

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAN

52 PASSAIC AVENUE TAX LOT 9, BLOCK 9301 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY

200' OWNER'S LIST			
BLOCK	LOT	PROPERTY LOCATION	PROPERTY OWNER & ADDRESS
9204	21	40 REV. ROBERTS PLACE	P & M PROPERTIES, LLC 32 REVEREND ROBERTS PL NUTLEY, NJ 07110
9204	12	47 PASSAIC AVENUE	LI & FANG 47 PASSAIC AVENUE NUTLEY, NJ 07110
9204	9	53 PASSAIC AVENUE	DA ENTERPRISES C/O N. DE ANGELIS 39 ANTIQUA AVENUE TOMAS RIVER, NJ 08753
9305	1	36 PASSAIC AVENUE	GREGO, PHYLLIS C/O T11 INC. #21390 PO BOX 711 DALLAS, TX 75221
9301	10	50 PASSAIC AVENUE	GONZALEZ, JOSE 7 MADELINE VEGA 50 PASSAIC AVENUE NUTLEY, NJ 07110
9301	11	280 HANCOX AVENUE	TOWNSHIP OF NUTLEY 1 KENNEDY DRIVE NUTLEY, NJ 07110
9204	10	51 PASSAIC AVENUE	BOND, FRANCESCO P. & ROSA 246 ORIENTAL PLACE LYNDHURST, NJ 07071
9204	11	49 PASSAIC AVENUE	GUERRERO, ANDRES & MASIL ESTEVES 49 PASSAIC AVENUE NUTLEY, NJ 07110
9204	14	39 PASSAIC AVENUE	TUCHER, LLC 160 FRANKLIN AVENUE NUTLEY, NJ 07110
9301	8	56 PASSAIC AVENUE	VELOSO, VICENTE & CARMEN 56 PASSAIC AVENUE NUTLEY, NJ 07110
9204	13	45 PASSAIC AVENUE	ZHENG, TING ZHI 147-39 45TH AVENUE FLUSHING, NY 11355
9205	16	10 MSGR. DI LUCA PLAZA	HOLY FAMILY CATHOLIC CHURCH 28 BROOKLINE AVENUE NUTLEY, NJ 07110
9305	3	30 PASSAIC AVENUE	CONR INC. C/O GLEN THOMAS PO BOX 490 CALDWELL, NJ 07006
9305	2	287 HANCOX AVENUE	LIBERTY REALTY AND MANAGEMENT, LLC 426 HARRISON AVENUE NUTLEY, NJ 07110
9305	7	255 HANCOX AVENUE	TOWNSHIP OF NUTLEY 1 KENNEDY DRIVE NUTLEY, NJ 07110
9205	14	75 PASSAIC AVENUE	DARU, N. & DARLEE, D. & TAILOR, J. 225 E 63 RD ST APT 1M NEW YORK, NY 10085
9204	4	5 MSGR. DI LUCA PLAZA	CAPALBO, ANGELO & ASSUNTA 36 MSGR. DI LUCA PLAZA NUTLEY, NJ 07110
9204	5	61 PASSAIC AVENUE	CAPALBO, ANGELO & ASSUNTA 36 MSGR. DI LUCA PLAZA NUTLEY, NJ 07110
9301	5	66 PASSAIC AVENUE	SAYSON, JOHN & MARIA & BALAGTAS, M 66 PASSAIC AVENUE NUTLEY, NJ 07110
9204	6	59 PASSAIC AVENUE	BAGMATO, RAVEN H. & SKORA, WILLIAM 59 PASSAIC AVENUE NUTLEY, NJ 07110
9205	15	73 PASSAIC AVENUE	PAPARATTO, MARIA C 73 PASSAIC AVENUE NUTLEY, NJ 07110
9204	3	36 MSGR. DI LUCA PLAZA	HOLY FAMILY CATHOLIC CHURCH 28 BROOKLINE AVENUE NUTLEY, NJ 07110
9302	1	250 HANCOX AVENUE	TOWNSHIP OF NUTLEY 1 KENNEDY DRIVE NUTLEY, NJ 07110
9301	4	68 PASSAIC AVENUE	CUNIFF, RONALD W. & DAWN 68 PASSAIC AVENUE NUTLEY, NJ 07110
9204	7	57 PASSAIC AVENUE	GERRIS, PEGGY & THOMAS A. 57 PASSAIC AVENUE NUTLEY, NJ 07110
9301	6	60 PASSAIC AVENUE	COFONE, ANTONIO E 15 TURNBRIDGE PLACE BLOOMFIELD, NJ 07003
9204	8	55 PASSAIC AVENUE	J & K SANTONS, LLC 6 FIRST STREET NORTH ARLINGTON, NJ 07031
9301	7	58 PASSAIC AVENUE	VAN BERT, CYNTHIA A. & KEITH E. 58 PASSAIC AVENUE NUTLEY, NJ 07110

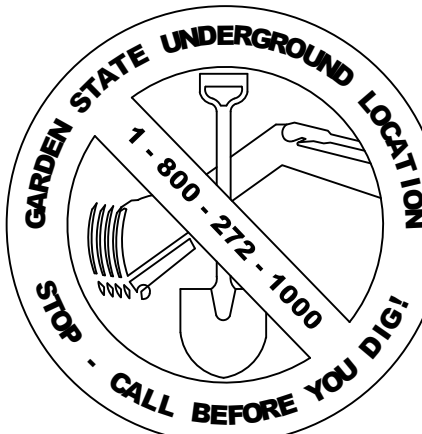
THE FOLLOWING COMPANIES MUST ALSO BE NOTIFIED

AT&T CORPORATE OFFICE	PO BOX 7207 BEDMINSTER, NJ 07921-7207
ESSEX COUNTY PLANNING BOARD	PUBLIC WORKS BUILDING 900 BLOOMFIELD AVENUE VERONA, NJ 07094
NJ DEPT. OF TRANSPORTATION	1055 PARKWAY AVENUE CN 600 TRENTON, NJ 08625
PSE&G COMPANY	MANAGER CORPORATE PROPERTIES 80 PARK PLAZA, 16B NEWARK, NJ 07102
NORTH JERSEY DISTRICT WATER SUPPLY CO.	1 F.A. CRECHIO DRIVE WANAQUE, NJ 07465
VERIZON	540 BROAD STREET, ROOM 305 NEWARK, NJ 07101
ESSEX COUNTY UTILITIES AUTHORITY	LEROY R. SMITH JR. PUBLIC SAFETY BUILDING 40 NELSON PLACE 4TH FLOOR NEWARK, NJ 07102
PASSAIC VALLEY WATER CO.	1525 MAIN AVENUE CLIFTON, NJ 07011
TCI OF NORTHERN NEW JERSEY	40 POTASH ROAD OAKLAND, NJ 07438
NORFOLK SOUTHERN RAILWAY	ATTN: DAN GANNON 125 COUNTRY ROAD JERSEY CITY, NJ 07307

LIST OF APPROVALS/ PERMIT REQUIRED	
Permit	Agency/ Authority
Planning Board	Nutley Township
Utilities Permit	Essex County Utilities Authority
Construction Permit	Nutley Township

PROTECT YOURSELF

A PHONE CALL
CAN BE YOUR INSURANCE POLICY



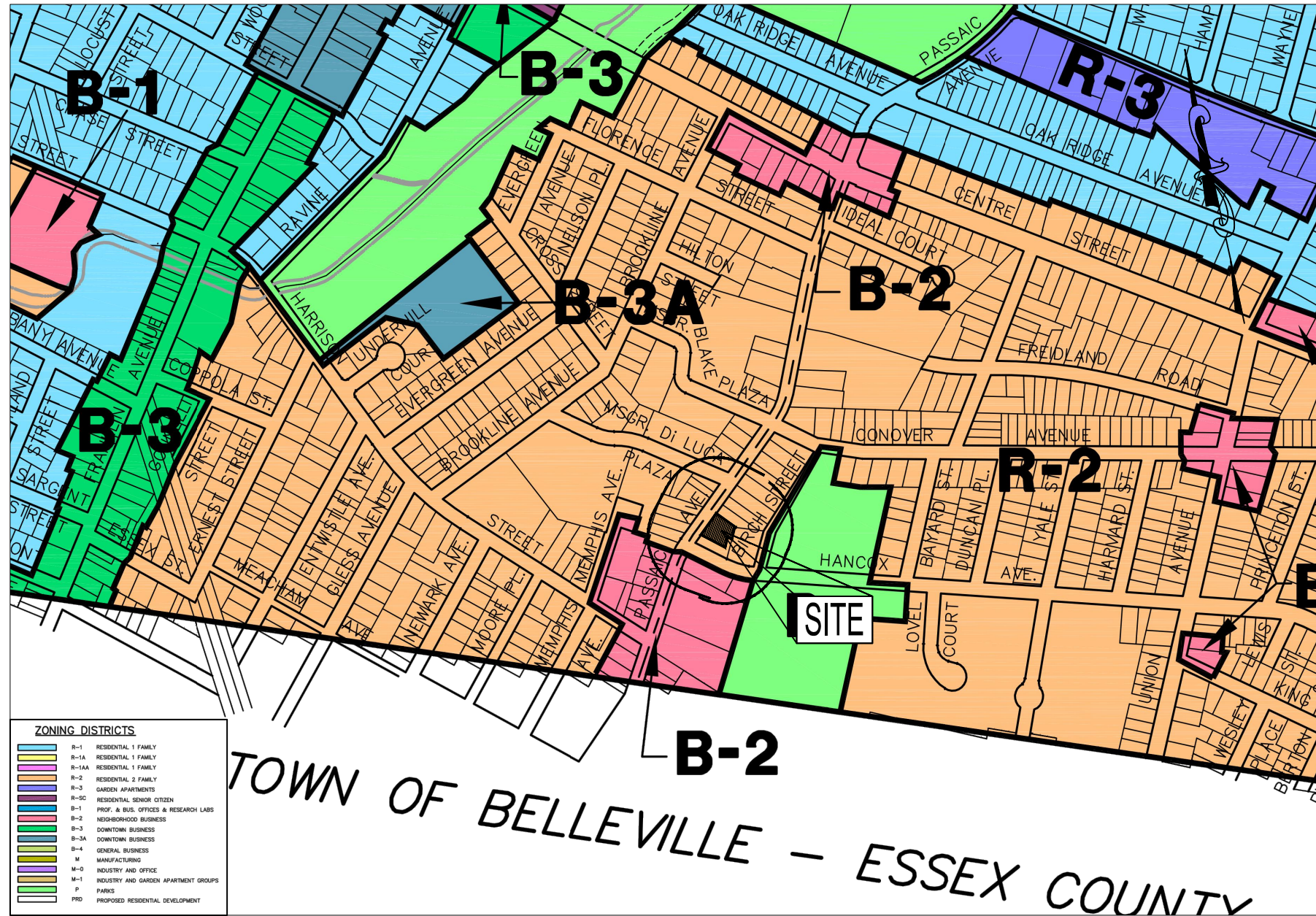
WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EDUCATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

APPROVED BY PLANNING BOARD - TOWNSHIP OF NUTLEY	
BOARD SECRETARY:	DATE:
BOARD CHAIRMAN:	DATE:
BOARD ENGINEER:	DATE:

DESIGN WAIVER/ VARIANCE SCHEDULE			
52 PASSAIC AVENUE - TOWNSHIP OF NUTLEY			
Code Regulation	Required	Existing Lot 9	Proposed Lot 9.01
§ 700-48 Landscaping of front yard for residence lots.	Any lot containing a residence for one or two families shall have at least 60% of the required front yard in landscaping. This area shall not be covered with paving, walkways or any other impervious surface. Landscaping may consist of grass, ground cover, shrubs and other plant material.	71.13%	43.43%
§ 700-64 Additional regulations on off-street parking for one- and two-family dwellings.	A (3) Each property shall not have more than one driveway and one curb cut. Curb cuts are subject to the following standards: (a) Curb cuts in R-1, R-1A, R1-AA R-2 and R-3 Districts shall not exceed 16 feet in length. (b) Curb cuts in all other districts shall not exceed 20 feet in length.	Curb cut 18.4 feet	Curb cut 18.4 feet

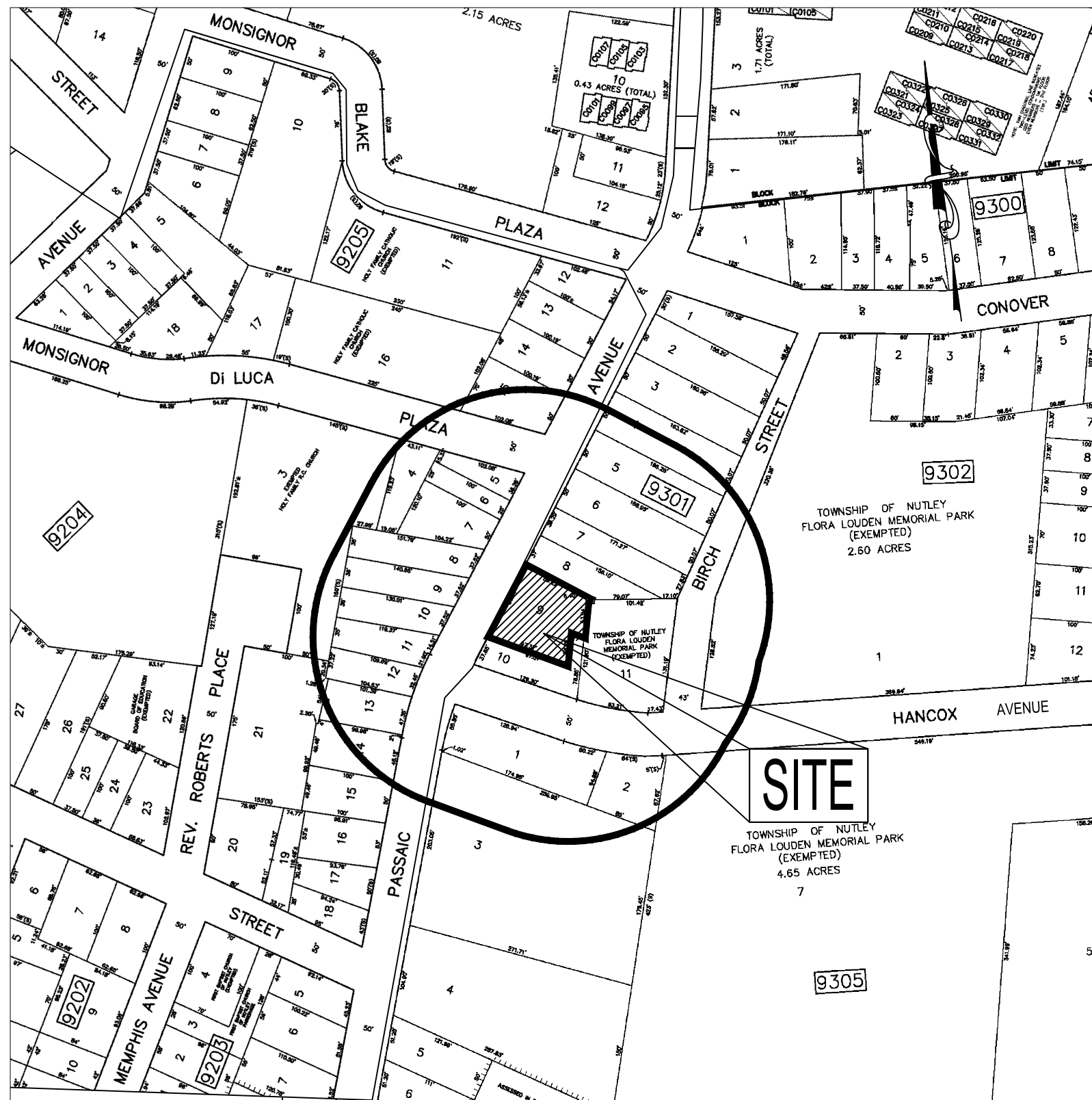
PROPERTY OWNER/APPLICANT:

WOOD AVENUE ASSETS, LLC
67 ELMORA AVENUE
ELIZABETH, NJ 07202



ZONING MAP

SCALE: ±1"=500'



200' TAX MAP

SCALE: ±1"=150'

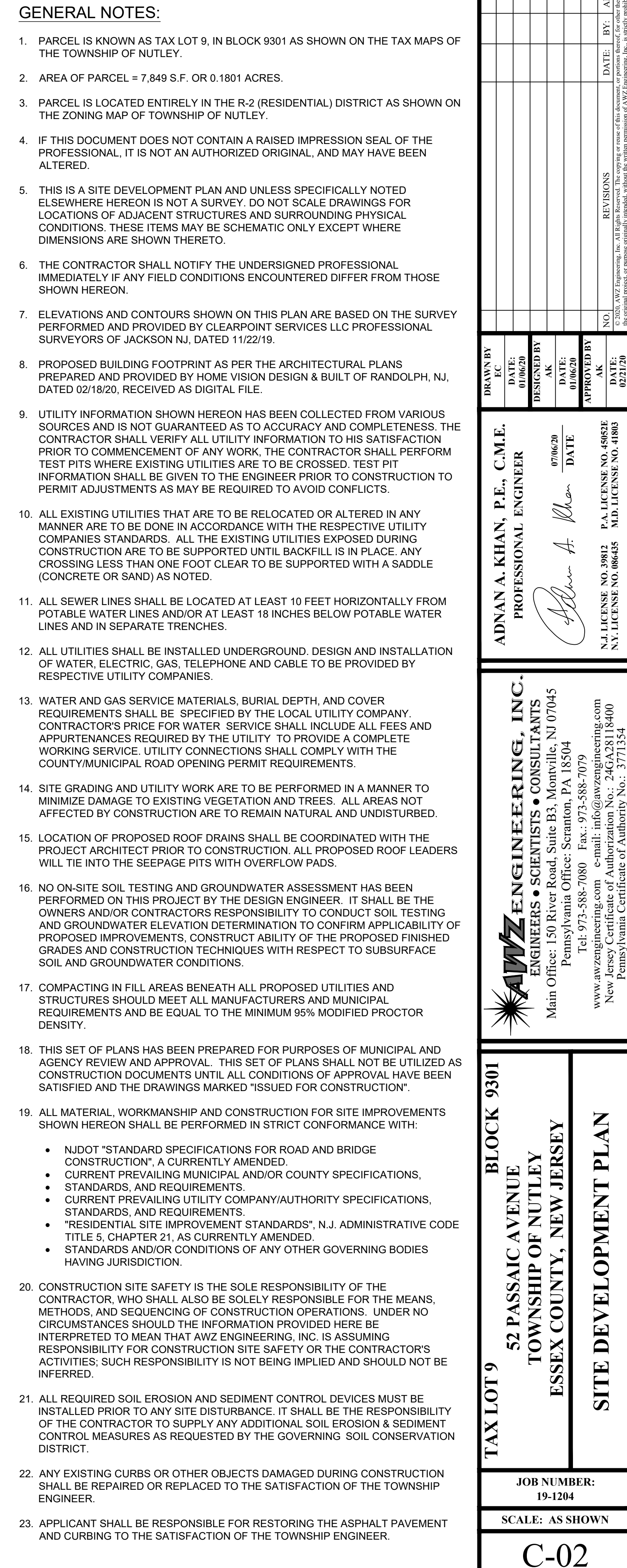
SHEET	TITLE	ISSUED	REVISED
1	COVER SHEET	02/21/20	07/06/20
2	SITE DEVELOPMENT PLAN	02/21/20	N/A
3	GRADING AND UTILITY PLAN	02/21/20	N/A
4	CONSTRUCTION DETAILS	02/21/20	N/A
5	CONSTRUCTION DETAILS	02/21/20	N/A

ADVAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER										07/06/20 DATE																							
DRAWN BY EC										DATE 01/06/20		DESIGNED BY AK		DATE 01/06/20		APPROVED BY AK		DATE 07/06/20		REVISIONS		1		PER ZONING DEPT. LETTER OF DENIAL		AK		DATE 07/06/20		LF		BY: APR	
N.J. LICENSE NO. 39812 P.A. LICENSE NO. 49636 N.Y. LICENSE NO. 086435 M.D. LICENSE NO. 41863																																	

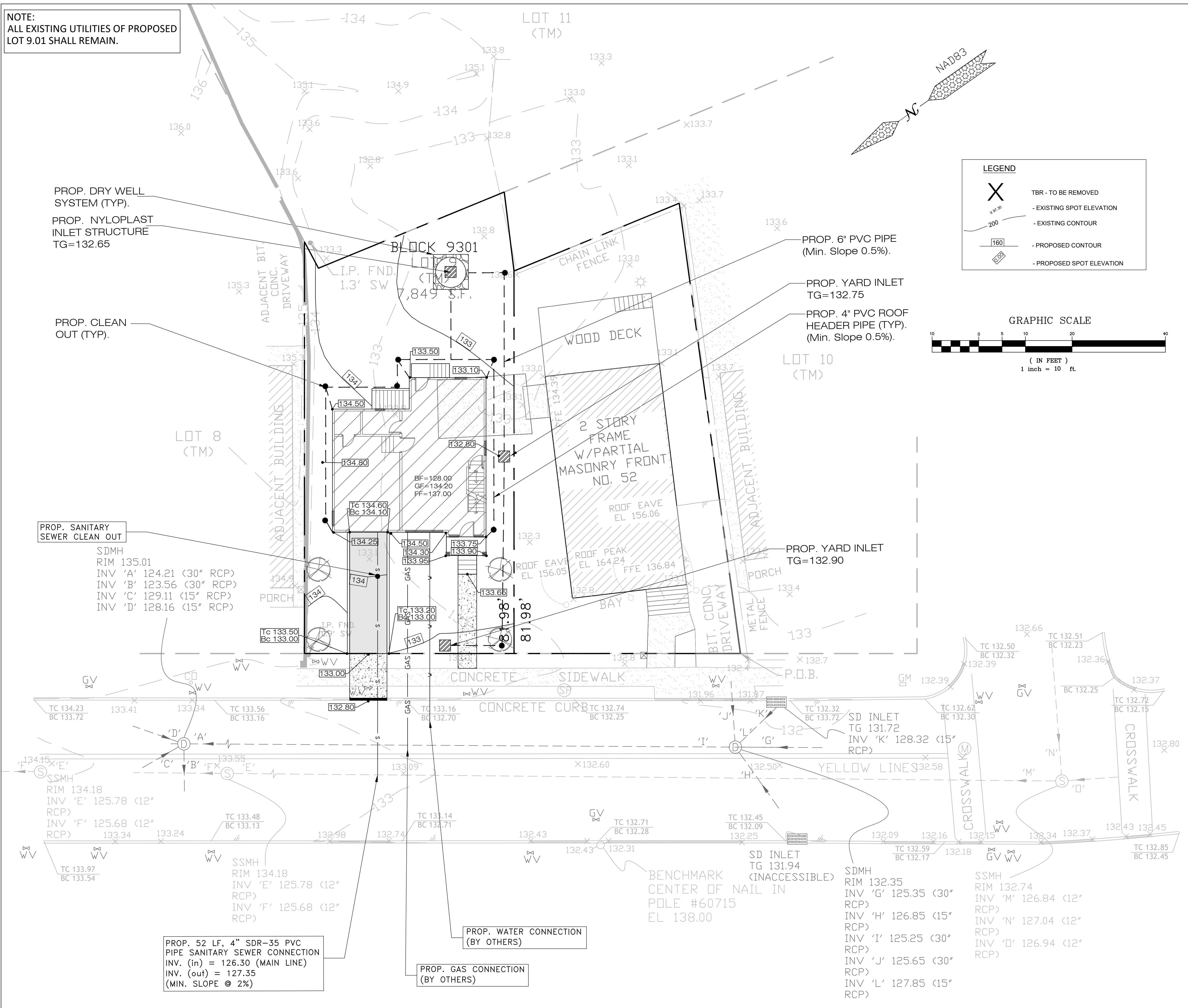
AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-7080 Fax: 973-588-7079 www.awzengineering.com e-mail: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 3771354	
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TAX LOT 9	BLOCK 9301	52 PASSAIC AVENUE	TOWNSHIP OF NUTLEY	ESSEX COUNTY, NEW JERSEY	COVER SHEET
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JOB NUMBER:	19-1204
SCALE:	AS SHOWN
C-01	SHEET 1 OF 5



NOTE:
ALL EXISTING UTILITIES OF PROPOSED
LOT 9.01 SHALL REMAIN.



MAINTENANCE OF UNDERGROUND STORM FACILITIES:

UNDERGROUND STORM SYSTEM - The underground drainage system, including all pipes, manholes, catch basins, inlets and appurtenances must be inspected for clogging and excessive debris and sediment accumulation at least annually as well as after every storm exceeding 2 inches of rainfall. Sediment removal should take place when all runoff has drained from the conveyance network and the systems are reasonably dry. Disposal of debris, trash, sediment, and other waste material should be done at suitable disposal/recycling sites and in compliance with all applicable local, state, and federal waste regulations.

All structural components must be inspected for cracking, subsidence, breaching, wearing, and deterioration at least annually. The condition of surrounding and above lying materials shall be inspected for evidence of potential failures or deterioration.

Two people will be needed to perform routine maintenance of the conveyance systems. The routine equipment to be utilized for the maintenance tasks include a jet vacuum vehicle, shovels, lighting equipment and a wheel barrel or truck for the hauling off of debris. No manufacturer's instructions or user manuals are available for maintenance of these components. Maintenance would only take place in the adjacent components of the system, i.e. the catch basins, pipes, and other units outside the seepage pit system. Water, mosquito control chemicals, and concrete repair materials may also be required depending on the condition of the structure.

RESPONSIBLE PARTY FOR ALL STORM STRUCTURE MAINTENANCE
See maintenance agreement for information regarding responsible parties for all storm structure maintenance.

BUILDING HEIGHT CALCULATIONS:

- BUILDING HEIGHT FROM FINISHED FLOOR (FF) TO MEAN HEIGHT OF GABLE = 24.00'
- FINISHED FLOOR = 137.00'
- AVERAGE OF NATURAL GRADE ALONG FRONT WALL = 133.10'
- DIFFERENCE BETWEEN FF AND NATURAL GRADE = 137.00'-133.10' = 3.90'
- BUILDING HEIGHT = 24.00'+3.90' = 27.90'

[illegible]

TRENCH AND
TEMPORARY PAVEMENT REPAIR
N.T.S.

SANITARY SEWER PIPE BEDDING DETAIL
N.T.S.

BRANCH AND LATERAL
HOUSE CONNECTIONS
N.T.S.

4" thick concrete sidewalks shall be formed and poured on firm compacted sub-grade. Concrete used shall be Class "A" air entrained concrete. Expansion joints shall be 1/2" pre-molded filler and spaced at 20'-0" on center with control joints every 5'-0" in between. Surface shall receive a broom finish and edges shall be finished with an edging tool. Remove forms after concrete has set and backfill along edges after concrete has dried white.

CONCRETE SIDEWALK DETAIL
N.T.S.

CONCRETE CURB CUT DETAIL

NOT TO SCALE

VERTICAL BELGIAN BLOCK CURB DETAIL

DEPRESSED BELGIAN BLOCK CURB DETAIL

PVC PIPE CLEAN-OUT (TYP).
N.T.S.

DOWN-SPOUT OVERFLOW DETAIL (TYP.)
N.T.S.

NOTES:

- 1) The corporation stop, copper tubing and curb stop shall be all of the same size and shall be determined by the Engineer in the field.
- 2) *-The location of the curb boxes along roads without curbs,

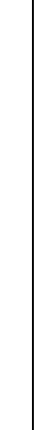
SERVICE CONNECTION SCHEMATIC

N.T.S.

ROOF DRAIN CONNECTION
N.T.S.

DECIDUOUS & EVERGREEN TREE PLANTING DETAILS

RESIDENTIAL DRIVEWAY PAVEMENT DETAIL
N.T.S.

TAX LOT 9 BLOCK 9301	52 PASSAIC AVENUE TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY	 AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-7080 Fax: 973-588-7079 www.awzengineering.com e-mail: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 37711354	ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER  07/06/20 DATE	DRAWN BY EC DATE 01/06/20	DESIGNED BY AK DATE 01/06/20	APPROVED BY AK DATE 02/21/20	NO.	REVISIONS	DATE	BY	APR

