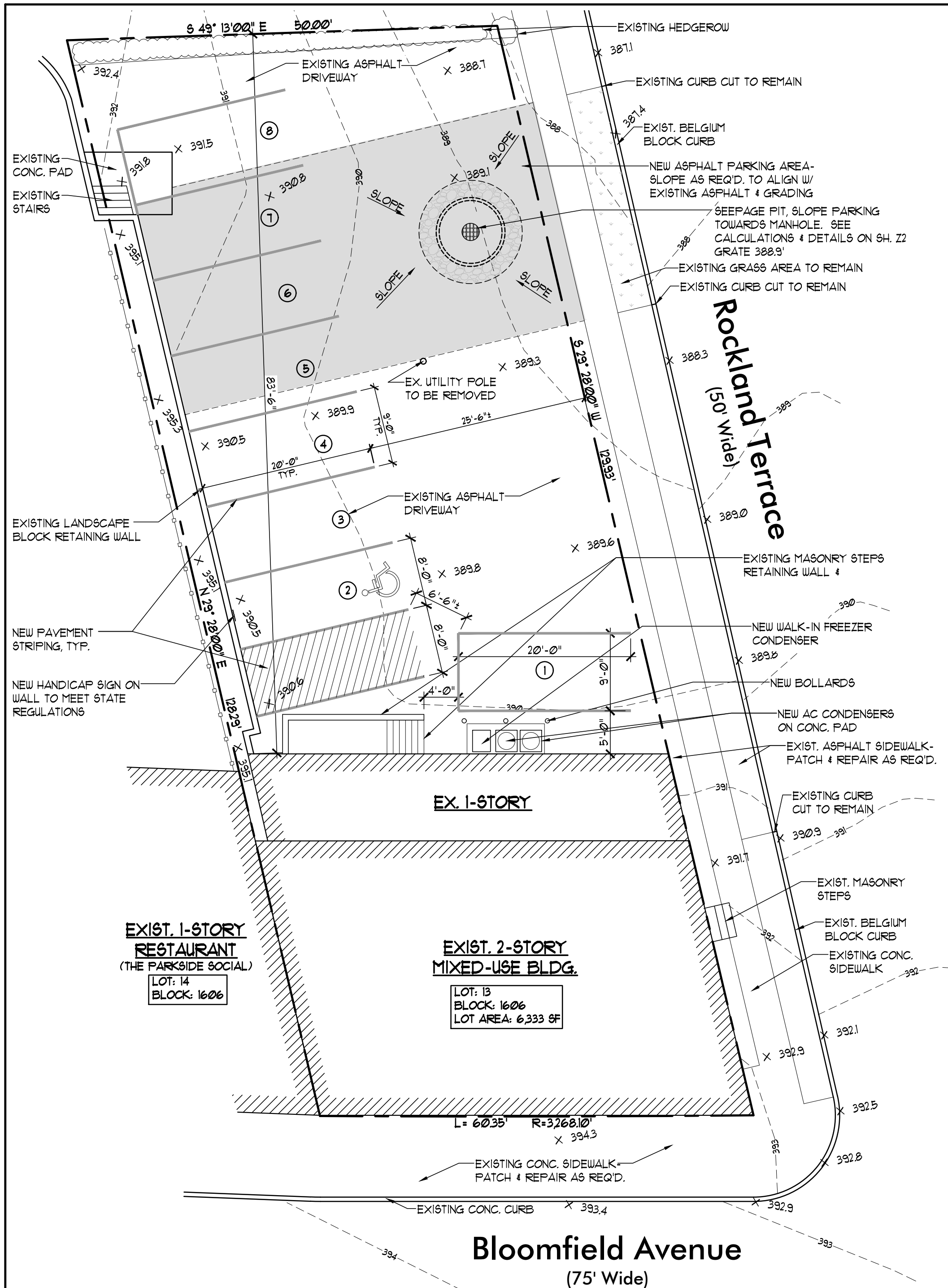




PROPOSED SITE PLAN

SCALE: 1" = 10'-0"
NOTE:
SURVEY INFORMATION TAKEN FROM PROPERTY SURVEY PREPARED BY KTJ ASSOCIATES, LLC, PROFESSIONAL LAND SURVEYORS 1019 OLD YORK ROAD, NESHANIC STATION, NJ 08853 SURVEY DATED: 05/04/2023

ZONING INFO.

ZONE TC - TOWN CENTER

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE
USE	MIXED USE BUILDING	MIXED RETAIL & RESIDENTIAL	MIXED RESTAURANT & RESIDENTIAL	YES
LOT AREA (min)	2,000 sf	6,333 sf	6,333 sf	NO
LOT WIDTH (min)	50 ft	50 ft 4 in	50 ft 4 in	NO
FRONT YARD (min)	0 ft	0 ft	0 ft	NO
SIDE YARD (min)	0 ft	0 ft	0 ft	NO
SIDE YARD (both)	0 ft	0 ft	0 ft	NO
SIDE YARD (% of lot width)	0 ft	0 ft	0 ft	NO
REAR YARD (min)	10 ft	83 ft 6 in	83 ft 6 in	NO
HEIGHT (max)	3 stories/ 50 ft	2 stories/ 24 ft 9 in	2 stories/ 24 ft 9 in	NO
LOT COVERAGE (max)	80%	34.4%	34.4%	NO
IMPROVED COVERAGE (max)	100%	16.1%	95.2%	NO
FLOOR AREA RATIO (max)	N/A	N/A	N/A	NO
PARKING SPACES (min)	21 parking spaces	5 parking spaces	8 parking spaces	YES

* EXISTING CONDITION WITH VARIANCE

PARKING CALCULATIONS

N.J.A.C. 5:21-4.14 PARKING: NUMBER OF SPACES:
13 PARKING SPACES/ DWELLING UNIT + 5 SPACES PER DWELLING UNIT FOR GUESTS + 2 REQ'D. SPACES

(2) DWELLING UNITS X (2) REQ'D. SPACES =

(4) TOTAL PARKING SPACES REQUIRED

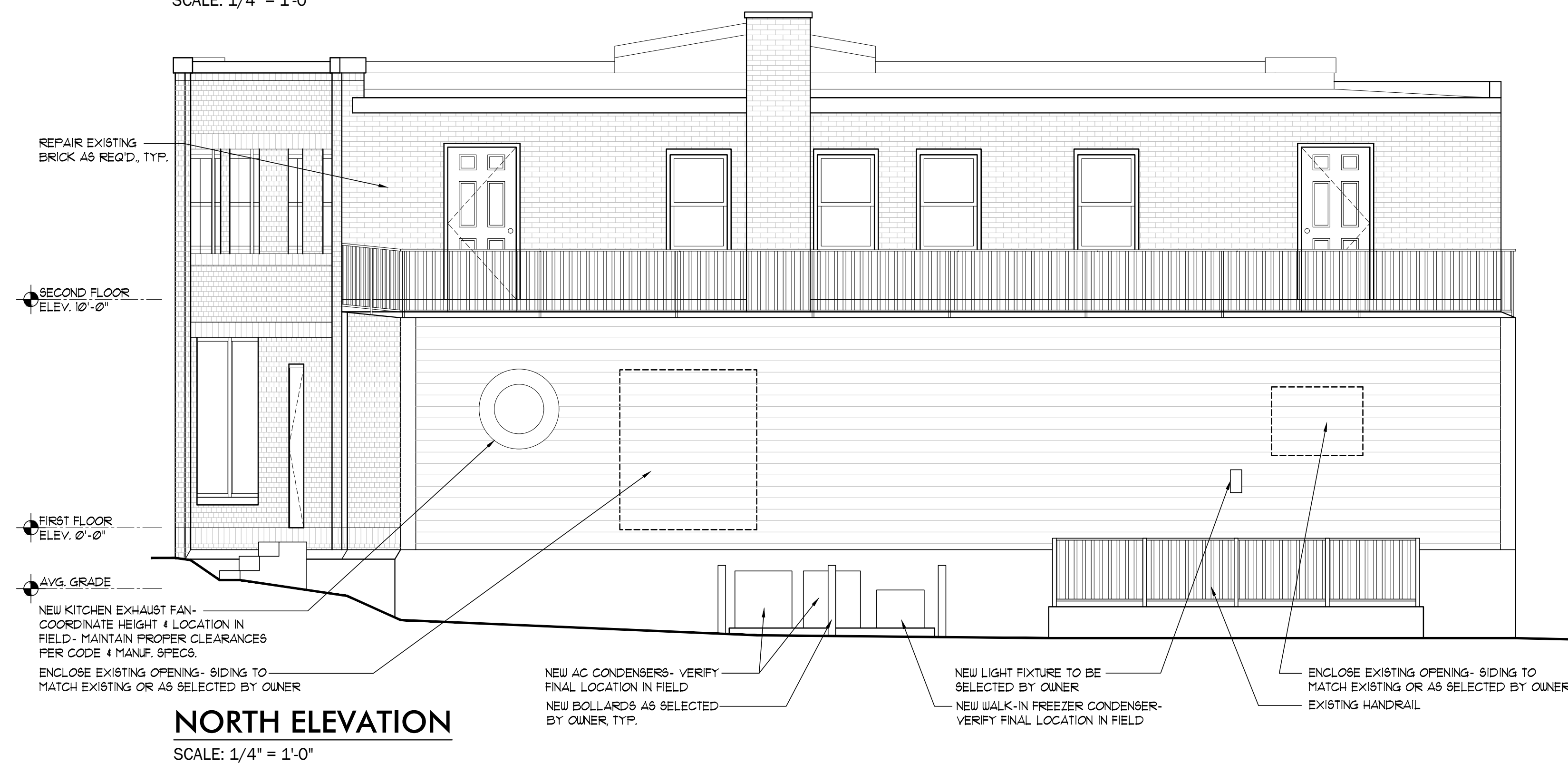
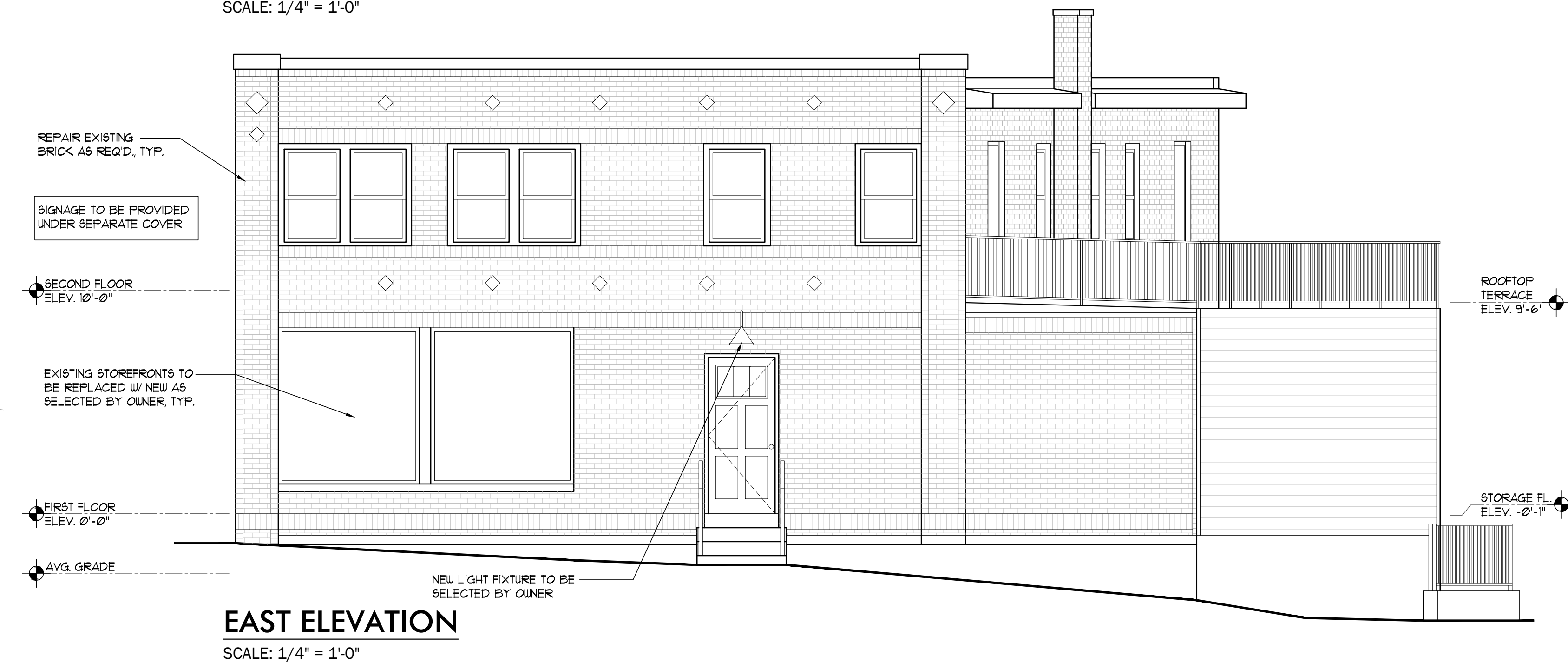
VERONA ZONING - 150-126: OFF-STREET PARKING: NUMBER OF SPACES:

(1) PARKING SPACE PER (2) SEATS DEVOTED TO SERVICE

(46) SEATS PROPOSED/ 2 = (23) PARKING SPACES REQ'D.

(21) TOTAL PARKING SPACES REQUIRED/ (8) SPACES PROVIDED

SITE NOTES:
SITE ENGINEERING DRAWINGS ARE TO BE SUPPLIED BY OTHERS UNDER SEPARATE CONTRACT



Proposed Restaurant
Below Existing (2)
Residential Units
Located at:
700 Bloomfield Avenue
Verona, NJ
Block: 1606 Lot: 13

SCOPE OF WORK

WORK CONSISTS OF CONVERTING THE EXISTING FIRST FLOOR RETAIL SPACE INTO A NEW RESTAURANT WITH LESS THAN 50 PATRONS. THE EXISTING SECOND FLOOR RESIDENTIAL UNITS ARE TO REMAIN WITH NO WORK. SITE WORK INCLUDES NEW ASPHALT PAVING WHERE GRASS AREA EXISTS TO CREATE ADDITIONAL PARKING.

11/24/2024	ISSUED FOR ZONING SUBMISSION
11/28/2023	ISSUED FOR ZONING REVIEW

Dassa • Haines
Architectural Group, LLC
Architecture • Planning
Construction Management

74 E. Passaic Ave.
Nutley, NJ 07110
tel: 973.233.9355
fax: 973.233.9358

Joseph L. Haines, AIA, PP
NJ Lic. # A112995

Site Plan, Zoning Info, & Building Elevations

DATE: 11/28/2023	Z1
SCALE: AS SHOWN	
JOB # 23-113	
BN:	
DRAWN BY: JB	CHECKED BY: JH
	1 OF 3

IMPERVIOUS
COVERAGE CALCULATIONS

NEW IMPERVIOUS SURFACE = 1234 SQ. FT.
PER SECTION 455-11A (3) FOR EACH NEW SQUARE FOOT OF
NEW IMPERVIOUS SURFACE, TWO GALLONS OF STORM WATER
SHALL BE MANAGED.

1234 SQ. FT. OF NEW IMPERVIOUS = 2,468 GAL. = 330 CU. FT.
OF WATER TO BE COLLECTED.

SEEPAGE PIT CALCULATIONS

SEEPAGE PIT TYPE 'A' CALCULATIONS
8' Diameter 4' Deep
2' Stone Around Pit / 2' Stone at Bottom of Pit
Pit Volume

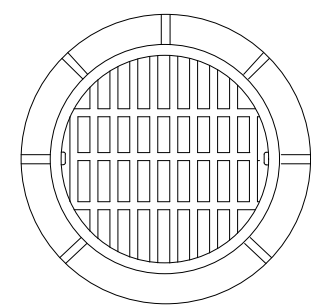
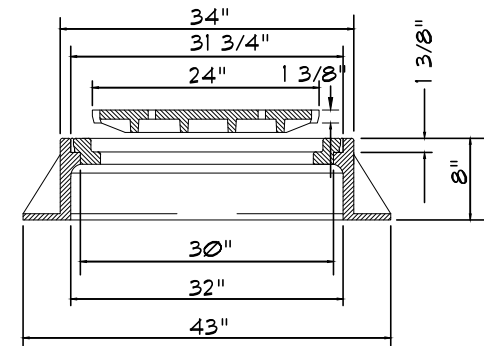
= 112 cf
Stone Around Pit
2' OF STONE, 40% Voids
INNER Ø = 13' HEIGHT = 4'
OUTER Ø = 8'
STONE Ø = 12'

$\frac{\pi \times (4')^2 \times (2' - 8')}{4}$ = 100.5 cf

Stone at Bottom
2' OF STONE, 40% Voids
 $\frac{\pi \times (4')^2 \times (2' - 4')}{4}$ = 90 cf
TOTAL VOLUME = 362.5 cf

SUMMARY

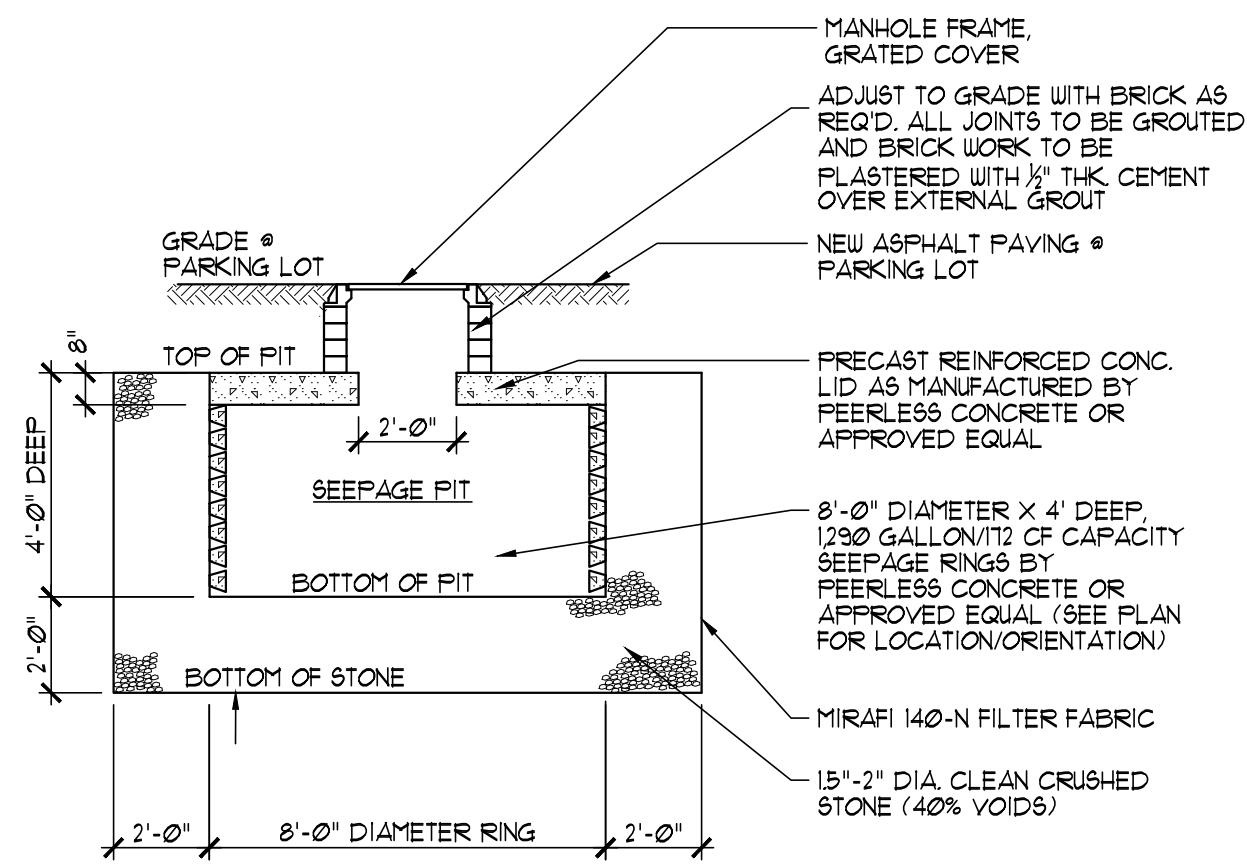
CU. FT. COLLECTED > CU. FT. REQUIRED
362.5 CU. FT. COLLECTED > 330.0 CU. FT. REQUIRED



MANHOLE FRAME GRATE 4 LID
BY NEENAH FOUNDRY OR EQUAL
FRAME R-1192-GG OPEN GRATE

MANHOLE DETAIL

SCALE: 1/2" = 1'-0"

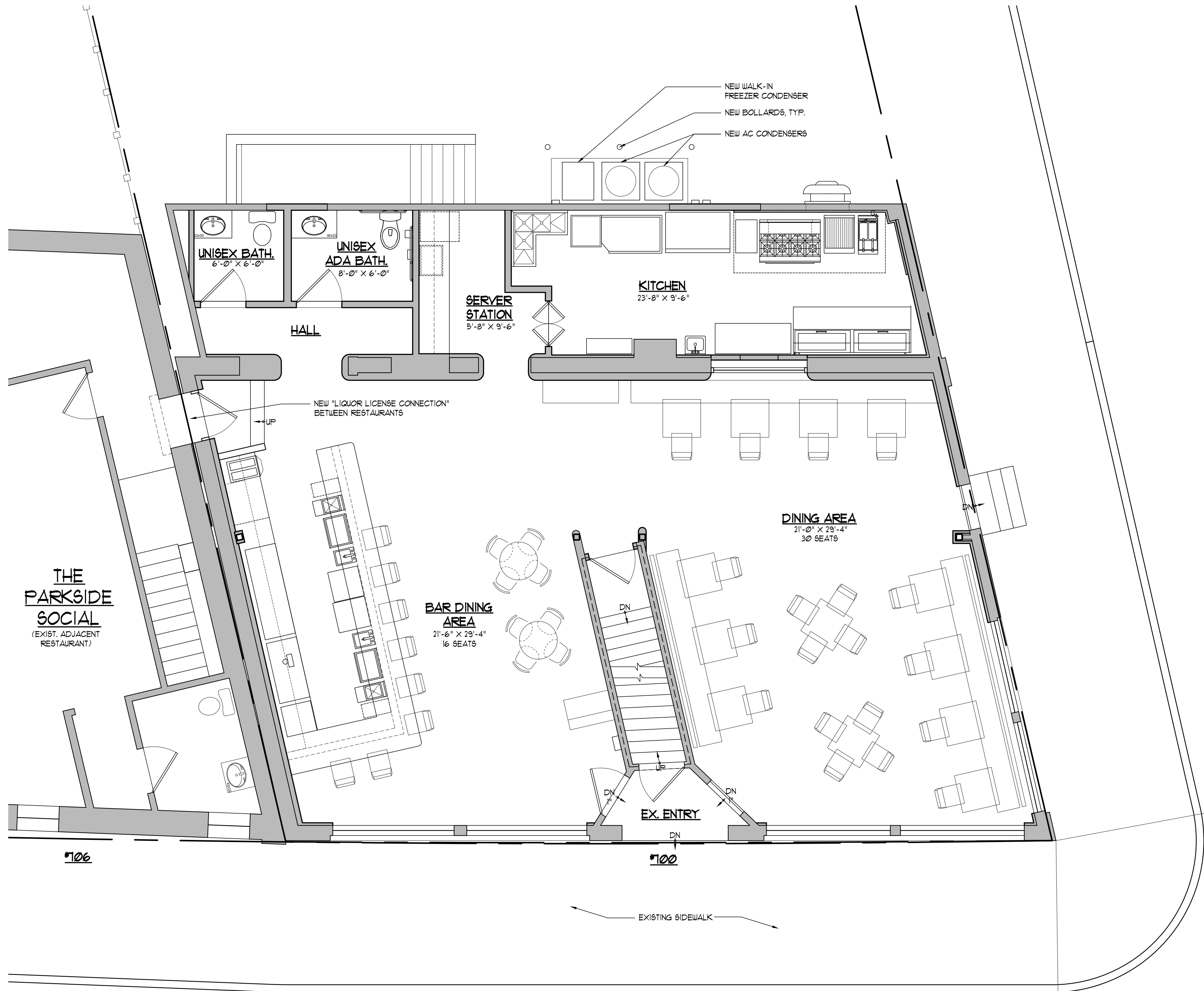


NOTE:

1. THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF THE SEEPAGE PIT. SEEPAGE PIT SHALL BE INSPECTED AFTER INTENSE RAINFALL. EVENTS, DEBRIS AND SEDIMENT SHALL BE REMOVED ANNUALLY. DURING DRY AND WARM WEATHER, SEE STORM WATER MAINTENANCE PLAN ON THIS PLAN.
2. AN INSPECTION OF THE EXCAVATION SHALL BE MADE BY THE TOWNSHIP ENGINEER PRIOR TO INSTALLATION OF THE SEEPAGE PITS.
3. TEST PITS WILL BE PERFORM PRIOR TO THE INSTALLATION OF SEEPAGE PITS TO DETERMINE PERMEABILITY AND GROUND WATER DEPTHS.

SEEPAGE PIT DETAIL

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



FIRST FLOOR PLAN

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

Proposed Restaurant
Below Existing (2)
Residential Units
Located at:
700 Bloomfield Avenue
Verona, NJ
Block: 1606 Lot: 13

AREA CALCULATIONS

700 BLOOMFIELD AVE

BASEMENT: 2,103 SQ. FT.

FIRST FLOOR: 2,103 SQ. FT.

FIRST FLOOR: 1,620 SQ. FT.

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11/28/2023	ISSUED FOR ZONING REVIEW

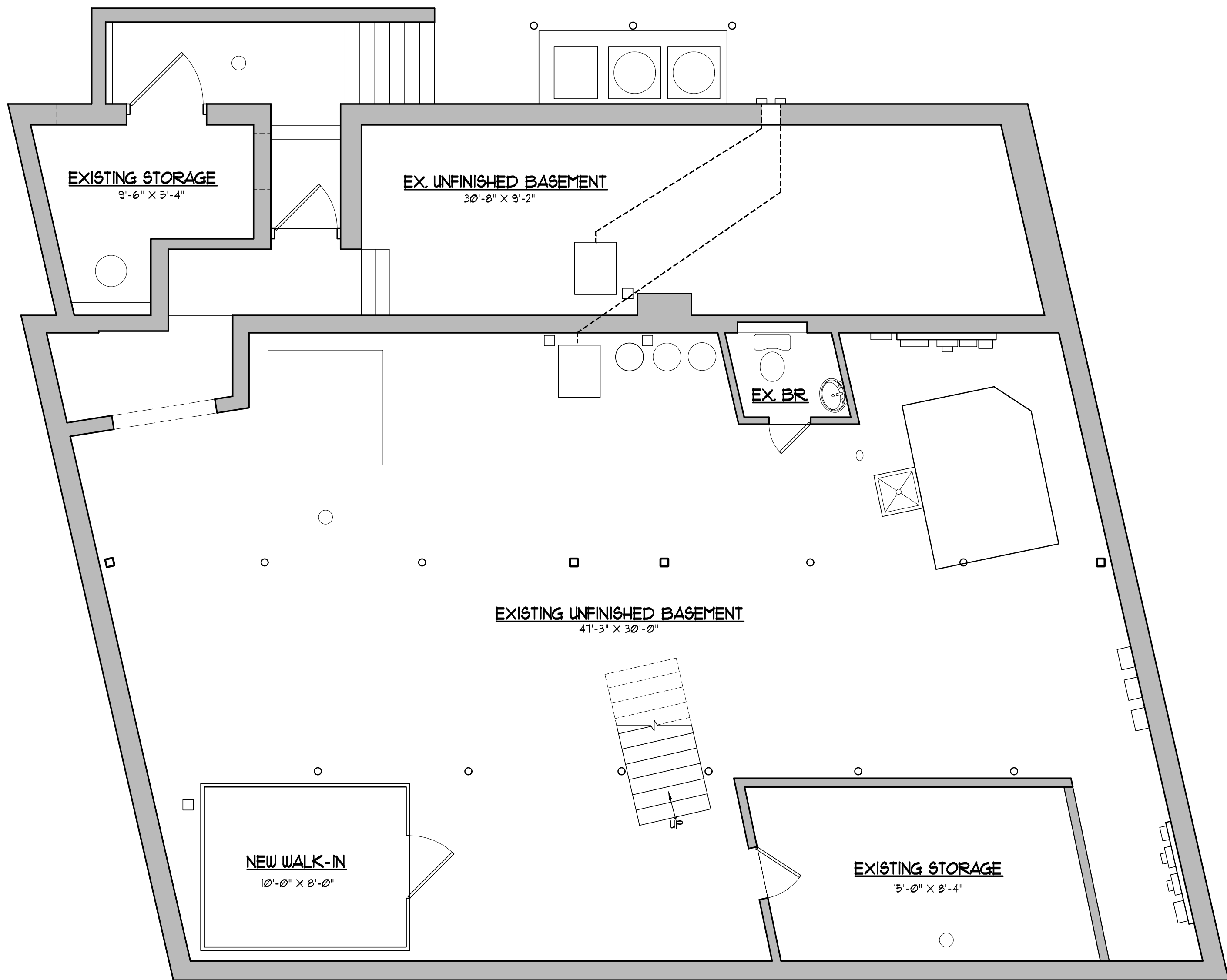
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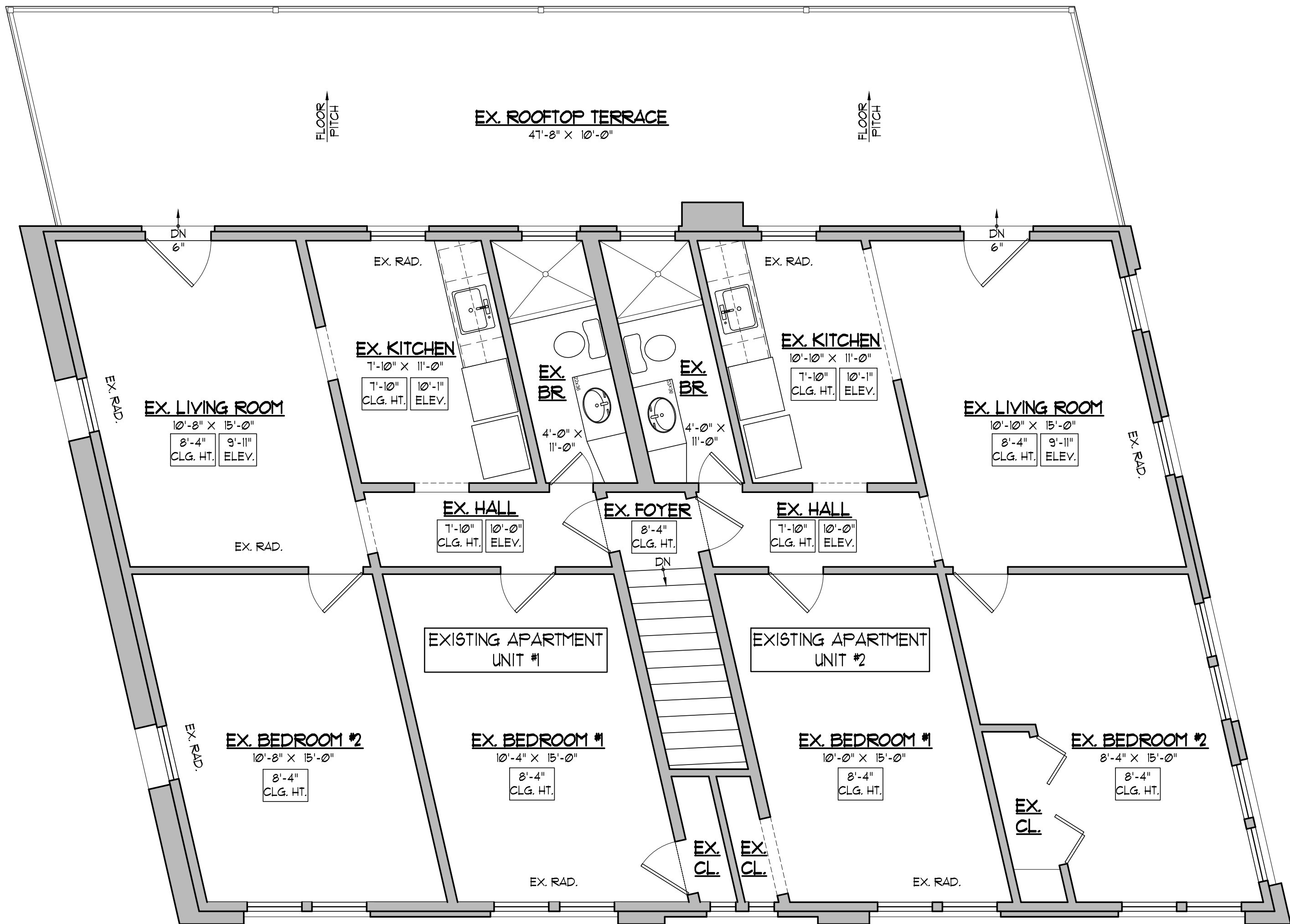
Joseph L. Haines, AIA, PP
NJ Lic. # A12295

First Floor Plan

DATE: 11/28/2023		Z2
SCALE: AS SHOWN		
JOB # 23-113		
BIN:		
DRAWN BY: JB	CHECKED BY: JH	2 OF 3



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



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

11/28/2023	ISSUED FOR ZONING SUBMISSION
11/28/2023	ISSUED FOR ZONING REVIEW