

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Jennifer M. Carrillo-Perez
Partner
jperez@connellfoley.com

January 12, 2021

Via Hand Delivery

Dorinda Francis-McKenzie, MA, BA
Planning Board & Zoning Board of Adjustment Office
Township of Irvington
660 Stuyvesant Avenue, 1st Floor
Irvington, NJ 07111

**Re: Hilltop Partners Redeveloper, LLC
832-840 Chancellor Avenue, Irvington, NJ
Block 324, Lots 1.01, 1.02, 1.03, 1.05, 1.06, and 1.07**

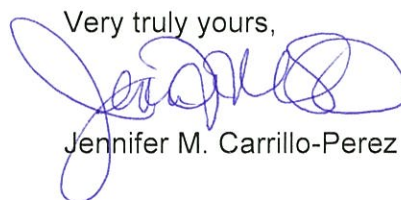
Dear Ms. Francis-McKenzie:

As you are aware, this firm represents Hilltop Partners Redeveloper, LLC in connection with the above referenced property (the "Property"). Enclosed herewith for filing are:

1. Completed Development Application;
2. Ten (10) full-sized signed and sealed sets of the Subdivision drawings prepared by E2 Project Management;
3. Five (5) full-sized signed and sealed sets of Engineering Modification prepared by E2 Project Management LLC;
4. Five (5) full-sized signed and sealed sets of the Architect Modification drawings prepared by E2 Project Management LLC
5. Certified list of property owners located within 200 feet of the subject properties dated January 7, 2021;
6. Five (5) sets of the Hilltop Storm Water & Sanitary Calculations; and
7. Completed Zoning Permit Form.

If you should have any questions or concerns in this regard, or if you need any additional information, please do not hesitate to contact my office.

Very truly yours,



Jennifer M. Carrillo-Perez

Enclosures

APPLICATION MUST BE TYPED

DATE OF FILING November 24, 2020

DATE OF HEARING CALENDAR NO.

APPLICATION FOR DEVELOPMENT

TOWNSHIP OF IRVINGTON, N.J.

Applications is hereby made by the undersigned for an amendment to the Preliminary and Final Site Plan Approval granted for the General Redevelopment Plan previously approved on May 2, 2013 for the former Irvington General Hospital Site, by Calendar Application No. PB-13-04, with the extension of said approval granted on May 23, 2019 and memorialized July 2019. Major subdivision is requested in connection to the project phases.

and for what purpose is the application being made)

An amendment to the preliminary and final site plan approval, major subdivision, and an amendment to the phasing for the development of residential, mixed-use, and other permitted uses as specified. The project will include six (6) residential phases, consisting of 629 units, retail/commercial space, and associated parking. Variance relief is requested for parking and lot coverage pursuant to General Development Plan Overlay District (GDP-1) Resolution number UEZ 13-0219-5.

(set forth applicable section (s) of Revised Zoning Ordinance)

as adopted by the Planning Board on March 14, 2013.

DESCRIPTION OF PROPOSED DEVELOPMENT

PREMISES AFFECTED IS KNOWN AS LOT (S) 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07 BLOCK(S) 324
STREET ADDRESS 832-840 Chancellor Avenue IRVINGTON, NEW JERSEY.
APPLICANT: Hilltop Partners Redeveloper, LLC ADDRESS: 336 E 110th St., New York, NY 10029
TELEPHONE# 212-996-6640
OWNER: Hilltop Partners Redeveloper, LLC ADDRESS: 336 E 110th St., New York, NY 10029
LESSEE:
OCCUPANCY n/a ADDRESS:

SIZE OF LOT (S) BUILDING AREA BUILDING FOOTPRINT BUILDING HEIGHT

Lot	Lot Area (SF)	Bldg	Building Areas (SF)	Bldg	Building Footprint Area SF	Bldg	Bldg Height
1.01	9,400.25	Bldg A	125,000+ SF	Bldg A	25,003 SF	Bldg A	5 stories
1.02	34,941	Bldg B	118,154 SF	Bldg B	20,500 SF	Bldg B	6 stories
1.03	52,594.34	Bldg C	134,512 SF	Bldg C	20,600 SF	Bldg C	6 stories
1.04	64,355.54	Bldg D	133,694 SF	Bldg D	21,135 SF	Bldg D	6 stories
1.05	44,466	Bldg E	295,548 SF	Bldg E	25,153 SF	Bldg E	10 stories
1.06	27,355.68	Bldg F	42,678 SF	Bldg F	10,670 SF	Bldg F	4 stories
1.07	31,474	Rest.	3,600 SF	Rest.	3,600	Rest.	1 story
Total	264,586.81		853,222 SF		126,661		

SIZE OF BUILDING (S) (PRESENT AND/OR PROPOSED) (AT STREET LEVEL)

FT. FRONT FT. DEEP

PERCENTAGE OF LOT OCCUPIED BY BUILDING(S) 77.9% (total building sq. footage 206,096)

HEIGHT OF BUILDING(S) See the table above-referenced STORIES FT.

SET BACK FROM FRONT PROPERTY LINE FT.

FROM SIDE LINE (IF BY CORNER LOT) FT.

ZONING REQUIREMNTS (FOR NEW CONSTRUCTION OR ADDITIONAL CONSTRUCTION)

FRONTAGE 0 FT. SIDE YARDS 0 FT.

SET BACK 0 FT. REAR YARDS 0 FT.

PRESENT ZONES(S) GDP-1

Do you know whether there has been any previous appeal involving these premises by either yourself or any other person? _____ NO _____ YES/NO _____

If yes, state the nature of the appeal, the disposition and date of same:

Date property acquired by owner: October 28, 2016

Proposed Development (NOTE: This application must be set forth all facts upon which you rely to establish your right to relief from the present requirement of the Revised Zoning Ordinance. If additional space is needed, additional pages may be annexed to this application).

The master redevelopment of the former Irvington General Hospital has been designed consistent with the existing zoning and overlay district as adopted by the Township of Irvington. An amendment to the project description, phasing, lot lines (subdivision) and project timeline is requested.

The phasing and project timeline proposed is as follows:

Phase	Description	Timing
1	114 residential units and 43 parking spaces	Completed 2/15/2018
2	96 residential units and 98 parking spaces	2021
3	88 residential units and 101 parking spaces	2023
4	88 residential units and 104 parking spaces	2025
5	225 residential units and 316 parking spaces	2027
6	18 units (duplex) and 18 parking spaces	2029
7	~3,600 SF restaurant	2031

I hereby swear and depose that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to before me this 24th
day of November, 2020

(Notary or Person authorized by law to take oaths).

SHIRLEY XUE LUAN CHEUNG
Notary Public, State of New York
No. 01CH6109613
Qualified in Queens County 24
Commission Expires May 17, 2024

Hilltop Partners Redeveloper, LLC

(Applicant to print name on top line and sign bottom line)

Department of Building Services
Tharein K. Arnold, Director
1 Civic Square
Irvington New Jersey 07111

Tony Vauss
Mayor



Don Nolton
Construction
Official

Derrick James
Zoning Officer

ZONING PERMIT

Permit Number: ZP2020-0294

Work site location: 806-42 CHANCELLOR AVE.

Applicant

Jennifer Carrillo-Perez

Connell Foley, LLP, One Newark Center, 1085 Raymond Blvd., 19th Floor, Newark, NJ 07102

Property Owner: Jennifer Carrillo-Perez

Block: 324 / Lot: 1

Dimension:

Zoning: P2

Property Type: Owner

Building Use:

Fee: \$100.00

Current Use: Residential (4 or more Families)

Proposed Use: Residential (4 or more Families)

Description of Work:

An amendment to the preliminary and final site plan approval, major subdivision, and an amendment to the phasing for the development of residential, mixed-use, and other permitted uses as specified. The project will include six (6) residential phases, consisting of 629 units, retail/commercial space, and associated parking. Variance relief is requested for parking and lot coverage pursuant to General Development Plan Overlay District (GDP-1) Resolution number UEZ 13-0219-5.

Permit Approved For:

An amendment to the preliminary and final site plan approval, major subdivision, and an amendment to the phasing for the development of residential, mixed-use, and other permitted uses as specified. The project will include six (6) residential phases, consisting of 629 units, retail/commercial space, and associated parking. Variance relief is requested for parking and lot coverage pursuant to General Development Plan Overlay District (GDP-1) Resolution number UEZ 13-0219-5.

Action Taken: Refer to Planning Board

Date of Action: 12/17/2020

Derrick James, Zoning Officer

Department of Building Services
Tharein K. Arnold, Director
1 Civic Square
Irvington New Jersey 07111



Don Nolton
Construction
Official

Derrick James
Zoning Officer

Amendment of 98-18 Fees under Chapter 127, Land Use Procedures. See file No. MC 3642



JAN. 7. 2021 2:34PM

CONNELL FOLEY

NO. 322 P. 1



THE TOWNSHIP OF
IRVINGTON
NEW JERSEY

Where the Road to Opportunity Begins

Anthony Vauss
Mayor

Office of the Tax Assessor

Silvia Forbes
Tax Assessor

FAX NUMBER (201) 521-0100

ATTENTION: Connell Foley LLC

PAGES 7

Borczyk

Joseph J. Adams

Township Of Irvington

Tax Assessor Office

jadams@irvingtonnj.org

(973) 399-6687 Office

(973) 416-5776 Fax

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Irvington Municipal Building • 1 Civic Square • Irvington, NJ 07111 • Tel. (973) 399-6686 Fax: (973) 374-0279

www.irvington.net



Anthony Vauss
Mayor

Office of the Tax Assessor

Silvia Forbes
Tax Assessor

January 6, 2021

ATTN. Connell Foley

As per of your request of December 29, 2020 enclosed herewith in please find a certified list of names and

The Property owners from the current tax records within the 200 foot radius of Block 324 Lots 1.01, 1.02, 1.03 & 1.05

Otherwise known as 832-840 Chancellor Ave Irvington, N.J. 07111 Together with a block map from the

Township Engineer. This list is only valid for 90 days from date of receipt

If you have any questions please do not hesitate to call me.

Sincerely,


Joseph J. Adams
Township Of Irvington
Tax Assessor Office
(973) 399-6684 Office
(973) 416-5667 Fax

Jennifer M. Carrillo-Perez
Partner
201.631.7803
JPerez@connellfoley.com

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2610
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

December 29, 2020

URGENT REQUEST

Via E-mail and Same Day Delivery

Attn: Joseph J. Adams
Office of the Tax Assessor
Township of Irvington, Municipal Building
1 Civic Square
Irvington, New Jersey 07111
jadams@irvingtonnj.org

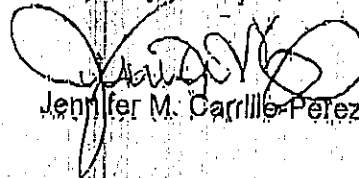
Re: Hilltop Partners Redeveloper, LLC
Property: 832-840 Chancellor Avenue, Irvington, NJ
Block 324, Lots 1.01, 1.02, 1.03, 1.05, 1.06, and 1.07

Dear Mr. Adams,

This firm represents Hilltop Partners Redeveloper, LLC in connection with the above referenced property. We hereby respectfully request an updated list of property owners within two hundred (200) feet of the subject property. Attached hereto for your preference is the prior list, dated July 24, 2019. Kindly e-mail the list to jperez@connellfoley.com. The list is urgently needed. Please expedite as soon as possible. Also, herewith is a check in the amount of \$10.00 to cover the processing fee.

Thank you for your anticipated cooperation. Should you have any questions, please feel free to contact the undersigned.

Very truly yours,


Jennifer M. Carrillo-Perez

JCP
Enclosure

Roseland

Jersey City

Newark

New York

Cherry Hill

Philadelphia

www.connellfoley.com

Contact Information for Utilities and Public AgenciesElectric

Public Service Electric & Gas

150 Circle Avenue

Clifton, N.J. 973-430-8809

Gas

Public Service Electric & Gas

150 Circle Avenue

Clifton, N.J. 973-430-8809

Water

New Jersey America Water

235 Canoe Brook Road

Short Hills, N.J. 07078 800-652-6987

Telephone

Verizon New Jersey/ O/D Duff & Phelps

P.O. Box 2749

Addison, Tx. 75001 800-275-2595

Cable

Comcast Cable

800 Railway Avenue

Union, N.J. 07083 908-851-8921

Land Use Law amended

Effective Aug. 7, 1991, an Amendment to the Municipal Land Use Law requires that notice of hearings on applications for approval of a major subdivision or a site plan not defined as a minor site plan, which require public notice, shall be given to all public utilities and cable television companies that own land or any facility or that possess a right-of-way or easement within 200 feet in all directions of the property which is the subject of such hearing. Engineers and others should obtain a copy of the amendment to insure compliance with the changes.

Municipal Sanitary Sewers, Municipal Storm Sewers

Township of Irvington

Department of Public Works

Civic Square

Irvington, N.J. 07111 973-399-6690

County Roads, County Storm Sewers

County of Essex

900 Bloomfield Avenue

Verona, N.J. 07044 973-226-8506

Sanitary Sewer Treatment Facility, Sanitary Trunk Sewers

Joint meeting of Essex and Union County Sewers

500 South First St

Elizabeth, N.J. 07202 908-353-1313

Garden State Parkway P.O. 5050

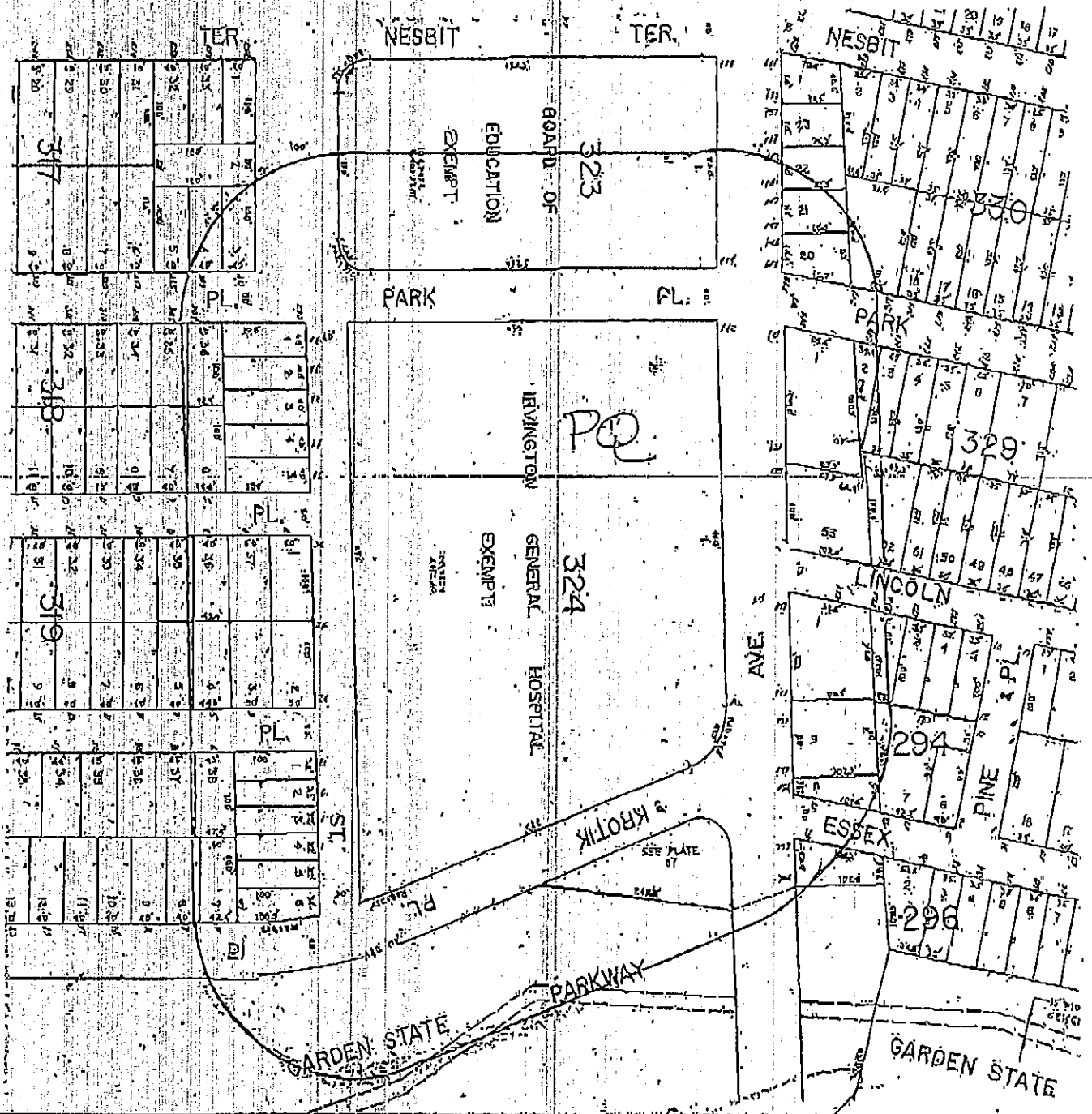
Woodbridge, N.J. 07095 732-442-8600

BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME	BLOCK 324 LOTS 1.01, 1.02, 1.03 & 1.05	OWNER'S ADDRESS
294	1	809 CHANCELLOR AVE	18S INVESTMENT 817 CHANCELLOR AVE		33 BLEEKER STREET, MILBURN N.J. 07041
294	2	274-276 LINCOLN PL	JEANNOT, BRECHNER		51 STANTON AVE. PISCATAWAY, N.J. 08854
294	3	270 LINCOLN PL	IVORY, ERNEST		270 LINCOLN PL IRVINGTON, N.J. 07111
294	7	41-43 ESSEX ST	UNDERWOOD, WILLIE		1549 WALKER AVENUE, UNION N.J. 07083
294	8	801 CHANCELLOR AVE	18S INVESTMENT 817 CHANCELLOR AVE		33 BLEEKER STREET, MILBURN N.J. 07041
294	9	803 CHANCELLOR AVE	18S INVESTMENT 817 CHANCELLOR AVE		33 BLEEKER STREET, MILBURN N.J. 07041
296	1	795-797 CHANCELLOR AVE	795-797 CHANCELLOR LLC		P.O. BOX 6155 NEWARK N.J. 07106
317	2	52 GLORIEUX ST	COV, VERNAL C		52 GLORIEUX ST. IRVINGTON N.J. 07111
317	3	301 PARK PL	BERRIOS, MIGDALIA & BERRIOS, OSVALDO		301 PARK PLACE, IRVINGTON N.J. 07111
317	4	303 PARK PL	WEST, KEVIN & MARY		303 PARK PLACE, IRVINGTON N.J. 07111
317	5	305 PARK PL	AMERICAN FABRICATION, LLC		215 HWY 22 WEST HILLSIDE N.J. 07205
318	1	44 GLORIEUX ST	GONZAGA, ROGELIO AND VERONICA		44 GLORIEUX STREET, IRVINGTON N.J. 07111
318	2	42 GLORIEUX ST	GREENE, KAREEM & NATASHA		42 GLORIEUX STREET, IRVINGTON N.J. 07111
318	3	40 GLORIEUX ST	ADEYOMOYE, OLUDARE, KOLAPO BAMIDELE		40 GLORIEUX STREET, IRVINGTON N.J. 07111
318	4	38 GLORIEUX ST	BRAME, KEVIN		38 GLORIEUX STREET, IRVINGTON N.J. 07111
318	5	36 GLORIEUX ST	WARE, ANTONETTE		36 GLORIEUX STREET, IRVINGTON N.J. 07111
318	6	5 HENNESSY PL	PARRIS-RILEY, COLEEN		5 HENNESSY PLACE, IRVINGTON N.J. 07111
318	7	7 HENNESSY PL	BLAISE, YVES		7 HENNESSY PLACE, IRVINGTON N.J. 07111
318	35	306 PARK PL	BROWNE, ALPHAEUS & SHIRLEY		306 PARK PLACE, IRVINGTON N.J. 07111
318	36	304 PARK PL	MATHIEU, FRANCHETTE		304 PARK PLACE, IRVINGTON N.J. 07111
319	1	7 FEINER PLACE	WILLIAMS, QUADRY YAH		2 HENNESSY PLACE, IRVINGTON N.J. 07111
319	2	36 GLORIEUX ST	DELA CRUZ, TERESA		26 GLORIEUX STREET, IRVINGTON N.J. 07111
319	3	3 FEINER PL	MANN, TWANA		3 FEINER PLACE, IRVINGTON N.J. 07111
319	4	5 FEINER PL	TINGLIN-JARRETT, DAPHNE		7 FEINER PLACE, IRVINGTON N.J. 07111
319	5	7 FEINER PL	JARRETT, DAPHNE		7 FEINER PLACE, IRVINGTON N.J. 07111
319	35	8 FEINER PLACE	JACKSON, GERALDINE		8 FEINER PLACE, IRVINGTON N.J. 07111
319	36	6 HENNESSY PL	HARRIS, MERRICK L & KATHY		6 FEINER PLACE, IRVINGTON N.J. 07111
319	37	4 HENNESSY PL	TAYLOR, BERNARD		4 FEINER PLACE, IRVINGTON N.J. 07111
320	1	22 GLORIEUX ST	AJAYI, ANTHONIA		415 18TH AVENUE, NEWARK N.J. 07108
320	2	20 GLORIEUX ST	TOURE, AMINATA		20 GLORIEUX STREET, IRVINGTON N.J. 07111
320	3	18 GLORIEUX ST	JEAN, OSSINY & MATHILO		18 GLORIEUX STREET, IRVINGTON N.J. 07111
320	4	16 GLORIEUX ST	BETHEA, JOHNNIE F		16 GLORIEUX STREET, IRVINGTON N.J. 07111
320	5	14 GLORIEUX ST	CLARK, CHRISTOPHER & MIKA BARBER		14 GLORIEUX STREET, IRVINGTON N.J. 07111
320	6	12 GLORIEUX ST	HODGE, BEVERLY E		12 GLORIEUX STREET, IRVINGTON N.J. 07111
320	7	5 KROTIK PL	LOPEZ, FERNANDO		5 KROTIK PL. IRVINGTON N.J. 07111
320	8	7 KROTIK PL	MILL RD LLC		7 KROTIK PL. IRVINGTON N.J. 07111

320	36	10 FEINER PLACE	BAPTISTE, ELIZE J. & KERLINE	10 FEINER PLACE, IRVINGTON N.J. 07111
320	37	8 FEINER PLACE	SUNCION, SEGUNDO & LOPEZ, YOLANDA	8 FEINER PLACE, IRVINGTON N.J. 07111
320	38	6 FEINER PLACE	MARTIN, ZEVEL	6 FEINER PLACE, IRVINGTON N.J. 07111
323	1	844 CHANCELLOR AVE	IRVINGTON BOARD OF EDUCATION	1 UNIVERSITY PLACE/ 4TH FL IRVINGTON, N.J. 07111
329	1	831 CHANCELLOR AVE	185 INVESTMENT 831 CHANCELLOR AVE	33 BLEEKER STREET, MILBURN N.J. 07041
329	2	248 PARK PL	SAYLOR JAMEL L & ROSADO, MADELYN	248 PARK PLACE IRVINGTON N.J. 07111
329	3	246 PARK PL	CEDOIT, PIERRE ELANGE	246 PARK PLACE IRVINGTON N.J. 07111
329	52	269 LINCOLN PL	CLARKE, STEPHEN & USA	26 HARDING TERR. IRVINGTON N.J. 07111
329	53	275 LINCOLN PL	C&C HOLDING COMPANY LLC	7082 BOULEVARD E. STE 24B GUTTENBERG, N.J. 07093
330	19	247-249 PARK PL	COLEMAN, CARMILLE L	247-249 PARK PLACE IRVINGTON N.J. 07111
330	20	843 CHANCELLOR AVE	BENOIT, JEAN C	10 W KOWEING PLACE W, ORANGE N.J. 07052
330	21	847 CHANCELLOR AVE	CHANGING PLACES CONSTRUCTION LLC	847 CHANCELLOR AVE. IRVINGTON N.J. 07111
330	22	851-853 CHANCELLOR AVE	DA COSTA PAULINE & DA COSTA VINCENT	851 CHANCELLOR AVE. IRVINGTON N.J. 07111

200 Foot Radius Map for:

Block 324 Lots 1.02, 1.04, 1.05 and 1.07
832 Chancellor Avenue



John A. Wiggins
N.J. P.E. No. 26251
Township Engineer

6/19/19
Date

Hilltop Residential Development

832 Chancellor Avenue

Irvington, NJ 07111

Hilltop Storm Water & Sanitary Calculations

October 30, 2020



Prepared For:

Urban Builders Collaborative NJ, LLC

334-336 East 110th Street

New York, NY 10029

Prepared By:

E2 Project Management, LLC



87 Hibernia Avenue
Rockaway, New Jersey 07866
Tel. (973)-299-5200
Fax (973)-299-5059

Table of Contents

1.0	Master Plan Storm Water Detention Calculations	1
2.0	Sanitary Sewer System Impact Assessment – Phase II Building B	3
3.0	Sanitary Sewer System Impact Assessment- Master Plan Buildings A, B, C, D, E, F	5

Figures

Figure 1 – Master Plan Drawing

Figure 2 – Sanitary Connection Points

Tables

Table 1 – Building Footprint Area

Table 2 – Site Areas (Sq. Ft)

Table 3 – Number of Units

Table 4 – Parking

Table 5 – Master Plan Comparison (201, 2019 & 2020)

Table 6 – Sanitary Flow

1.0 MASTER PLAN STORMWATER DETENTION CALCULATIONS

STORM WATER DETENTION CALCULATIONS

PROJECT Hilltop Residential Development - Master Plan

LOCATION 832 Chancellor Avenue

BY John C. Ferrante

No. 24720

(Print Signature)

N.J. License #

Signature

1. HYDROLOGY

Storm of Record - 6" Total Rainfall
- 3.2" Per Hour Intensity
Rational Formula - $Q = CIA$

2. PRE-DEVELOPMENT Q (Based on Former Irvington General Hospital)

Type	SF	"C"	X	%	=	C
Buildings	25,439.04	0.90			=	22,895.1
Pavement	180,904.70	0.05			=	153,769.0
Lawn Area	30,052.00	0.20			=	6,010.4
Plant Area	28,200.00	0.10			=	2,820
Other						
TOTAL S.F.	264,596.74					
		"C" total: 185,494			Weighted "C"	0.700

$$Q = (0.700) (3.2) \left(\frac{264,596.74}{(113,560)} \right) = 14.2 \text{ C.F.S.}$$

3. POST DEVELOPMENT Q

Type	SF	"C"	X	%	=	C
Buildings	126,661	0.90			=	113,994.5
Pavement	79,435	0.05			=	67,519.75
Lawn Area	58,500	0.20			=	11,700
Plant Area	0	0.10			=	0
Other						
TOTAL S.F.	264,596.00					
		"C" total: 193,214.25			Weighted "C"	0.730

$$Q = (0.730) (3.2) \left(\frac{264,596.00}{(113,560)} \right) = 14.2 \text{ C.F.S.}$$

4. REQUIRED DETENTION

Post C - Pre C = Detention C

$$(0.730) - (0.700) = 0.03$$

Volume = Det. C X Area X in of Rain $\frac{6"}{12"}$

$$= (0.03) (264,596.00) (0.50) = 3,969 \text{ C.F.}$$

5. STORAGE FACILITIES AND/OR PERCOLATION DETERMINATION

VOLUME PROVIDED 9,646 Cu Ft (Stormwater tank)
for total Stormwater Detention of 9,646 Cu Ft

2.0 SANITARY SEWER SYSTEM IMPACT ASSESSMENT – PHASE II BUILDING B

SANITARY SEWER SYSTEM

DEVELOPMENTAL IMPACT ASSESSMENT

PROJECT Hilltop Residential Development - Master Plan

LOCATION 832 Chancellor Avenue

BY John C. Ferrante

No. 24720

(PRINT SIGNATURE)

N.J. LICENSE #

SIGNATURE

1. NARRATIVE (Briefly describe project)

Construction of Master Plan facilities, including 3 residential apartment buildings, townhomes, a restaurant, parking facilities, and green spaces. Reference Drawing #18.

*Total Sanitary Sewer discharge will be split between existing sewers on Krotik and Chancellor

2. RECEIVING SANITARY SEWER SYSTEM

A. PLAN

Manhole #1

Connection
Point

Manhole #2

Rim 185.00

Invert 178.61

Rim 178.05

Invert 169.73

B. CAPACITY ANALYSIS (Q & V)

Pipe Diameter 8"

Slope (S) 0.07

Pipe End Area (a) 0.349

$$Q = a \times \frac{1.486}{n} \times R^{2/3} \times S^{1/2}$$

Q = 3.20 CFS (Theoretical Capacity)

$$V = \frac{1.486}{n} \times R^{2/3} \times S^{1/2}$$

V = 9.17 FPS

Pipe Const.

Friction Coeff. (n) 0.013

Hydraulic Radius (R) 0.167

$$3.20 \times \frac{1.486}{0.013} \times (0.167)^{2/3} \times (0.07)^{1/2}$$

C. Average observed daily flow in manhole below connection point.
35% Depth of Flow Q = 0.25(3.20) 0.8 CFS

3. DISCHARGE ANALYSIS FROM PROJECT AT CONNECTION POINT

Phase I Building A = 21,075 GPD

(1 CFS = 448 GPM)

Phase II Building B = 14,475 GPD

35,550 GPD

0.055 CFS

2,000 GPD REQUIRES NJ DEP SEWER EXTENSION PERMIT

4. SUMMARY & CONCLUSION

A. SUMMARY

Theoretical Capacity of Receiving System at Connection Point 3.20 CFS

Average Observed Flow 0.80 CFS

Discharge from Project 0.055 CFS

B. CONCLUSION

Average observed flow plus computed discharge from project will bring the receiving sanitary sewer system at the connection point to 25% percent of its theoretical capacity.

$$\frac{0.80 + 0.055}{3.20} = \frac{0.855}{3.20} = 26.7\%$$

NOTE: Use of Manning Formula nomograph permitted.

Cite Reference

3.0 SANITARY SEWER SYSTEM IMPACT ASSESSMENT – PHASE II BUILDING A, B, C, D, E, F

SANITARY SEWER SYSTEM

DEVELOPMENTAL IMPACT ASSESSMENT

PROJECT Hilltop Residential Development - Master Plan

LOCATION 832 Chancellor Ave

BY John C. Ferrante

No. 24720

(PRINT SIGNATURE)

N.J. LICENSE #

SIGNATURE

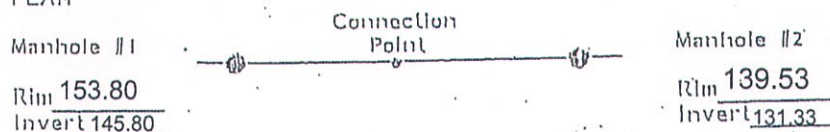
1. NARRATIVE (Briefly describe project)

Construction of Master Plan Facilities, including 3 residential apartment buildings, townhomes, a restaurant, parking facilities and green spaces. Reference Drawing #18.

*Total Sanitary Sewer discharge will be split between existing sewers on Krotik and Chancellor

2. RECEIVING SANITARY SEWER SYSTEM

A. PLAN



B. CAPACITY ANALYSIS (Q & V)

Pipe Diameter 8" Clay

Pipe Const. _____

Slope (S) 0.079

Friction Coeff. (n) 0.013

Pipe End Area (a) 0.349

Hydraulic Radius (R) 0.167

$$Q = a \times \frac{1.486}{n} \times R^{2/3} \times S^{1/2}$$

$$Q = \frac{3.40}{\text{CFS (Theoretical Capacity)}} \quad Q = 0.349 \times 114.31 \times 0.3029 \times 0.281$$

$$V = \frac{1.486}{n} \times R^{2/3} \times S^{1/2}$$

$$Q = 3.40$$

$$V = \frac{9.74}{\text{FPS}}$$

C. Average observed daily flow in manhole below connection point.
35% Depth of Flow $Q = 0.25(3.40) = 0.85$ CFS

3. DISCHARGE ANALYSIS FROM PROJECT AT CONNECTION POINT

Building A = 21,075 GPD
Building B = 14,475 GPD
Building C = 15,600 GPD

Building D = 15,900 GPD
Building E = 39,825 GPD
Building F = 4,050 GPD
Restaurant = 8,000 GPD

(1 CFS = 448 GPM)

118,925 GPD

0.184 CFS

2,000 GPD REQUIRES NJ DEP SEWER EXTENSION PERMIT

II. SUMMARY & CONCLUSION

A. SUMMARY

Theoretical Capacity of Receiving System at Connection Point 3.40 CFS
Average Observed Flow 0.85 CFS
Discharge from Project 0.184 CFS

B. CONCLUSION

Average observed flow plus computed discharge from project will bring the receiving sanitary sewer system at the connection point to 28% percent of its theoretical capacity.

$$\frac{0.85 + 0.184}{3.40} = \frac{1.034}{3.40} = 30.4\%$$

NOTE: Use of Manning Formula nomograph permitted.

Cite Reference _____

Table 1: Building Areas		
Phase I Building A	25,003	sq ft
Phase II Building B	20,500	sq ft
Phase II Building C	20,600	sq ft
Phase II Building D	21,135	sq ft
Phase II Building E	25,153	sq ft
Phase II Building F	10,670	sq ft
Restaurant	3,600	sq ft
Total:	126,661	sq ft

Table 2: Site Areas (Sq. Ft)		
Total Buildings	126,661	Table 1
Pavement & Walkways	79,435	Masterplan Drawing
Lawn Area	58,500	Masterplan Drawing
Plant Area	0	-
Total:	264,596	sq ft
Building Coverage	47,9 %	
Lot Coverage	77,9 %	

Table 3: Number of Units					
	Studio	1 Bed	2 Bed	3 Bed	Total
Phase I Building A	-	65	45	4	114
Phase II Building B	4	91	1	-	96
Phase II Building C	4	56	24	4	88
Phase II Building D	4	48	36	-	88
Phase II Building E	-	153	63	9	225
Phase II Building F	-	-	18	-	18
Subtotals:	12	413	187	17	629

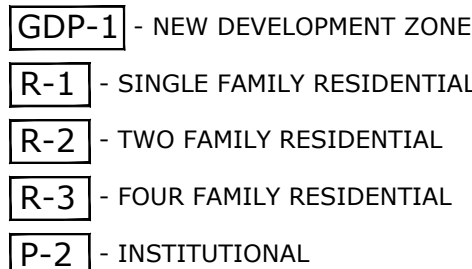
Table 4: Parking		
Phase I Building A	43	Provided
Phase II Building B	98	Provided
Phase II Building C	101	Provided
Phase II Building D	104	Provided
Phase II Building E	316	Provided
Phase II Building F	18	Provided
Total:	680	spaces

Table 5: Master Plan Comparison – 2013, 2019 & 2020

	2013	2019	2020
Total Building Footprint Area	93,061	113,260	126,661
Total Building Area	872,711	694,091	853,222
FAR	3.268	3.388	3.22
Total # of Units	770	719	629
Total # of Parking Spaces	770	560	680
Parking Ratio	1	0.78	1.08

Table 6: Sanitary Flow

		Flow Rates	Studio 150 GPD	1 Bedroom 150 GPD	2 Bedroom 225 GPD	3 Bedroom 300 GPD	Subtotals		
Phase I	Building A	Units	-	65	45	4	21,075	GPD	
		Flow	-	9,750	10,125	1,200			
Phase II	Building B	Units	4	91	1	-	14,475	GPD	
		Flow	600	13,650	225	-			
	Building C	Units	4	56	24	4	15,600	GPD	
		Flow	600	8,400	5,400	1,200			
	Building D	Units	4	48	36	-	15,900	GPD	
		Flow	600	7,200	8,100	-			
	Building E	Units	-	153	63	9	39,825	GPD	
		Flow	-	22,950	14,175	2,700			
	Building F	Units	-	-	18	-	4,050	GPD	
		Flow	-	-	4,050	-			
		Restaurant	Flow	8,000				8,000	GPD
	Total Flowrate:							118,925	GPD
0.184								CFS	



LIST OF PROPERTY OWNERS WITHIN 200 FEET			
BLOCK	LOT	PROPERTY LOCATION	MAILING ADDRESS
292	1	809 CHANCELLOR AVE	P.O. BOX 835 SHORT HILLS, NEW JERSEY 07078
292	2	276-276 LINCOLN PLACE	JEANOTT, IRVINE & ODETTE
294	3	220 LINCOLN PLACE	IVORY, ERNEST
294	7	45-45 ESSEX STREET	UNDERWOOD, WILLIE
294	8	801 CHANCELLOR AVE	APTEKAR, I. & APTEKAR, S CO I & S INVEST
294	9	803 CHANCELLOR AVE	APTEKAR, I. & APTEKAR, S CO I & S INVEST
296	1	795-797 CHANCELLOR AVE	795-797 CHANCELLOR AVE, IRVINGTON, NJ 07111
296	1	795-797 CHANCELLOR AVE	795-797 CHANCELLOR AVE, IRVINGTON, NJ 07111
296	4	38 GLOBEUX STREET	BRAME, KEVIN
318	5	36 GLOBEUX STREET	WANE, ARLETTE
318	1	2 HENNESSY PLACE	WALSHS, GADRIYAH
318	2	16 GLOBEUX STREET	DELLACRUZ, TERESA
319	3	3 FEINER PLACE	MANIN, TWANA
319	4	5 FEINER PLACE	TINGLIN-JARRETT, DAHINE
319	5	7 FEINER PLACE	TINGLIN-JARRETT, DAHINE
319	6	1 HENNESSY PLACE	PECKSON, GERALD
319	36	6 HENNESSY PLACE	HARRIS, MERIQU L & KATHY
320	7	2 HENNESSY PLACE	TAYLOR, BERNARD
320	1	22 GLOBEUX STREET	MAISON REVOLUTION TRUST 2017
320	1	26 GLOBEUX STREET	TOURE, AMINATA
320	2	26 GLOBEUX STREET	TOURE, OSSY & NIA
320	4	16 GLOBEUX STREET	BETHEA, JOHNNIE F.
320	5	14 GLOBEUX STREET	CLARK, CHRISTOPHER & NIKIA BEEBER
320	6	12 GLOBEUX STREET	HOGE, BEVERLY E.
320	7	9 KROTH PLACE	LOPEZ, FERNANDO
320	8	10 REAL ESTATE OF JIM COLL LLC	10 KROTH PLACE, IRVINGTON, NJ 07111
320	7	3 FEINER PLACE	SUNCION, SEGUNDA & LOPEZ, YOLANDA
320	38	6 FEINER PLACE	MARLIN, ZEVEL
325	1	2-4 KROTH PLACE	IRVINGTON ELEMINTARY CARE LLC
325	1	2-4 KROTH PLACE	2-4 KROTH PLACE, IRVINGTON, NJ 07111
325	1	2-4 KROTH PLACE	2-4 KROTH PLACE, IRVINGTON, NJ 07111
325	1	12 KROTH PLACE	WILLIS, RODOLPH C.
329	1	831 CHANCELLOR AVE	I.B. S STEVEN CO.
329	52	269 LINCOLN PLACE	CLARK, JENNIFER & LISA
329	53	275 LINCOLN PLACE	275 LINCOLN PLACE, IRVINGTON, NJ 07111

ELECTRIC
Public Service Electric & Gas
150 Circle Avenue, Clifton, N.J.
(973) 430-8809

GAS
Public Service Electric & Gas
1025 McCarter Highway
Newark, NJ
(973) 365-2841

WATER
New Jersey American Water Company
233 Canoe Brook Road
Short Hills, NJ 07078
(800) 652-6987

TELEPHONE
Verizon
900 Clifton Avenue
Irvington, NJ 07111
(800) 275-2355

CABLE
Comcast Cable
800 Rahway Avenue
Union, NJ 07083
(908) 851-8921

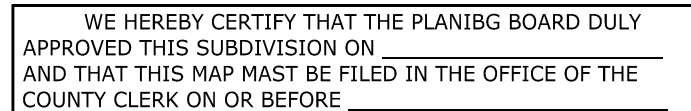
MUNICIPAL SANITARY SEWERS
MUNICIPAL STORM SEWERS
Township of Irvington
Department of Public Works
Civic Square, Irvington, NJ 07111

COUNTY ROADS, COUNTY STORM SEWERS
County of Essex
900 Bloomfield Avenue
Verona, NJ 07044
(973) 266-8506

SANITARY SEWER, TREATMENT FACILITY
SANITARY TRUNK SEWERS
Joint Meeting of Essex and
Union County Sewers
500 South First Street

Garden State Parkway
P.O. Box 5050
Woodbridge, NJ 07095

3



PLANING BOARD CHAIRMAN	DATE
------------------------	------

PLANNING BOARD SECRETARY	DATE
--------------------------	------

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER

DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK

DATE

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 03/24/20 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE NOT BEEN SET.


SVYATOSLAV HRYTSAY, L.S. N.J. 10/29/20
DATE

THE SUBDIVISION SHOWN HEREON IS MADE WITH THE
FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
OWNER, WHO HEREBY CONSENTS TO THE FILING THEREOF.

HILLTOP PARTNERS REDEVELOPER, LLC 1212 SPRINGFIELD AVENUE IRVINGTON, NEW JERSEY 07111	DATE
---	------

N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com

SVYATOSLAV HRYTSAY, L.S. N.J.
NJPLS LIC No. 24GS04342600

PROPOSED
MAJOR SUBDIVISION

HILLTOP IRVINGTON
PHASE II

280 PARK PLACE
TOWNSHIP OF IRVINGTON
ESSEX COUNTY, NEW JERSEY
LOCK 324 LOTS 1.02, 1.05 & 1.07

SCHEDULE OF REVISIONS				A

1	10/29/20	LOT LINES REVISED	SH	RSH
REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
FIRST ISSUE: 07/02/20			DRAWING NO.	

DRAWN BY: SH
CHECKED BY: RSH

S-1

SCALE: 1"=20'	SHEET NO: 1 OF 1
PROJECT #: P-19-46-09	PRINT DATE:10/29/20

FILE H:\PROJECTS\AME SERVICES\HILLTOP PHASE 2 IRVINGTON N79.0 DRAWINGS & MAPS\E2PM SURVEY\

PRELIMINARY SITE WIDE REDEVELOPMENT MASTER PLAN MODIFICATION

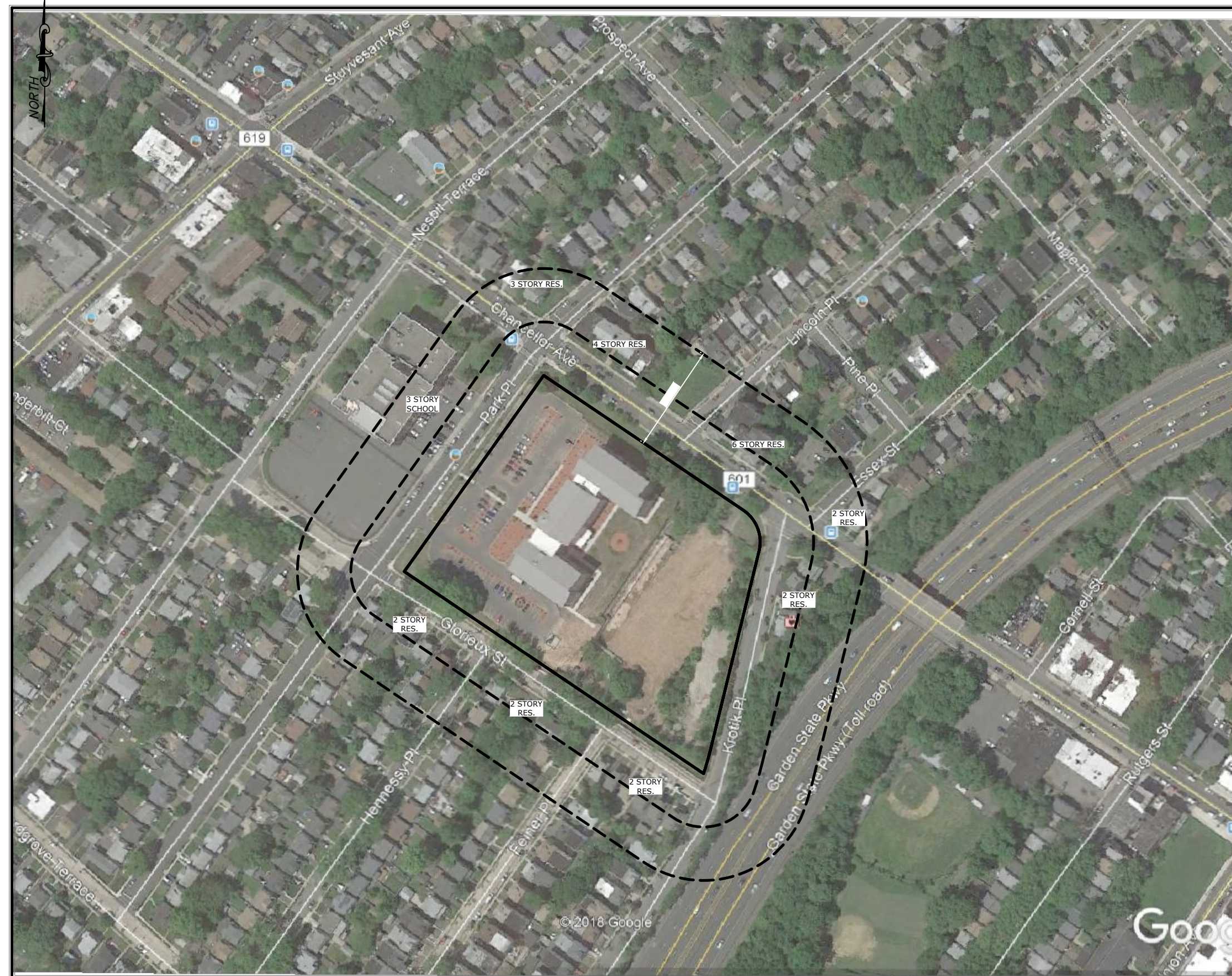
For

HILLTOP IRVINGTON

BLOCK 324 – LOTS 1.01; 1.02; 1.03; 1.04; 1.05; 1.06; 1.07
TOWNSHIP OF IRVINGTON
ESSEX COUNTY, NEW JERSEY

INDEX OF DRAWINGS

DWG.	TITLE	PREPARED BY:
SP-200.00	PLAN TITLE SHEET	E2PM
SP-201.00	TAX MAP/ZONING/200' PROPERTY OWNERS LIST	E2PM
SP-202.00	ZONING CALCULATIONS	E2PM
SP-203.00	MASTER SITE PLAN (PHASE II)	E2PM
A 1.0	SITE PLAN+ZONING ANALYSIS+UNIT MATRICES	JKRP ARCHITECTS
A 1.1	FLOOR PLANS	JKRP ARCHITECTS
A 1.2	FLOOR PLANS	JKRP ARCHITECTS
A 1.3	FLOOR PLANS	JKRP ARCHITECTS
A 1.4	FLOOR PLANS	JKRP ARCHITECTS
A 1.5	FLOOR PLANS	JKRP ARCHITECTS
A 1.6	FLOOR PLANS	JKRP ARCHITECTS
A 1.7	FLOOR PLANS	JKRP ARCHITECTS
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A 1.9	FLOOR PLANS	JKRP ARCHITECTS
A 1.10	FLOOR PLANS	JKRP ARCHITECTS
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A 1.17	FLOOR PLANS	JKRP ARCHITECTS
A 1.18	FLOOR PLANS	JKRP ARCHITECTS
A 1.19	FLOOR PLANS	JKRP ARCHITECTS
A 1.20	FLOOR PLANS	JKRP ARCHITECTS
A 1.21	FLOOR PLANS	JKRP ARCHITECTS
A 1.22	SITE SECTION	JKRP ARCHITECTS



KEY MAP
200' 100' 0 200' 400'
SCALE: 1"=200'

TOWNSHIP OF IRVINGTON

CHAIRMAN OF THE PLANNING BOARD DATE

SECRETARY OF THE PLANNING BOARD DATE

TOWNSHIP ENGINEER DATE

OWNER'S CERTIFICATE OF CONCURRENCE WITH PLAN

I CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE
HEREON DEPICTED AND THAT I CONCUR WITH THE PLAN.

NAME SIGNATURE

ADDRESS PHONE NUMBER

APPLICANT

(DESIGNATED DEVELOPER)
HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE
NJ LLC
1212 SPRINGFIELD AVENUE
IRVINGTON, NJ 07111
(201) 757-7523

OWNER ENTITY

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1212 SPRINGFIELD AVENUE
IRVINGTON, NJ 07111
(201) 757-7523

ATTORNEY

JENNIFER M. CARRILLO-PEREZ, ESQ.
CONNELL FOLEY LLP
HARBORSIDE 5
185 HUDSON STREET, SUITE 2510
JERSEY CITY, NJ 07311
(201) 631-7803

TITLE SHEET

DATE: 6/28/2019

DRAWN BY: HB

REVISIONS: REVISED MASTER PLAN 10/30/2020

0 AS NOTED

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E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL
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N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

John Ferrante
10/29/2020
JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1212 SPRINGFIELD AVENUE
IRVINGTON, NJ 07111

ARCHITECT

JKRP ARCHITECTS
100 EAST PENN SQUARE, SUITE 1080
PHILADELPHIA, PA 19107

HILLTOP RESIDENTIAL DEVELOPMENT
MASTER PLAN MODIFICATION
280 PARK PLACE
IRVINGTON, NJ 07111

SP-200.00

(NOT FOR CONSTRUCTION)

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



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N.J. ENGINEERING CERTIFICATE OF
AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

John Ferrante
10/19/2020

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1212 SPRINGFIELD AVENUE
IRVINGTON, NJ 07111

ARCHITECT

JGRP ARCHITECTS
100 EAST PENN SQUARE, SUITE 1080
PHILADELPHIA, PA 19107

HILLTOP RESIDENTIAL DEVELOPMENT MASTER PLAN MODIFICATION

280 PARK PLACE
IRVINGTON, NJ 07111

TAX MAP/ZONING/200 FT PROPERTY OWNER'S LIST

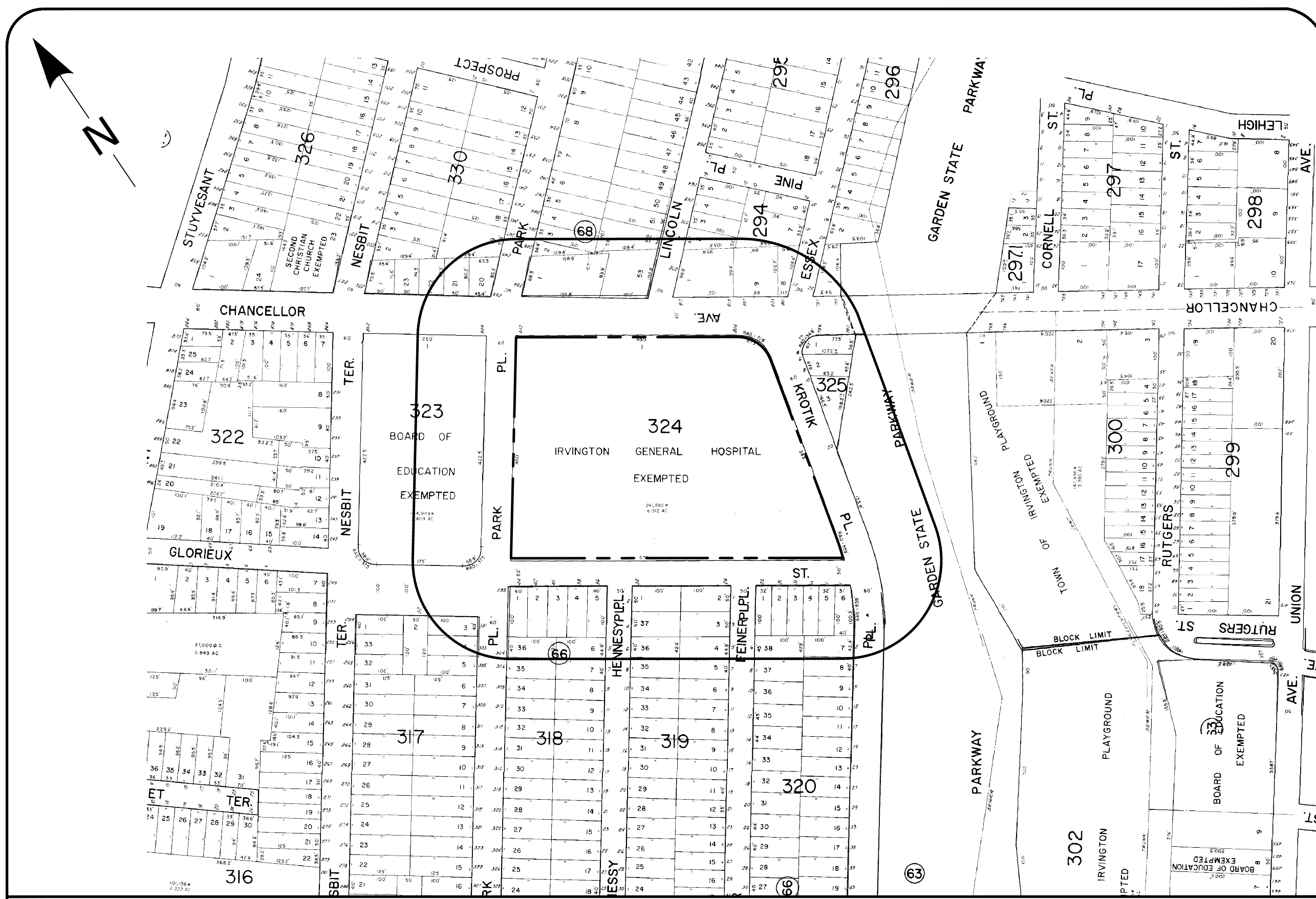
DATE: 6/28/2019

DRAWN BY: HB

REVISIONS: REVISED MASTER PLAN 10/30/2020

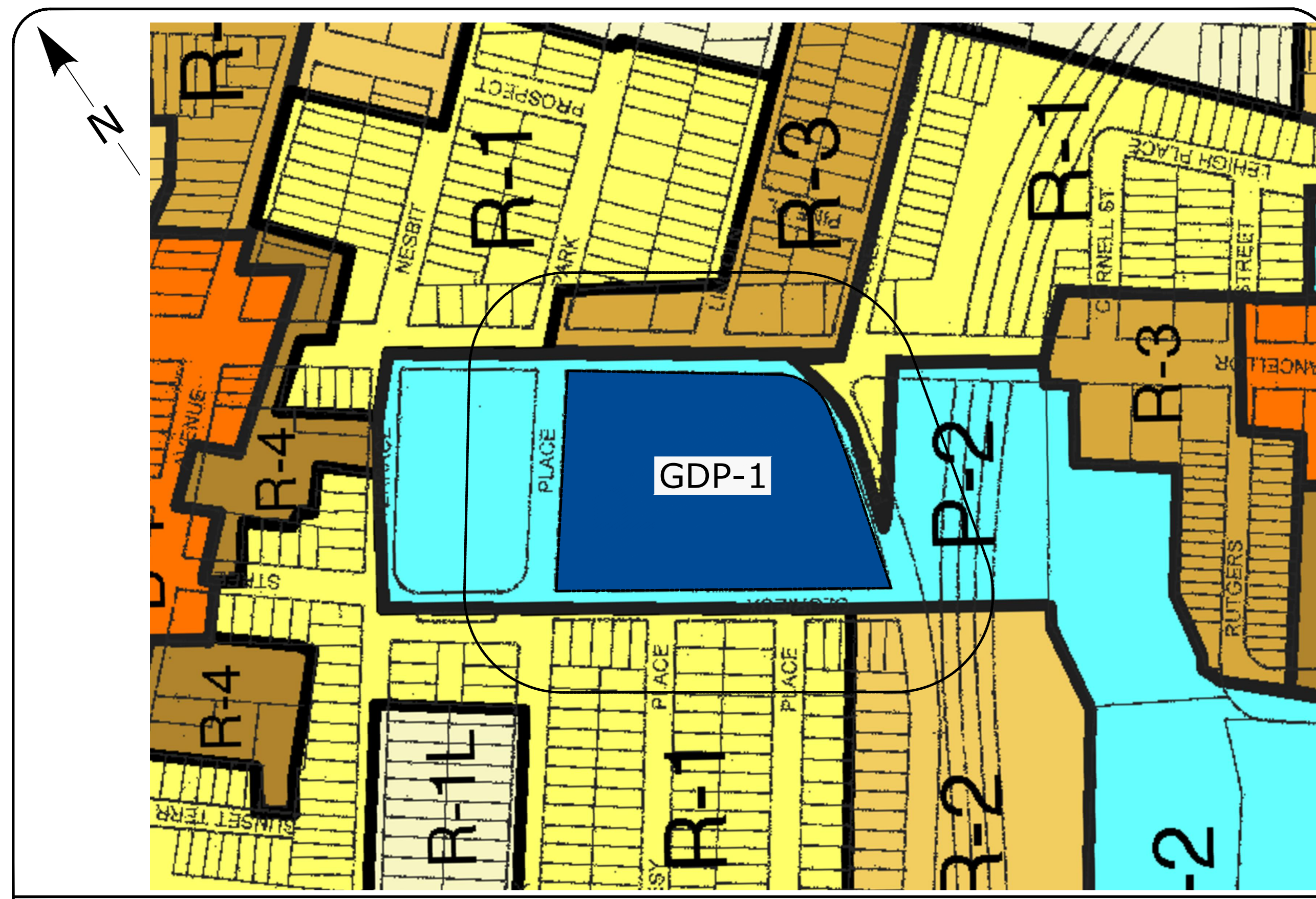
0 AS NOTED

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TAX AND 200' PROPERTY OWNERS MAP

SCALE: 1" = 200'



ZONING MAP

SCALE: 1" = 200'

200' PROPERTY OWNERS LIST

BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME	MAILING ADDRESS	BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME	MAILING ADDRESS
292	1	22 Glenview Street	White, Johnnie	22 Glenview Street, Irvington, NJ 07111	294	1	809 Chancellor Avenue	Apelback, L & Apolisher, S & O'Sullivan	P.O. Box 835, Short Hills, NJ 07078
292	2	20 Glenview Street	Touss, Annalita	20 Glenview Street, Irvington, NJ 07111	294	2	274-276 Lincoln Place	Jeanette, Jerome & Olette	274-276 Lincoln Place, Irvington, NJ 07111
292	3	18 Glenview Street	Irwin, Quincy & Mashilo	18 Glenview Street, Irvington, NJ 07111	294	3	270 Lincoln Place	270 Lincoln LLC & IMI Build Services	270 575 Rue 70, P.O. Box 1030, Brics, NJ 08723
292	4	16 Glenview Street	Barthelemy, John F.	16 Glenview Street, Irvington, NJ 07111	294	7	41-43 Essex Street	Underwood, Willie	1549 Walker Avenue, Lark, NJ 07083
292	5	14 Glenview Street	Clark, Christopher & Mike Barber	14 Glenview Street, Irvington, NJ 07111	294	8	803 Chancellor Avenue	Asolcar, L & Apolisher, S & O'Sullivan	P.O. Box 835, Short Hills, NJ 07078
292	6	12 Glenview Street	Holby, Joseph E.	12 Glenview Street, Irvington, NJ 07111	294	9	803 Chancellor Avenue	Apelback, L & Apolisher, S & O'Sullivan	P.O. Box 835, Short Hills, NJ 07078
292	7	10 Glenview Street	Federal National Mortgage Ass.	1000 Market Street, Philadelphia, PA 19103	294	3	795-797 Chancellor Avenue	Omarika, Daniel	795-797 Chancellor Avenue, Irvington, NJ 07111
292	8	7 Knott Place	Williams, Beulah L.	7 Knott Place, Irvington, NJ 07111	297	2	52 Glenview Street	Cox, Vernal C.	52 Glenview Street, Irvington, NJ 07111
292	17	8 Fenner Place	Sutton, Sandra & Louis Volanda	8 Fenner Place, Irvington, NJ 07111	312	3	301 Park Place	Berrios, Milagros & Berrios, Orlando	301 Park Place, Irvington, NJ 07111
292	38	6 Fenner Place	Martin, Zeeb	6 Fenner Place, Irvington, NJ 07111	312	4	303 Park Place	West, Kinya & Mary	303 Park Place, Irvington, NJ 07111
293	1	804 Chancellor Avenue	Irvington Board of Education	1 University Place, 4th Floor, Irvington, NJ 07111	312	5	305 Park Place	Gama, Jagger	305 Park Place, Irvington, NJ 07111
293	1	806-812 Chancellor Avenue	Trust of Irvington, c/o the Glen Hosp	806-812 Chancellor Avenue, Irvington, NJ 07111	318	1	44 Glenview Street	Gonzalez, Ricardo & Veronica	44 Glenview Street, Irvington, NJ 07111
293	1	2-4 Knott Place	R/H Holdings LLC	1112 Pine Avenue, Columbia, SC 29201	318	2	42 Glenview Street	Arbuckle, Rudolph & Smith, Dwayne	42 Glenview Street, Irvington, NJ 07111
293	2	6 Knott Place	Peters, Jacquelyn	1068 Shadowlawn Drive, #12, Greenbrook, NJ 08822	318	3	40 Glenview Street	Kolapo, Barndale & Chigunika, Bokabine	40 Glenview Street, Irvington, NJ 07111
293	3	12 Knott Place	Wills, Rudolph C.	12 Knott Place, Irvington, NJ 07111	318	4	38 Glenview Street	Brown, Kevin	38 Glenview Street, Irvington, NJ 07111
293	1	831 Chancellor Avenue	I/S Investment Co.	P.O. Box 835, Short Hills, NJ 07078	318	5	36 Glenview Street	Ward, Antwanette	36 Glenview Street, Irvington, NJ 07111
293	2	248 Park Place	Martin, John	248 Park Place, Irvington, NJ 07111	318	6	34 Hennessey Place	Parish, Kelly, Colleen	34 Hennessey Place, Irvington, NJ 07111
293	3	246 Park Place	Cedillo, Pierre Elmer	246 Park Place, Irvington, NJ 07111	318	7	32 Hennessey Place	Shaw, Yves	32 Hennessey Place, Irvington, NJ 07111
293	52	269 Lincoln Place	Walker, Anton & Lillie	269 Lincoln Place, Irvington, NJ 07111	318	35	305 Park Place	Brown, Alphonse & Shirley	305 Park Place, Irvington, NJ 07111
293	53	275 Lincoln Place	GKC Holding Company, LLC	107 Osborne Place, Cranford, NJ 07016	318	36	304 Park Place	Sergeant, Isaac S & Sergeant, Harri	70 Hibbale Terrace, Irvington, NJ 07111
330	19	247-249 Park Place	Coleman, Camille L.	247-249 Park Place, Irvington, NJ 07111	318	1	2 Hennessey Place	Williams, Gladys A.	2 Hennessey Place, Irvington, NJ 07111
330	20	842 Chancellor Avenue	Brown, Jean C.	842 Chancellor Avenue, Irvington, NJ 07111	318	2	2 Glenview Street	Dezuan, Teresa	26 Glenview Street, Irvington, NJ 07111
330	21	842 Chancellor Avenue	English, Marie	842 Chancellor Avenue, Irvington, NJ 07111	318	3	2 Fenner Place	Martin, Doris	3 Fenner Place, Irvington, NJ 07111
330	22	853-855 Chancellor Avenue	De Costa, Pauline & the Costa Vincent	853 Chancellor Avenue, Irvington, NJ 07111	318	4	5 Fenner Place	Tringler, Jarrett, Daphne	7 Fenner Place, Irvington, NJ 07111
330		Garden State Parkway	Garden State Authority	Woodbridge, NJ 07095	318	5	7 Fenner Place	Tringler, Jarrett, Daphne	7 Fenner Place, Irvington, NJ 07111

Contact Information for Utilities and Public Agencies

Electric
Public Service Electric & Gas
150 Circle Avenue
Clifton, NJ

973-430-8809

Gas
Public Service Electric & Gas
1222 Settlers Highway
Newark, NJ

973-365-2941

Water
New Jersey American Water Company
233 Carol Brook Road
Short Hills, NJ 07078

800-652-6987

Sanitation
Verizon
900 Clinton Avenue
Irvington, NJ 07111

800-275-2355

Land Use
Planning

Sanitary Sewer Treatment Facility, Sanitary Trunk Sewers
Joint Meeting of Essex and Union County Sewers
500 South First St.
Elizabeth, NJ 07202

908-363-1313

Cable
Comcast Cable
800 Parkway Avenue
Union, NJ 07083

908-851-8021

Municipal Sanitary Sewers, Municipal Storm Sewers
Township of Irvington
Department of Public Works
Civic Square
Irvington, NJ

973-399-6999

County of Essex
County of Essex
600 Bloomfield Avenue
Verona, NJ 07044

973-220-8500

Sanitary Sewer Treatment Facility, Sanitary Trunk Sewers
Joint Meeting of Essex and Union County Sewers
500 South First St.
Elizabeth, NJ 07202

908-363-1313

Garden State Parkway
P.O. Box 5650
Woodbridge, NJ 07095

732-442-8000

Land use law amended
Effective Aug 1, 1991, as
amended to the Municipal
Land Use Law requires that all
applications for approval of a
major subdivision or a
site plan not defined as a minor site
plan, which require public notice,
shall be given to all public utilities
and other governmental agencies that
may be affected by the proposed
development. The notice shall be
sent a copy of the application and
a copy of the public notice to each
agency which is the subject of such
notice. The agencies shall
submit a copy of the application to
the applicant in compliance with the
amendment.

ZONING LEGEND

Single-Family Residential Low Density (R-1L)	Residential-Character Office (O-1)
Single-Family Residential (R-1)	Special Industrial (M-1)
Two-Family Residential (R-2)	Light Industrial (M-2)
Four-Family Residential (R-3)	Heavy Industrial (M-3)
Garden Apartments (R-4)	Parks (P-1)
High-Rise Apartments (R-5)	Institutional (P-2)
Neighborhood Business (B-1)	New Zone (GDP-1)
Shopping Center (B-2)	
Limited Business (B-3)	
General Business (B-4)	
Big Box Center (B-5)	
Downtown Mixed-Use (CBD)	

SP-201.00

(NOT FOR CONSTRUCTION)

BUILDING AREAS

TOTAL F.A.R. (INCLUDING PARKING) 3.22 (VS.4.5 PERMITTED)

BUILDING HEIGHT

SETBACKS

KROTIK PLACE	
BUILDING C	0'-0"
BUILDING D	0'-0"

PARKING ANALYSIS

PARKING RATIO: $680/629 = 1.08$ (VS 1.0 PERMITTED)

* NOTE: "BUILDING A" HAS ALREADY BEEN CONSTRUCTED (PHASE 1)

[illegible]

PROJECT UNIT TOTALS	
UNIT TYPE	TOTAL
UNITS CONSTRUCTED (MULTI-FAM)	114
UNITS PROPOSED (MULTI-FAM)	497
UNITS PROPOSED (DUPLEX)	18
TOTAL UNITS	629

SCALE: NTS

DENSITY (ENTIRE PLANNED DEVELOPMENT)

THE MAXIMUM AGGREGATE DENSITY FOR ENTIRE PLANNED DEVELOPMENT SHALL NOT EXCEED 130 UNITS/ ACRE

PROPOSED AGGREGATE DENSITY = 629UNITS/6.074 ACRES = 103.6 UNITS/ ACRE

LOT COVERAGE (ENTIRE PLANNED DEVELOPMENT)

LOT COVERAGE ENTIRE PLANNED DEVELOPMENT = 206,096 SF ±

$$206,096 / 264,596 = 77.9 \%$$

LOT COVERAGE = 77.9% (VS MAXIMUM 65% PERMITTED) (VARIANCE

Site Areas (Sq. Ft)		
Total Buildings	126,661	
Pavement & Walkways	79,435	(Masterplan Drawing)
Lawn Area	58,500	(Masterplan Drawing)
Total:	264,596	
Building Coverage	47.9 %	
Lot Coverage	77.9 %	

77.9% COVERAGE PROPOSED (VS 65% PERMITTED) (VARIANCE REQUIRED)

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE
ROCKAWAY, N.J. 07866
PHONE: (973) 299-5200
FAX: (973) 299-5059
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREAFTER. THIS DRAWING AND THE DESIGN FEATURES OR CONSTRUCTION DISCLOSED ARE PROPRIETARY TO E2 PROJECT MANAGEMENT, LLC, AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST AND SHALL BE RETURNED UPON REQUEST.

N.J. ENGINEERING CERTIFICATE OF

AUTHORIZATION No. 24GA28118200

I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

John J. J. J.
10/29/2020

JOHN FERRANTE, P.E. N.J. NO. 24GE02472000
REGISTERED PROFESSIONAL ENGINEER

OWNER

HILLTOP PARTNERS REDEVELOPER LLC
C/O URBAN BUILDERS COLLABORATIVE NJ LLC
1212 SPRINGFIELD AVENUE
IRVINGTON, NJ 07111

ARCHITECT

JKRP ARCHITECTS
100 EAST PENN SQUARE, SUITE 1080
PHILADELPHIA, PA 19107

HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

280 PARK PLACE
IRVINGTON, NJ 07111

DATE: 6/28/2019

DRAWN BY: HE

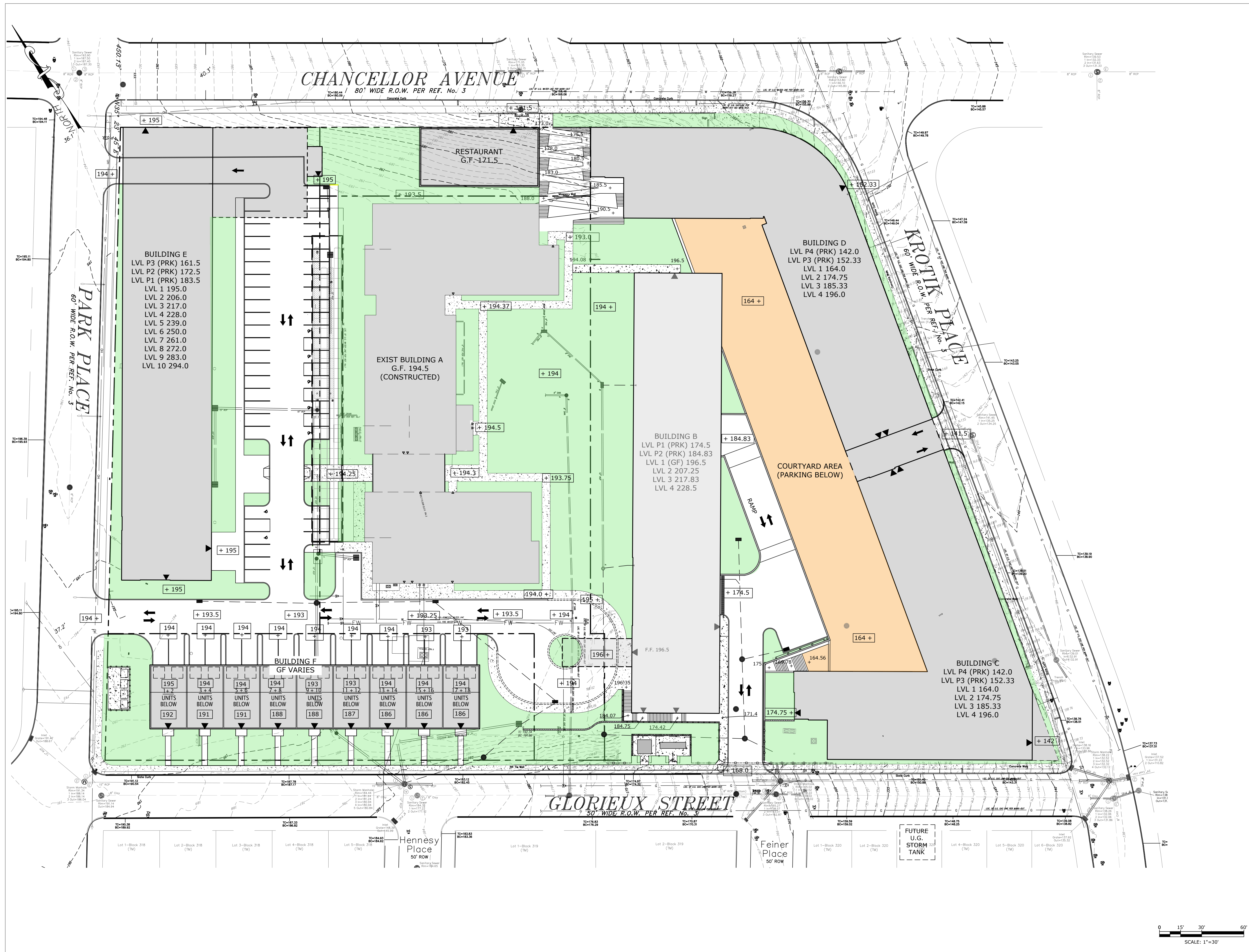
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AUTHORIZATION No. 24GA28118200
I CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED UNDER MY SUPERVISION

John Ferrante
10/29/2010
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PHILADELPHIA, PA 19107

HILLTOP RESIDENTIAL DEVELOPMENT MASTER PLAN MODIFICATION

280 PARK PLACE
IRVINGTON, NJ 07111

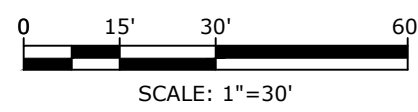
MASTER SITE PLAN (PHASE II)

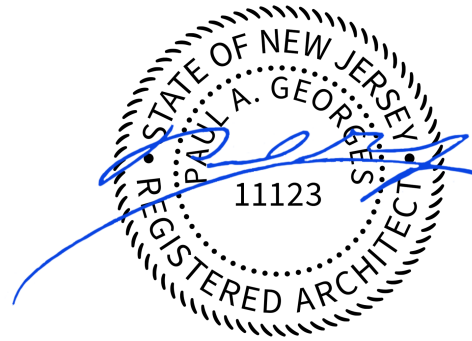
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MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
ISLIP, NJ 08830
732.653.0044

ZONING ANALYSIS:

BUILDING AREAS			
BUILDING A*	RESIDENTIAL AREA	125,000 SF±	
	PARKING AREA	0 SF	
	TOTAL	125,000 SF±	
BUILDING B	RESIDENTIAL AREA	86,252 SF	
	PARKING AREA	31,902 SF	
	TOTAL	118,154 SF	
BUILDING C	RESIDENTIAL AREA	97,451 SF	
	PARKING AREA	37,061 SF	
	TOTAL	134,512 SF	
BUILDING D	RESIDENTIAL AREA	91,963 SF	
	PARKING AREA	41,731 SF	
	TOTAL	133,694 SF	
BUILDING E	RESIDENTIAL AREA	226,537 SF	
	PARKING AREA	69,047 SF	
	TOTAL	295,584 SF	
BUILDING F	RESIDENTIAL AREA	42,678 SF	
	PARKING AREA	0 SF	
	TOTAL	42,678	
RESTAURANT		3,600 SF	
TOTAL BUILDING AREA		853,222 SF	
TOTAL F.A.R.		3.22 (4.5 PERMITTED)	

BUILDING HEIGHT (ABOVE GRADE)			
BUILDING A*	5 STORIES	69'-0" ±	
BUILDING B	6 STORIES	66'-4" ±	
BUILDING C	6 STORIES	66'-4" ±	
BUILDING D	6 STORIES	66'-4" ±	
BUILDING E	10 STORIES	110'-0" ±	
BUILDING F	4 STORIES	44'-0" ±	
RESTAURANT	1 STORY	16'-0" ±	

SETBACKS	
CHANCELLOR AVENUE	
BUILDING A*	54'-0"
BUILDING D	0'-0"
BUILDING E	0'-0"
RESTAURANT	0'-0"
PARK PLACE	
BUILDING E	0'-0"
BUILDING F	30'-2"
GLORIEUX STREET	
BUILDING B	33'-0"
BUILDING C	0'-0"
BUILDING F	22'-3"
KROTIK PLACE	
BUILDING C	0'-0"
BUILDING D	0'-0"

PARKING ANALYSIS	
BUILDING A*	43 SPACES PROVIDED 43 (SURFACE)
BUILDING B	98 SPACES PROVIDED 91 (GARAGE) 7 (SURFACE)
BUILDING C	101 SPACES PROVIDED
BUILDING D	104 SPACES PROVIDED
BUILDING E	316 SPACES PROVIDED
BUILDING F	18 SPACES PROVIDED 0 (GARAGE) 18 (SURFACE)
TOTAL	680 SPACES PROVIDED 612 (GARAGE) 68 (SURFACE)

*NOTE: 'BUILDING A' HAS ALREADY BEEN CONSTRUCTED

BUILDING A (CONSTRUCTED)	
TOTAL UNITS	114

UNIT TYPE	RESIDENTIAL LEVEL					UNIT MIX
	1ST	2ND	3RD	4TH	TOTAL	
STUDIO	1	1	1	1	4	4%
JR 1-BEDROOM	4	5	5	5	19	20%
1-BEDROOM	15	19	19	19	72	75%
2-BEDROOM	1	0	0	0	1	1%
TOTAL UNITS	21	25	25	25	96	100%

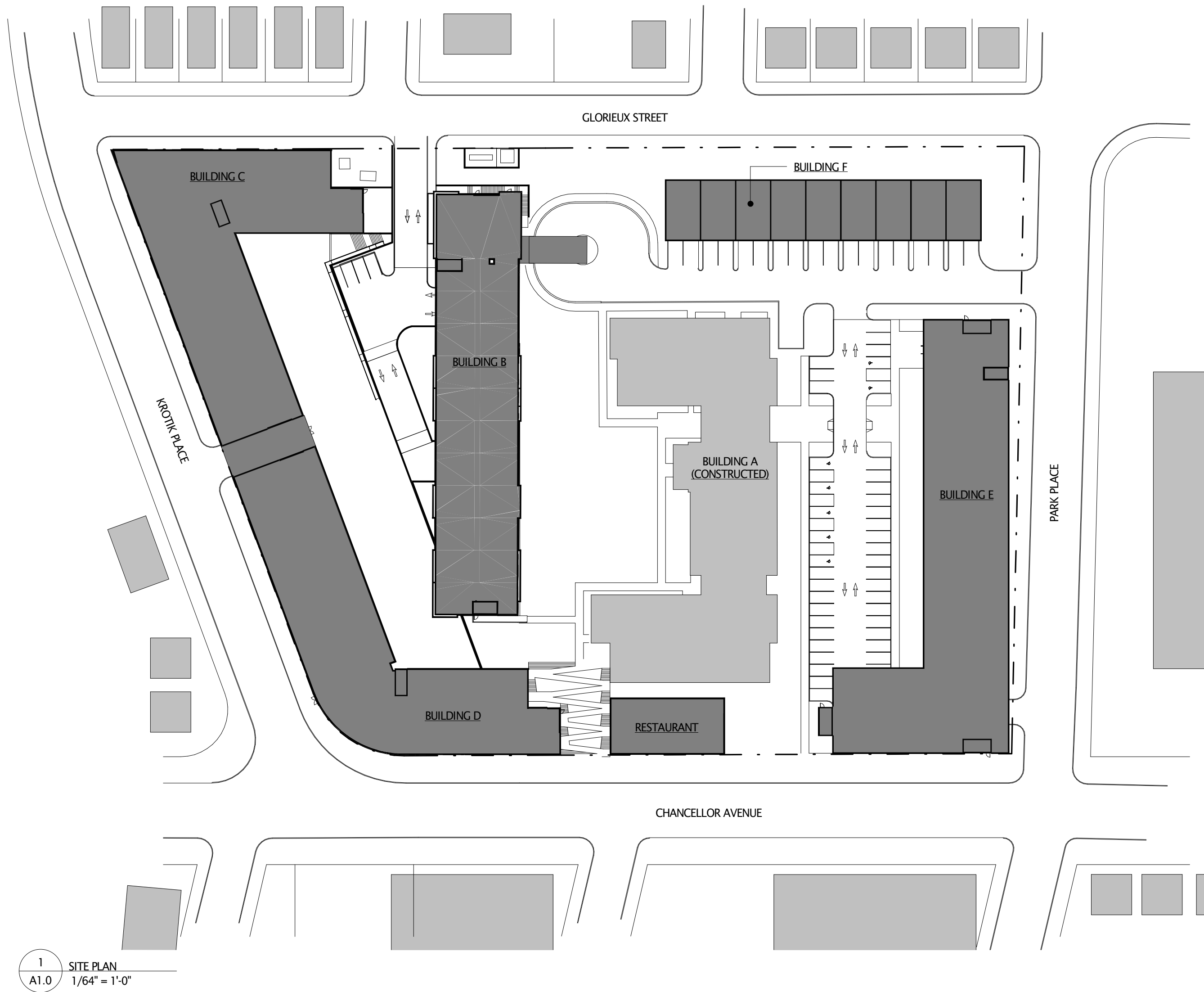
UNIT TYPE	RESIDENTIAL LEVEL					UNIT MIX
	1ST	2ND	3RD	4TH	TOTAL	
STUDIO	1	1	1	1	4	5%
JR 1-BEDROOM	1	1	1	1	4	5%
1-BEDROOM	13	13	13	13	52	59%
2-BEDROOM	6	6	6	6	24	27%
3-BEDROOM	1	1	1	1	4	5%
TOTAL UNITS	22	22	22	22	88	100%

UNIT TYPE	RESIDENTIAL LEVEL					UNIT MIX
	1ST	2ND	3RD	4TH	TOTAL	
STUDIO	1	1	1	1	4	5%
JR 1-BEDROOM	2	2	2	2	8	9%
1-BEDROOM	10	10	10	10	40	45%
2-BEDROOM	9	9	9	9	36	41%
3-BEDROOM	0	0	0	0	0	0%
TOTAL UNITS	22	22	22	22	88	100%

UNIT TYPE	RESIDENTIAL LEVEL										UNIT MIX
	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	
STUDIO	0	0	0	0	0	0	0	0	0	0	0%
JR 1-BEDROOM	0	0	0	0	0	0	0	0	0	0	0%
1-BEDROOM	0	17	17	17	17	17	17	17	17	17	68%
2-BEDROOM	0	7	7	7	7	7	7	7	7	7	28%
3-BEDROOM	0	1	1	1	1	1	1	1	1	1	4%
TOTAL UNITS	0	25	25	25	25	25	25	25	25	225	100%

BUILDING F	
UNIT TYPE	TOTAL
DUPLEX	9
TOTAL UNITS	18

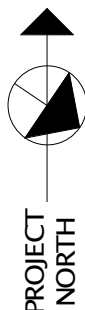
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UNIT TYPE	TOTAL
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UNITS PROPOSED (MULTI-FAM)	497
UNITS PROPOSED (DUPLEX)	18
TOTAL UNITS	629



HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY

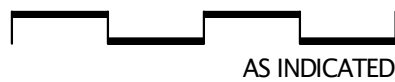


SITE PLAN + ZONING
ANALYSIS + UNIT MATRICES

DATE: 2020.10.30

DRAWN BY: JP

REVISIONS:

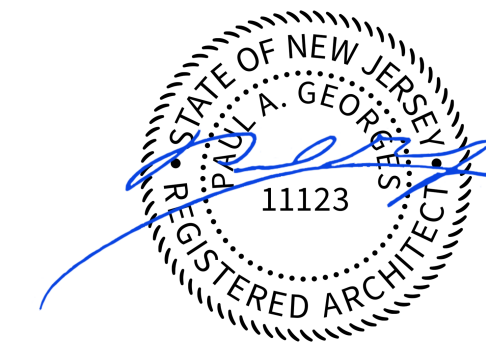


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A1.0

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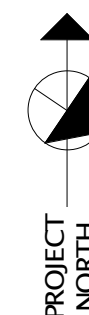
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E2 PROJECT MANAGEMENT LLC
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HILLTOP RESIDENTIAL DEVELOPMENT

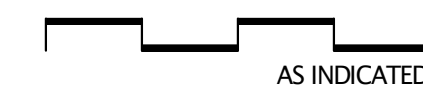
MASTER PLAN MODIFICATION

250 PARK PLACE
NEW JERSEY



FLOOR PLANS

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A1.1

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1 BUILDINGS C+D - LEVEL P4
A1.1 1/32" = 1'-0"

BUILDING C
ENTRY AT GRADE

NEW CURB CUT
BUILDINGS C+D
PARKING GARAGE ENTRY

68 TOTAL LOWER LEVEL
PARKING SPACES

BUILDING C
142'-0"
LOBBY

UTILITIES / BACK OF HOUSE

PARK PLACE
60' ROW

1
A2.1

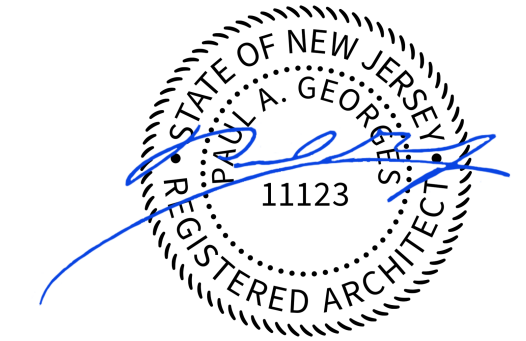
UNEXCAVATED

PARK PLACE
60' ROW

1
A2.1

GLORIEUX STREET
50' ROW

CHANCELLOR AVENUE
80' ROW



ARCHITECTS

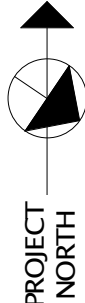
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HILLTOP RESIDENTIAL DEVELOPMENT

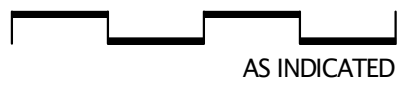
MASTER PLAN MODIFICATION

250 PARK PLACE
NEW JERSEY



FLOOR PLANS

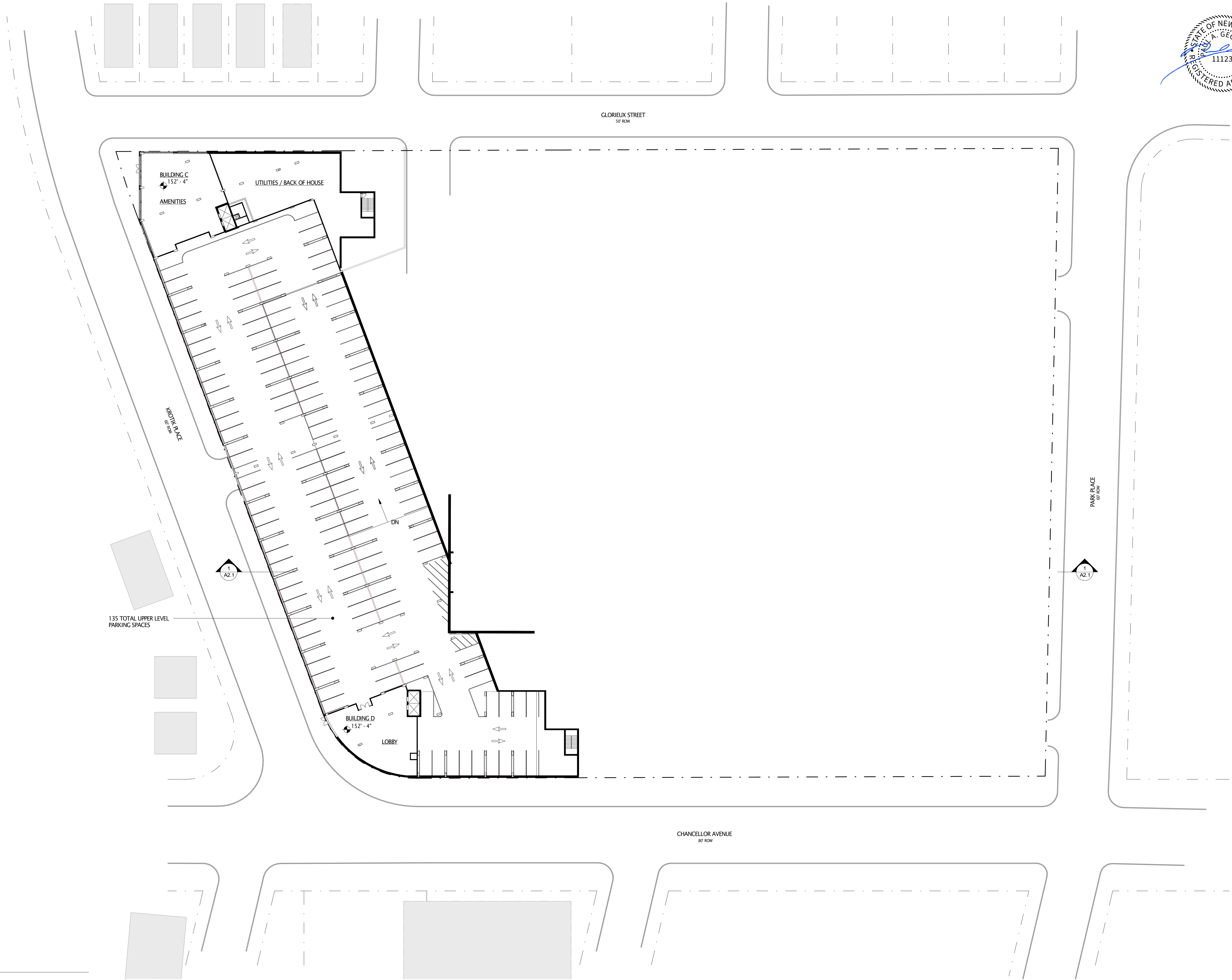
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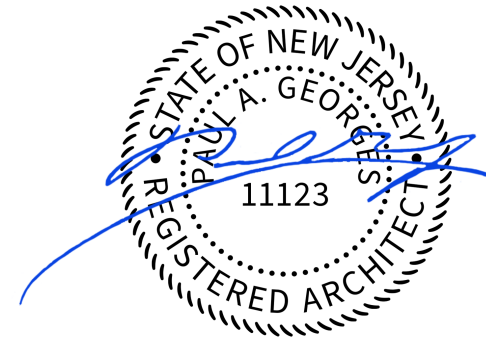
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A1.2

(NOT FOR CONSTRUCTION)



1 BUILDINGS C+D - LEVEL P3
A1.2 1/32" = 1'-0"



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HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

250 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
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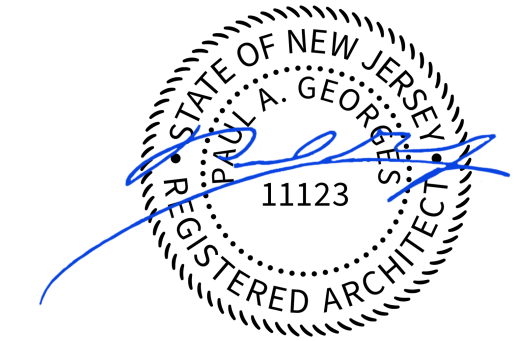
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A1.3

(NOT FOR CONSTRUCTION)

1
A1.3 BUILDINGS C+D - LEVEL 1
1/32" = 1'-0"

C:\Users\jgeorge\OneDrive\Documents\2020\Hilltop\Hilltop Master Plan Modification_2020_10.30.2020.rvt



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SUITE 1080
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HILLTOP RESIDENTIAL DEVELOPMENT

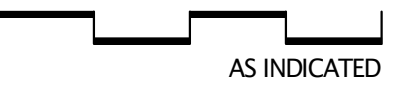
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

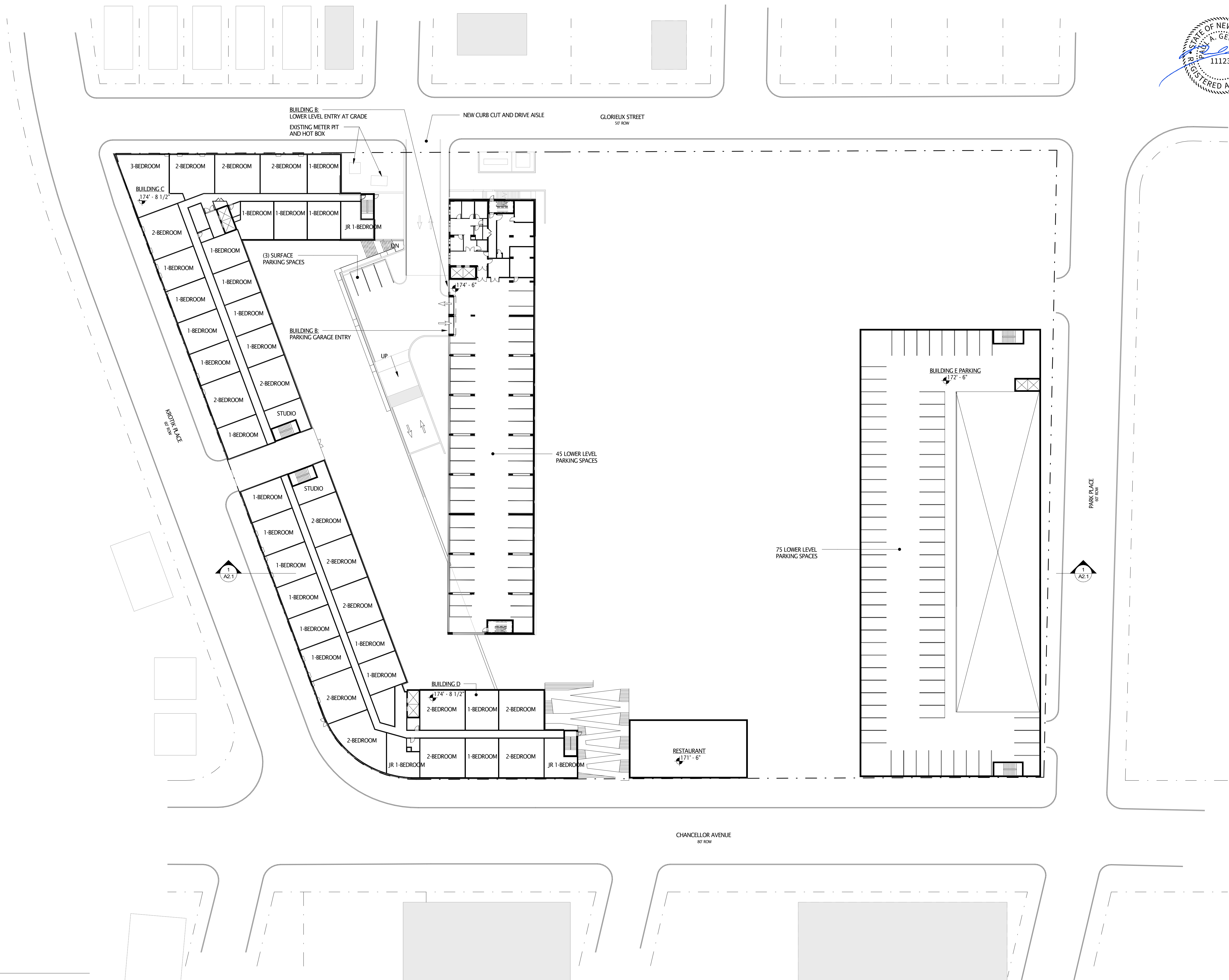
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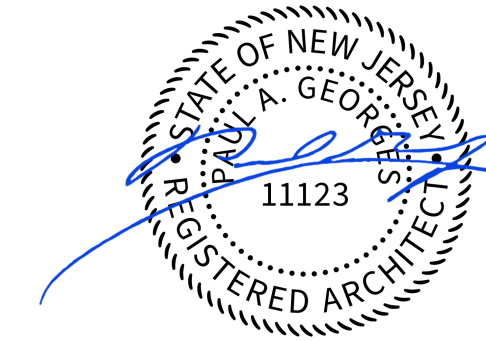
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A1.4

(NOT FOR CONSTRUCTION)



1
A1.4
BUILDING B - LEVEL P2
BUILDINGS C+D - LEVEL 2
BUILDING E - LEVEL P2
1/32" = 1'-0"



ARCHITECTS

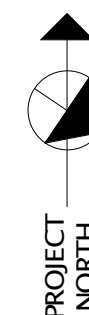
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HILLTOP RESIDENTIAL DEVELOPMENT

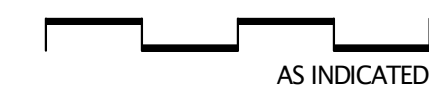
MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

DATE: 2020.10.30
DRAWN BY: JP
REVISIONS:



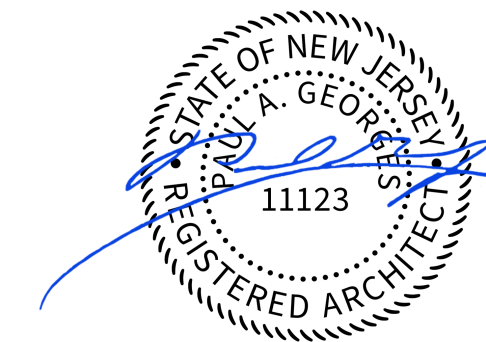
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A1.5

(NOT FOR CONSTRUCTION)



1
A1.5
BUILDING B - LEVEL P1
BUILDINGS C+D - LEVEL 3
BUILDING E - LEVEL P1
1/32" = 1'-0"



ARCHITECTS

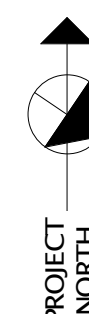
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OWNER
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212.996.6640
CIVIL ENGINEER
E2 PROJECT MANAGEMENT LLC
87 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
973.299.5200
STRUCTURAL ENGINEER
DHNS ENGINEERING, INC
114 ESSEX STREET, SUITE 301
ROCHELLE PARK, NJ 07862
201.843.7444
MEP ENGINEER
KEA ENGINEERS
186 WOOD AVENUE SOUTH, 1ST FLOOR
SEUN, NJ 08830
732.653.0044

HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



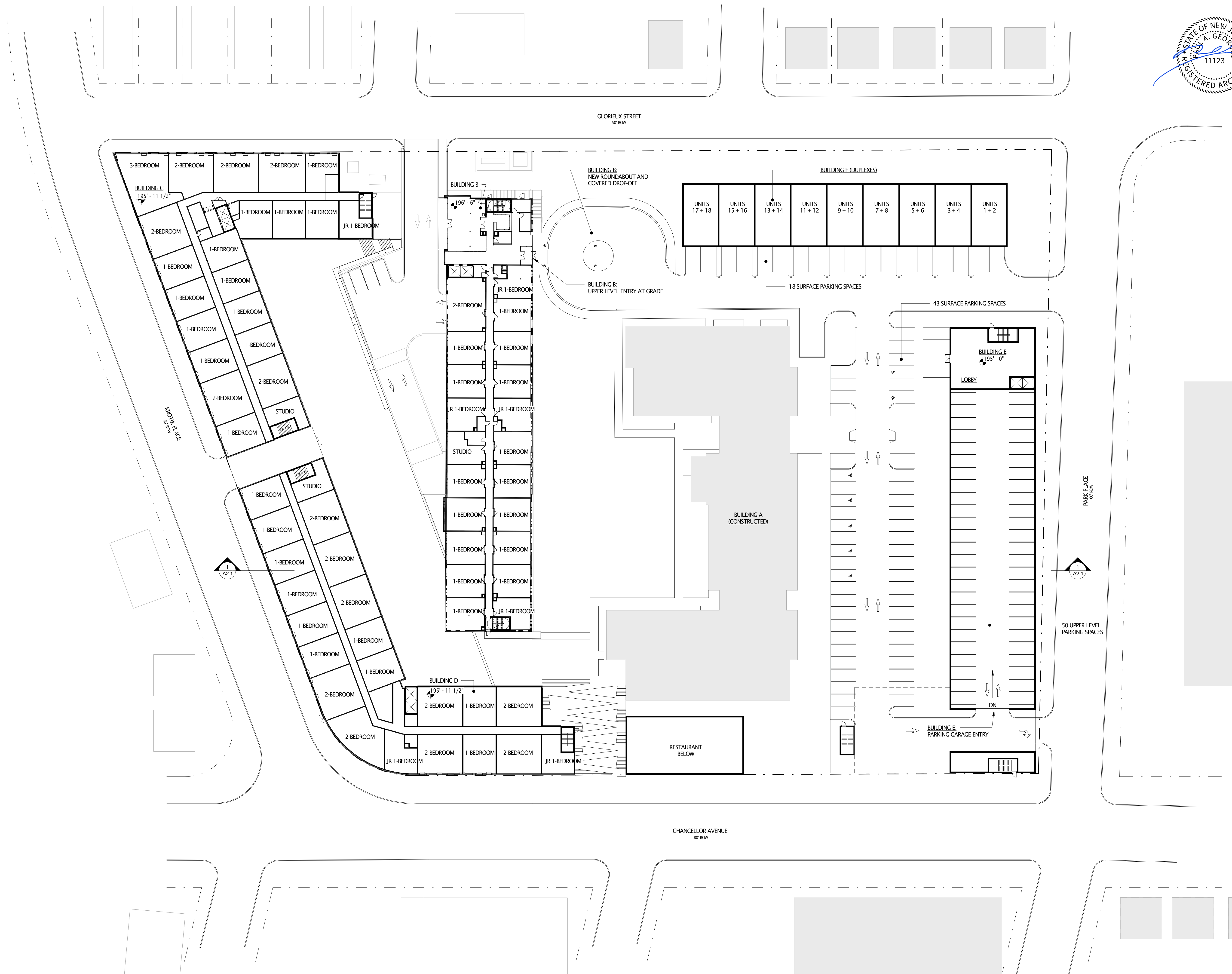
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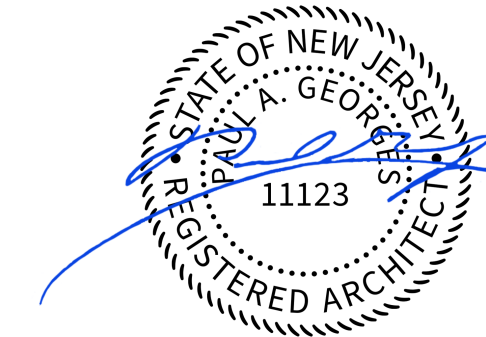
A1.6

(NOT FOR CONSTRUCTION)



BUILDING A - LEVEL 1
BUILDING B - LEVEL 1
BUILDINGS C+D - LEVEL 4
BUILDING E - LEVEL 1 / P1
BUILDING F - LEVEL 1
1/32" = 1'-0"

1
A1.6



ARCHITECTS

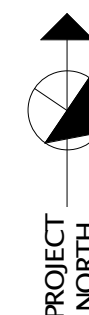
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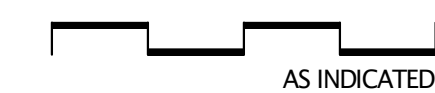
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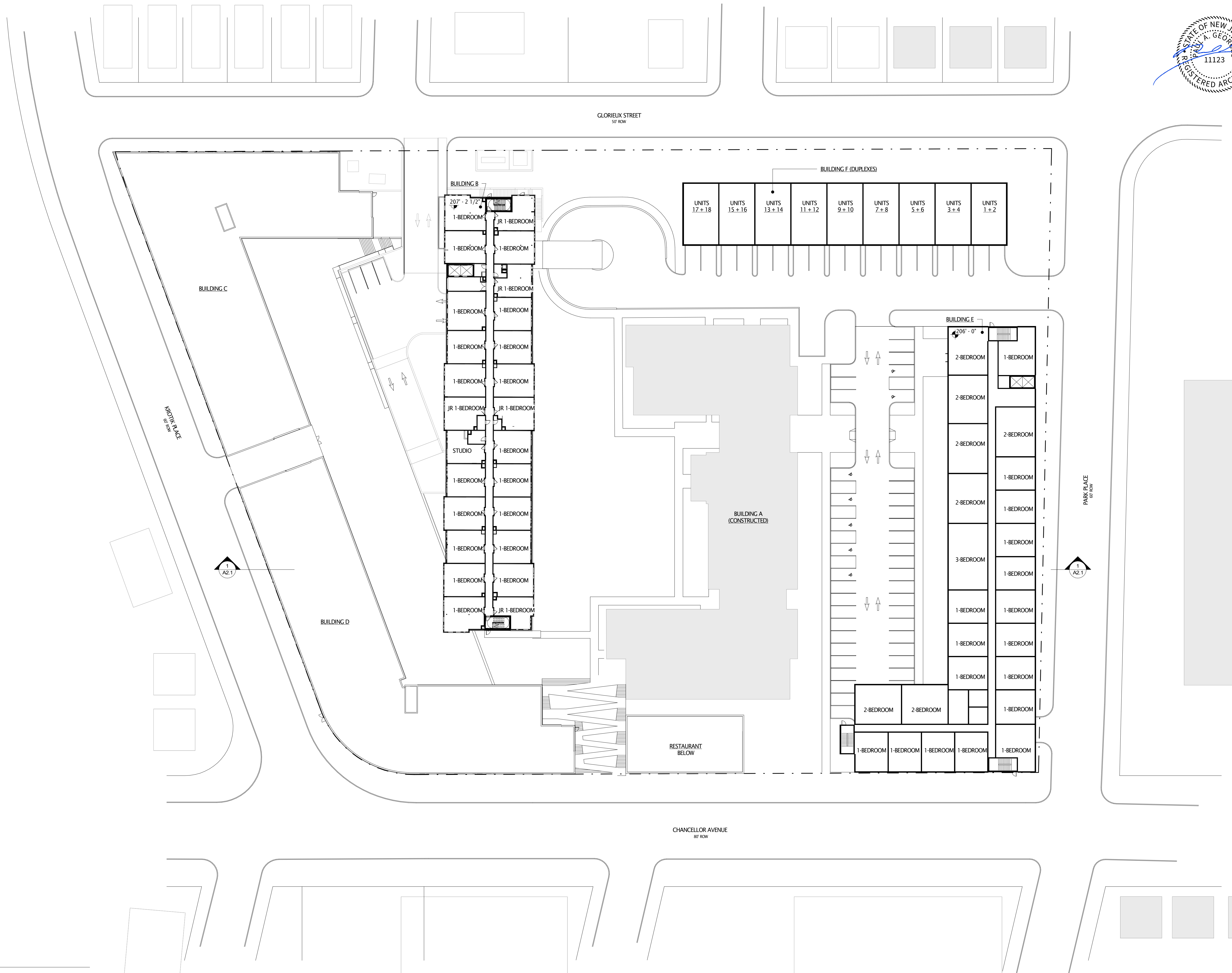
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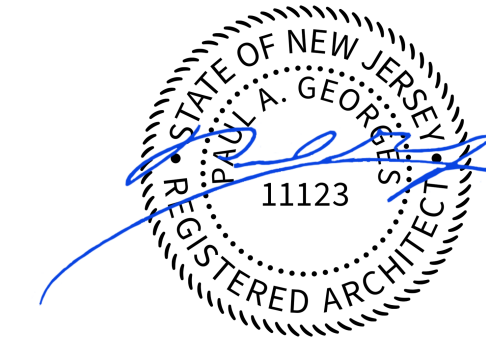
A1.7

(NOT FOR CONSTRUCTION)

BUILDING A - LEVEL 2
BUILDING B - LEVEL 2
BUILDINGS C+D - ROOF
BUILDING E - LEVEL 2
BUILDING F - LEVEL 2
1/32" = 1'-0"

1
A1.7





ARCHITECTS

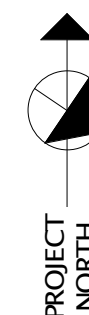
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280 PARK PLACE
NEW JERSEY



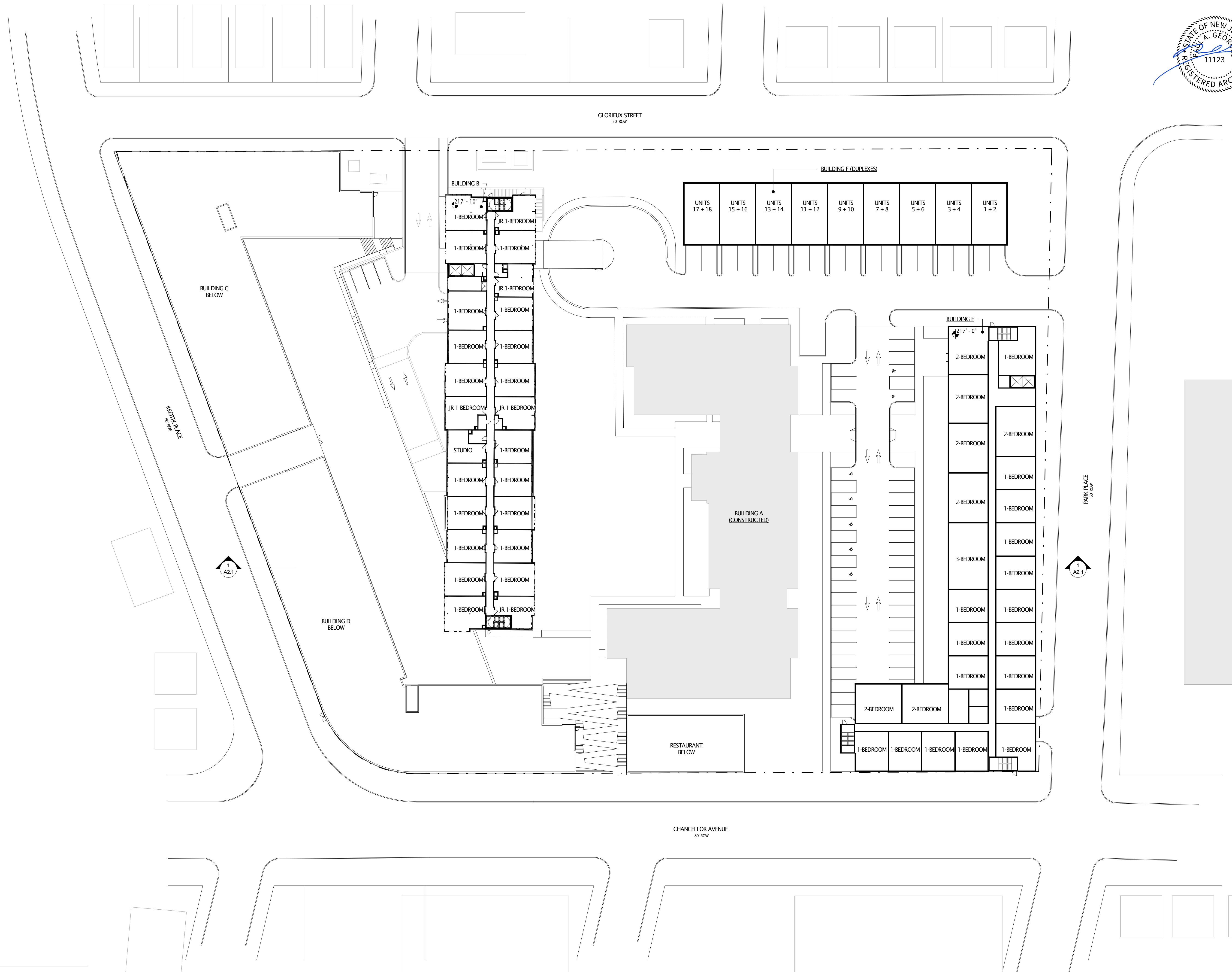
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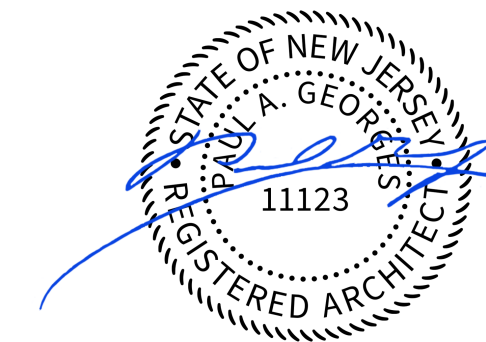
A1.8

(NOT FOR CONSTRUCTION)



BUILDING A - LEVEL 3
BUILDING B - LEVEL 3
BUILDING E - LEVEL 3
BUILDING F - LEVEL 3
1/32" = 1'-0"

1
A1.8



ARCHITECTS

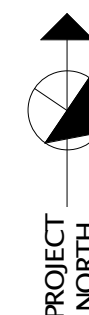
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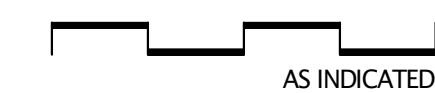
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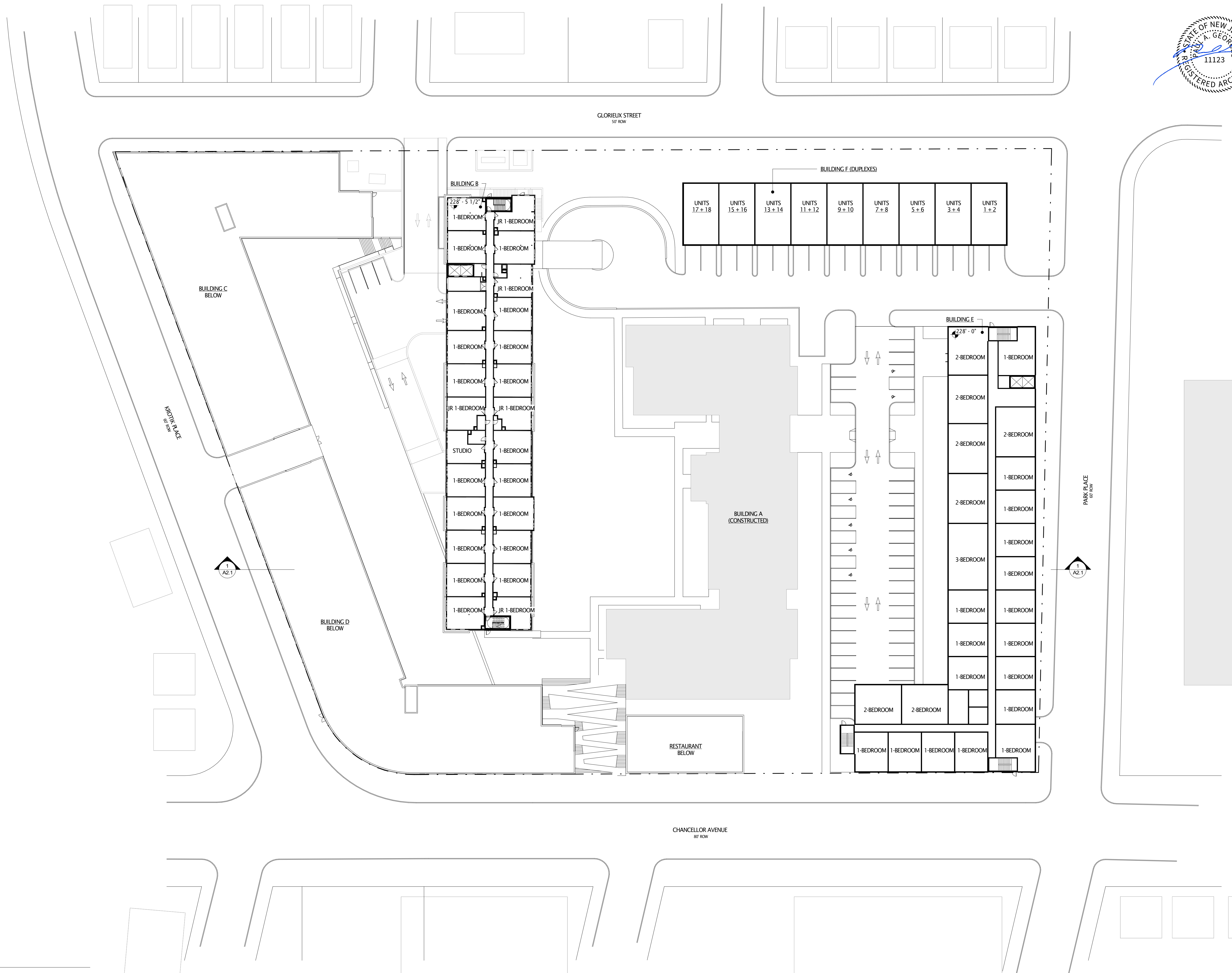


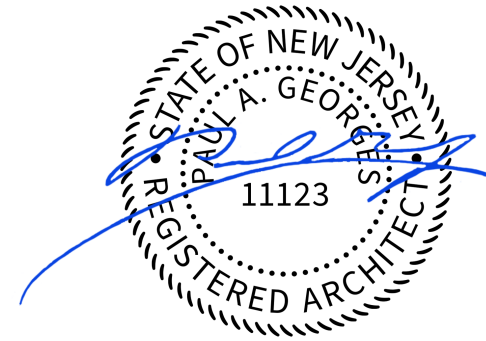
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A1.9

(NOT FOR CONSTRUCTION)

BUILDING A - LEVEL 4
BUILDING B - LEVEL 4
BUILDING E - LEVEL 4
BUILDING F - LEVEL 4
1
A1.9
1/32" = 1'-0"





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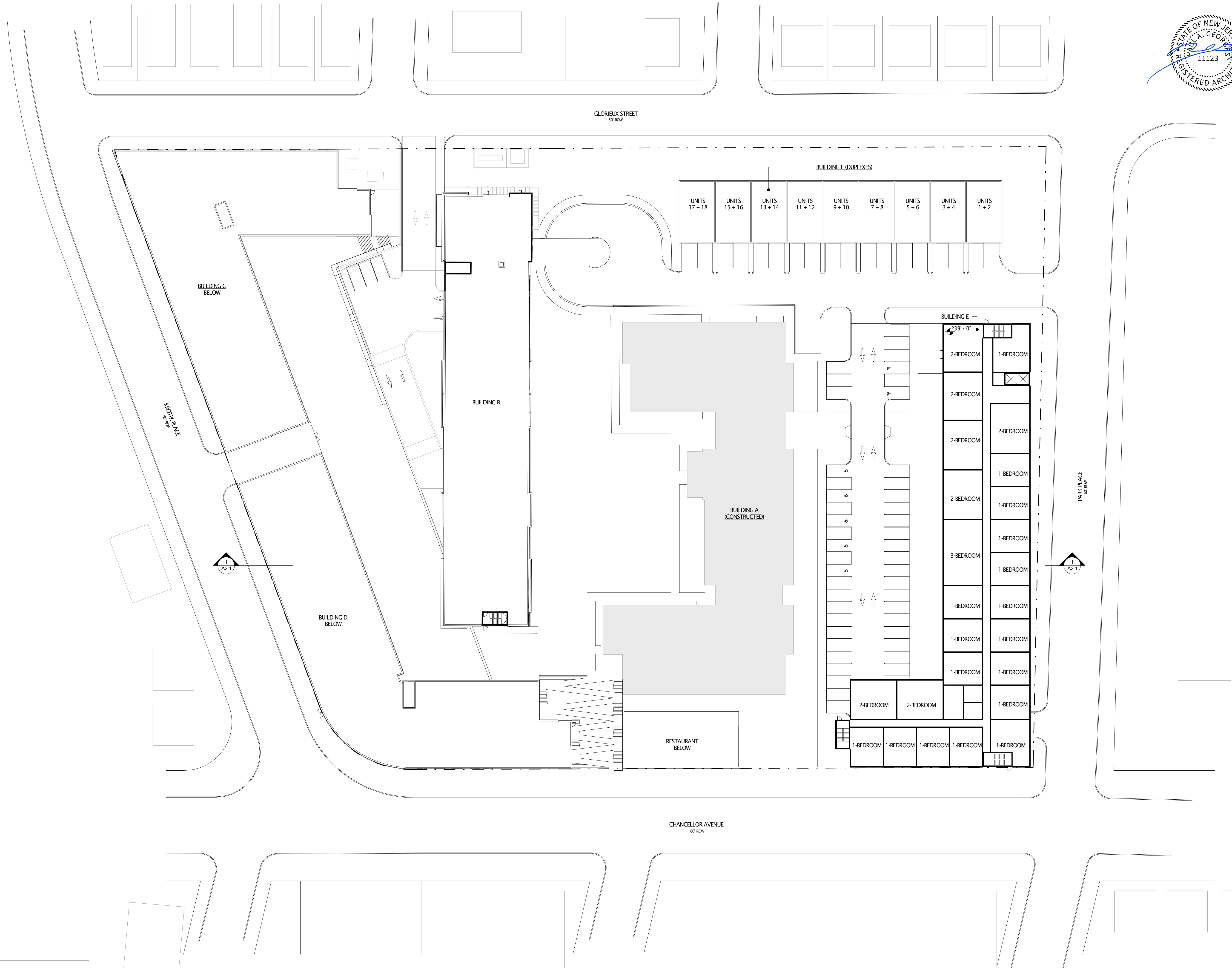
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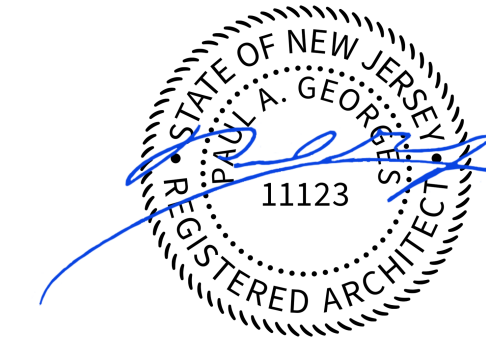
A1.10

(NOT FOR CONSTRUCTION)



BUILDING A - LEVEL 5
BUILDING B - ROOF
BUILDING E - LEVEL 5
BUILDING F - ROOF
1/32" = 1'-0"

1
A1.10



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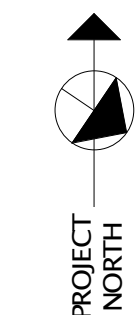
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280 PARK PLACE
NEW JERSEY



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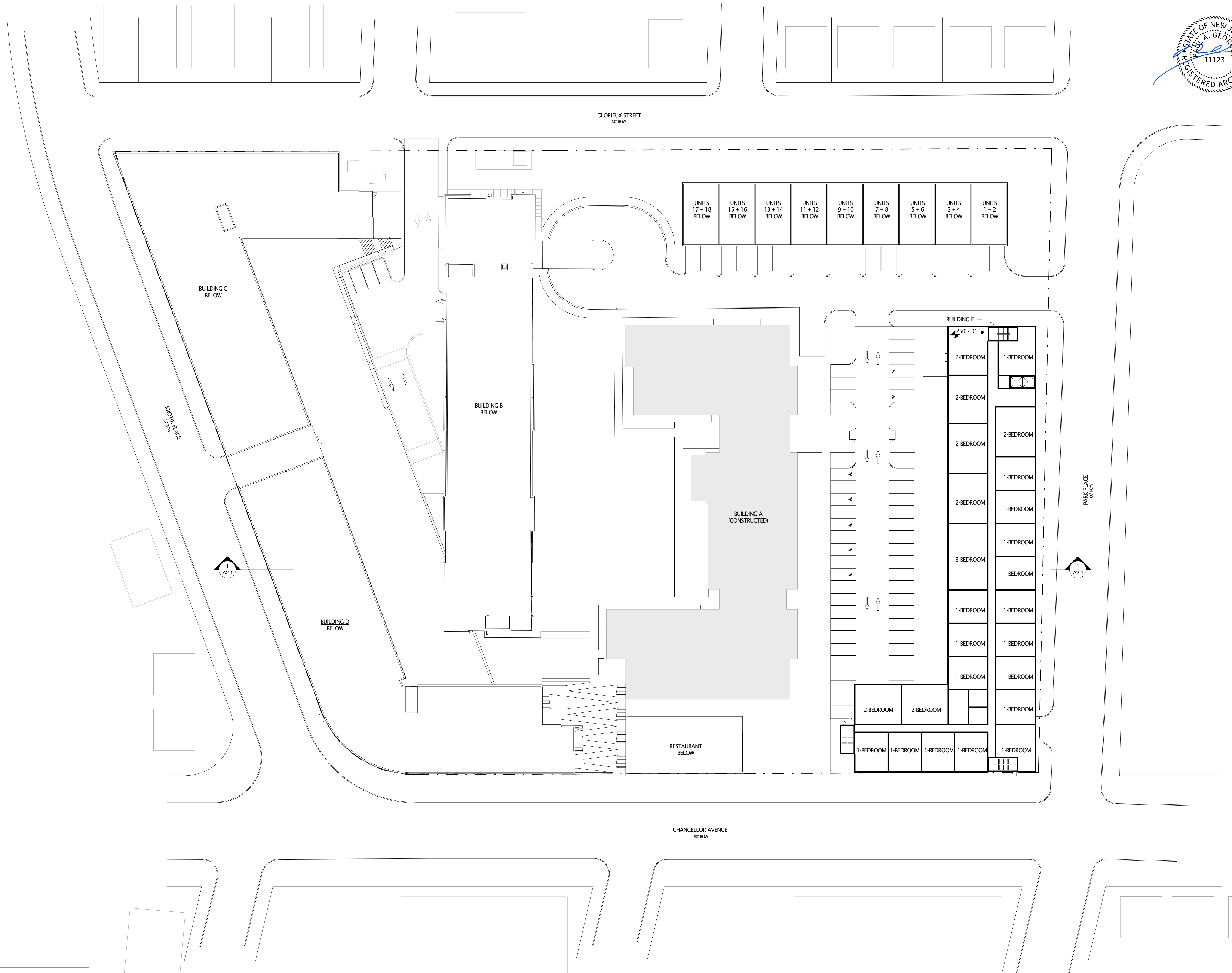
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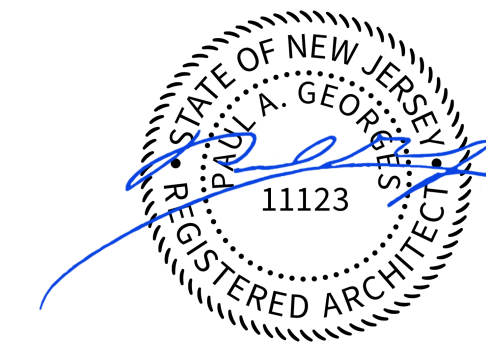
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A1.11

(NOT FOR CONSTRUCTION)

1
A1.11
BUILDING A - ROOF
BUILDING E - LEVEL 6
1/32" = 1'-0"





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1215 SPRINGFIELD AVENUE IRVINGTON, NJ 07111
212.996.6640

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E2 PROJECT MANAGEMENT LLC
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ROCKAWAY, NJ 07866
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ROCHELLE PARK, NJ 07862
201.843.7444

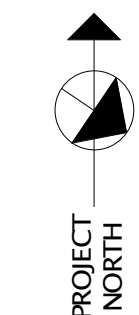
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HILLTOP RESIDENTIAL DEVELOPMENT

MASTER PLAN MODIFICATION

280 PARK PLACE
NEW JERSEY



FLOOR PLANS

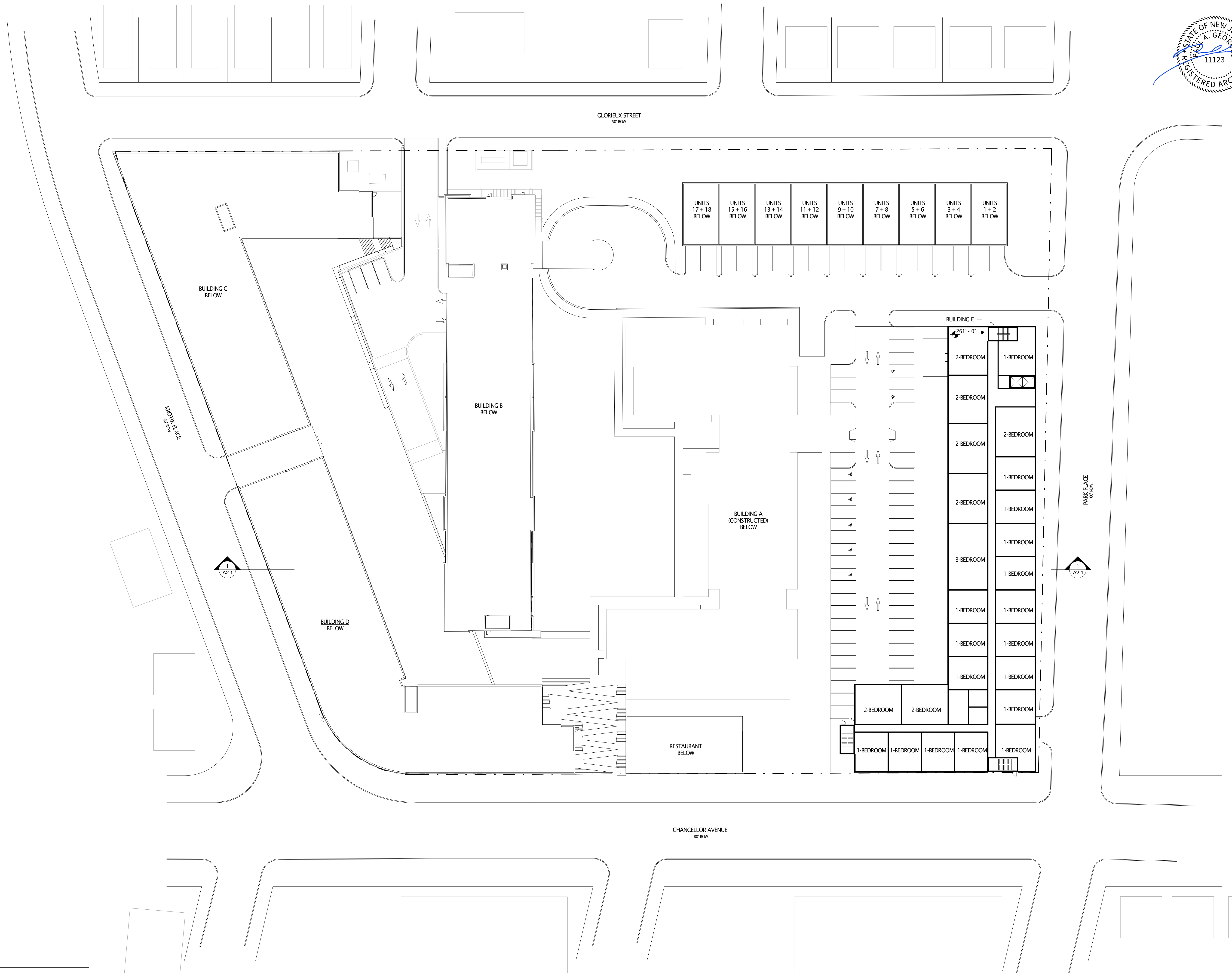
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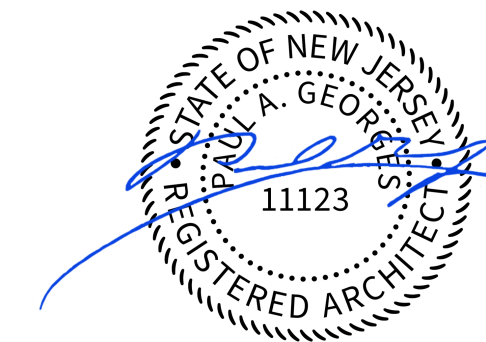
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A1.12

(NOT FOR CONSTRUCTION)

1 BUILDING E - LEVEL 7
A1.12 1/32" = 1'-0"





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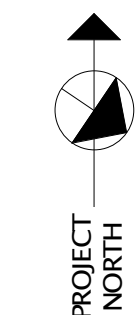
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280 PARK PLACE
NEW JERSEY



FLOOR PLANS

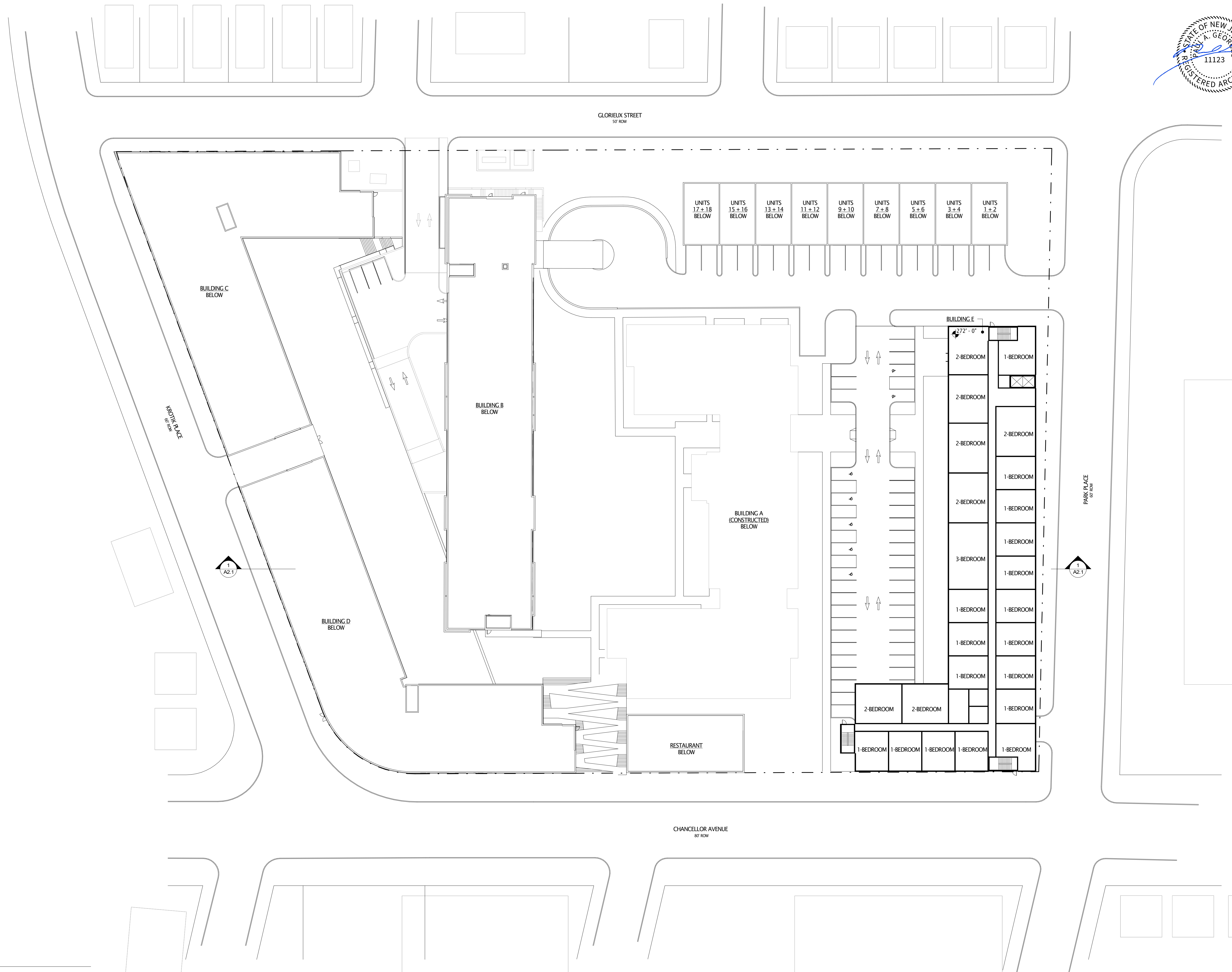
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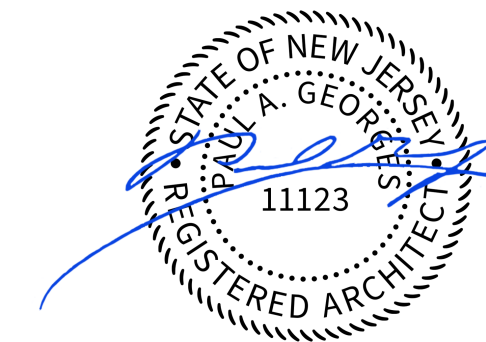
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A1.13

(NOT FOR CONSTRUCTION)

1 BUILDING E - LEVEL 8
A1.13 1/32" = 1'-0"





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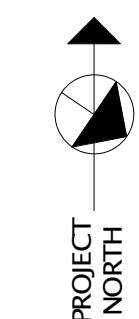
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280 PARK PLACE
NEW JERSEY



FLOOR PLANS

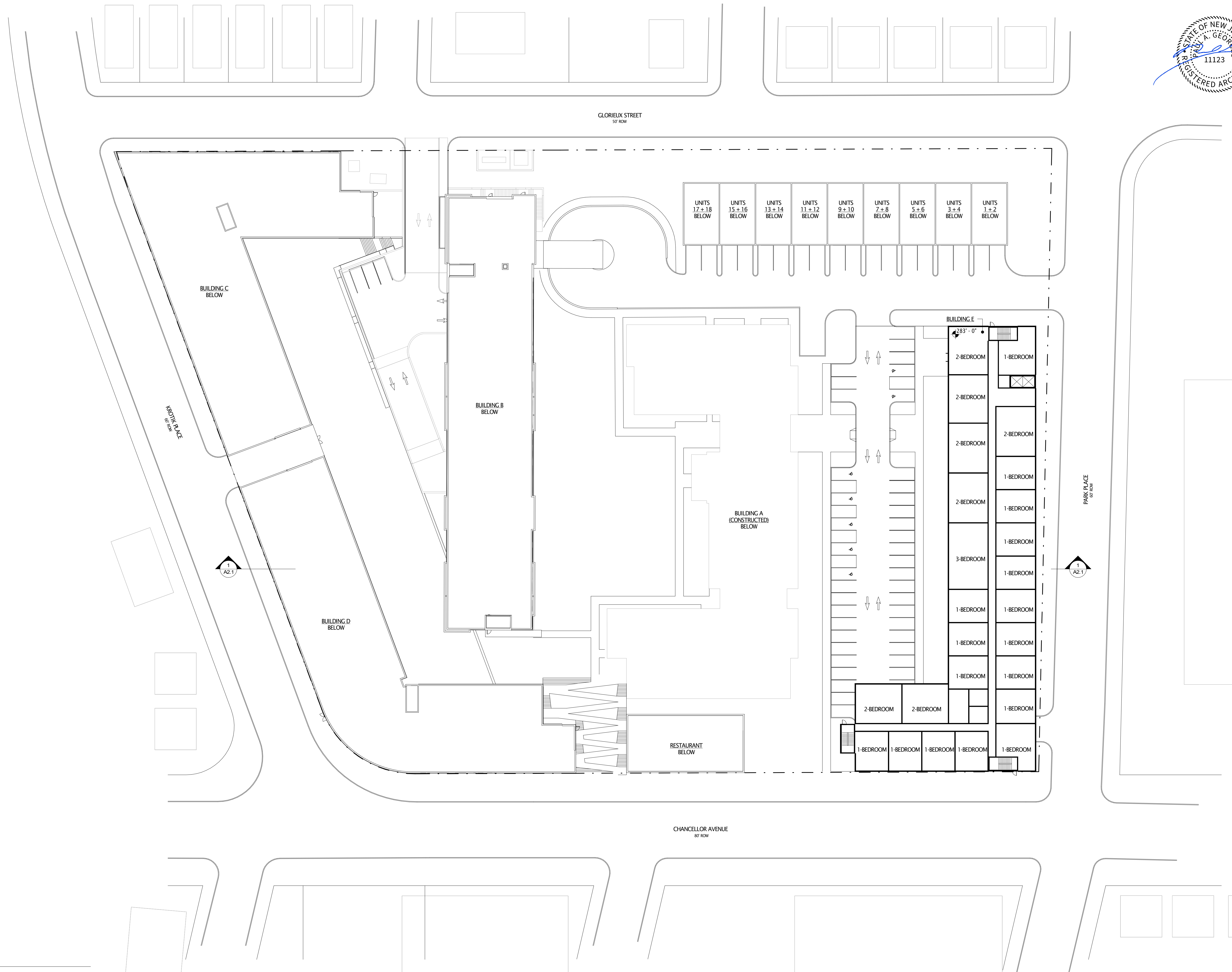
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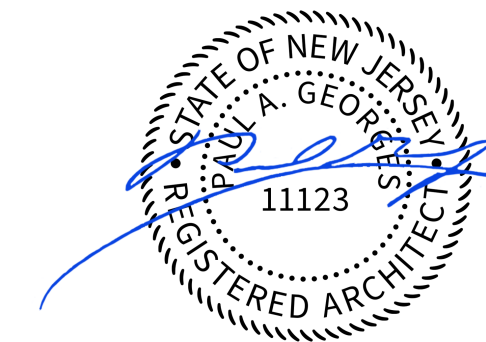
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A1.14

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1
A1.14 BUILDING E - LEVEL 9
1/32" = 1'-0"





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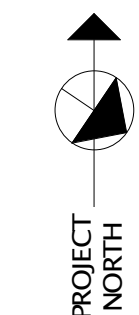
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280 PARK PLACE
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FLOOR PLANS

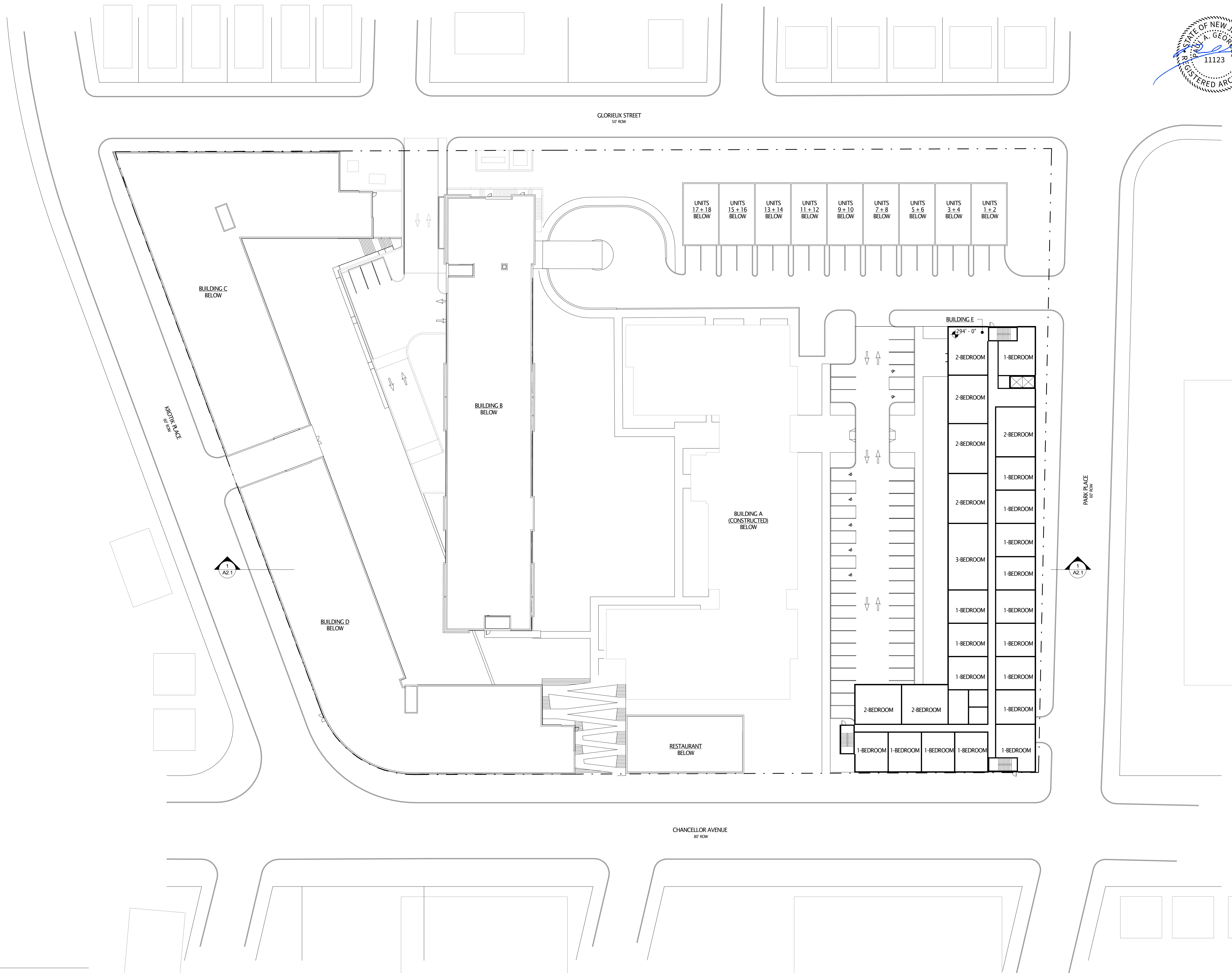
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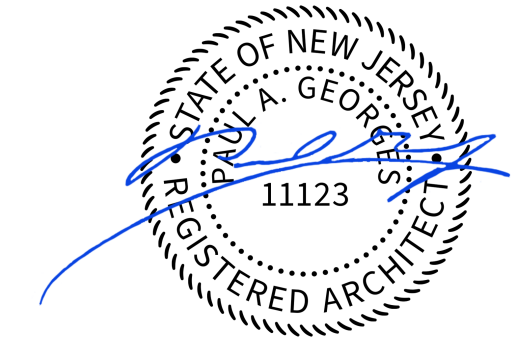
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1 BUILDING E - LEVEL 10
A1.15 1/32" = 1'-0"





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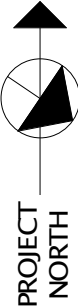
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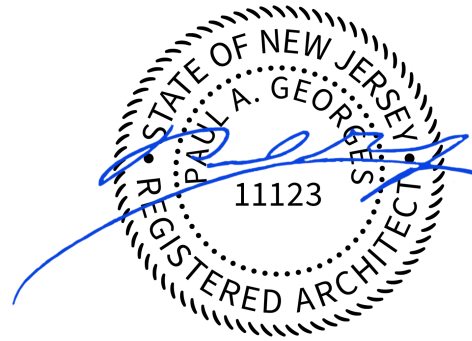
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A1.16

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1
A1.16 BUILDING E - ROOF
1/32" = 1'-0"

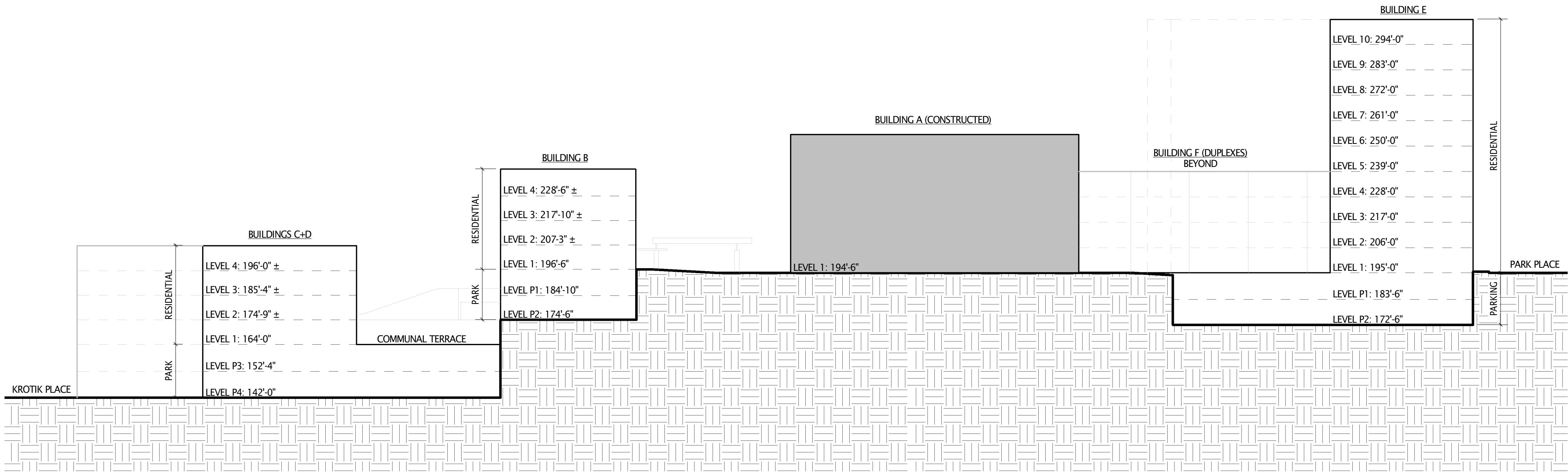
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1 SITE SECTION - BLDG. E @ 10 FLOORS
A2.1 1/32" = 1'-0"

HILLTOP RESIDENTIAL DEVELOPMENT

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A2.1

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