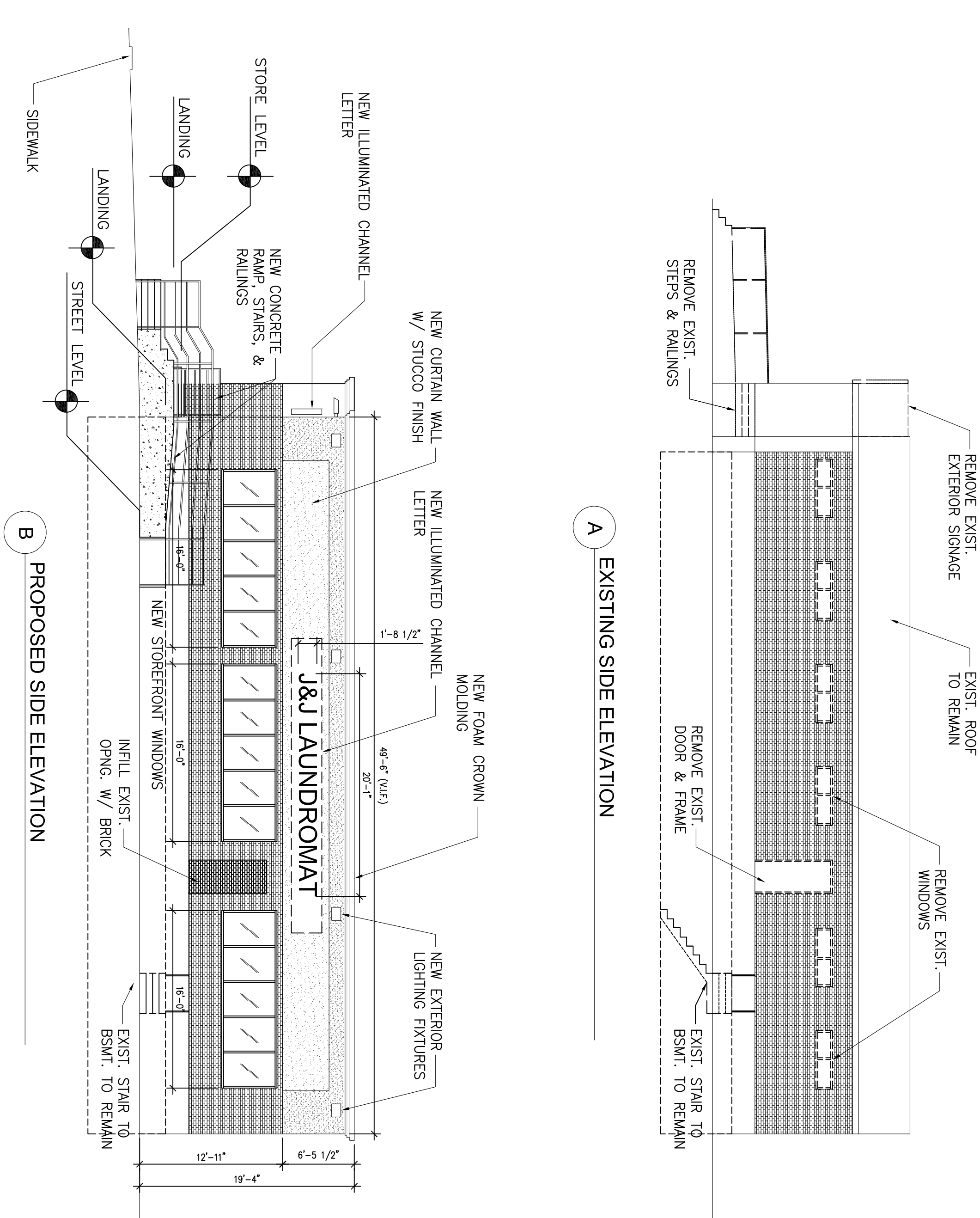
SCALE: N.T.S.

SCALE: N.T.S.



EXTERIOR ELEVATIONS (@ ORANGE AVE. SIDE)

SCALE: 1/8" = 1'-0"



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Consultant	
Address	
Address	
Phone	
Fax	
e-mail	

NJ CERTIFICATE OF AUTHORIZATION No. 24GA28169100

MAURICE A. BROWN, PE
NJ 24GE02991900
NY 062747

MD 40283

MD 40283

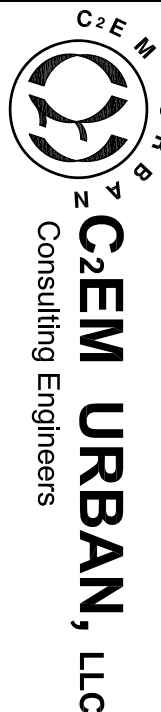
MD 40283

MD 40283

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973 624 9045 Fax



Laundromat Renovations

J&J Laundromat

1199-1201 Clinton Avenue

Block 39 Lots 28, 29

Township of Irvington, County of Essex, New Jersey 07111

No.	Description	Date
1.	Planning Board Meeting Review	07/03/2020

[illegible]

EXTERIOR ELEVATIONS

Project number	2020-14
Date	July 03, 2020
Drawn by	Carp
Checked by	MAB

A003.00

	As Noted	Scale
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