

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

ONE SUNSET AVENUE

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
BLOCK 303, LOT 4 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY



ARTISTIC PERSPECTIVE

PROJECT UNIT MIX:

MARKET RATE UNITS			AFFORDABLE UNITS		
1 BEDROOM:	89	48%	1 BEDROOM AFFORDABLE:	03	20%
2 BEDROOM:	96	52%	2 BEDROOM AFFORDABLE:	09	60%
3 BEDROOM	00	00%	3 BEDROOM AFFORDABLE:	03	20%
TOTAL:	185		TOTAL:	15	

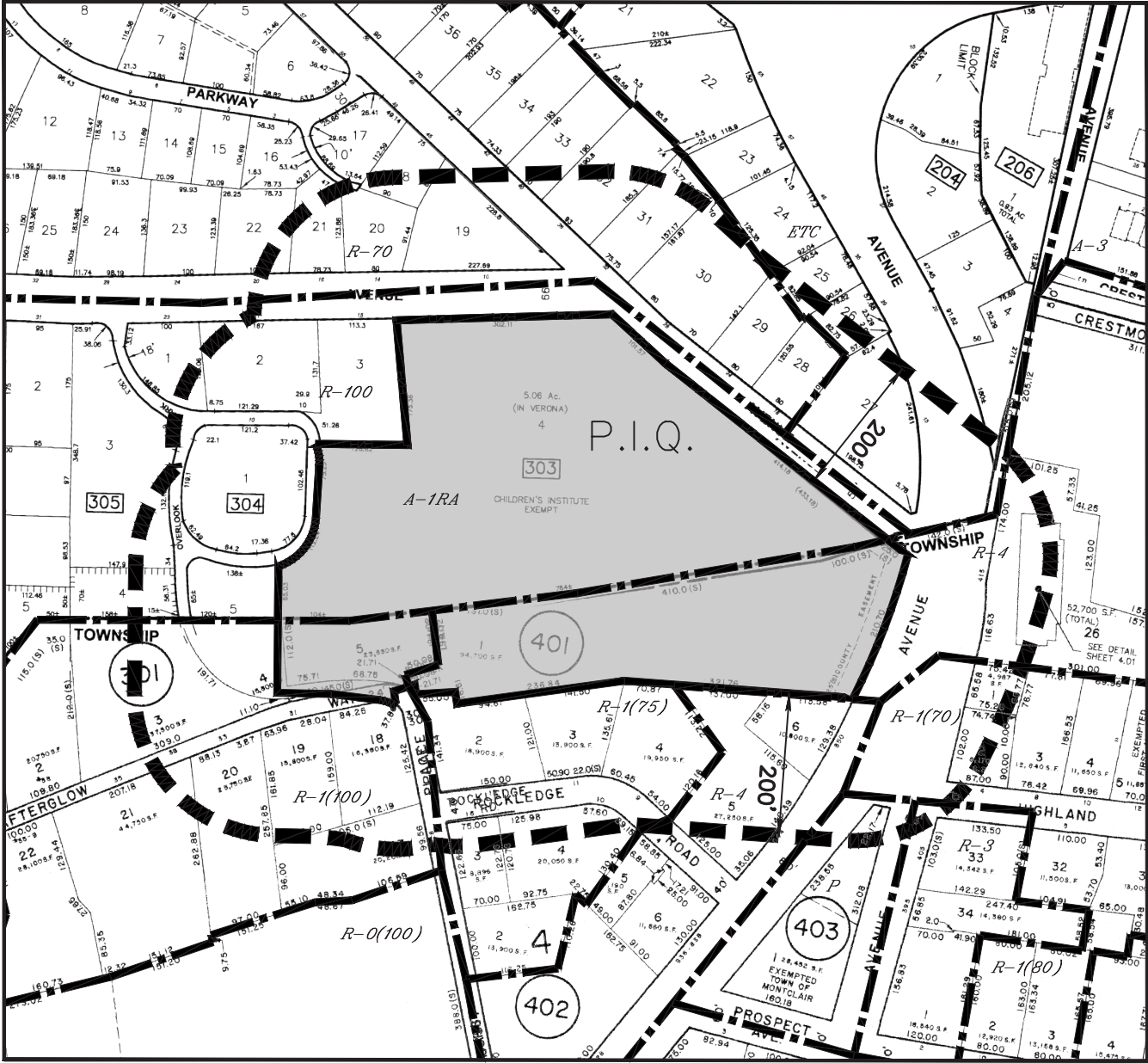
TOTAL PROJECT

1 BEDROOM:	92	46%
2 BEDROOM:	105	52%
3 BEDROOM*:	03	02%
TOTAL:	200	

* 3 BEDROOM UNITS ARE ONLY PROPOSED TO BE AFFORDABLE.

NOTE: THE GARAGE WILL BE SPRINKLERED WITH A TYPE 13 SYSTEM

NOTE: KNOX BOX LOCATIONS WILL BE DETERMINED BY FIRE MARSHAL AND BE LOCATED IN BUILDING PERMIT DRAWINGS AT TIME OF FILING



LOCATION MAP
NTS

PROJECT DATA	
BLOCK / LOT:	BLOCK 303, LOT 4
ZONING DISTRICT:	SUNSET AVENUE REDEVELOPMENT PLAN
LOT AREA:	7.98 ACRES
BUILDING FOOTPRINT:	104,000 SF
RESI FLOOR AREA:	287,035 SF
DWELLING UNITS:	200 DU
PARKING:	382 SPACES (1.9 SP/DU/RSIS)

SHEET INDEX

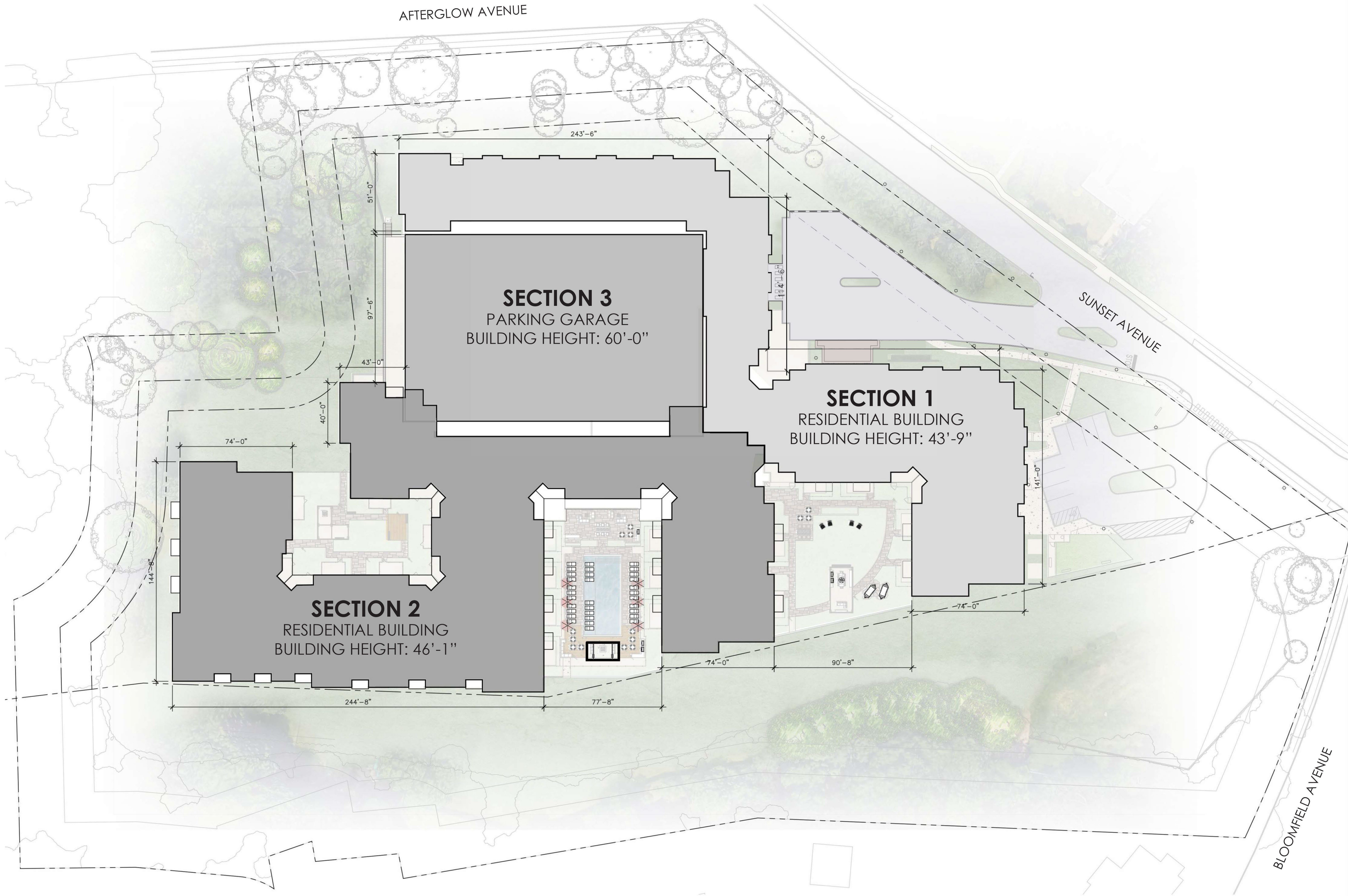
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PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
MINNOWASKO.COM

ONE SUNSET AVE
VERONA, NEW JERSEY
BLOCK 303, LOT 4
PREPARED FOR:
VERONA SUNSET URBAN RENEWAL, LLC
1 SUNSET AVENUE
VERONA, NEW JERSEY 07044

ISSUE:	FOR:
DATE:	
11-18-2021	PRELIM & FINAL SITE PLAN
05-12-2022	PRELIM & FINAL SITE PLAN
01/13/2023	PRELIM & FINAL SITE PLAN

C-01
COVER SHEET



01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

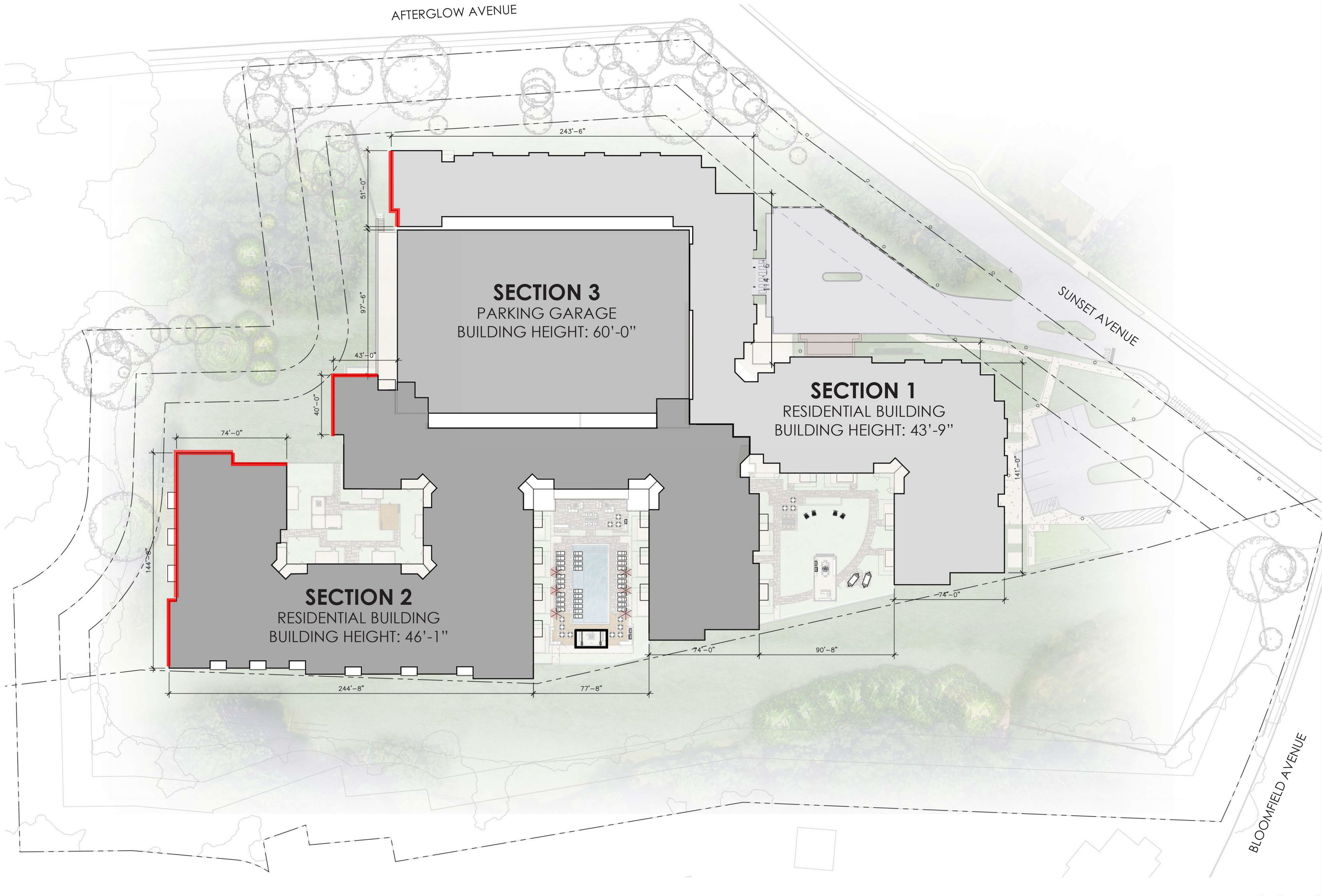
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A-01
ARCHITECTURAL SITE PLAN



BALCONY PROHIBITION DIAGRAM
SCALE: 1" = 30'-0"

Balconies Prohibited in this Area

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PARKING CALCULATIONS:

RESIDENTIAL REQUIRED PARKING:	1.9 SP/DU
RSIS STANDARDS:	
1 BR UNITS (1.8 SP/DU)	= 165.6
2 BR UNITS (2.0 SP/DU)	= 210.0
3 BR UNITS (2.1 SP/DU)	= 6.3
TOTAL REQUIRED	= 381.9
TOTAL PROPOSED PARKING:	= 382 SPACES (1.9 SP/DU)

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

+530.0

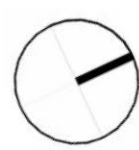
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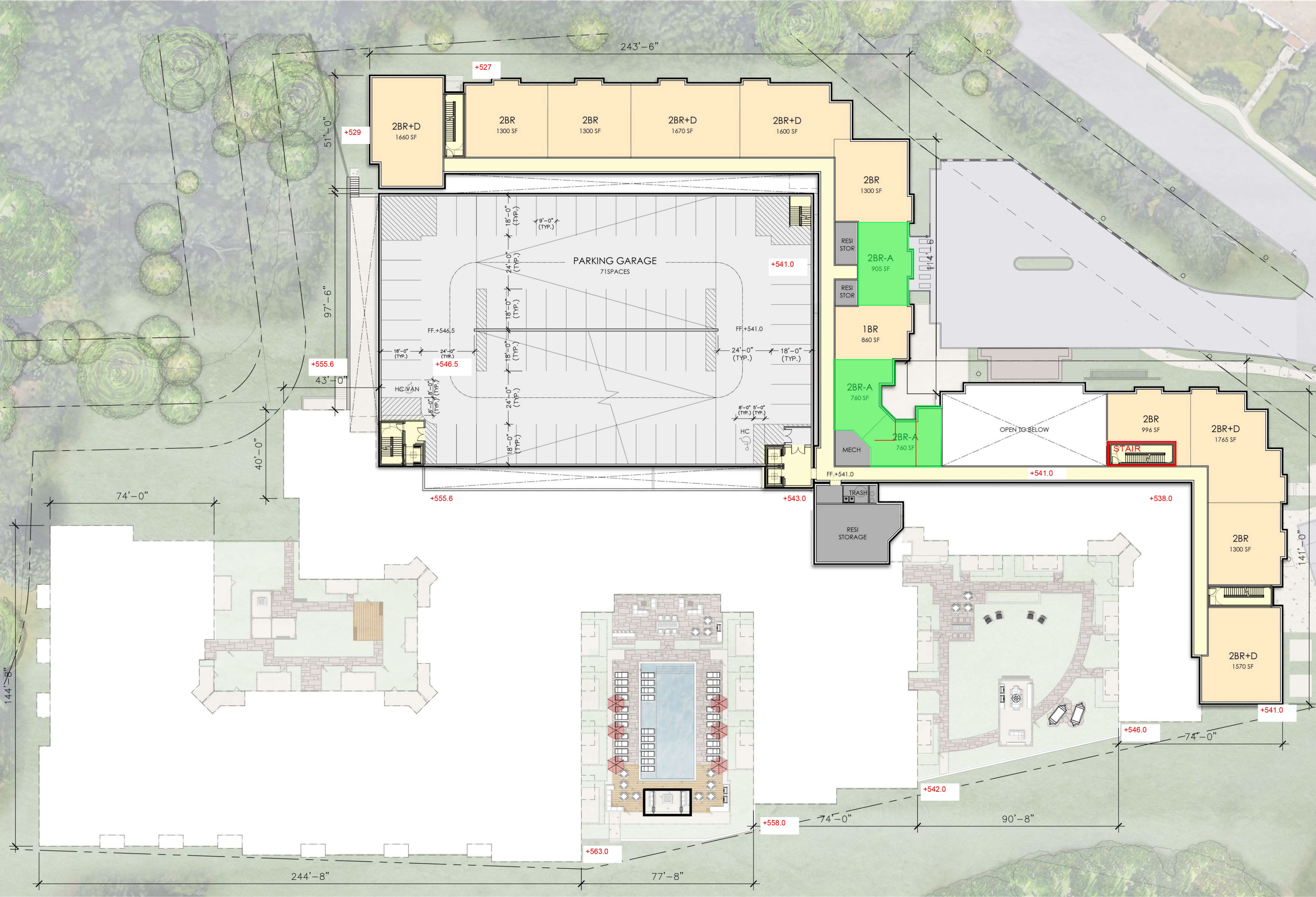


A-03

SECTION 1 GROUND /
SECTION 3 B1 FLOOR PLANS

01 SECTION 1 - GROUND / SECTION 3 - BASEMENT 1 FLOOR PLAN
SCALE: 1" = 20'-0"

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01 SECTION 1 - SECOND / SECTION 3 - BASEMENT 2 FLOOR PLAN
SCALE: 1" = 20'-0"

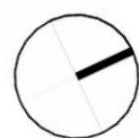
+541.0

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SECTION 1 2ND / SECTION 3
B2 FLOOR PLANS

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01 SECTION 1 - THIRD / SECTION 2 - BASEMENT / SECTION 3- FIRST FLOOR PLAN
SCALE: 1" = 20'-0"

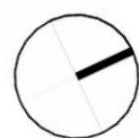
+552.0

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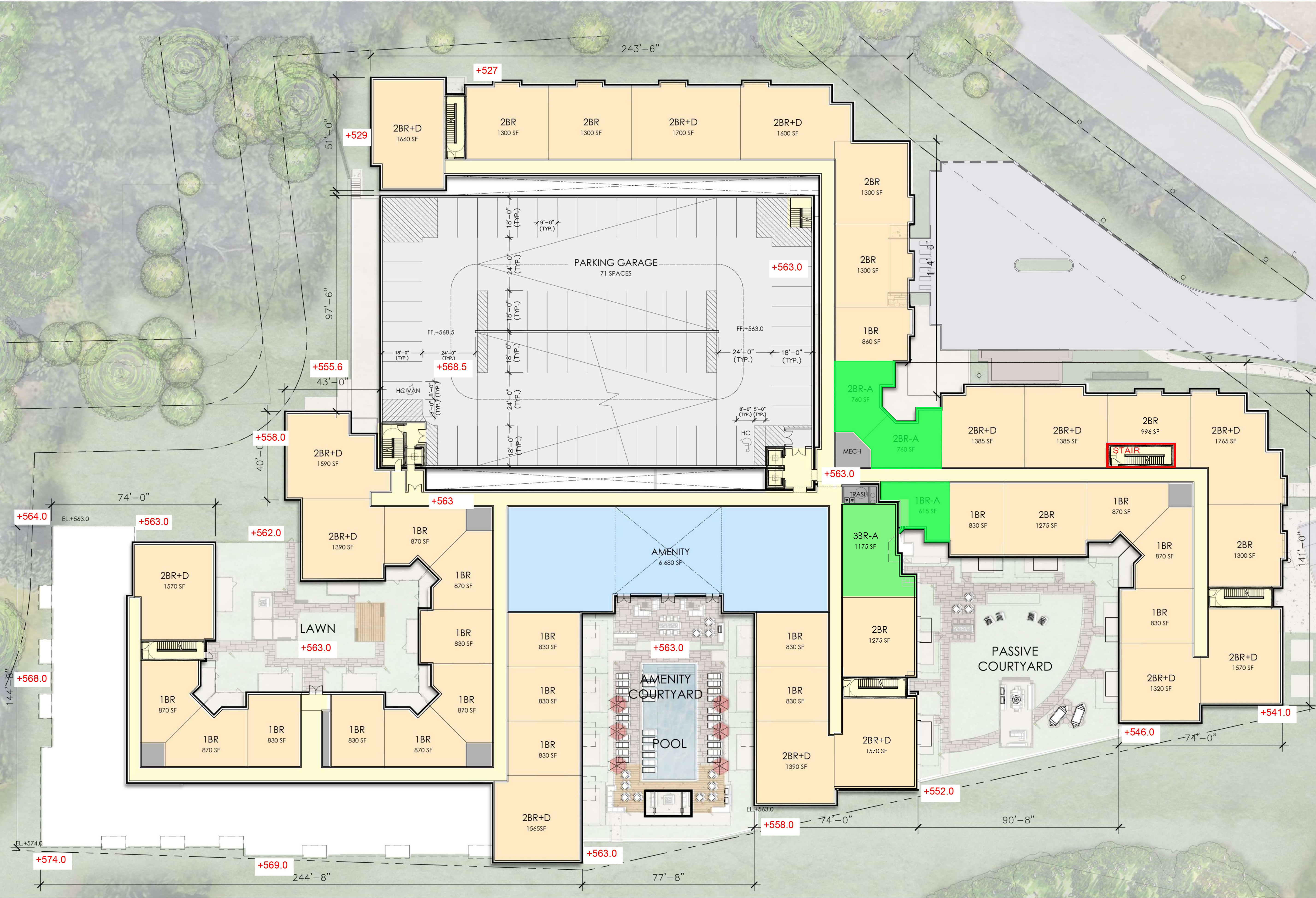
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A-05

SECTION 1 3RD/ SECTION 2 B1/
SECTION 3 1ST FLOOR PLANS

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01 SECTION 1 - FOURTH / SECTION 2 - FIRST / SECTION 3 - SECOND FLOOR PLAN
SCALE: 1" = 20'-0"

+563.0

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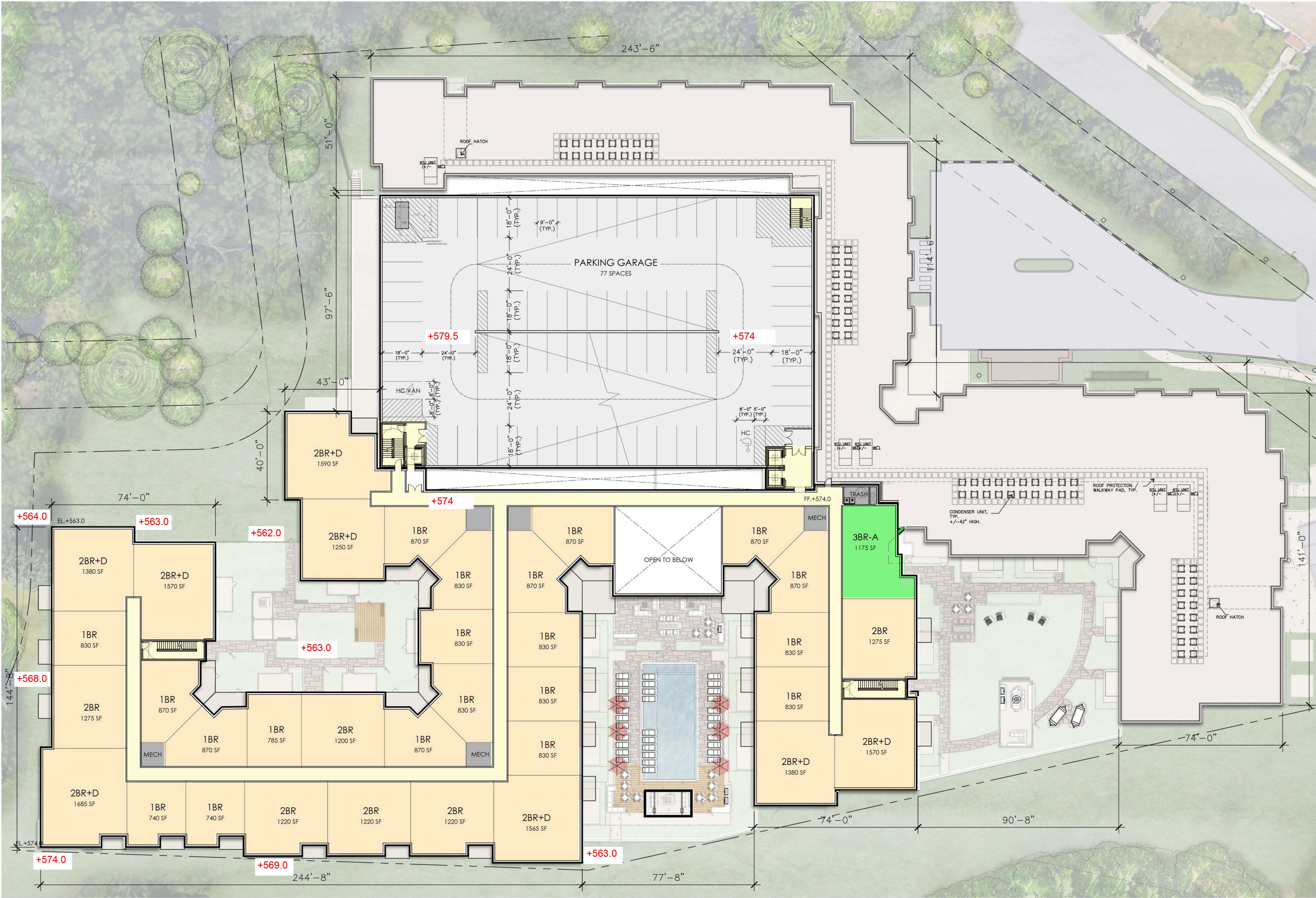
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A-06
SECTION 1 4TH/ SECTION 2 1ST/
SECTION 3 2ND FLOOR PLANS

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01 SECTION 2- SECOND / SECTION 3 - THIRD FLOOR PLAN
SCALE: 1" = 20'-0"

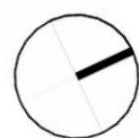
+574.0

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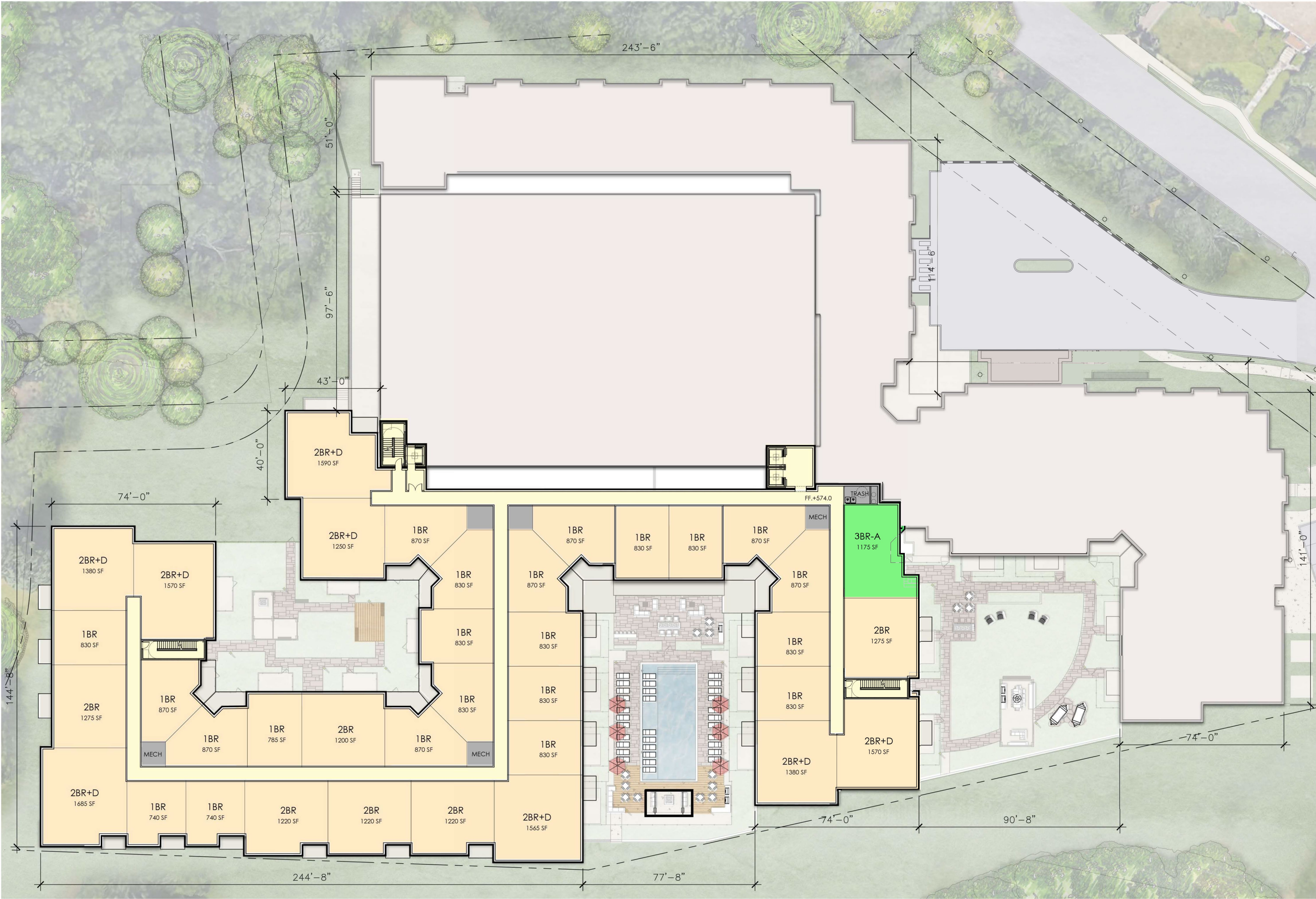
A-07

SECTION 2 2ND / SECTION 3
3RD FLOOR PLANS

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01 SECTION 2- FOURTH FLOOR PLAN
SCALE: 1" = 20'-0"

+596.0

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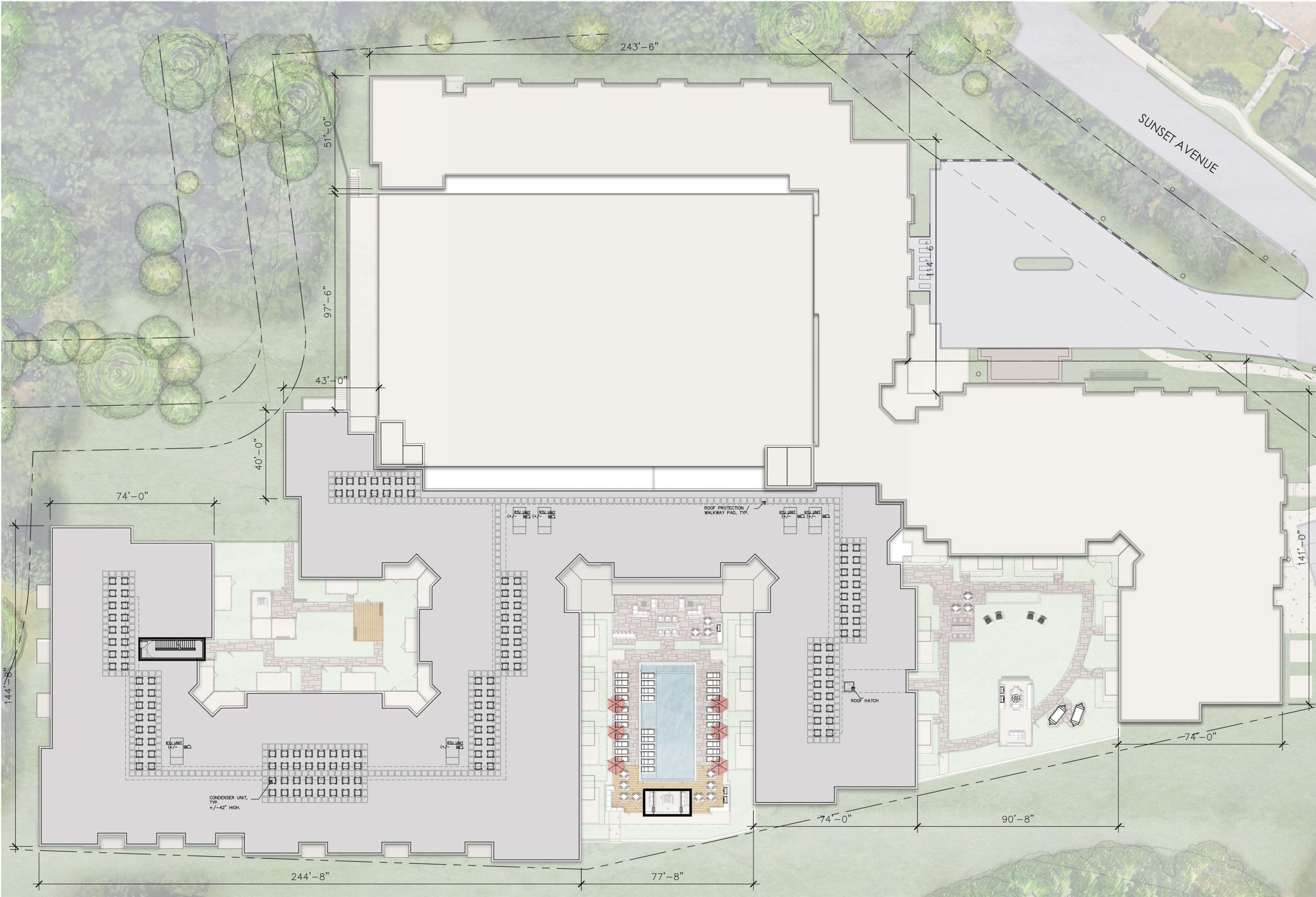
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A-09
SECTION 2 FOURTH FLOOR
PLANS

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01 SECTION 2- ROOF PLAN
SCALE: 1" = 20'-0"

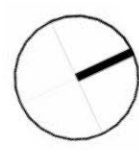
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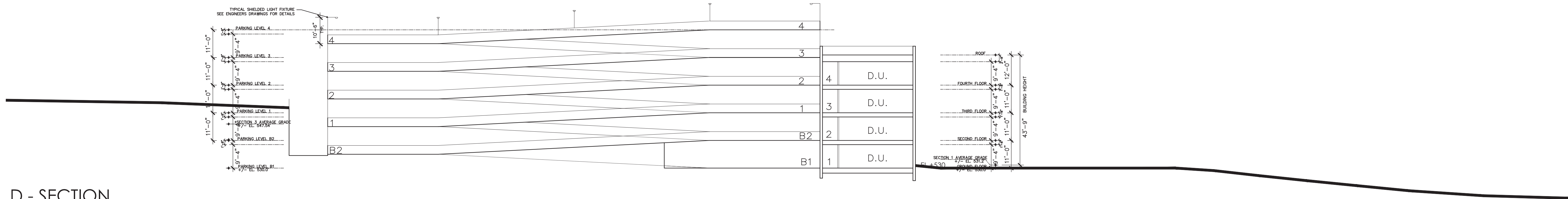
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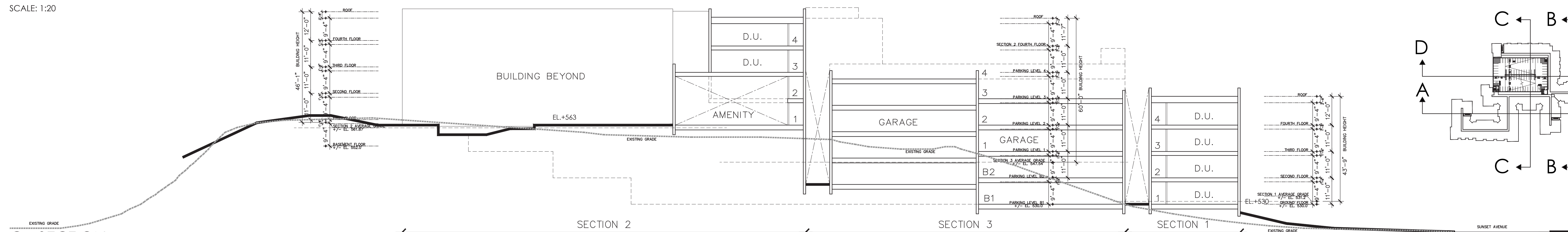


A-10
SECTION 2 ROOF PLANS



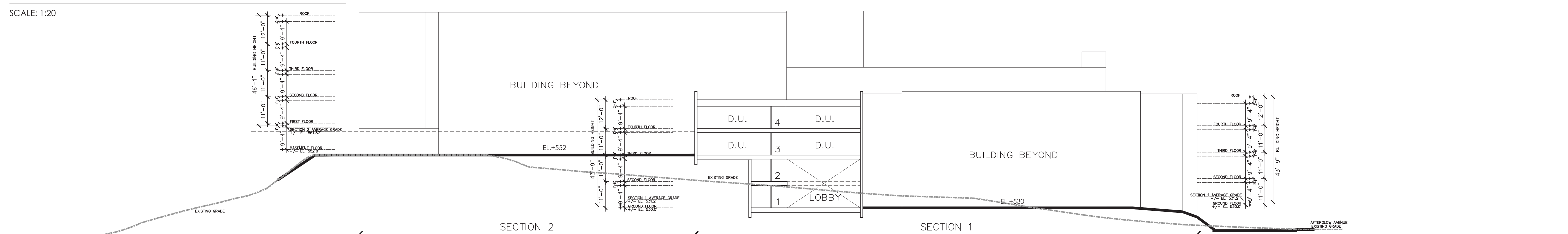
D - SECTION

SCALE: 1:20



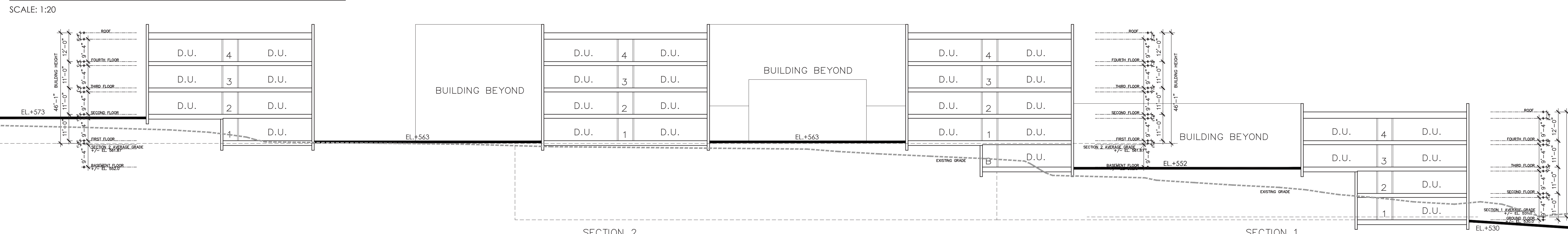
C - SECTION

SCALE: 1:20



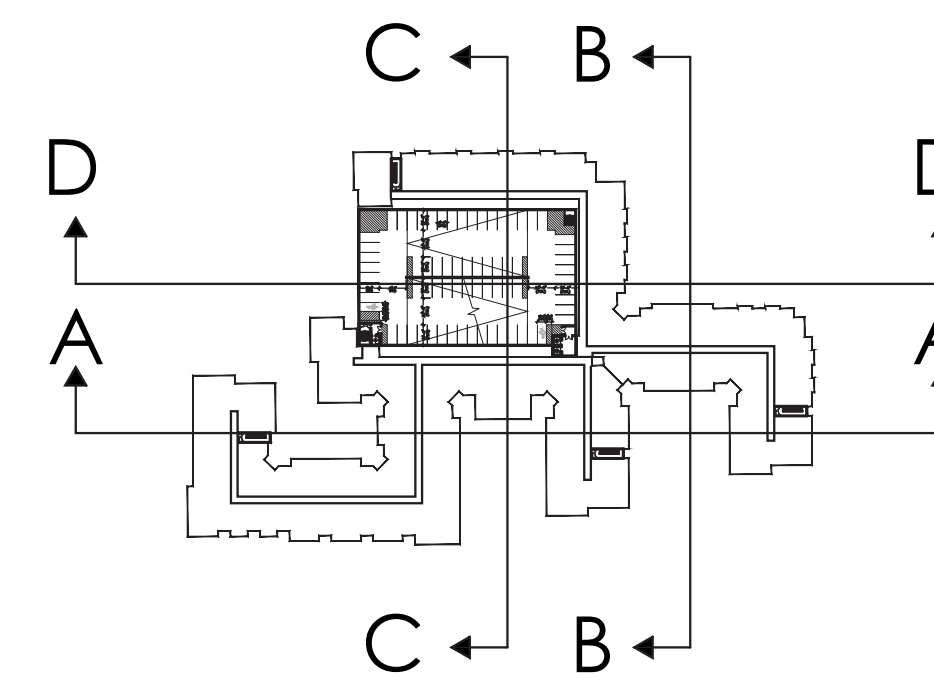
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SCALE: 1:20



A - SECTION

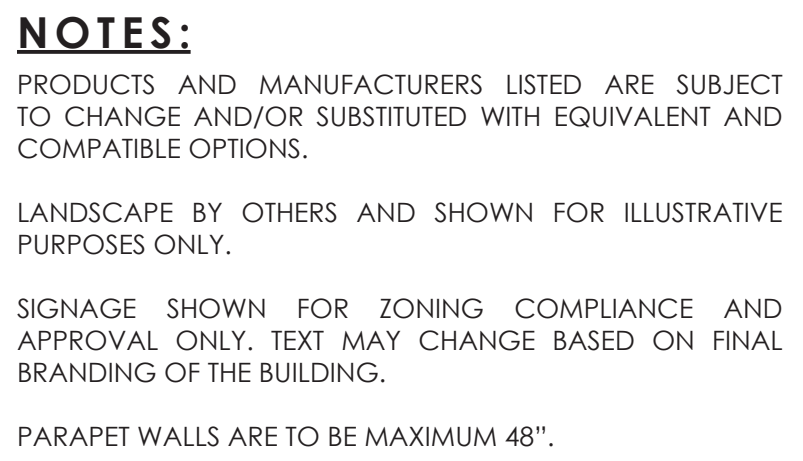
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A-11

CONCEPTUAL SECTIONS

01/13/2023
DATE: 09/24/2021

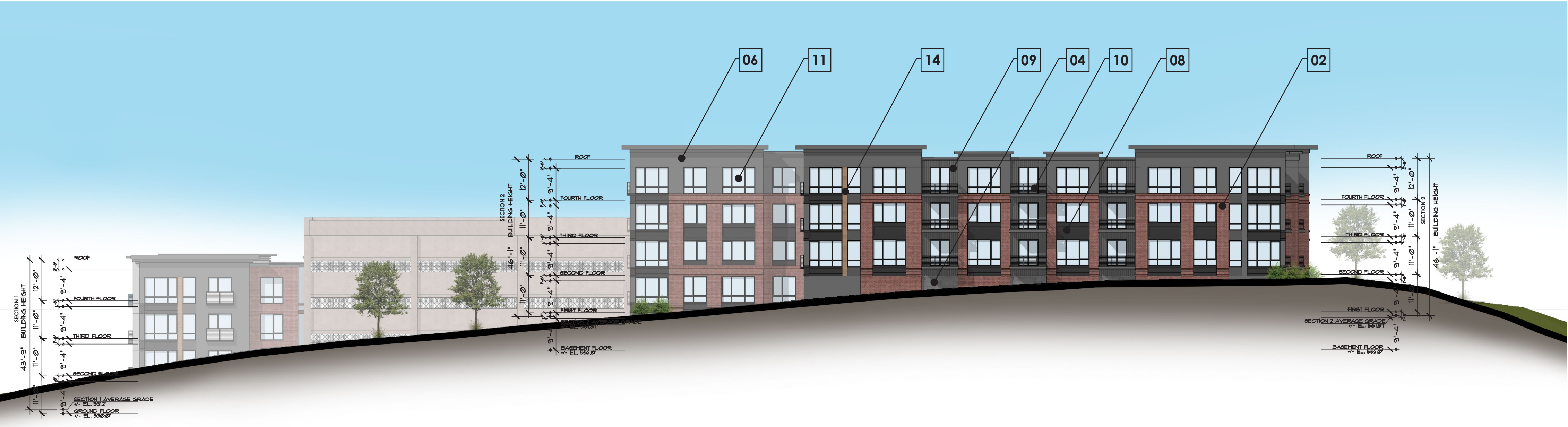


A-12

BUILDING ELEVATIONS



02 EAST BUILDING ELEVATION
SCALE: 1" = 20'-0"



01 WEST BUILDING ELEVATION
SCALE: 1" = 20'-0"

KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER A
- 02 MASONRY BRICK VENEER B
- 03 MASONRY BRICK VENEER C
- 04 CAST STONE BASE
- 05 COMPOSITE FIBER CEMENT LAP SIDING A
- 06 COMPOSITE FIBER CEMENT LAP SIDING B
- 07 COMPOSITE FIBER CEMENT LAP SIDING C
- 08 ARCHITECTURAL METAL PANEL A
- 09 ARCHITECTURAL METAL PANEL B
- 10 ARCHITECTURAL METAL RAILING
- 11 VINYL WINDOWS
- 12 ARCHITECTURAL GARAGE DOOR
- 13 ALUMINUM STOREFRONT SYSTEM
- 14 COMPOSITE WOOD LAP SIDING
- 15 ARCHITECTURAL METAL CANOPY

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

PARAPET WALLS ARE TO BE MAXIMUM 48".

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A-13
BUILDING ELEVATIONS



01 PARTIAL WEST BUILDING ELEVATION

KEY PLAN:



MATERIALS KEY:

- 01 MASONRY BRICK VENEER A
- 02 MASONRY BRICK VENEER B
- 03 MASONRY BRICK VENEER C
- 04 CAST STONE BASE
- 05 COMPOSITE FIBER CEMENT LAP SIDING A
- 06 COMPOSITE FIBER CEMENT LAP SIDING B
- 07 COMPOSITE FIBER CEMENT LAP SIDING C
- 08 ARCHITECTURAL METAL PANEL A
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NOTES:

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LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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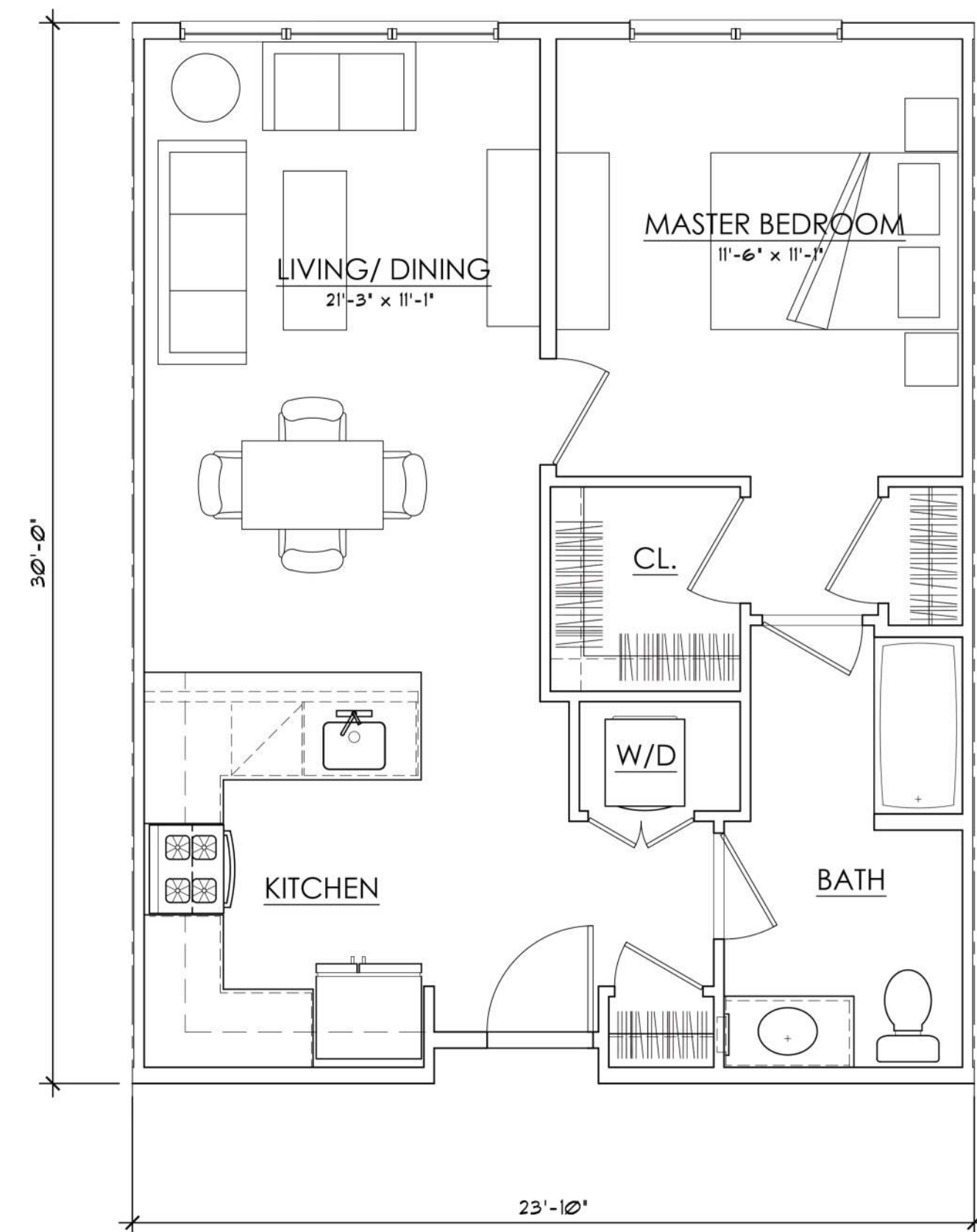
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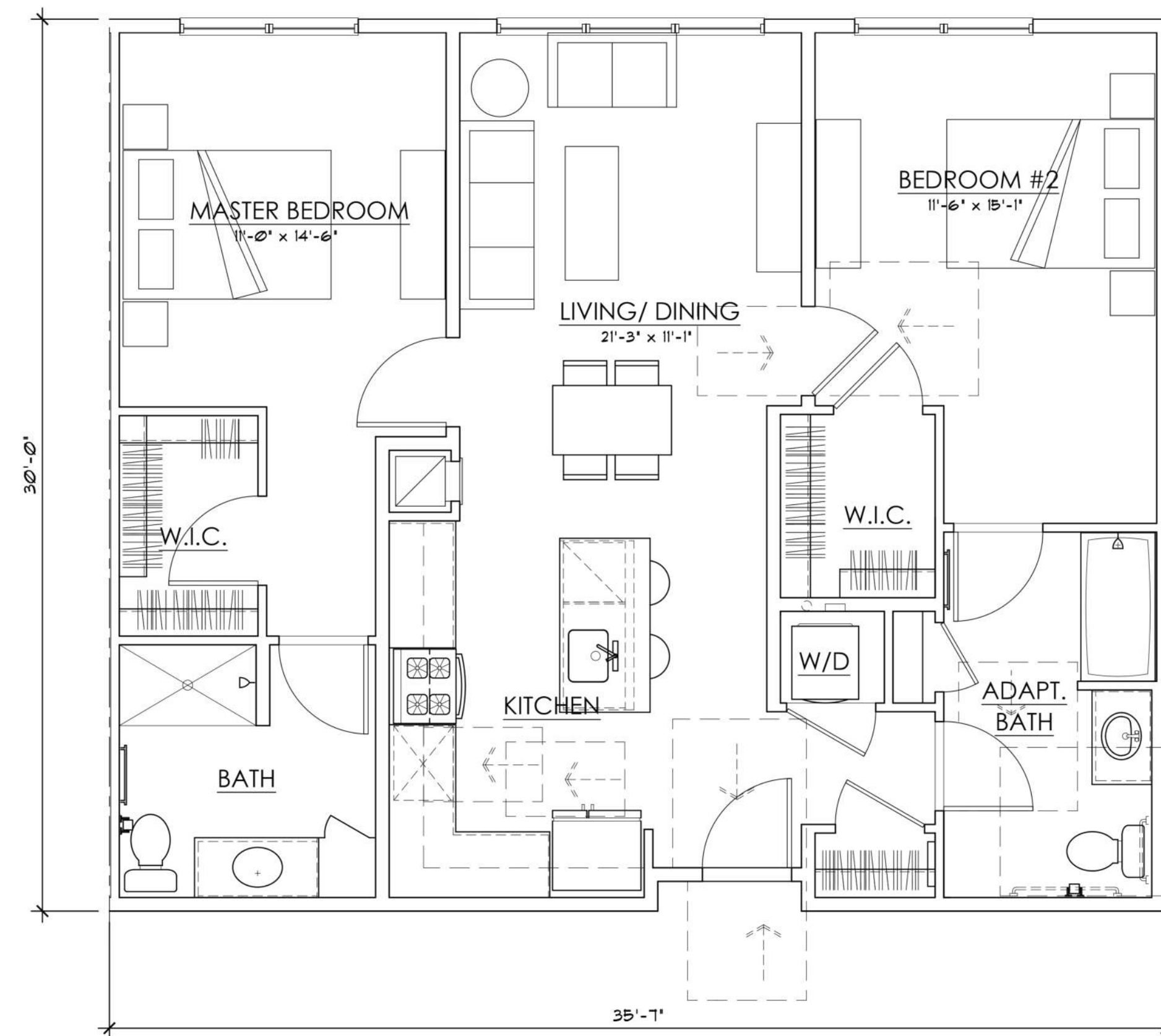
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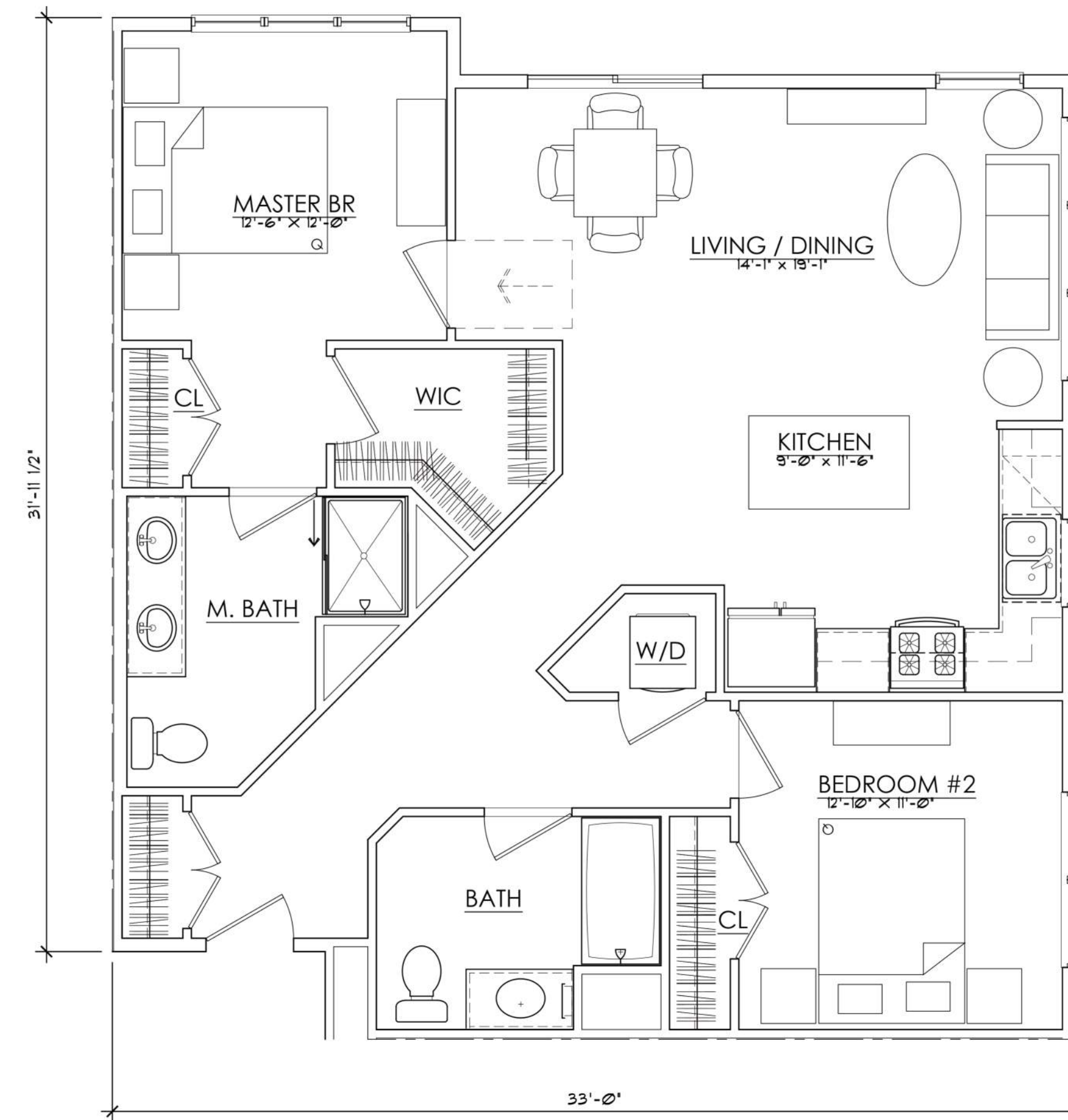
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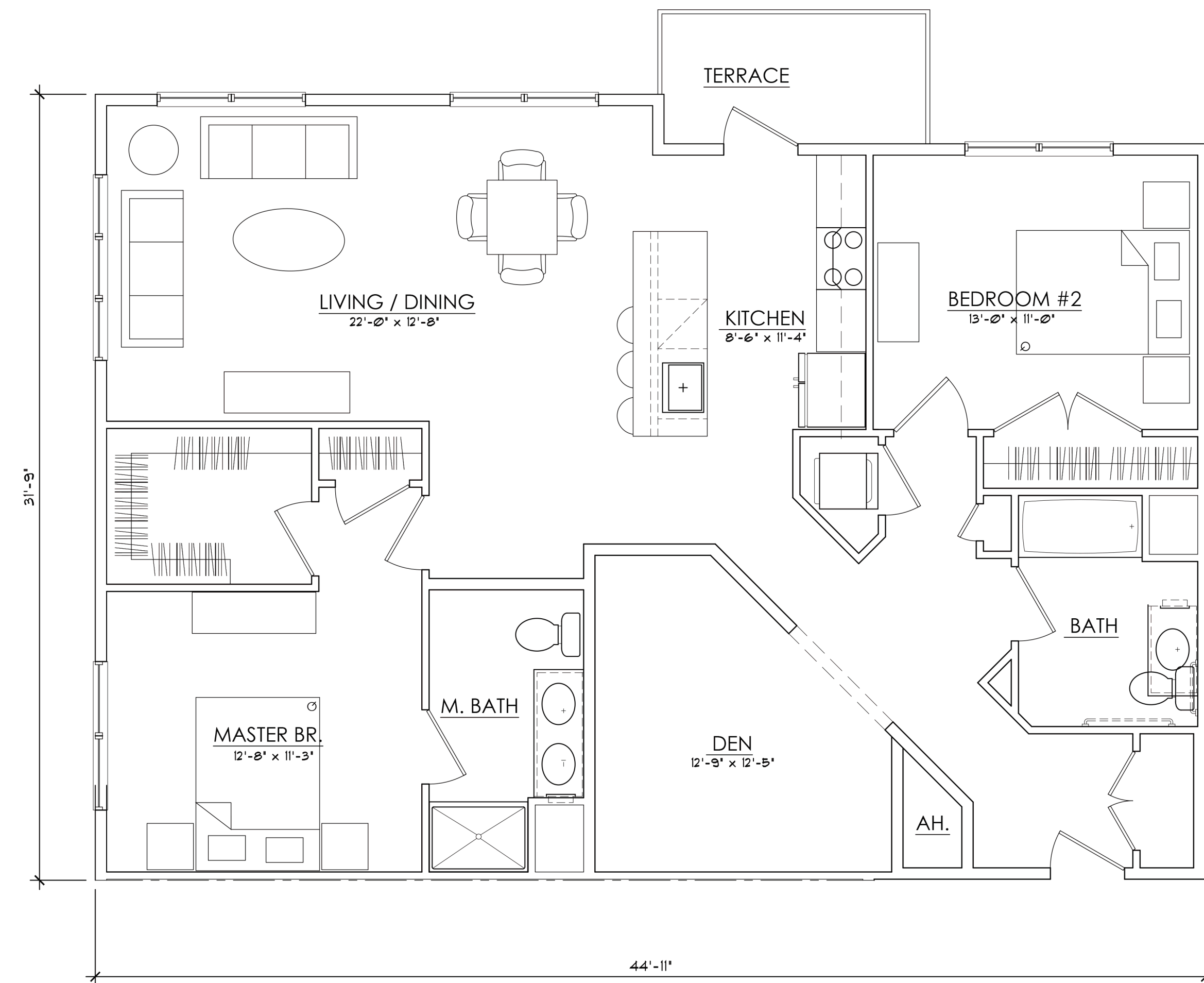
02 TYPICAL ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"



03 TYPICAL TWO BEDROOM UNIT
SCALE: 1/4" = 1'-0"



04 TYPICAL TWO BEDROOM CORNER UNIT
SCALE: 1/4" = 1'-0"



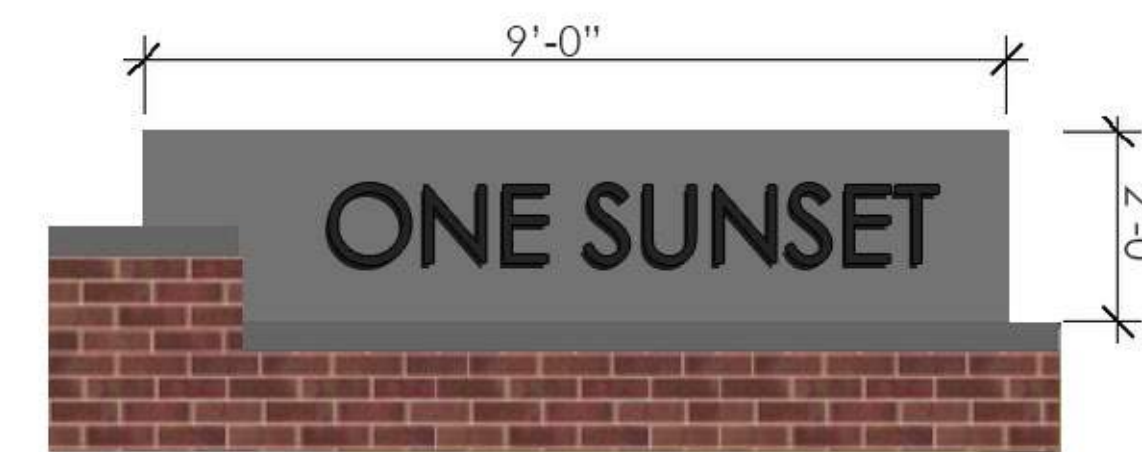
01 TYPICAL TWO BEDROOM UNIT + DEN
SCALE: 1/4" = 1'-0"

PROPOSED SIGNAGE

- (1) DIRECTORY SIGN - MAX 4 SF (0'-8" X 6'-0")
- (1) MONUMENT SIGN
- (2) SIGNS TOTAL



05 DIRECTORY SIGN
SCALE: 1/4" = 1'-0"



06 MONUMENT SIGN
SCALE: 1/2" = 1'-0"

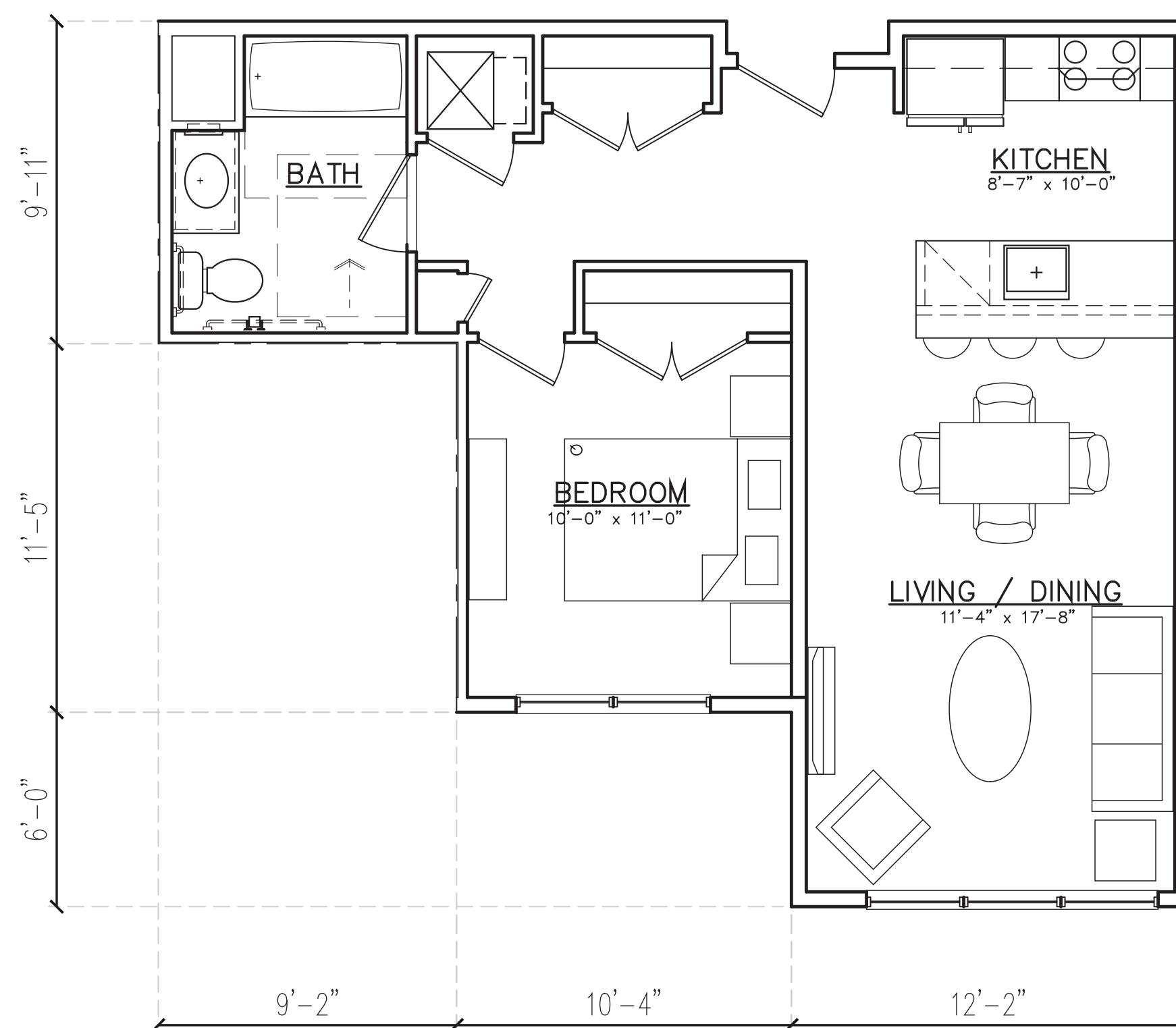
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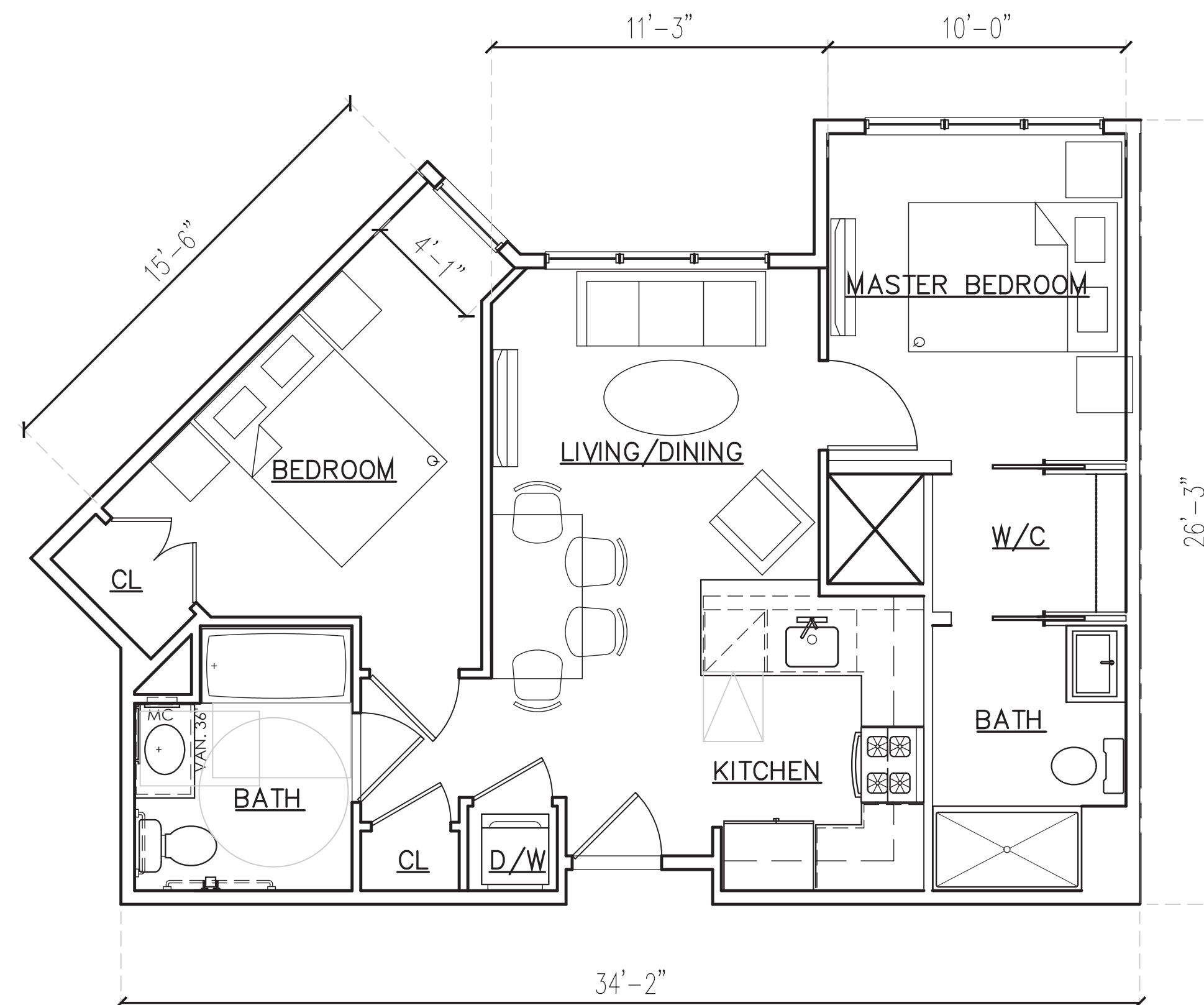
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A-15
TYPICAL UNIT PLANS/
SIGNAGE



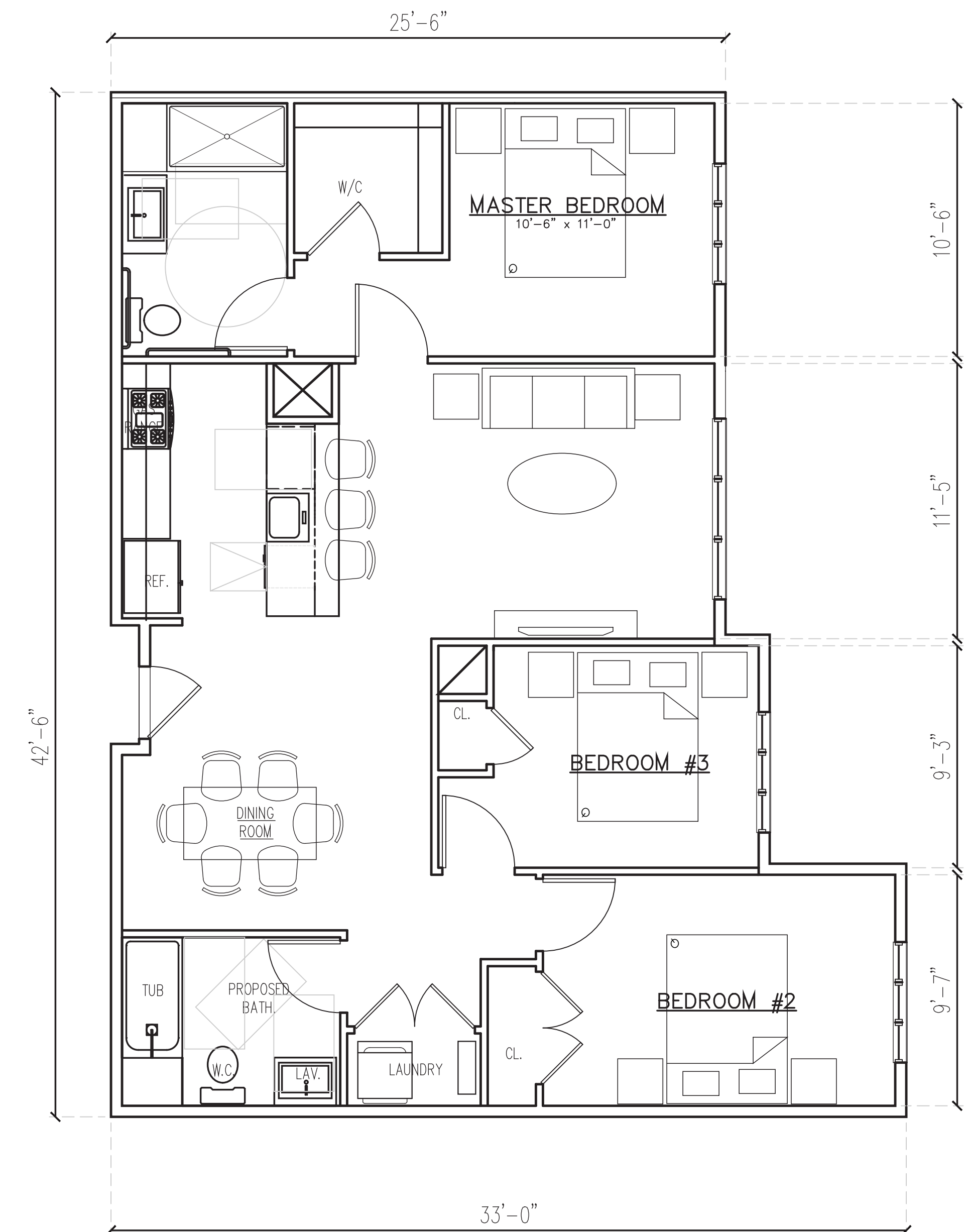
ONE BEDROOM AFFORDABLE UNIT (640 S.F.)

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



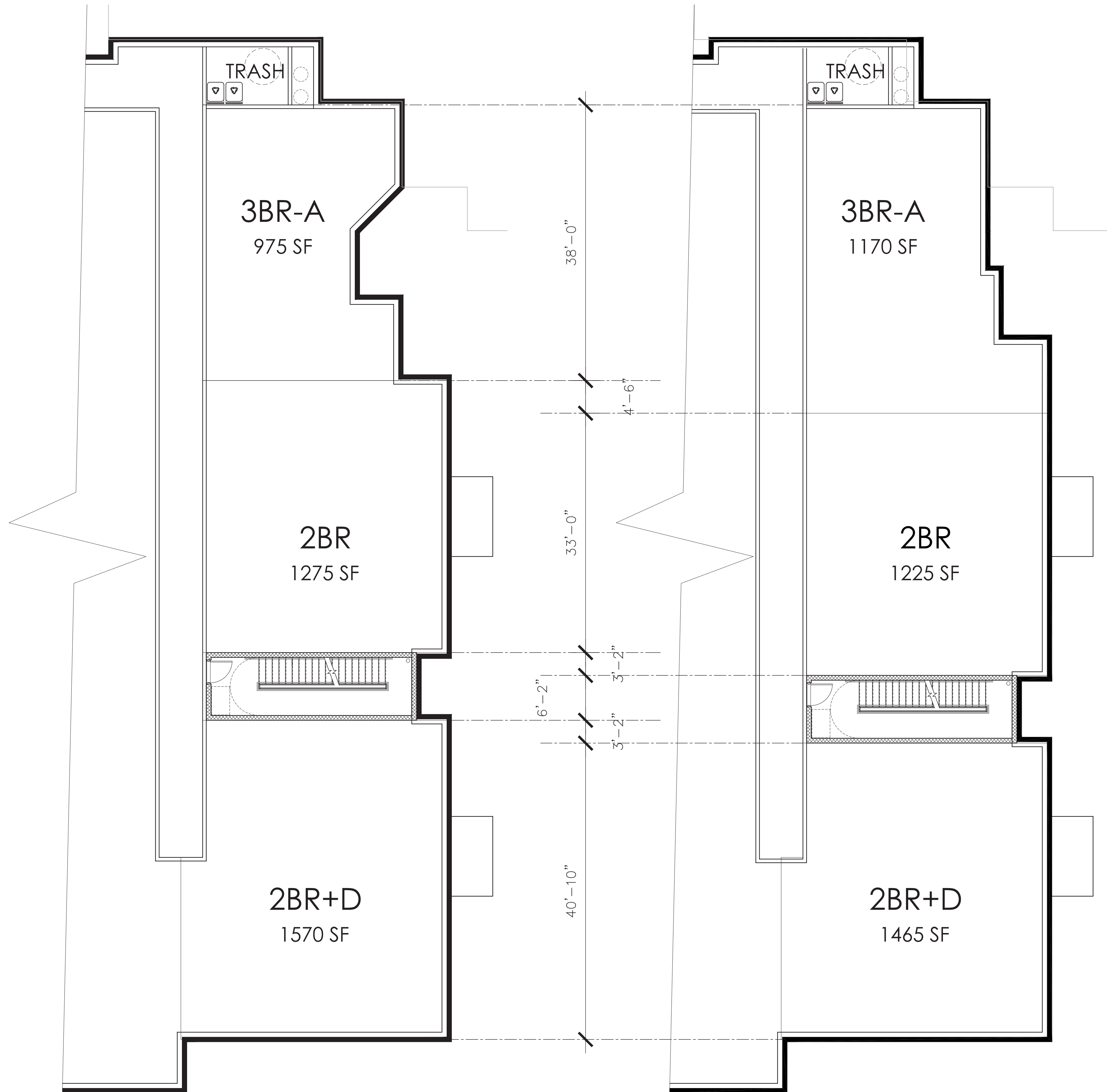
TWO BEDROOM AFFORDABLE UNIT (780 S.F.)

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



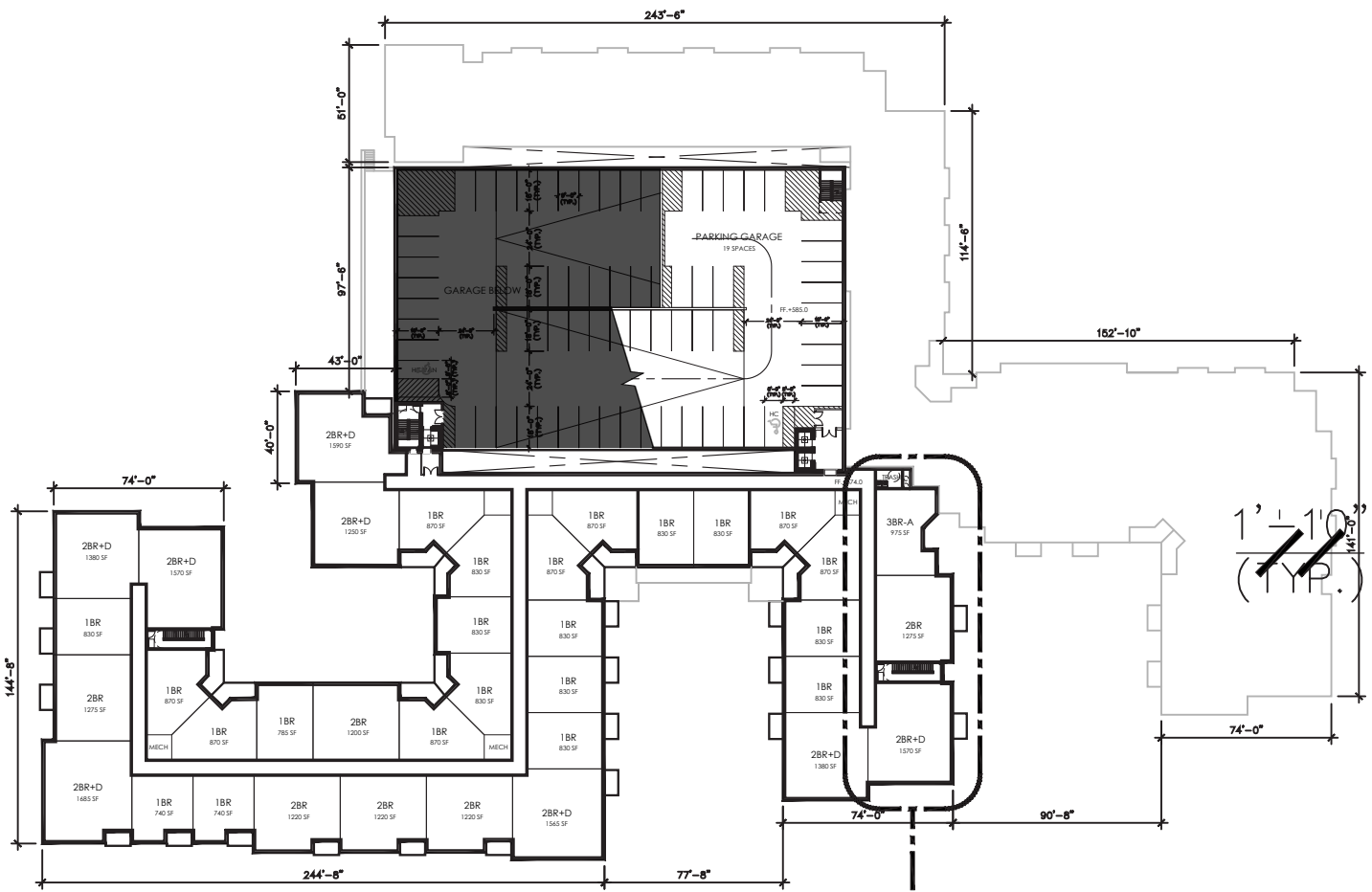
THREE BEDROOM AFFORDABLE UNIT (1170 S.F.)

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



SUBMITTED THREE BEDROOM LOW & MODERATE UNIT
SCALE: 1"=1'-0"

PROPOSED THREE BEDROOM LOW & MODERATE UNIT
SCALE: 1"=1'-0"



STUDY AREA

A-17
THREE BEDROOM L & M UNIT COMPARISON
01/19/2023
DATE: 12/07/2022



A-18

PERSPECTIVE VIEW 1 - LOOKING SOUTH ALONG SUNSET AVENUE

DATE: 10/27/2022

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ONE SUNSET AVENUE
 VERONA, NEW JERSEY
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A-19

PERSPECTIVE VIEW 2A - LOOKING FROM THE CORNER OF SUNSET AVENUE AND AFTERGLOW AVENUE - SUMMER

DATE: 10/27/2022



A-20

PERSPECTIVE VIEW 2B - LOOKING FROM THE CORNER OF SUNSET AVENUE AND AFTERGLOW AVENUE - WINTER

DATE: 10/27/2022

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