



ATTN Schenck Price

September 24, 2020

As per of your request of September 15, 2020 enclosed herewith in please find a corrected certified list of names and address for the Property owners from the current tax records within the 200 foot radius of Block 59 Lots 2 Otherwise known as 175-179 Munn Ave Irvington N.J. 07111 Together with a block map from the Township Engineer.

Joseph J Adams

Township of Irvington

Tax Assessor Office

jadams@irvingtonnj.org
(973) 399-6687 Office
973) 416-5776 Fax

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Contact Information for Utilities and Public Agencies

Electric

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

233 Canoe Brook Road

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

Telephone

Verizon New Jersey/ C/O Duff & Phelps

P.O. Box 2749

Addison, Tx. 75001 800-275-2355

Cable

Comcast Cable

800 Rahway 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 possesses 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

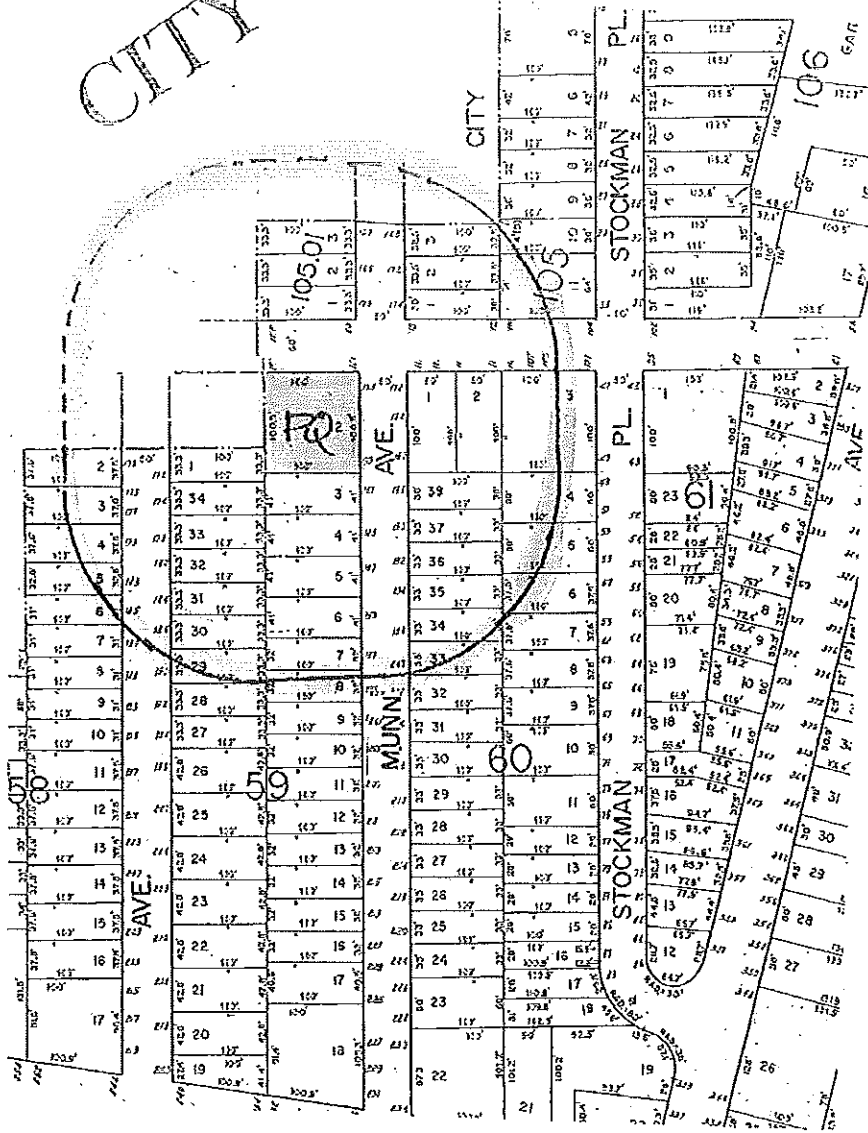
Woodbridge, N.J. 07095 732-442-8600

BLOCK	LOT	PROPERTY LOCATION	OWNERS NAME	OWNERS ADDRESS
			BLOCK 59 LOT 2	
58	2	173 COLUMBIA AVE	DUKHIE, MADAN	1067 SANFORD AVE, IRVINGTON N.J. 07111
58	3	175 COLUMBIA AVE	LAWRENCE, ELSIE E.	175 COLUMBIA AVE, IRVINGTON N.J. 07111
58	4	179 COLUMBIA AVE	PORTER, CHARLES & GWENDOLYN	179 COLUMBIA AVE, IRVINGTON N.J. 07111
58	5	183 COLUMBIA AVE	IRVING HOLDINGS LLC	320 ROEBLING ST, #628 BROOKLYN N.Y. 11211
58	6	185 COLUMBIA AVE	STELLERONARD	185 COLUMBIA AVE, IRVINGTON N.J. 07111
59	1	171 COLUMBIA AVE	BROWN, DAVE O & NADEEN A	24 HIDDEN LAKE DR, NORTH BRUSWICK N.J. 08902
59	2	175-179 COLUMBIA AVE	175 MUNN AVE BF, LLC	1579 JULIA COURT, TOMS RIVER N.J. 08755
59	3	181 COLUMBIA AVE	AFOLABI, MAKAN JUOLA	147 BERKSHIRE PLACE, IRVINGTON N.J. 07111
59	4	185 MUNN AVE	BOYD, JAMES L. & JAMES L JR	185 MUNN AVE, IRVINGTON N.J. 07111
59	5	187 MUNN AVE	BASS, KENNETH	269 SHERMAN AVE, IRVINGTON N.J. 07111
59	6	193 MUNN AVE	TAUB, REIZEL	368 NEW HEMPSTEAD RD, #302 NEW CTY N.Y. 10956
59	7	197 MUNN AVE	RICHARDSON, RUTH	197 MUNN AVE, IRVINGTON N.J. 07111
59	8	199 MUNN AVE	GRAHAM, NATASHA	199 MUNN AVE, IRVINGTON N.J. 07111
59	29	190 COLUMBIA AVE	ONWUBUYA, AUGUSTINE & ONWUBUYA, J	2 OVERLOOK AVE, WEST ORANGE, N.J. 07052
59	30	186 COLUMBIA AVE	BIVINS, SHARON	186 COLUMBIA AVE, IRVINGTON N.J. 07111
59	31	184 COLUMBIA AVE	CAMPBELL, VERONICA	184 COLUMBIA AVE, IRVINGTON N.J. 07111
59	32	180 COLUMBIA AVE	834 HOLDING LIMITED LIABILITY	180 COLUMBIA AVE, IRVINGTON N.J. 07111
59	33	178 COLUMBIA AVE	STOKES, FELTON & NOVELLA	178 COLUMBIA AVE, IRVINGTON N.J. 07111
59	34	174 COLUMBIA AVE	MUHAMMAD, SHEIKH & NOWAZ	298 E. 3RD ST. APT 1 NEW YORK N.Y. 10009
60	1	117 W. GROVE TERR	VIENTOS, HERBERTO & VIENTOS, LUZ	117-19 W. GROVE TERR, IRVINGTON, N.J. 07111
60	2	113-115 W. GROVE TERR	16-18 EDWIN PLASSOCIATES LLC	5308 13TH AVE #126, BROOKLYN, N.Y. 11219
60	3	101-107 W. GROVE TERR	101 WEST GROVE ST. LLC	118 CHADWICK AVENUE, NEWARK N.J. 07108
60	4	49-51 STOCKMAN PLACE	BROWN, PAULA	67 5TH STREET S. ORANGE, N.J. 07079
60	5	53-55 STOCKMAN PLACE	KATZ, ALEXANDER, FRIEDMAN, ZALMAN	53-55 STOCKMAN PL. IRVINGTON N.J. 07111
60	6	113-115 W. GROVE TERR	MARSH, TINA	57 STOCKMAN PL. IRVINGTON N.J. 07111
60	33	200 MUNN AVE	GOLDKLANG, ARON	21 TAFT LANE SPRING VALLEY N.Y. 10977
60	34	198 MUNN AVE	GABAY, SHELVANN	198 MUNN AVE, IRVINGTON N.J. 07111
60	35	194 MUNN AVE	BARNUM, GLORIA & WILLIAMS, HUBERT	194 MUNN AVE, IRVINGTON N.J. 07111
60	36	192 MUNN AVE	BARNWELL, MARLENE	192 MUNN AVE, IRVINGTON N.J. 07111
60	37	190 MUNN AVE	GOLDMAN, EUGENE	190 MUNN AVE, IRVINGTON N.J. 07111
60	38	186 MUNN AVE	U.S. BANK TRUST, N.A./C/O RESICAP	3630 PEACHTREE RD NE #1500, ATL GA. 30326
105	1	174 MUNN AVE	GUDGE, ALLISON	174 MUNN AVE, IRVINGTON N.J. 07111
105	2	172 MUNN AVE	WILLIAMS, WINSTON A	30 ROSS HALL BVD S, PISCATAWAY, N.J. 08854
105	3	168 MUNN AVE	CONNELL, ALACIA & HALEY, MARK	168 MUNN AVE, IRVINGTON N.J. 07111
105	4	9 STOCKMAN PLACE	PASCALL, MARION	9 STOCKMAN PLACE, IRVINGTON N.J. 07111
105	10	29 STOCKMAN PLACE	JONES, EILENE	29 STOCKMAN PLACE, IRVINGTON N.J. 07111
105	11	9 STOCKMAN PLACE	JEAN-PAUL, FRANCOIS ALISE	104 W GROVE TERR, IRVINGTON, N.J. 07111
105.01	1	173 MUNN AVE	POQUEE, MARTHA	173 MUNN AVE, IRVINGTON N.J. 07111
105.01	2	169 MUNN AVE	RANCE, FLOYD JR. & ULIAN	169 MUNN AVE, IRVINGTON N.J. 07111
105.01	3	167 MUNN AVE	WABWAR, SIMON & SABINA MAOBE	167 MUNN AVE, IRVINGTON N.J. 07111

200 Foot Radius Map for:

Block 59 Lot 2
175 - 179 Munn Avenue
Radius Map No. 20-23

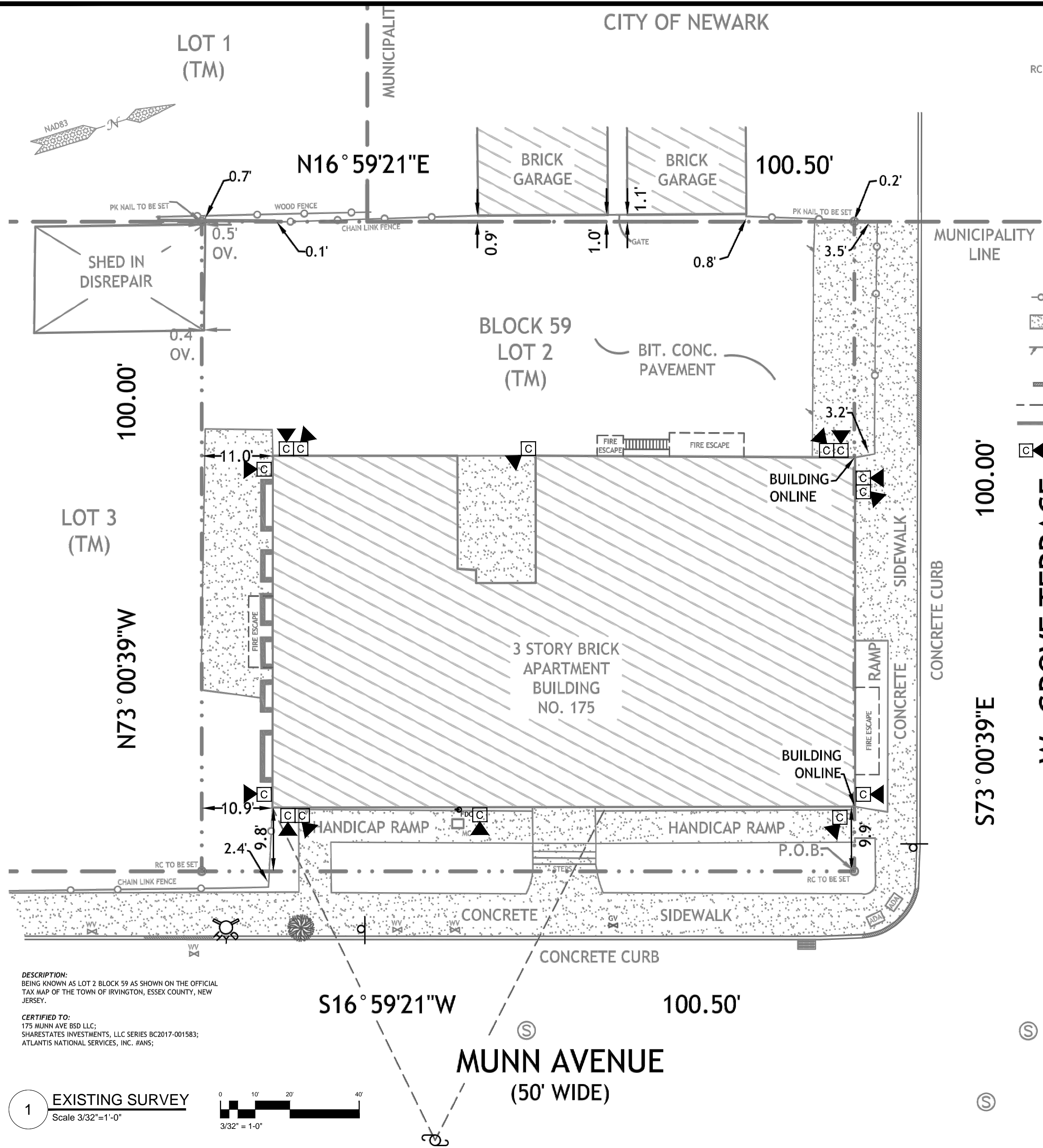
CITY OF NEWARK



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

9/16/2020 Date

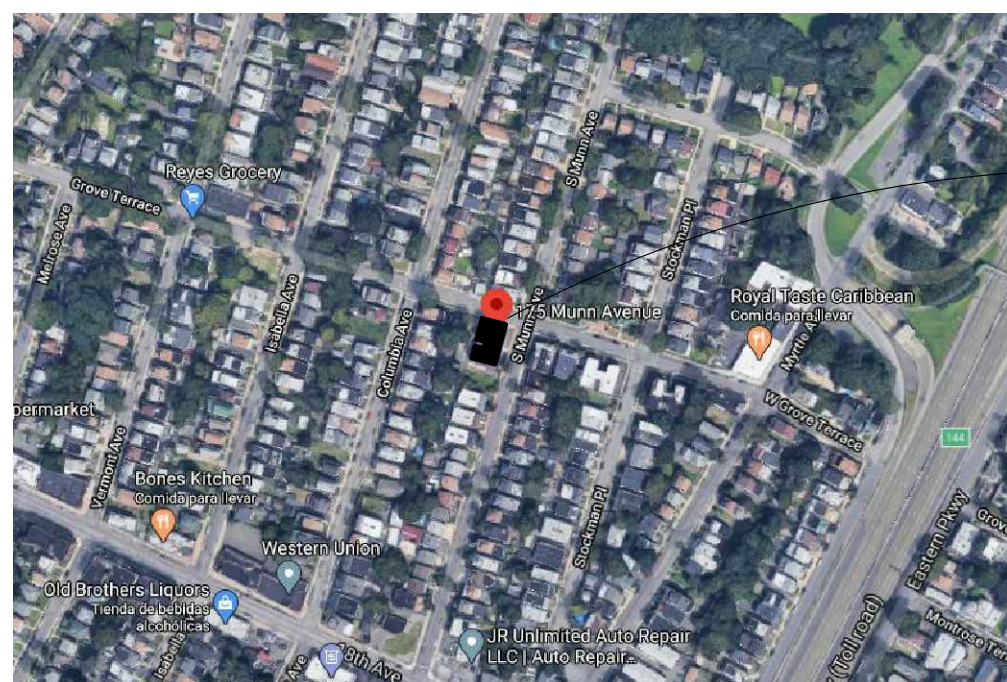
Note: A Portion of the 200 foot radius lies within the City of Newark and that municipality must be contacted to obtain the complete list of all affected properties.



2 PERSPECTIVE IMAGE OF SUBJECT BLDG.
Scale: N.T.S.



3 FRONT ELEVATION IMAGE OF SUBJECT BLDG.
Scale: N.T.S.



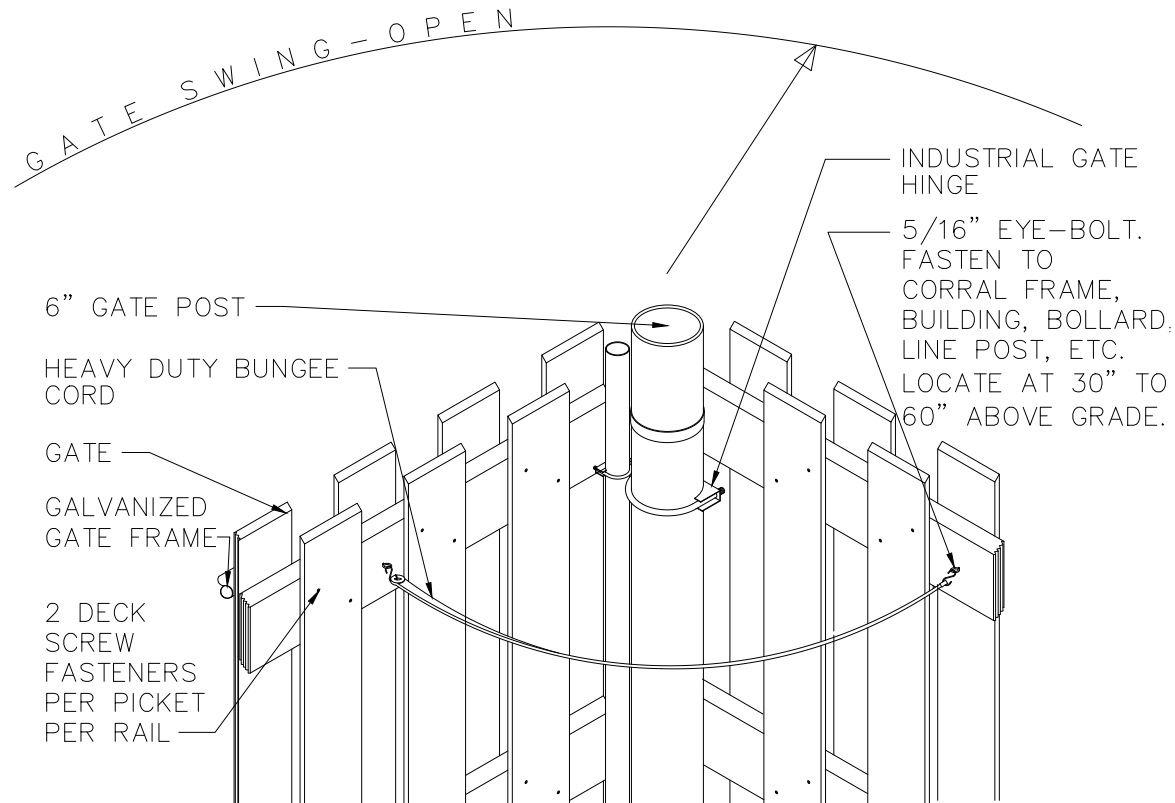
4 KEY MAP
Scale: N.T.S.

ARCHITECTURAL DRAWING LIST	
T-100	SCOPE OF WORK, EXISTING SURVEY & MAPS
T-101	SURROUNDING & SITE VIEWS
A-100	EXISTING BASEMENT FLOOR PLAN
A-101	PROPOSED BASEMENT FLOOR PLAN
A-200	EXISTING ELEVATIONS
A-201	EXISTING ELEVATIONS

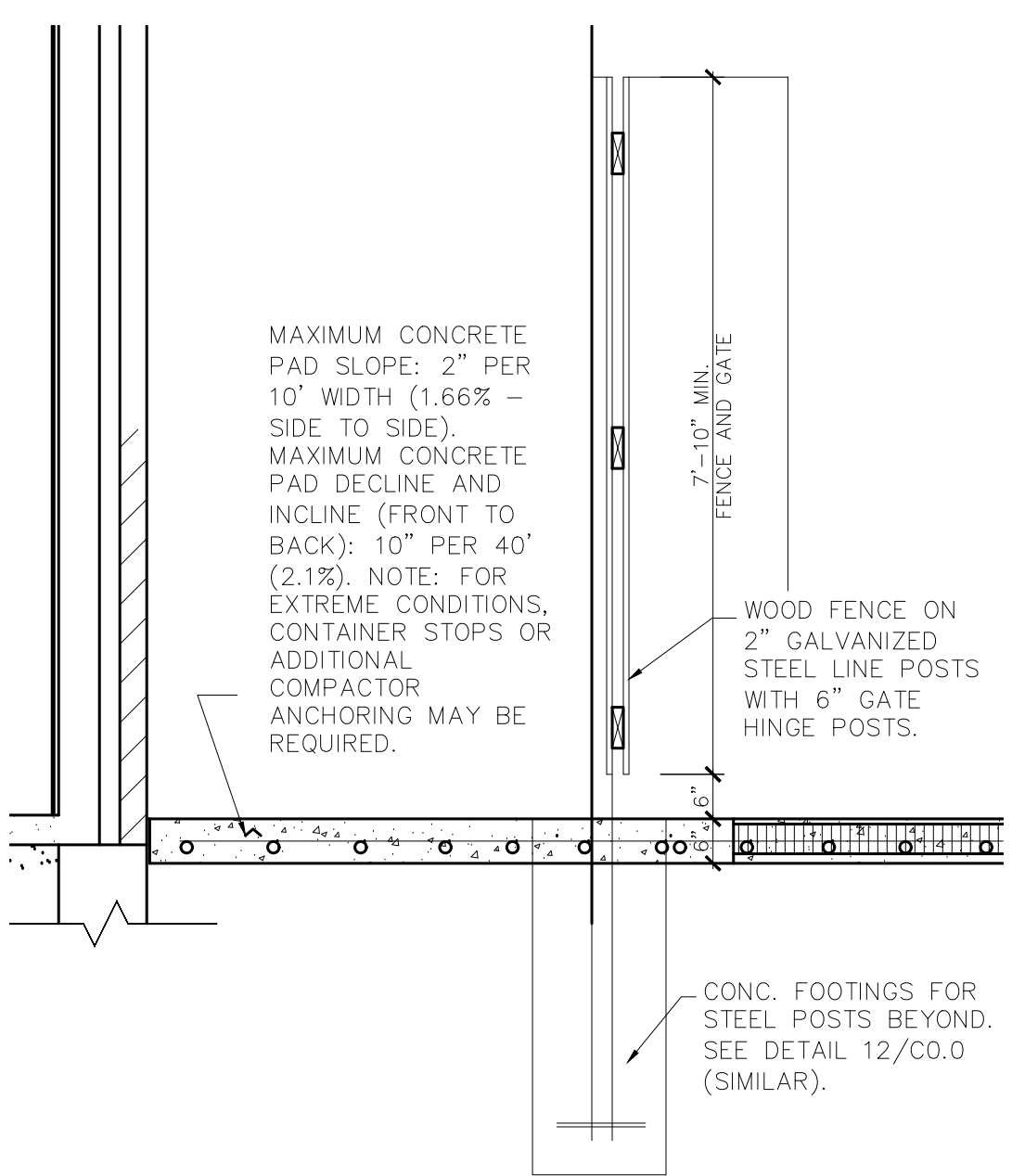
ARCHITECT
CPA ARCHITECTURE
6401 PARK AVENUE, SUITE 201.
WEST NEW YORK, NJ

APPLICANT/OWNER
175 MUNN AVE. BF, LLC
1358 HOOPER AVE. SUITE 306,
TOMS RIVER, NJ 08753

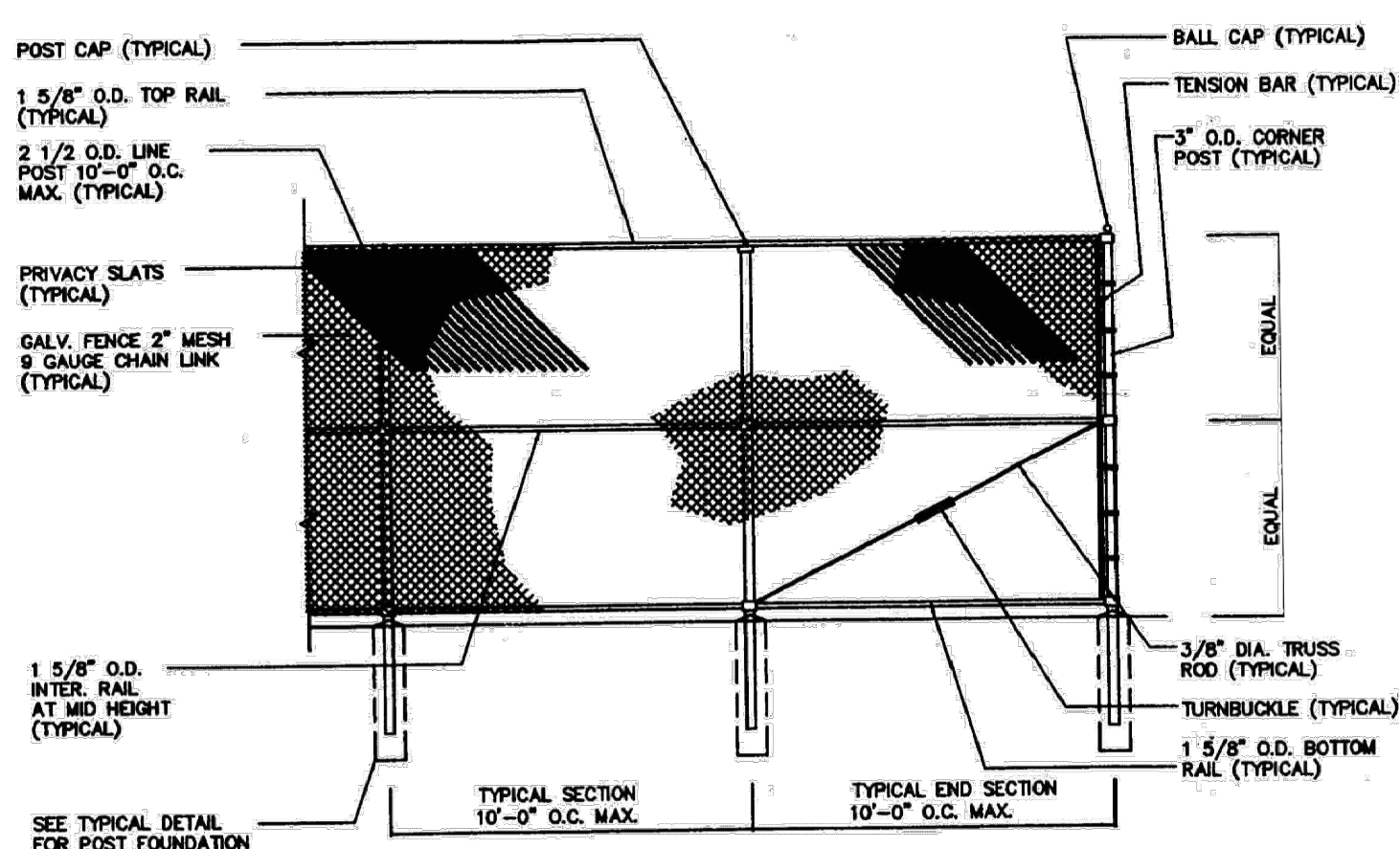
CHRISTIANO PEREIRA, R.A.
NJ 21A102009200



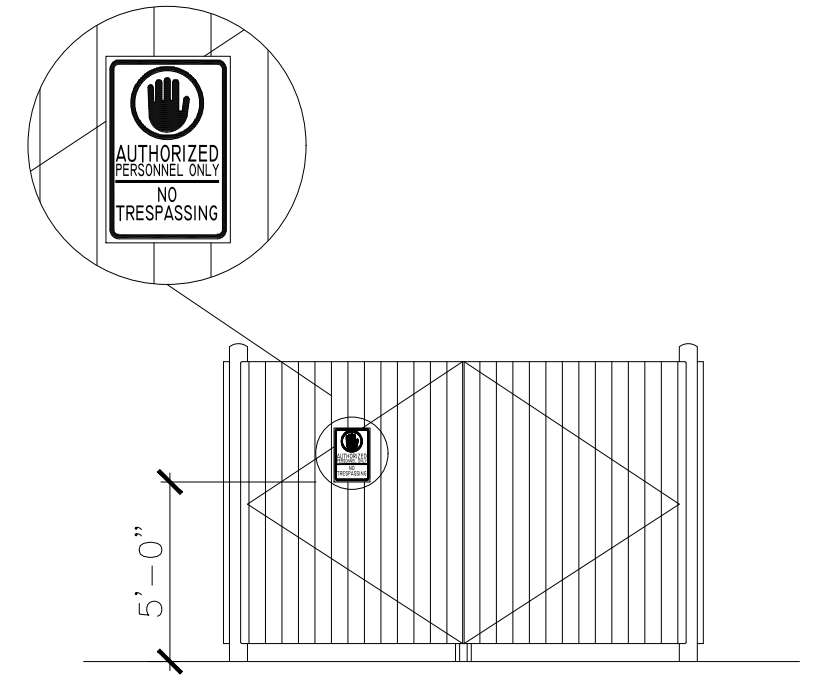
5 GATE HOLD-OPEN DETAIL
Scale 3/4"=1'-0"



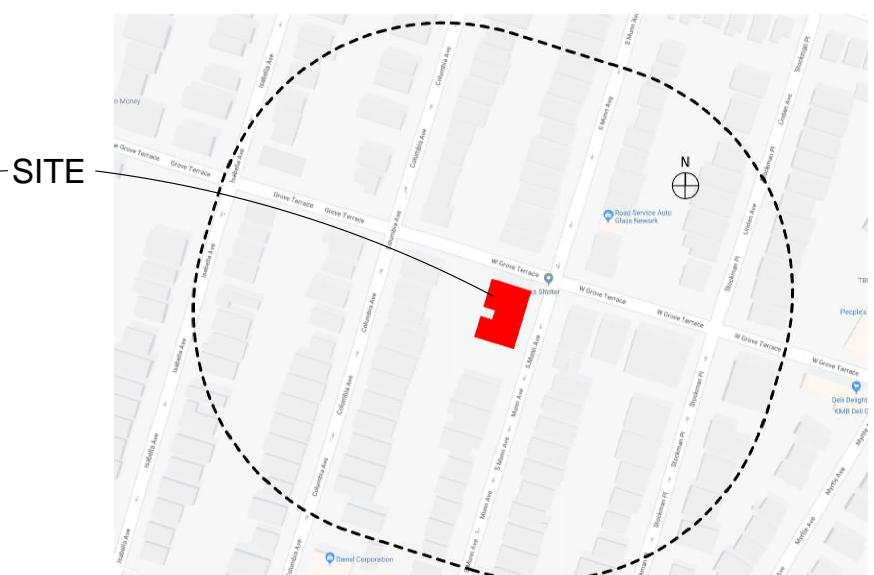
6 SECTION AT TRASH ENCLOSURE
Scale 1/2"=1'-0"



7 TYP FENCE DETAIL
Scale: N.T.S.



8 GATE ELEVATION - SIGN PLACEMENT
Scale: N.T.S.



9 200' RADIUS MAP
Scale: N.T.S.

THIS PLAN HAS BEEN APPROVED ON _____
BY TOWN OF IRVINGTON
APPROVED BY:

Board Chairman _____ Date _____

Board Secretary _____ Date _____

Engineer _____ Date _____

These plans are an instrument of service and are the property of the Architect. The Plans may not be used for any other project, nor by another Architect for the continuation of the project, nor sold without the Architect's written Authorization.

CPA
ARCHITECTURE

6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com

REVISIONS:	
No.	DESCRIPTION

Christiano Pereira R.A.
NJ 21A102009200

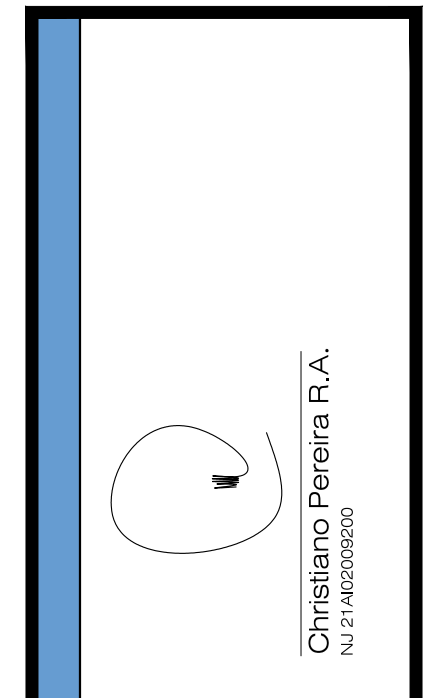
PROPOSED 4 ADDITIONAL UNITS
ON BASEMENT LEVEL & 1 EXISTING
UNIT TO BE REMODELED

AT: 175-177 MUNN AVE.
IRVINGTON, NJ
LOT #2 BLOCK #59

DRAWING TITLE:	
SCOPE OF WORK, EXISTING SURVEY & MAPS	

PROJECT No. 20-032A	DATE 06/25/20
DRAWN BY: DHR	SCALE: AS SHOWN

T-100

[illegible]

PROJECT: PROPOSED 4 ADDITIONAL UNITS
ON BASEMENT LEVEL & 1 EXISTING
UNIT TO BE REMODELED

AT: 175-177 MUNN AVE.
IRVINGTON, NJ
LOT: #2 BLOCK#59

DRAWING TITLE:	EXISTING BASEMENT FLOOR PLAN
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PROJECT No. 20-032A	DATE: 06/25/20
DRAWN BY: DHR	SCALE: AS SHOWN

A-100



<div> <div> <div>REVISES:</div> <div>No.</div> </div> <div> <div>DATE</div> <div></div> </div> </div>	<div> <div>DESCRIPTION</div> <div></div> </div>

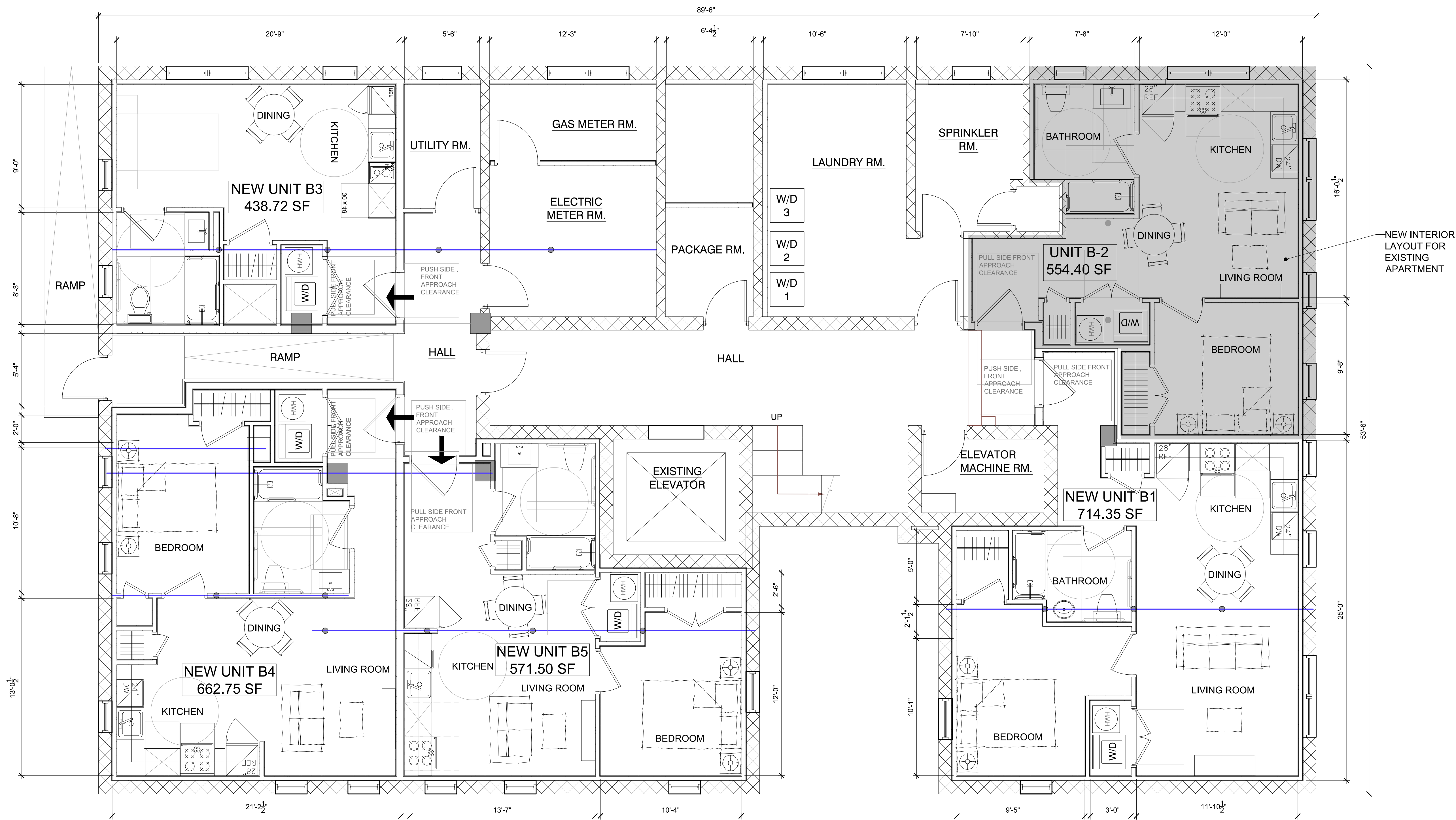
Christiano Pereira R.A.

N.J. #140250500

<div> <div>PROJECT:</div> <div>PROPOSED 4 ADDITIONAL UNITS ON BASEMENT LEVEL & 1 EXISTING UNIT TO BE REMODELED</div> </div>	<div> <div>AT: 175-177 MUNN AVE.</div> <div>IRVINGTON, NJ</div> <div>LOT: #2 BLOCK #59</div> </div>

<div> <div>DRAWING TITLE:</div> <div>PROPOSED BASEMENT FLOOR PLAN</div> </div>	

PROJECT No. 20-032A	DATE 06/25/20
DRAWN BY: DHR	SCALE: AS SHOWN



1

PROPOSED BASEMENT FLOOR PLAN

SCALE 1/4"=1'-0"

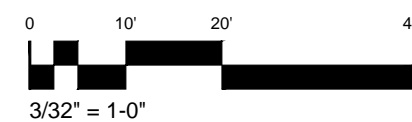
0 2 4 8

1/4" = 1'-0"

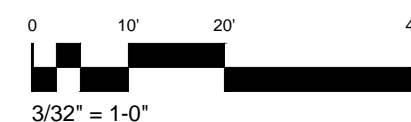
4 NEW UNITS + 1 RENOVATED UNIT AT BASEMENT LEVEL : 5 UNITS TOTAL		
UNIT B1: 1 Bedroom + 1 Bath Units =	714.35 sqft	
UNIT B2: 1 Bedroom + 1 Bath Units =	554.40 sqft	
UNIT B3: 1 Bedroom Studio + 1 Bath Units =	438.72 sqft	
UNIT B4: 1 Bedroom + 1 Bath Units =	662.75 sqft	
UNIT B5: 1 Bedroom + 1 Bath Units =	571.50 sqft	
	2,941.72 sqft	TOTAL



1 EXISTING FRONT ELEVATION (MUNN AVE.)
SCALE 3/32"=1'-0"



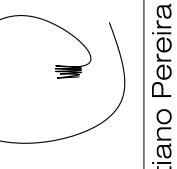
2 EXISTING LEFT SIDE ELEVATION
SCALE 3/32"=1'-0"



 EXISTING WALL MOUNTED
SECURITY CAMERA (TYP)



6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com


Christiano Pereira R.A.
NJ 21A0205000

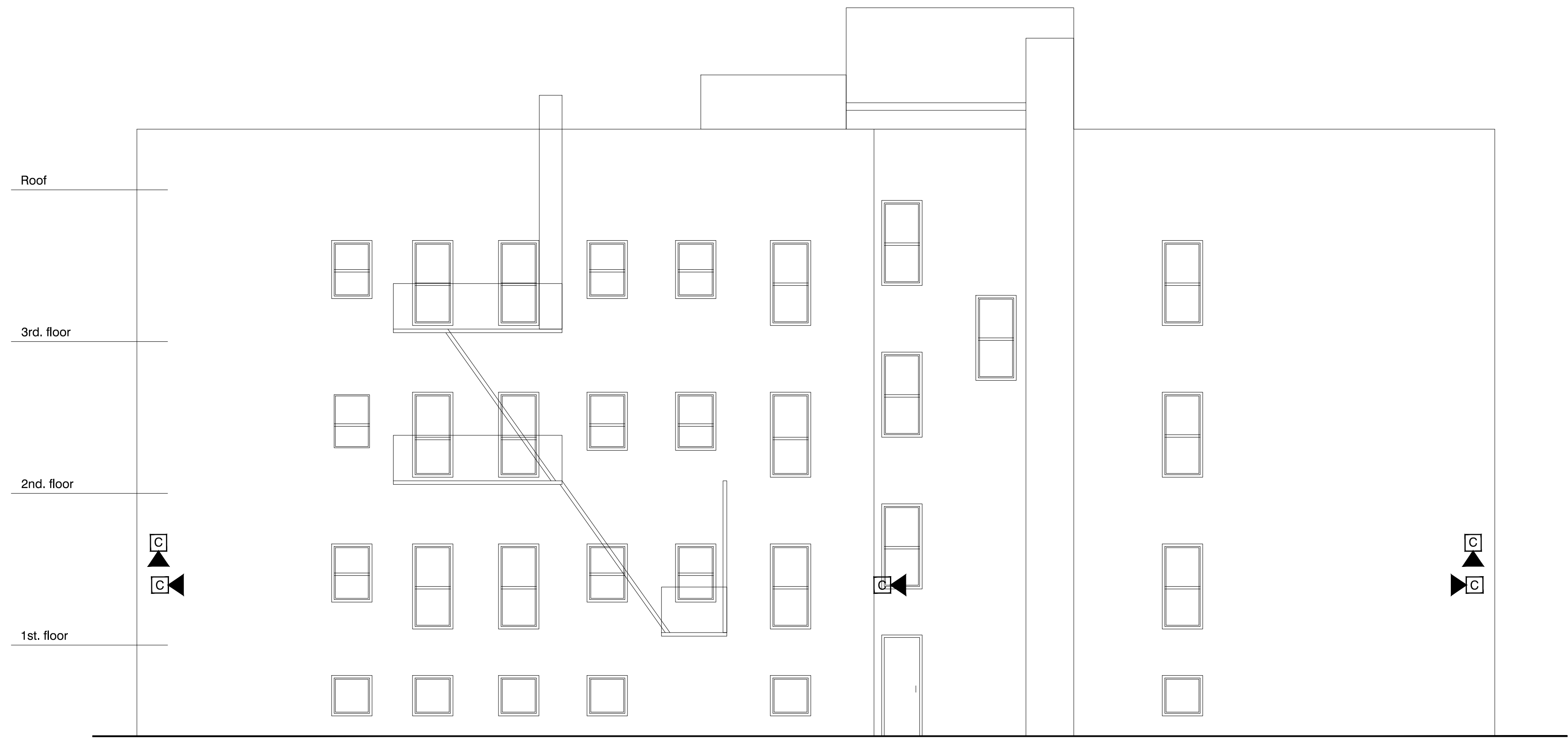
REVISIONS:
No. DATE DESCRIPTION

PROJECT:
PROPOSED 4 ADDITIONAL UNITS
ON BASEMENT LEVEL & 1 EXISTING
UNIT TO BE REMODELED
AT: 175-177 MUNN AVE.
IRVINGTON, NJ
LOT: #2 BLOCK #59

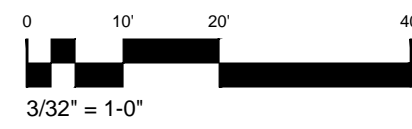
DRAWING TITLE:
ELEVATIONS

PROJECT No. DATE:
20-032A 06/25/20
DRAWN BY: SCALE:
DHR AS SHOWN

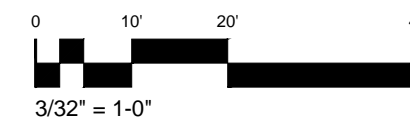
A-200



1 **EXISTING REAR ELEVATION**
SCALE 3/32"=1'-0"



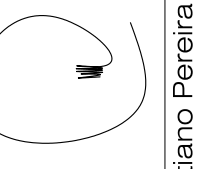
2 **EXISTING RIGHT ELEVATION (G. GROVE TERRACE ST.)**
SCALE 3/32"=1'-0"



 EXISTING WALL MOUNTED
SECURITY CAMERA (TYP)



6401 PARK AVENUE
Suite 201
West New York,
New Jersey, 07093
Tel: 201 868 0701
Fax: 201 868 0708
www.cpaarchitecture.com


Christiano Pereira R.A.
NJ 21A02305600

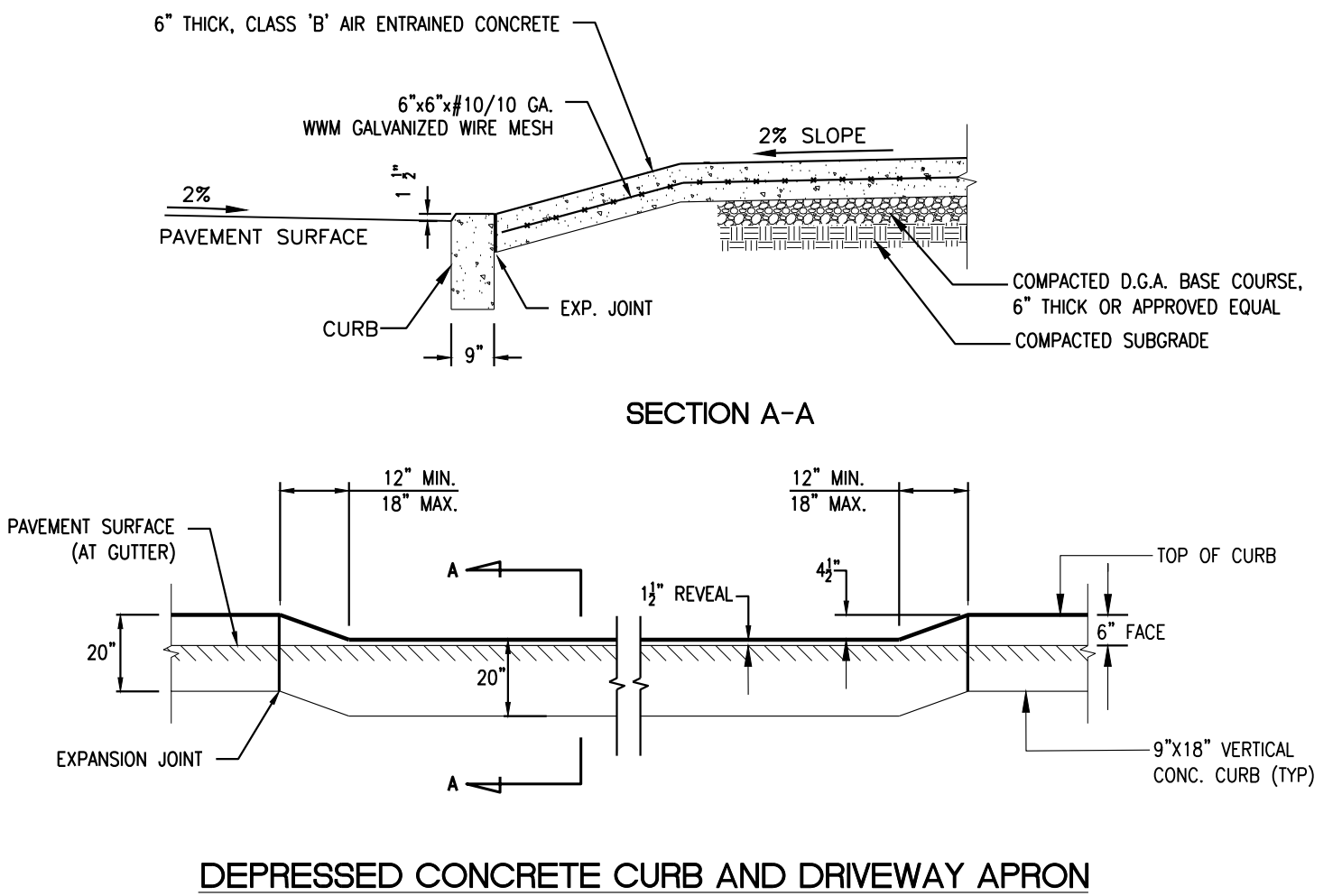
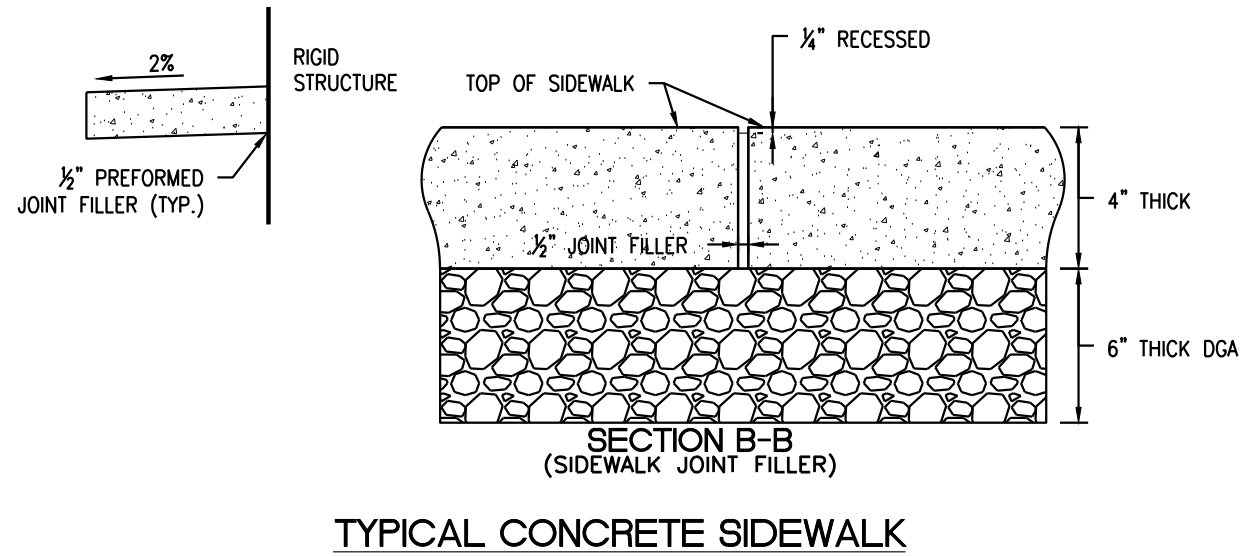
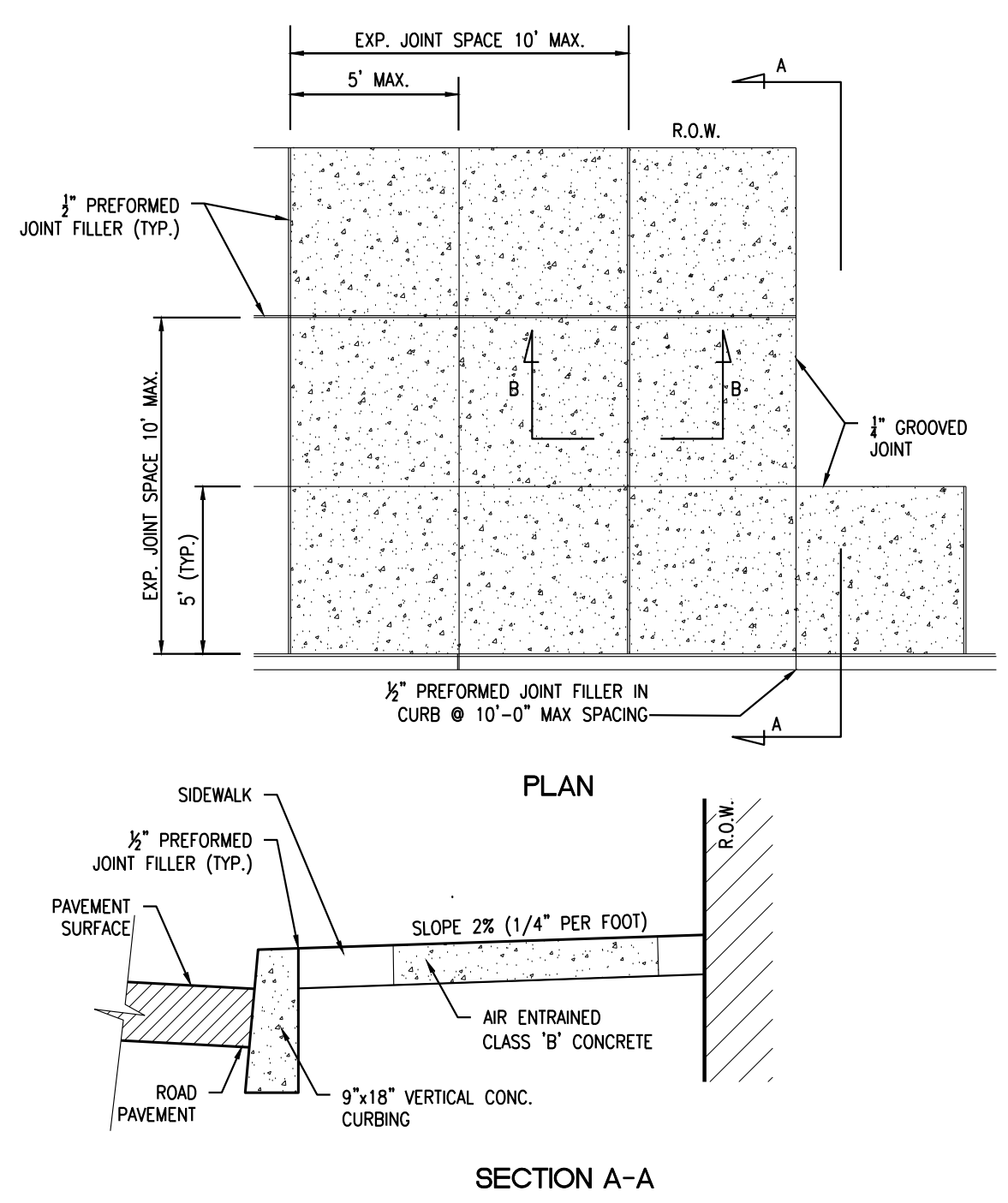
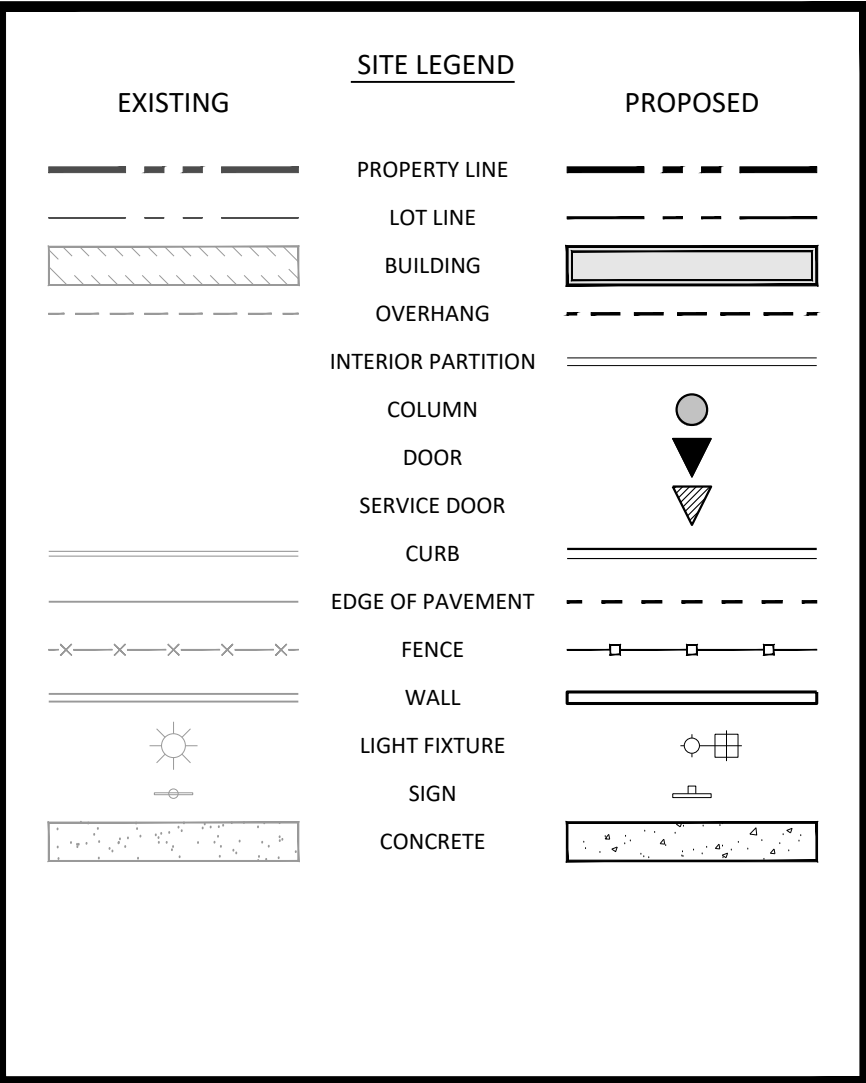
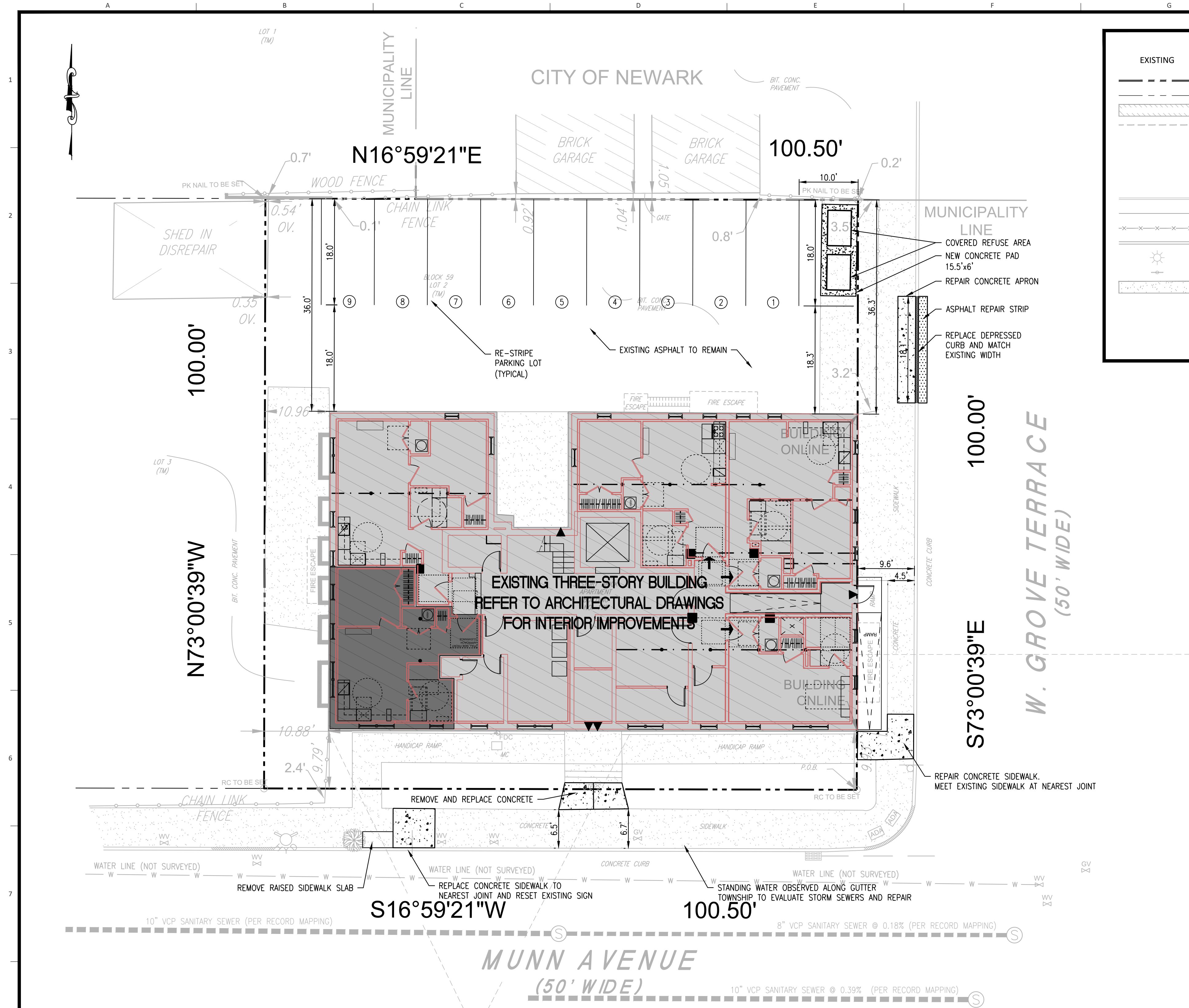
REVISIONS:	DESCRIPTION	
	DATE	
No.		

PROJECT:
**PROPOSED 4 ADDITIONAL UNITS
ON BASEMENT LEVEL & 1 EXISTING
UNIT TO BE REMODELED**
AT: 175-177 MUNN AVE.
IRVINGTON, NJ
LOT: #2 BLOCK #59

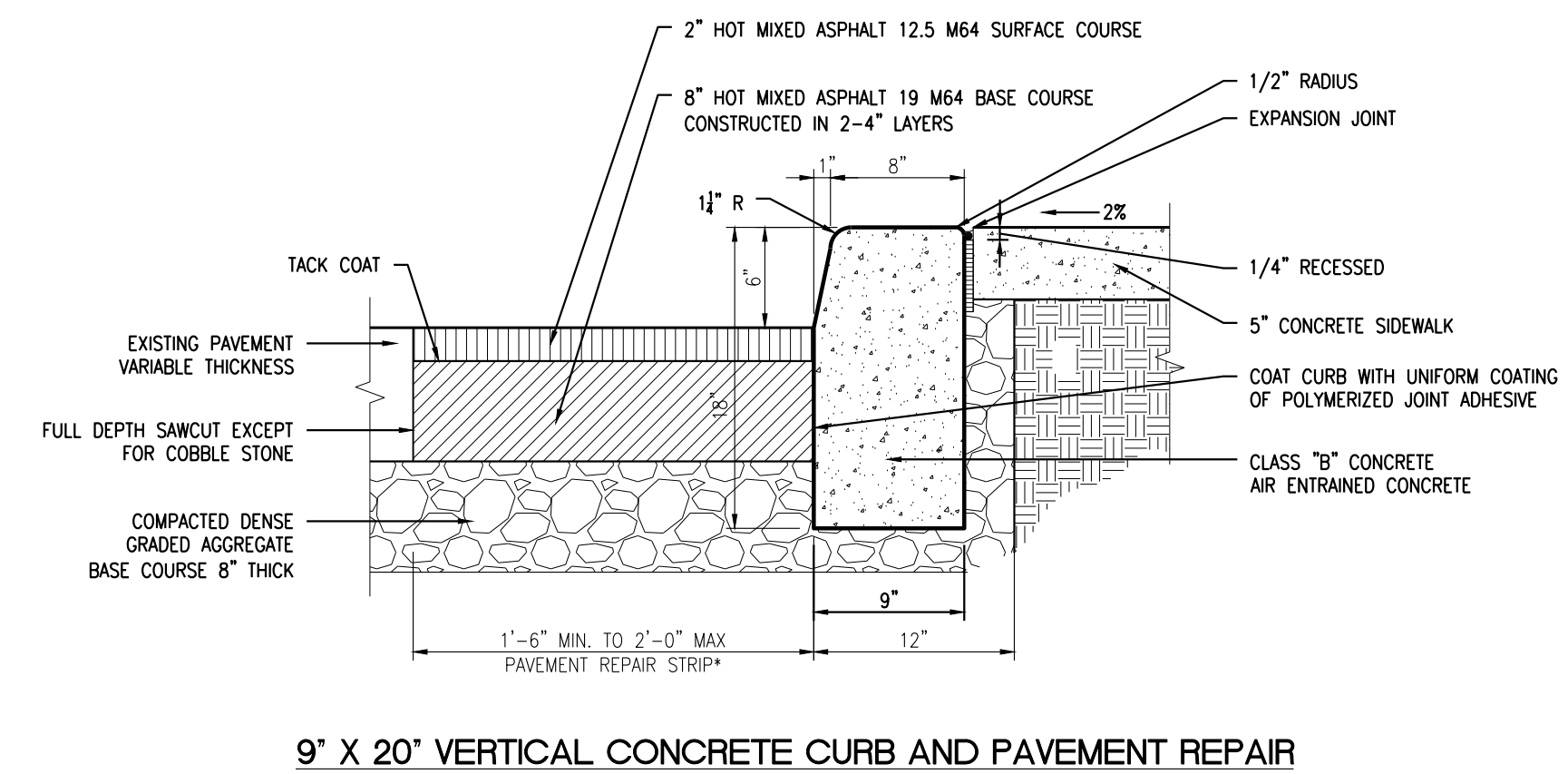
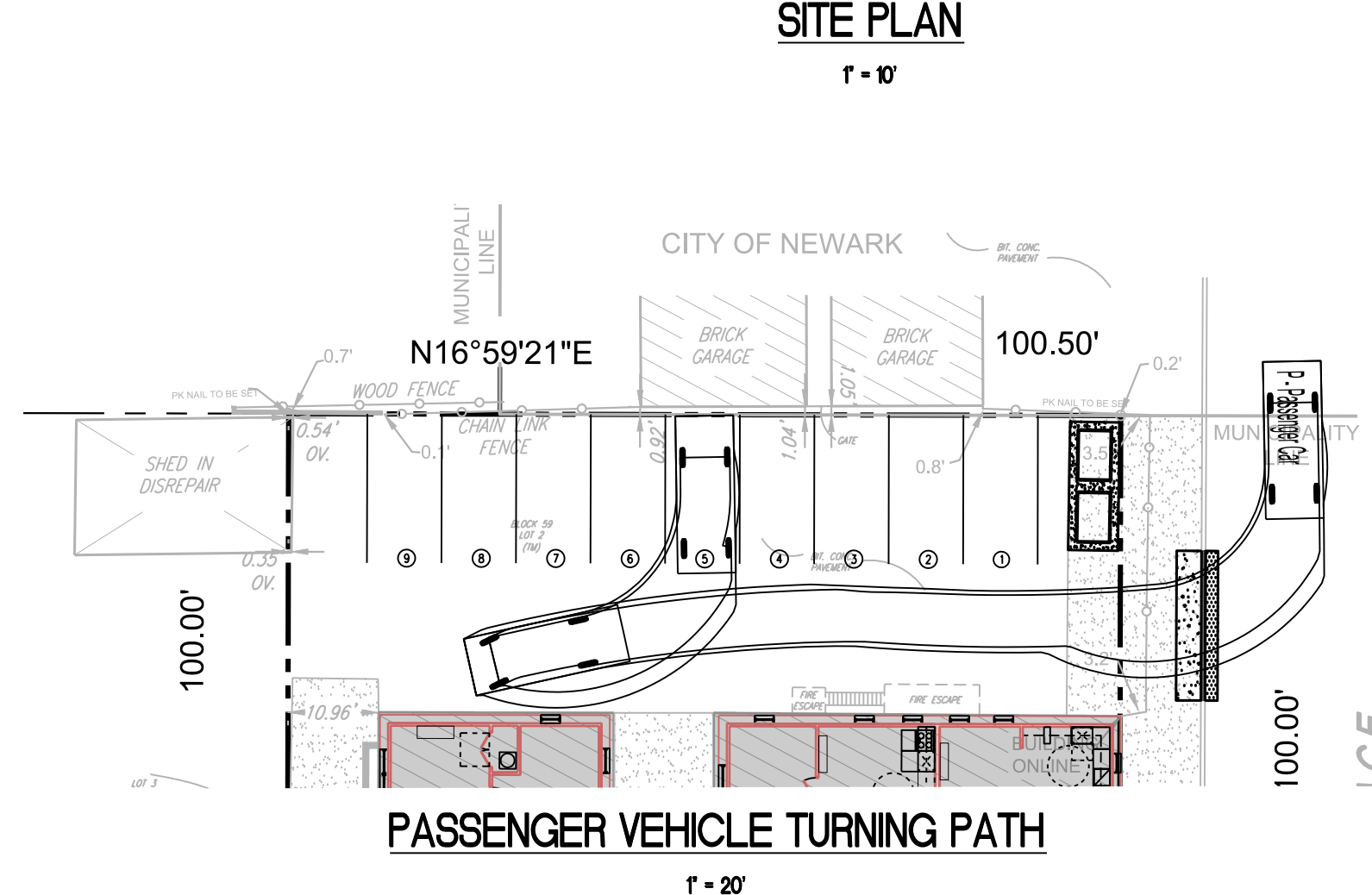
DRAWING TITLE:
ELEVATIONS

PROJECT No. 20-032A DATE: 06/25/20
DRAWN BY: DHR SCALE: AS SHOWN

A-200



- SITE PLAN NOTES**
- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A PLAN TITLED "PLAN OF SURVEY PREPARED FOR LOT 2, BLOCK 59 SITUATED IN THE TOWN OF IRVINGTON, ESSEX COUNTY, NEW JERSEY" PREPARED BY CLEARPOINT SERVICES, LLC, 175 MUNN AVE BSD LLC DATED 11-10-17.
 - SEE ARCHITECTURAL PLANS FOR ROOM CONFIGURATION, INTERIOR LAYOUT IS SHOWN FOR RELATION OF BUILDING TO SITE AS PROVIDED BY THE PROJECT ARCHITECT.
 - RESPONSIBILITY/OSHA STANDARDS: CONTRACTOR SHALL ADHERE TO CURRENT WORKSITE SAFETY REGULATIONS, INCLUDING U.S. DEPARTMENT OF LABOR, OSHA PUBLICATION NUMBER 3149, 1996 SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY AND ALL APPLICABLE HEALTH AND SAFETY REQUIREMENTS RELATED TO THE PERFORMANCE OF ON-SITE CONSTRUCTION WORK.
 - ANY QUANTITIES SHOWN ON THE PLAN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL MATERIAL REQUIREMENTS.
 - VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING ANY FABRICATION, ORDERING OF MATERIAL, OR PERFORMING ANY WORK. NOTIFY THE ENGINEER OF ANY CONDITIONS OR DIMENSIONS THAT WOULD PREVENT OR HAMPER THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
 - ALL WORK MUST BE PERFORMED IN SUCH A MANNER TO PROTECT AND PREVENT DAMAGE TO SURROUNDING PROPERTY, TO MAINTAIN A SAFE WORK ENVIRONMENT, AND TO ENABLE WORK AND BUSINESSES AT THE SITE TO PROCEED WITH MINIMAL AND COORDINATED INTERRUPTIONS.
 - EXISTING UTILITY CONNECTIONS TO REMAIN.
 - EXISTING SEWER INFORMATION REFERENCED FROM PLAN TITLED "EXISTING AND PROPOSED SEWERS" SHEET 11/28 FROM SEWER MASTER PLAN DRAWING SET DATED MARCH 28, 1977 AS PROVIDED BY THE IRVINGTON TOWNSHIP ENGINEER.

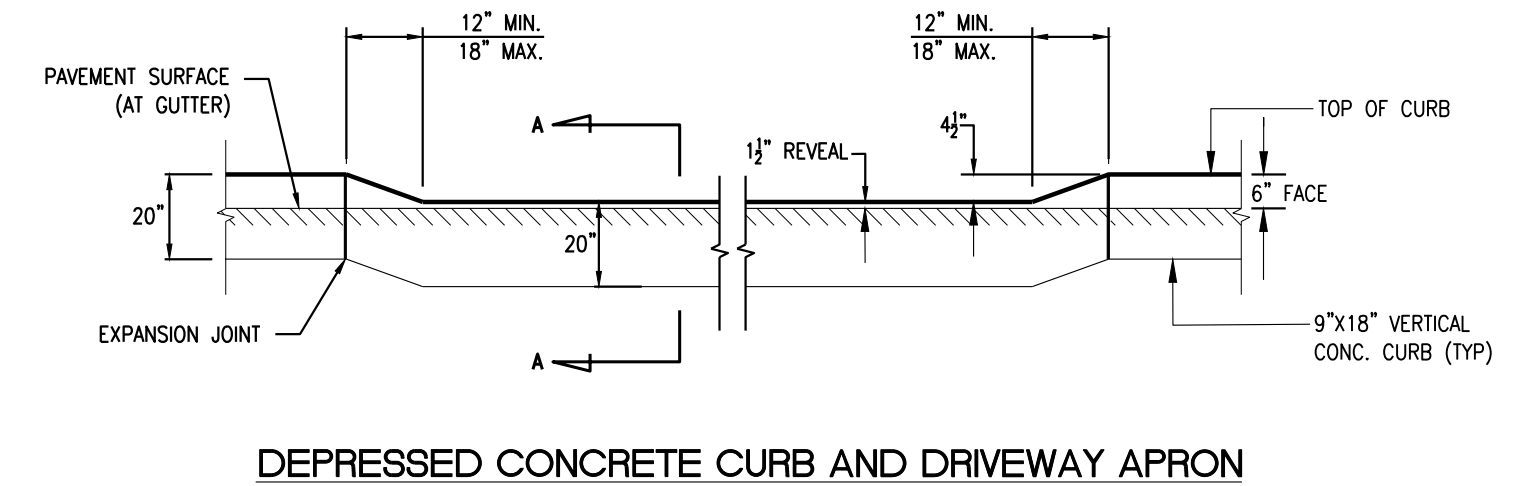
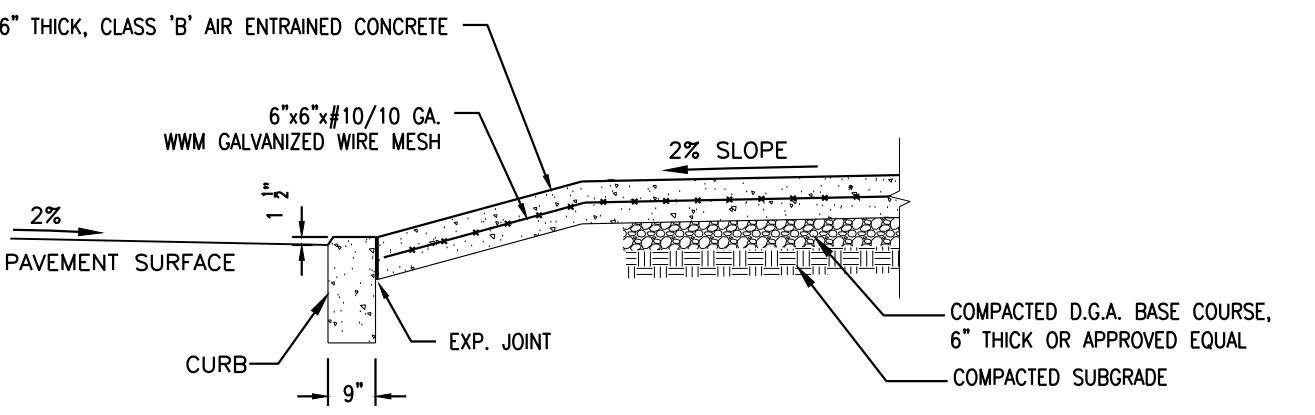
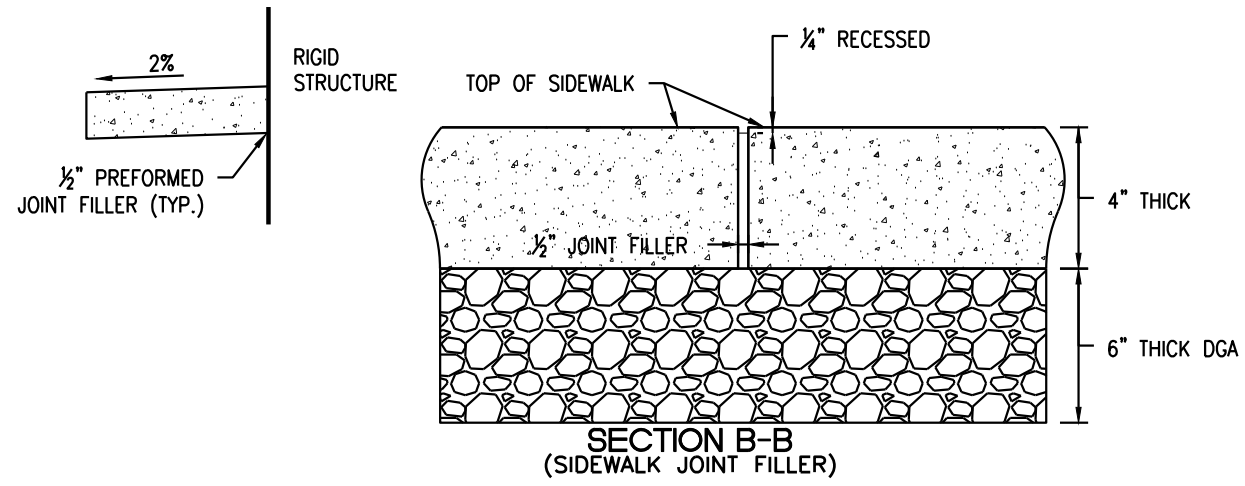
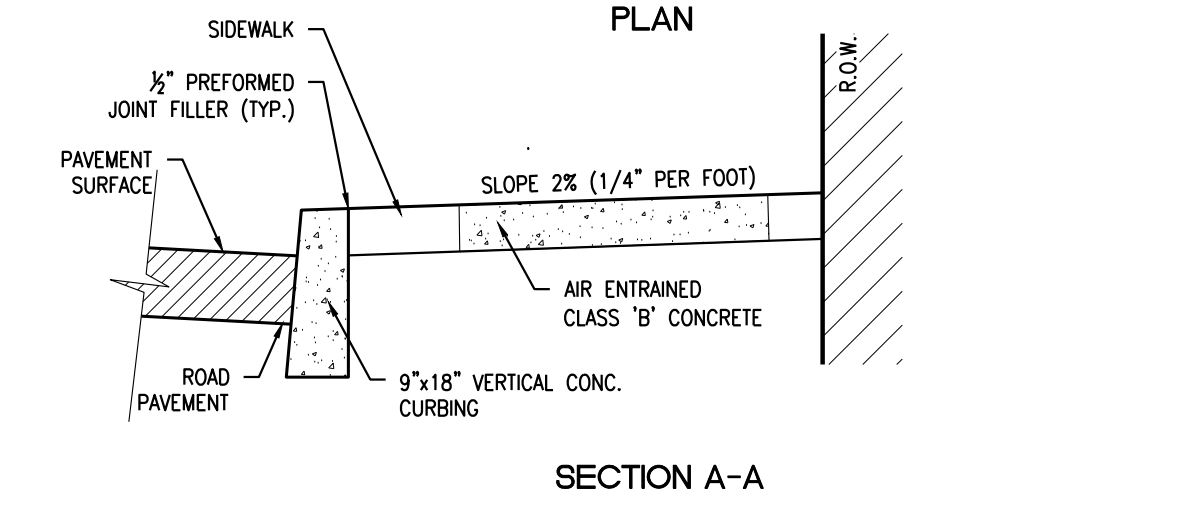
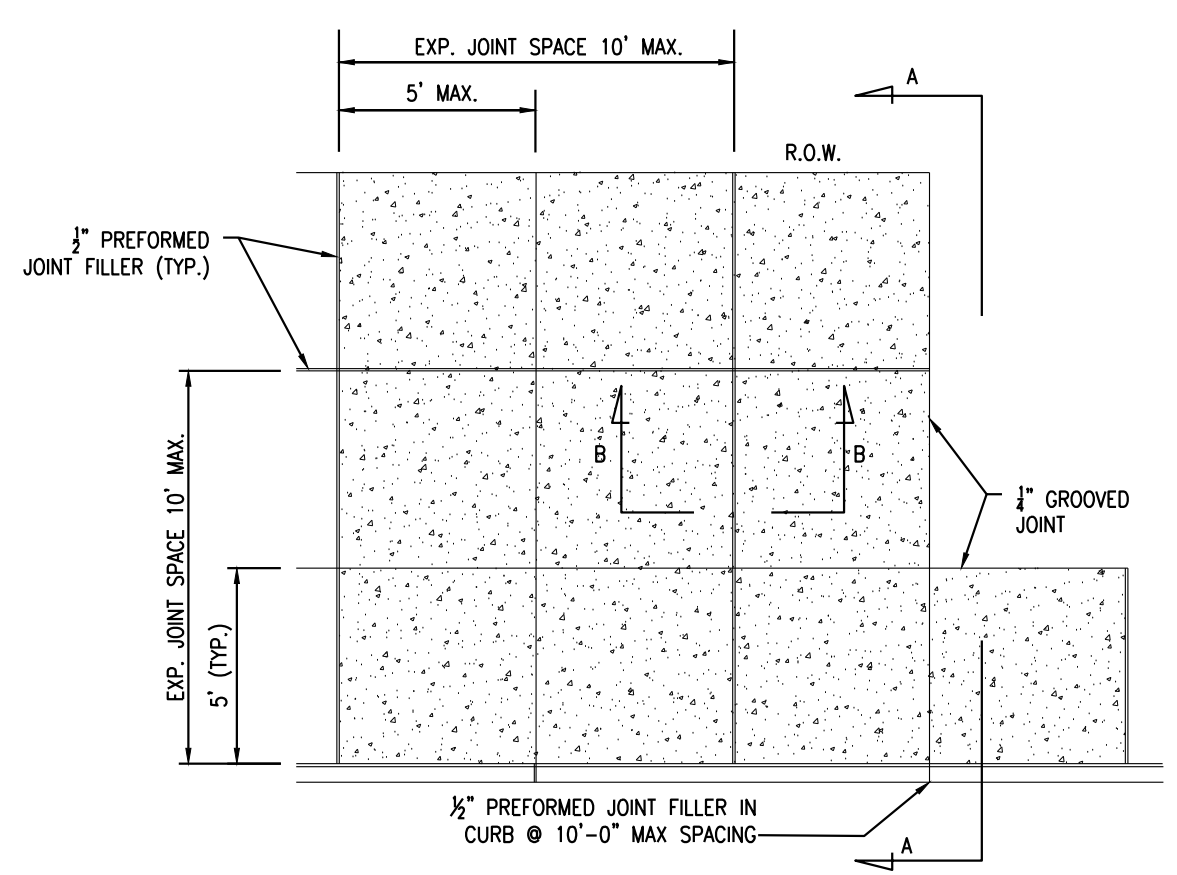
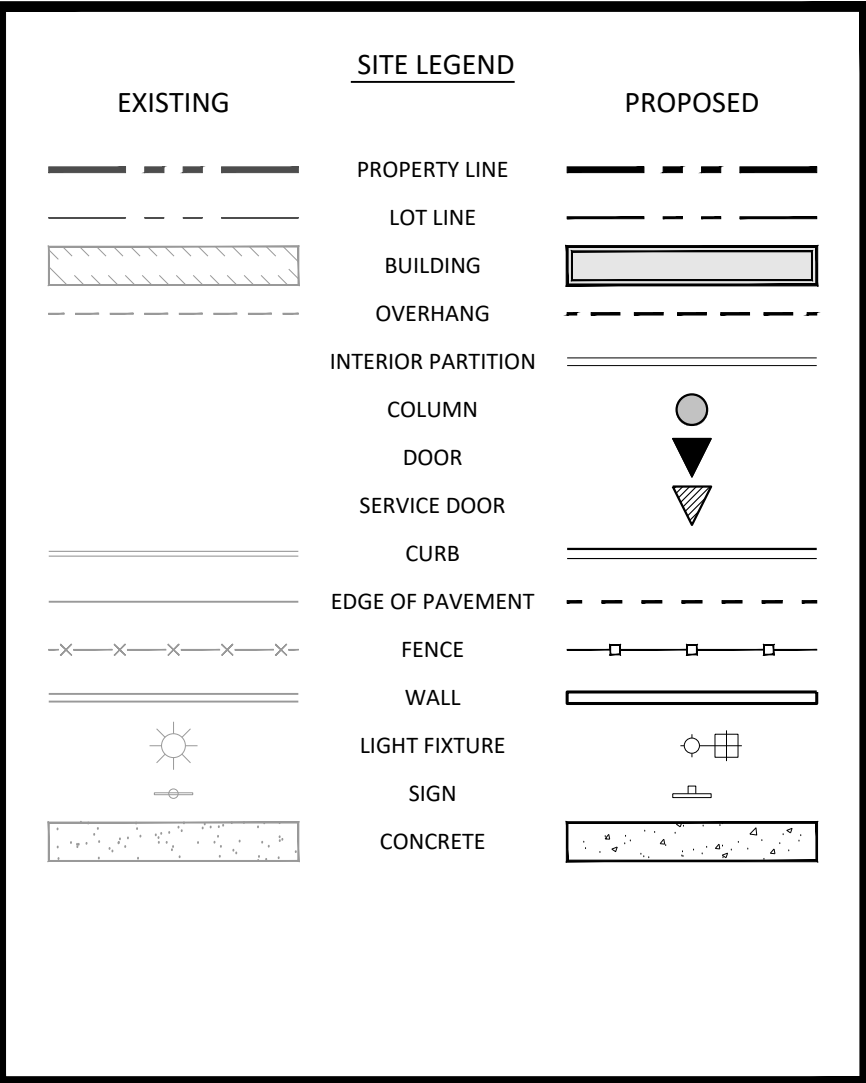
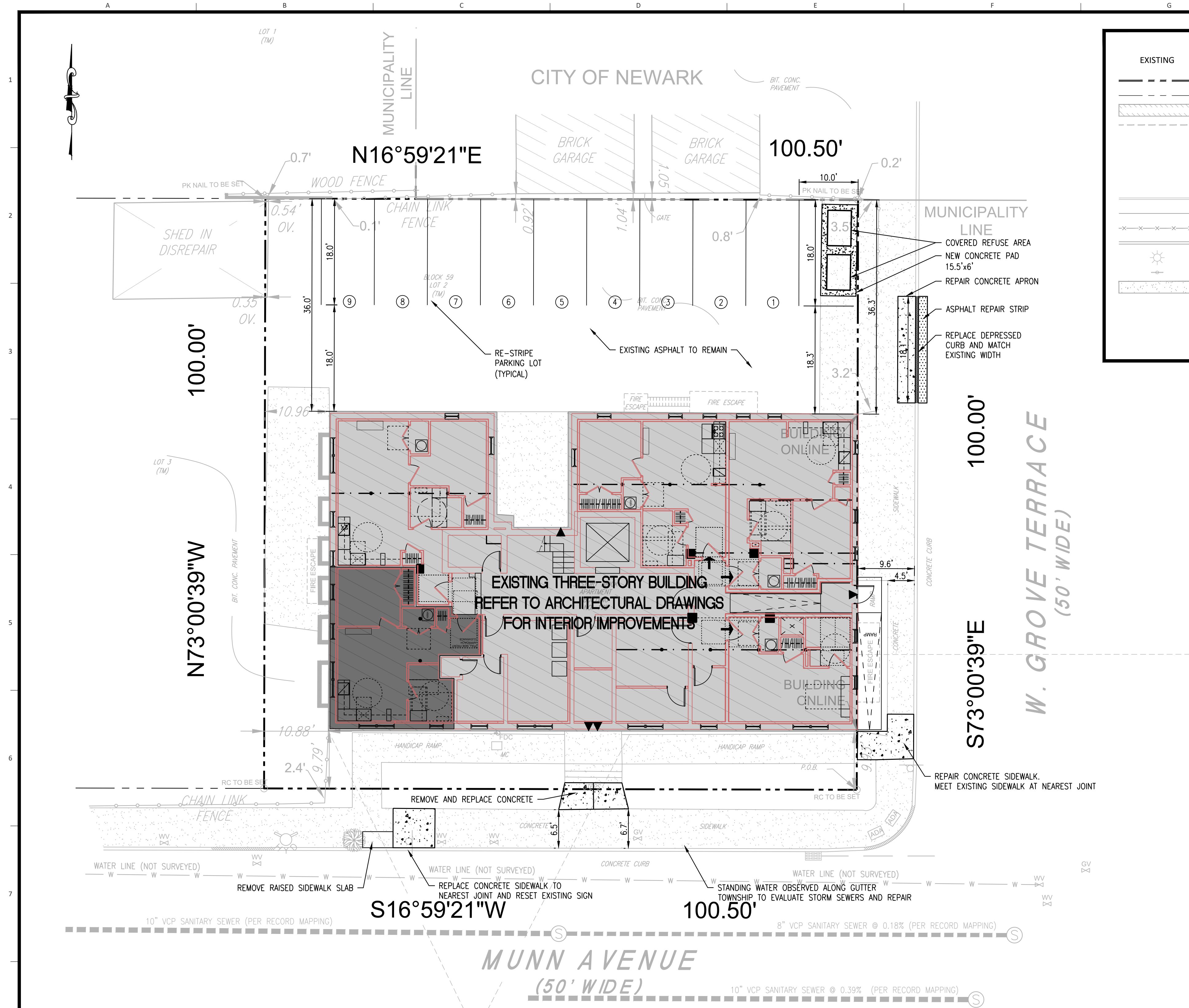


DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

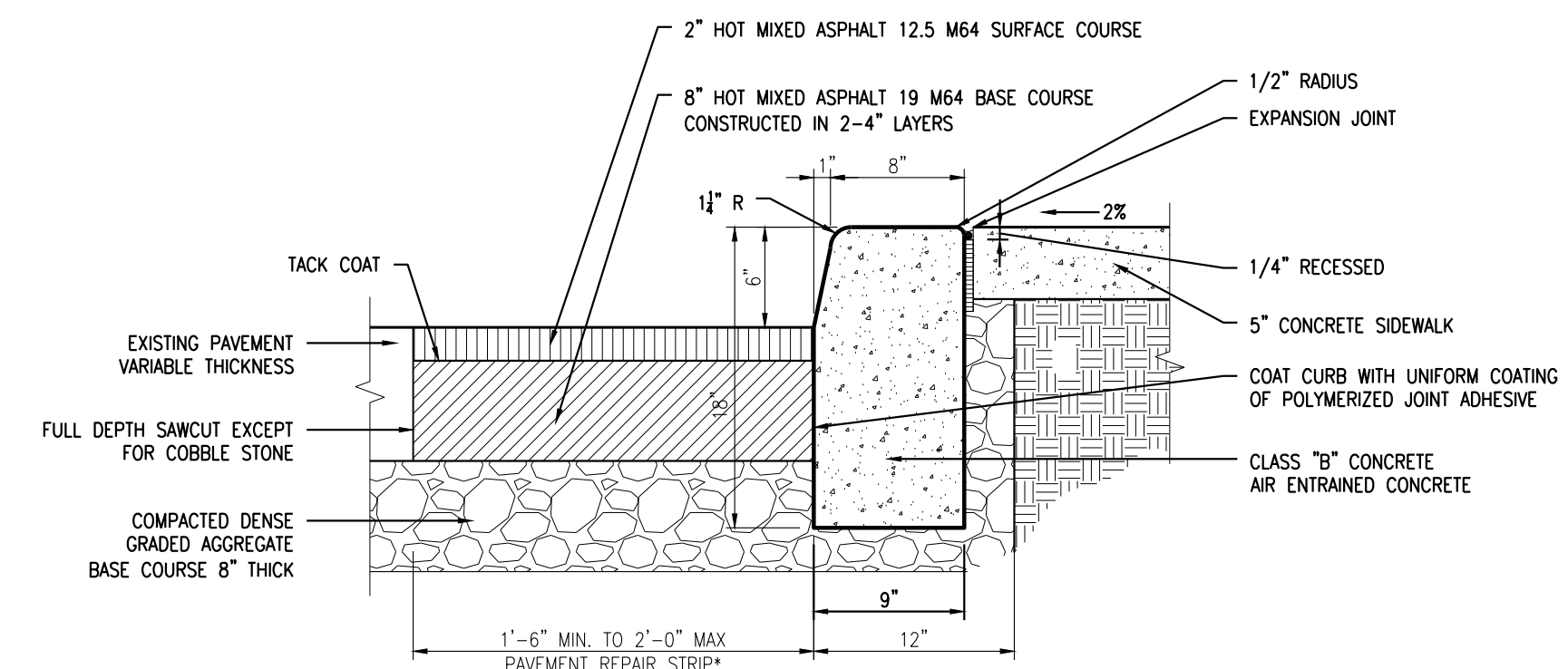
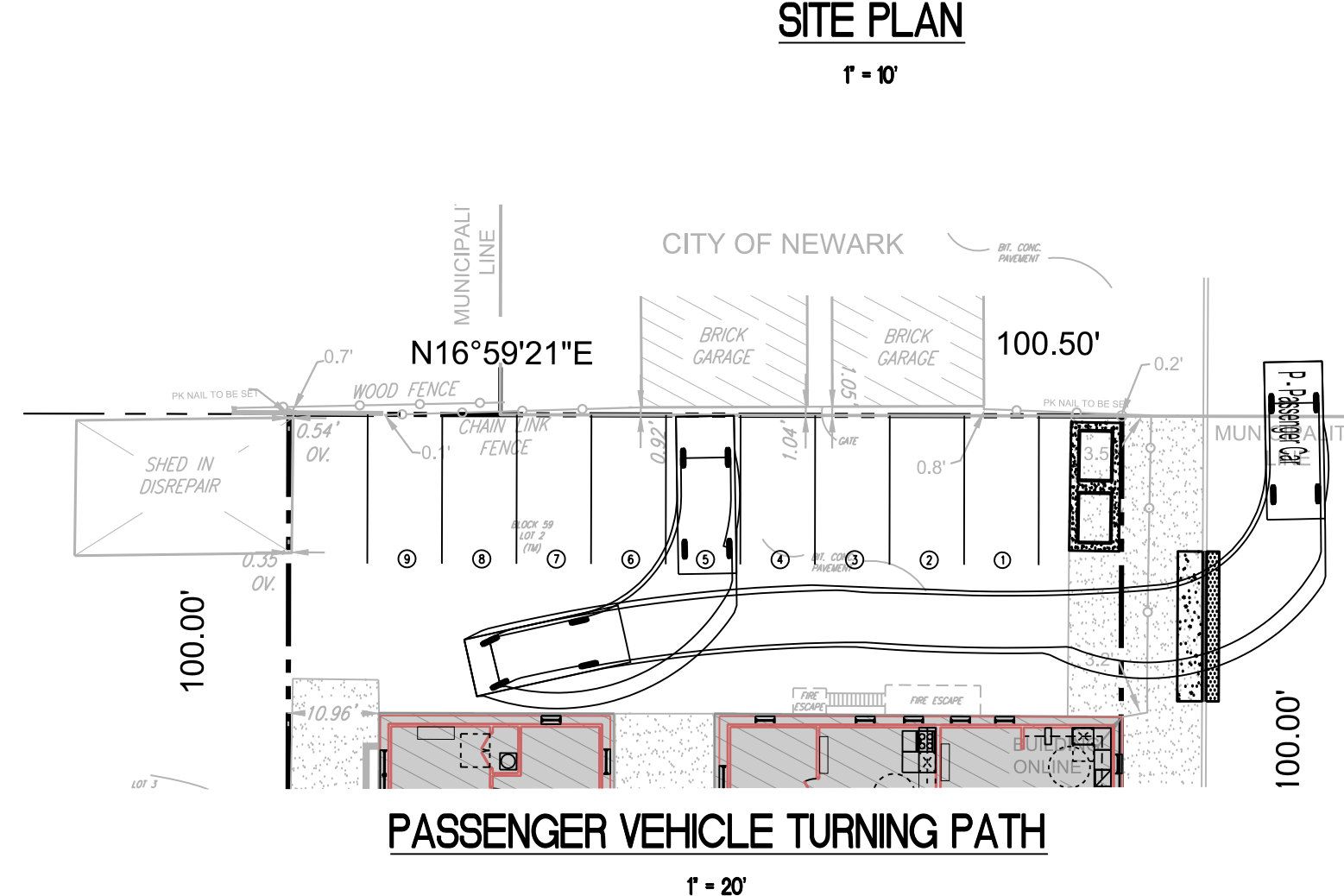
JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

NO.	DATE	DESCRIPTION	BY
REVISIONS:			
OWNER:			
175 MUNN AVE BSD, LLC 1358 HOOPER AVE, SUITE 306 TOMS RIVER, NJ 08753			
APPLICANT:			
175 MUNN AVE BSD, LLC 1358 HOOPER AVE, SUITE 306 TOMS RIVER, NJ 08753			
DRAWING TITLE:			
SITE PLAN AND CONSTRUCTION DETAILS			
PROJECT:			
175 MUNN AVENUE			
LOCATION:			
175-179 MUNN AVENUE LOT 2, BLOCK 59 TOWNSHIP OF IRVINGTON ESSEX COUNTY, NEW JERSEY, 07111			
DRAWN BY: XXX			
CHECKED BY: MJN			
DATE: 08-10-2020			
DRAWING NUMBER: C-301			
SCALE: 1"=10'			
JOB NO: 11261-002			
SHEET 2 OF 2			



SITE PLAN NOTES

- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON A PLAN TITLED "PLAN OF SURVEY PREPARED FOR LOT 2, BLOCK 59 SITUATED IN THE TOWNSHIP OF IRVINGTON, ESSEX COUNTY, NEW JERSEY" PREPARED BY CLEARPOINT SERVICES, LLC, 175 MUNN AVE BSD LLC DATED 11-10-17.
- SEE ARCHITECTURAL PLANS FOR ROOM CONFIGURATION, INTERIOR LAYOUT IS SHOWN FOR RELATION OF BUILDING TO SITE AS PROVIDED BY THE PROJECT ARCHITECT.
- RESPONSIBILITY/OSHA STANDARDS: CONTRACTOR SHALL ADHERE TO CURRENT WORKSITE SAFETY REGULATIONS, INCLUDING U.S. DEPARTMENT OF LABOR, OSHA PUBLICATION NUMBER 3149, 1996 SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY AND ALL APPLICABLE HEALTH AND SAFETY REQUIREMENTS RELATED TO THE PERFORMANCE OF ON-SITE CONSTRUCTION WORK.
- ANY QUANTITIES SHOWN ON THE PLAN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL MATERIAL REQUIREMENTS.
- VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING ANY FABRICATION, ORDERING OF MATERIAL, OR PERFORMING ANY WORK. NOTIFY THE ENGINEER OF ANY CONDITIONS OR DIMENSIONS THAT WOULD PREVENT OR HAMPER THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- ALL WORK MUST BE PERFORMED IN SUCH A MANNER TO PROTECT AND PREVENT DAMAGE TO SURROUNDING PROPERTY, TO MAINTAIN A SAFE WORK ENVIRONMENT, AND TO ENABLE WORK AND BUSINESSES AT THE SITE TO PROCEED WITH MINIMAL AND COORDINATED INTERRUPTIONS.
- EXISTING UTILITY CONNECTIONS TO REMAIN.
- EXISTING SEWER INFORMATION REFERENCED FROM PLAN TITLED "EXISTING AND PROPOSED SEWERS" SHEET 11/28 FROM SEWER MASTER PLAN DRAWING SET DATED MARCH 28, 1977 AS PROVIDED BY THE IRVINGTON TOWNSHIP ENGINEER.



DRESDNER ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
1 EVERTRUST PLAZA, SUITE 901, JERSEY CITY, NJ 07302
TEL: 201.217.9200 FAX: 201.217.9607
NJ CERTIFICATE OF AUTHORIZATION: 24GA27926000

JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

NO.	DATE	DESCRIPTION	BY
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REVISIONS:

OWNER:

175 MUNN AVE BSD, LLC
1358 HOOPER AVE, SUITE 306
TOMS RIVER, NJ 08753

APPLICANT:

175 MUNN AVE BSD, LLC
1358 HOOPER AVE, SUITE 306
TOMS RIVER, NJ 08753

DRAWING TITLE:

SITE PLAN AND CONSTRUCTION DETAILS

PROJECT:

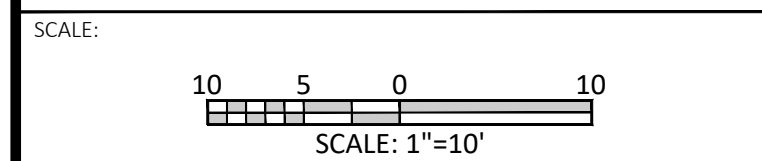
175 MUNN AVENUE

LOCATION:

175-179 MUNN AVENUE
LOT 2, BLOCK 59
TOWNSHIP OF IRVINGTON
ESSEX COUNTY,
NEW JERSEY, 07111

Matthew J. Neuls 08/10/2020

MATTHEW J. NEULS
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 24GE04313300



DRAWN BY: XXX	CHECKED BY: MJN	DRAWING NUMBER: C-301
SCALE: 1\"=10'	DATE: 08-10-2020	
JOB NO: 11261-002	SHEET 2 OF 2	