

PROPOSED LAYOUT FOR:

# INTERIOR ALTERATIONS AND EXTERIOR REPAIRS TO EXISTING INDUSTRIAL BUILDING FOR AN INTERNATIONAL CRATING AND SHIPPING CO.

135 Little Street • Belleville • New Jersey 07109

## LIST OF DRAWINGS

### Cover Sheet / Notes:

A-0 Cover Sheet

### Architectural Drawings:

- A-1 Site Plan and Building Data
- A-2 Existing and Proposed Warehouse Plans
- A-3 Elevations, Enlarged Plans & Details

ZONING DATA CHART FOR TOWNSHIP OF BELLEVILLE, NJ				
<b>PROJECT DESCRIPTION:</b>				
ADDRESS: 135 LITTLE STREET				
BLOCK: 8905 LOT: 20				
ZONE: B-G (Commercial/Residential Mixed Use)				
PERMITTED PRINCIPAL USES: (23-13.1) * A non-conforming use changed from a prior non-conforming use if the same or of a more restricted nature (less intensive use)				
PRINCIPAL USES NOT PERMITTED: Warehousing or any form of commercial use storage.				
PERMITTED ACCESSORY USES: Canopy Awnings, Five Foot High Non-chain-link Fencing, Signs, Retaining Walls, Surface Parking Behind Principal Building.				
EXISTING IMPROVEMENTS: One-story Industrial Building use for Metal Fabrication and Material and Product Storage.				
PROPOSED SCOPE OF WORK: Adaptive re-use of an existing non-conforming use for a new non-conforming use for warehouse facility with accessory offices used for crating and international shipping operations, renovation of existing loading dock shed roof and perimeter enclosure, installation of new east door at rear of building, installation of accessible entrance ramp at front of building, and installation of perimeter fencing along driveway and rear yard.				
DESCRIPTION	REQ/PERMITTED	EXISTING	PROPOSED	COMMENTS
LOT SIZE (MIN.) Area Width Depth	None None None	9,356.10 sq. ft. (0.21 ac)	Unchanged Unchanged Unchanged	Irregular shaped 'L' shaped corner lot.
BUILDING SETBACKS (MIN.) Front Yard @ Little St. Side Yard @ Essex St. Interior Side Yard Rear Yard	0 to 3 feet 0 feet 0 to 10 feet 15 feet	2.19 feet 0 feet 9.12 feet 18.08 feet	Unchanged Unchanged Unchanged Unchanged	Zoning Ordinance does not provide requirements or definition for "corner lot". Not including loading dock.
BUILDING HEIGHT (MAX.) Stories Height	6 to 8 stories 80 feet	1 story 11.375' (mean height)	Unchanged Unchanged	Mean height along Little Street = 15 feet. Mean height along Essex Street = 17.5 feet.
LOT COVERAGE (MAX.) Total Coverage	100%	+/- 96%	Unchanged	
PARKING (MIN.) Off-street	1 space per 2,000 sq. ft. of building area. (XX spaces)	5 spaces (unmarked)	4 spaces (1 space is IBC Accessibility and ADA compliant)	Parking space requirement is based on Warehouse use. Parking space size shall be 9' x 19' minimum.
PARKING SETBACK	5 feet from property line.	Rear Yard - no setback.	Unchanged *	
LOADING	1 space (12' x 45' x 15' high)	2 spaces	2 spaces	2 existing spaces on Essex Street to be reused.
CURB CUT WIDTH	Max 12 ft. Max 20 ft.	10 feet 10 feet and 15 feet	Unchanged Unchanged	For driveway at Little Street. For Loading Docks along Essex Street.

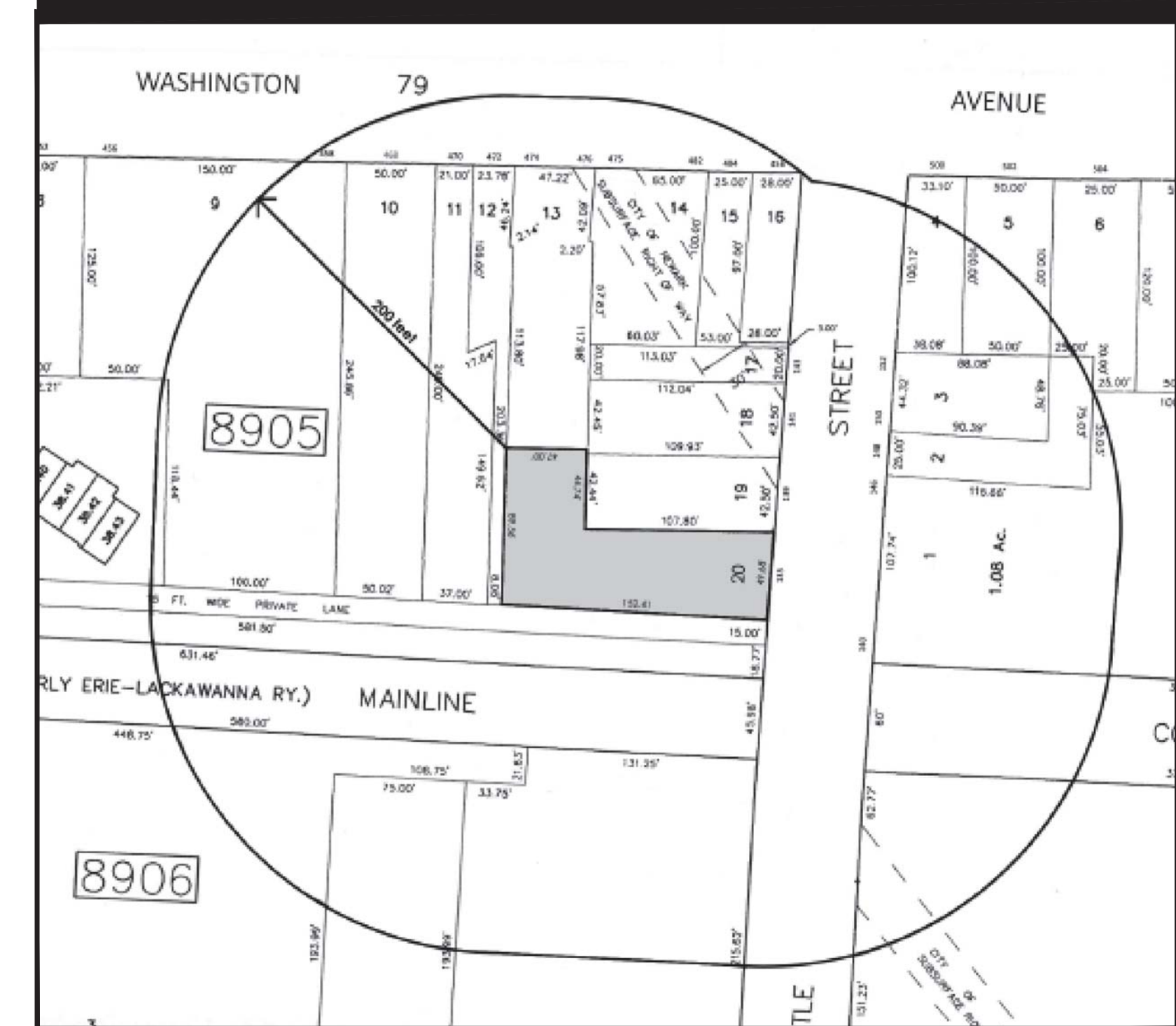
**SIGNATURE BLOCK:**

- I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE ZONING BOARD OF THE TOWNSHIP OF BELLEVILLE.  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_
- I HEREBY CERTIFY THAT A BOND HAS BEEN POSTED FOR ALL THE REQUIRED IMPROVEMENTS IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.  
OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_
- VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT.  
TOWNSHIP CLERK \_\_\_\_\_ DATE \_\_\_\_\_
- APPROVAL BY THE ZONING BOARD (Preliminary and Final)  
CHAIRMAN OF ZONING BOARD \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY OF ZONING BOARD \_\_\_\_\_ DATE \_\_\_\_\_
- EXPIRATION OF APPROVALS (Preliminary - 3 years, Final - 2 years)  
DATE (WITHOUT EXTENSIONS) \_\_\_\_\_

AREA LOCATION MAP SCALE: 1:150'



200' RADIUS DIAGRAM SCALE: 1"=75'



## PROPERTY OWNERS LIST

TAKING DISTRICT	ADJACENT PROPERTY LOCATION	PROPERTY LISTING	APPLICANT: 02/25/2020	COUNTY 07 ESSEX	TAKING DISTRICT	ADJACENT PROPERTY LOCATION	PROPERTY LISTING	APPLICANT: 02/25/2020	COUNTY 07 ESSEX
7907	475-477 WASHINGTON AVENUE	4A	475 WASHINGTON HOLDINGS LLC		8905	6 ESSEX STREET UNIT D-18	2	BROWN, RICHARD F	07109
801	475-477 WASHINGTON AVENUE	4A	263 MOLNAR DR ELMWOOD PARK, NJ	07407	8905	6 ESSEX STREET UNIT D-19	2	LEBERT, RAMONA G.	07109
7907	473 WASHINGTON AVENUE	4A	475 WASHINGTON HOLDINGS, LLC		8905	6 ESSEX STREET UNIT D-20	2	DREW, LATESHA	07109
7907	463 WASHINGTON AVENUE	4A	COSTILL ENTERPRISE, LLC		8905	6 ESSEX STREET UNIT E-21	2	SEBASTIAN, JEFFREY J.	07109
7908	491 WASHINGTON AVENUE	4A	THE SECOND RAYMOND CO. C/O B. ALTMAN		8905	6 ESSEX STREET UNIT E-22	2	JOHNSON, SYLVIA NICOLE	07109
7908	481 WASHINGTON AVENUE	4A	CHOKSHI ESTATE LLC,		8905	6 ESSEX STREET UNIT E-23	2	MOROMISATO, JULIO & MELISSA	07109
8905	452 WASHINGTON AVENUE	4A	450-52 WASHINGTON ASSOC. LP		8905	6 ESSEX STREET UNIT E-24	2	HERNANDEZ, ELIZABETH QUINONES, ARIEL	07109
8905	456-458 WASHINGTON AVENUE	4C	DE MITT APFS, L.L.C. CNDE VITA		8905	6 ESSEX STREET UNIT E-25	2	SALVADOR, CELIO & TERESITA	07109
8905	468-470 WASHINGTON AVE	4A	KLEX MANAGEMENT LLC,		8905	6 ESSEX STREET UNIT E-26	2	ERLKA, GREGOR	07109
8905	472 WASHINGTON AVENUE	4C	NAVAS, JORGE		8905	6 ESSEX STREET UNIT E-27	2	MARTINEZ, GLORIA	07109
8905	474-476 WASHINGTON AVENUE	4C	W & T MANAGEMENT, LLC		8905	6 ESSEX STREET UNIT E-28	2	QUENHORN, DOUGLAS & GREGORY J.G.	07109
8905	478-482 WASHINGTON AVENUE	4A	PANDA REALTY, LLC		8905	6 ESSEX STREET UNIT P-29	2	ROMANO, LEONARD & CAROLIN ROMANO	07109
8905	478-482 WASHINGTON AVENUE	4A	PANDA REALTY, LLC		8905	6 ESSEX STREET UNIT P-30	2	VAN OLLEFEN, KAREN A.	07109
8905	484 WASHINGTON AVENUE	4A	JACOB, JERROLD J.		8905	6 ESSEX STREET UNIT P-31	2	MUHAMMAD, NADINE	07109
8905	486 WASHINGTON AVENUE	4A	K LEX MANAGEMENT LLC,		8905	6 ESSEX STREET UNIT P-32	2	JIHAD, AMIN H. & GLORIA	07109
8905	143 LITTLE STREET	2	BARBOSA, GIL A. JR. & TRACY ANN		8905	6 ESSEX STREET UNIT P-33	2	GABRIEL, SANDRA DEE	07109
8905	141 LITTLE STREET	2	BARBOSA, GIL A. JR. & TRACY ANN		8905	6 ESSEX STREET UNIT G-34	2	ALIOTO, CATHERINE M.	07109
8905	139 LITTLE STREET	2	COMMONS, ROBERT & ELEANOR		8905	6 ESSEX STREET UNIT G-35	2	CUSTO, EDWIN & JOHANNA	07047
8905	135 LITTLE STREET	4B	BELLEVILLE WISE CLOTH CO (M.CROWLEY)		8905	6 ESSEX STREET UNIT G-36	2	ACEVEDO, FERNANDO JR.	07109
8905	6 ESSEX STREET UNIT A-1	2	ATKINSON, HELEN		8905	6 ESSEX STREET UNIT G-37	2	RODRIGUEZ, WILFREDO A.	07109
8905	6 ESSEX STREET UNIT A-2	2	MICALIZZI, JOHN		8905	6 ESSEX STREET UNIT G-38	2	QUINLAN, MARCIA N	07109
8905	6 ESSEX STREET UNIT A-3	2	CUSTODIO, MARIBEL		8905	6 ESSEX STREET UNIT G-39	2	GAINES, AMBER	07109
8905	6 ESSEX STREET UNIT A-4	2	ERBACH, DANIEL & HISAE NAKAJIMA		8905	6 ESSEX STREET UNIT H-40	2	YENNIOR, DAVID L.	07109
8905	6 ESSEX STREET UNIT A-5	2	SALZANO, GERALD V.		8905	6 ESSEX STREET UNIT H-41	2	KO, DAN	07648
8905	6 ESSEX STREET UNIT B-6	2	MONTES, ARMANDO & MARIA		8905	6 ESSEX STREET UNIT H-42	2	GANN, TARA	07109
8905	6 ESSEX STREET UNIT B-7	2	CRISANTO, REGINALD		8905	6 ESSEX STREET UNIT H-43	2	TINGLIN, AVRIL	07109
8905	6 ESSEX STREET UNIT B-8	2	JOHNSON, TROY		8906	457-469 CORTLAND STREET	4B	CORTLAND STREET PROPERTIES LLC	07039
8905	6 ESSEX STREET UNIT B-9	2	DIZON, MARYANN LORYN		8906	453 CORTLAND STREET	4B	TWO MIND LLC	07950
8905	6 ESSEX STREET UNIT B-10	2	FREDANI, DALE S JR & BEBE, LIGAYA		8906	433-449 CORTLAND STREET	4B	BARTONSTON GLASS DISTRIBUTORS, INC.	07109
8905	6 ESSEX STREET UNIT C-11	2	SINGH, LAKHIR & DAYAL, SARASWATI		9001	140-146 LITTLE STREET	4B	MANSOL RLY. ASSOC. C/O S. FELDMAN	07109
8905	6 ESSEX STREET UNIT C-12	2	ISRAEL, JESSICA		9001	148-152 LITTLE STREET	2	MARINULICH, LEONARD & LINDA	07110
8905	6 ESSEX STREET UNIT C-13	2	CUTILLO, WILLIAM & MOLLIE		9001	500 WASHINGTON AVENUE	4A	DORRITY, THOMAS & GINA	07109
8905	6 ESSEX STREET UNIT C-14	2	BAYHI, SARA W		9001	502 WASHINGTON AVENUE	4C	BLONDETTO, FRANK & SANDRA	07004
8905	6 ESSEX STREET UNIT C-15	2	LORE, BARTHOLOMEW ETALS.		9001	502 WASHINGTON AVENUE	4A	BLONDETTO, FRANK & SANDRA	07004
8905	6 ESSEX STREET UNIT D-16	2	CAMPOS, CARLOS		9001	504 WASHINGTON AVENUE	4A	WU, SU-JEN	27249-2601
8905	6 ESSEX STREET UNIT D-17	2	WILCHES, CRISTOBAL M.		9001	506-514 WASHINGTON AVENUE	4A	JOM REALTY, L.L.C. A&L RANCHO FOODS	07072
9002	LITTLE STREET	5A	CONRAIL (PATERSON-NEWARK & NY)		9002	LITTLE STREET		BELLEVILLE, NJ	07109
9003	475-517 CORTLAND STREET	4A	MANSOL ASSOCIATES C/O S. FELDMAN		9003	475-517 CORTLAND STREET	4A	BELLEVILLE, NJ	07109

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SITE PLAN APPLICATION: MARCH 15, 2020