



TOWNSHIP OF IRVINGTON  
Department of Planning & Zoning  
Irvington Municipal Building  
Civic Square, Irvington, NJ 07111  
Tel: 973-982-6980 Fax: 973-399-6798

Tony Vauss, Mayor  
Kyana Woolridge, Director

## ZONING REPORT

January 15, 2021

From Dusk Til Dawn LLC  
188 Eagle Rock Ave Suite 1  
Roseland, NJ 07068

Re: 1137 Stuyvesant Ave  
Block 359 Lot 5 & 6

Dear Robert Cunningham,

I have reviewed the survey and project plan for the referenced project my concerns/recommendations are as follows:

1. (24) 1 Bedroom apartments is not acceptable. I recommend minimum (3) 2 Bedroom apartments on each floor. This will reduce number of units to 18 (6 (2) bedrooms and 12 (1) bedroom apartments. The (21) parking spaces 18 can be allotted to the apartments and 3 to visitors and/or commercial tenant(s).
2. Front main entrance to residential units need an accessible handicap ramp.
3. Revise drawings to include measurements for parking spaces.
4. Revise drawings to show where landscaping will be placed.

Sincerely,

Derrick James  
Zoning Officer