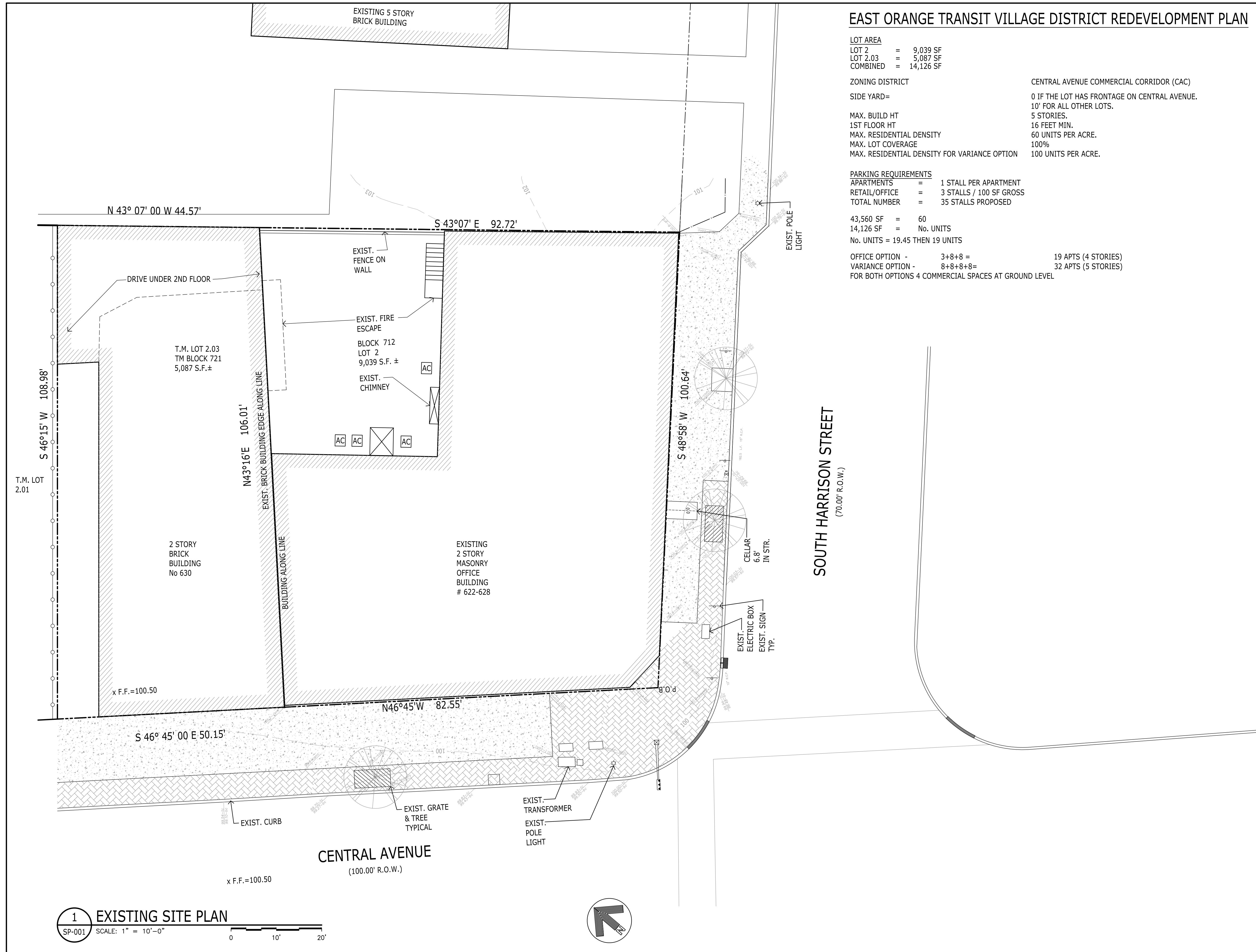


EAST ORANGE TRANSIT VILLAGE DISTRICT REDEVELOPMENT PLAN

LOT AREA	
LOT 2	= 9,039 SF
LOT 2.03	= 5,087 SF
COMBINED	= 14,126 SF
ZONING DISTRICT	
SIDE YARD=	CENTRAL AVENUE COMMERCIAL CORRIDOR (CAC) 0 IF THE LOT HAS FRONTAGE ON CENTRAL AVENUE. 10' FOR ALL OTHER LOTS.
MAX. BUILD HT	5 STORIES.
1ST FLOOR HT	16 FEET MIN.
MAX. RESIDENTIAL DENSITY	60 UNITS PER ACRE.
MAX. LOT COVERAGE	100%
MAX. RESIDENTIAL DENSITY FOR VARIANCE OPTION	100 UNITS PER ACRE.
PARKING REQUIREMENTS	
APARTMENTS	= 1 STALL PER APARTMENT
RETAIL/OFFICE	= 3 STALLS / 100 SF GROSS
TOTAL NUMBER	= 35 STALLS PROPOSED
43,560 SF	= 60
14,126 SF	= No. UNITS
No. UNITS = 19.45 THEN 19 UNITS	
OFFICE OPTION -	3+8+8 = 19 APTS (4 STORIES)
VARIANCE OPTION -	8+8+8+8= 32 APTS (5 STORIES)
FOR BOTH OPTIONS 4 COMMERCIAL SPACES AT GROUND LEVEL	



ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

OWNER/ APPLICANT: X

PROJECT: PROPOSED 5 STORIES MIXED USE BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE EAST ORANGE, NJ 07018

DRAWING TITLE: EXISTING SITE PLAN

DATE: JUNE 26, 2021

PROJECT NO.: 21-XXX

DRAWN BY: G.G.

SEAL AND SIGNATURE: E. GBANITE

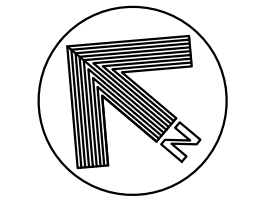
CHECK BY: E. GBANITE

DRAWING NO.: SP-001.00

EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # 028586-1

01 OF XX

1 EXISTING SITE PLAN
SP-001 SCALE: 1" = 10'-0"



ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

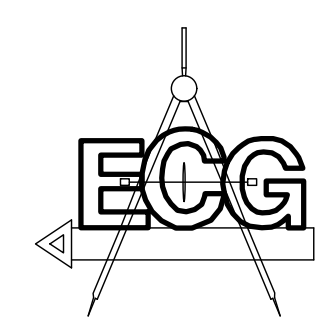
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

OWNER/ APPLICANT: X

PROJECT: PROPOSED 5 STORIES MIXED USE BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018

DRAWING TITLE: EXISTING ELEVATIONS
CENTRAL AVENUE AND SOUTH HARRISON VIEW



DATE: JUNE 26, 2021

PROJECT NO.: 21-XXX

DRAWN BY: G.G.

SEAL AND SIGNATURE

CHECK BY: E. GBANITE

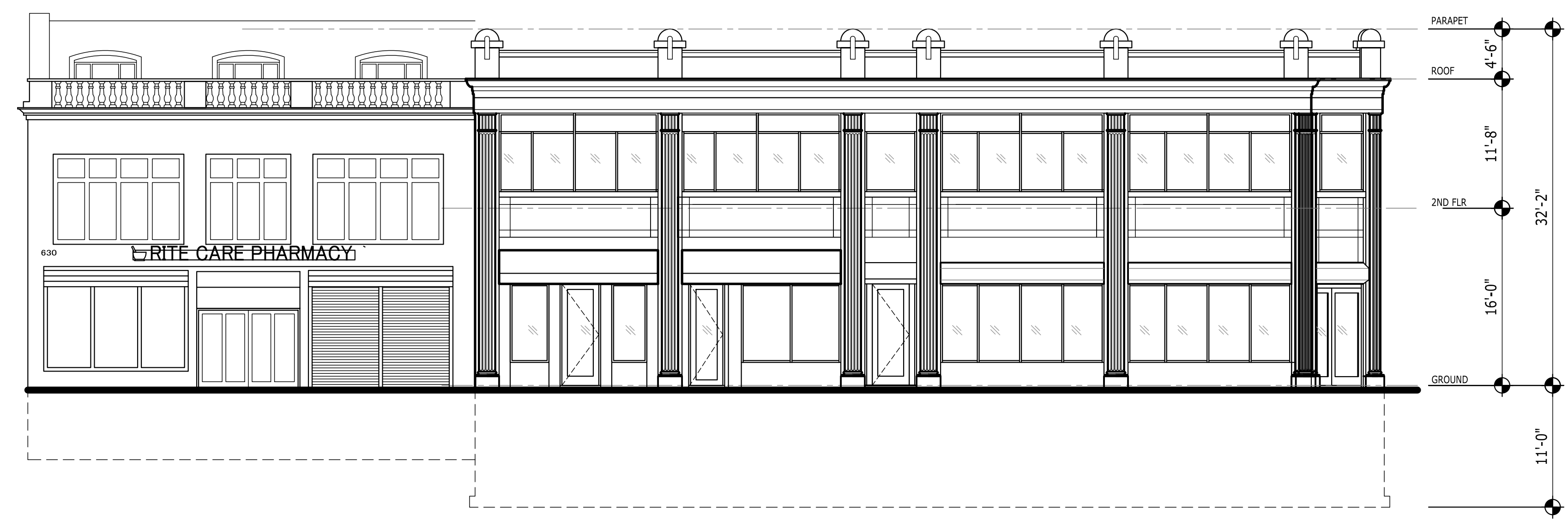
DRAWING NO.

A-001.00

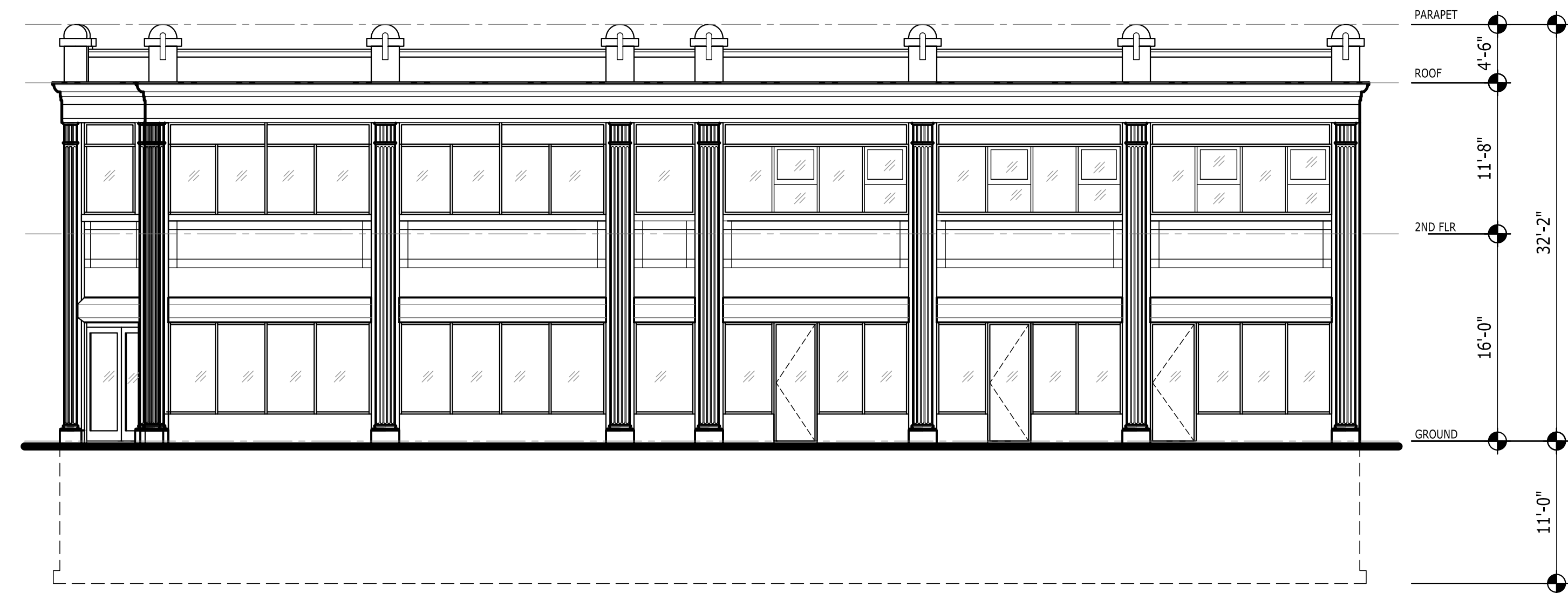
EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # O28586-1

02 OF XX

B scan:



1 EXISTING CENTRAL AVENUE VIEW
A-001 SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2 EXISTING SOUTH HARRISON VIEW
A-001

ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

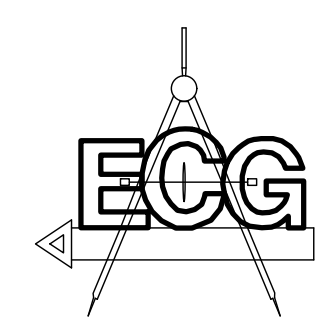
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

OWNER/ X
APPLICANT:

PROJECT: PROPOSED 5 STORIES MIXED USE
BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018

DRAWING
TITLE: BASEMENT PLAN



DATE
JUNE 26, 2021
PROJECT NO.
21-XXX
DRAWN BY:
G.G.

SEAL AND SIGNATURE

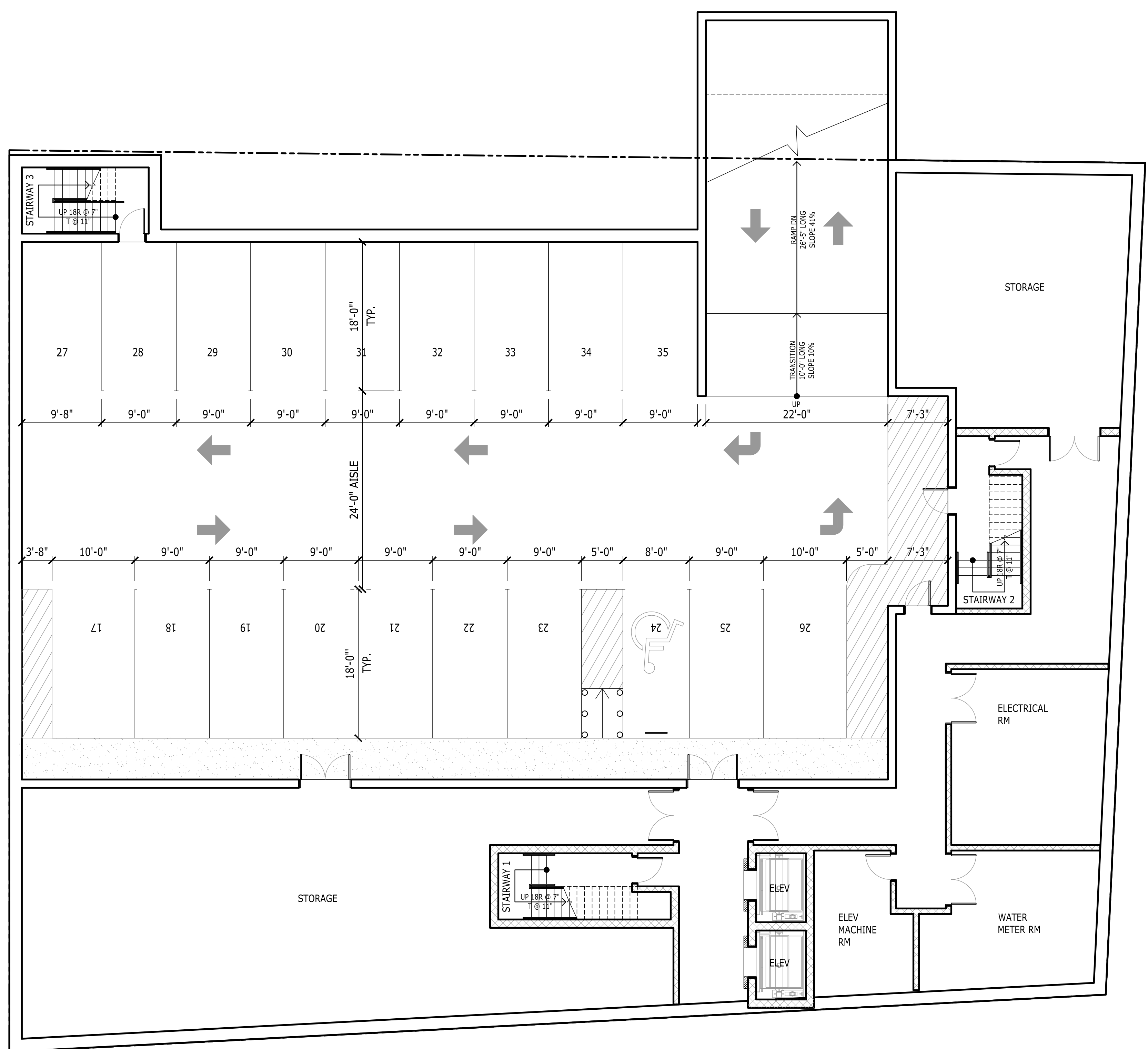
CHECK BY:
E. GBANITE

DRAWING NO.
A-001.00

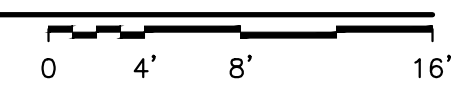
EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # O28586-1

01 OF XX

B scan:



1 BASEMENT PLAN
A-001 SCALE: 1/8" = 1'-0"



1
A-008

2
A-007

1
A-007

ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

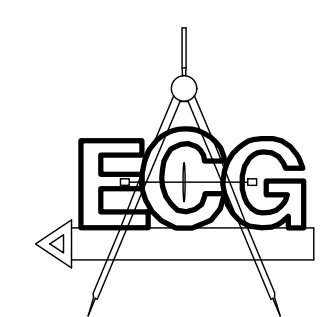
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@eccarchitects.com

OWNER/ X
APPLICANT:

PROJECT: PROPOSED 5 STORIES MIXED USE
BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018

DRAWING
TITLE: GROUND FLOOR PLAN



DATE
JUNE 26, 2021

PROJECT NO.
21-XXX

DRAWN BY:
G.G.

SEAL AND SIGNATURE

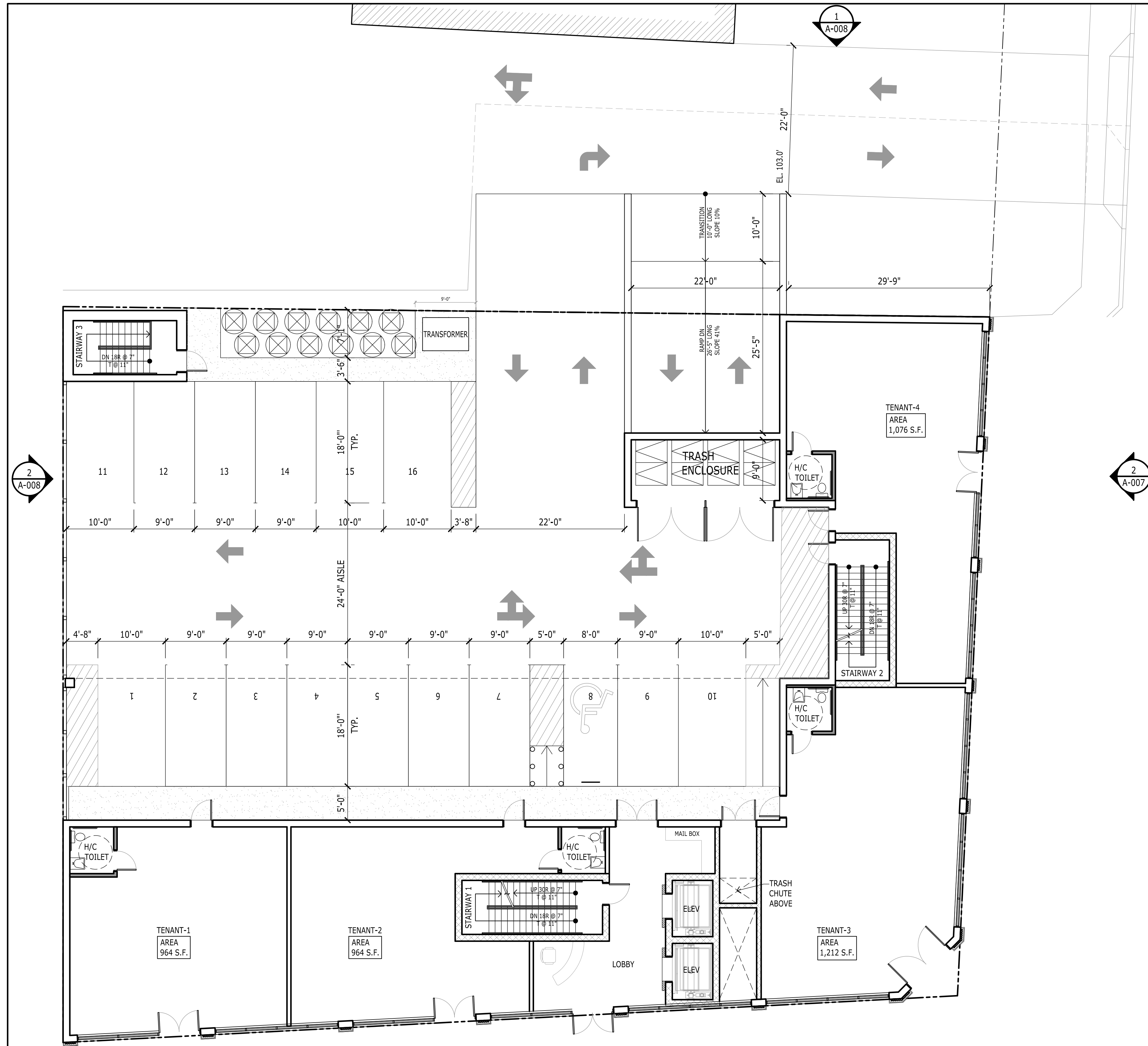
CHECK BY:
E. GBANITE

DRAWING NO.
A-002.00

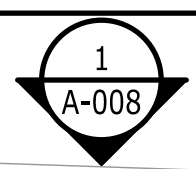
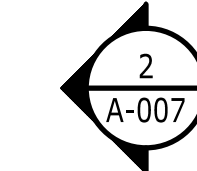
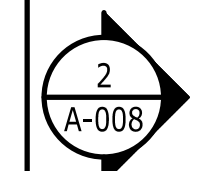
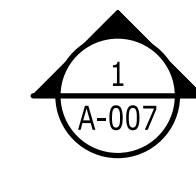
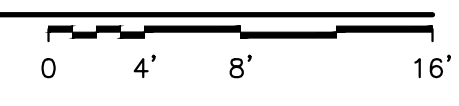
EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # 028586-1

02 OF XX

B scan:



1 GROUND FLOOR PLAN
A-002 SCALE: 1/8" = 1'-0"

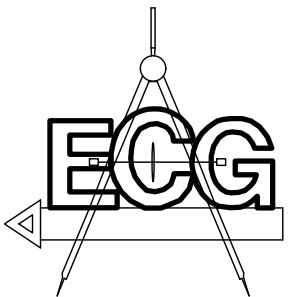



ECC ARCHITECTS, LLC

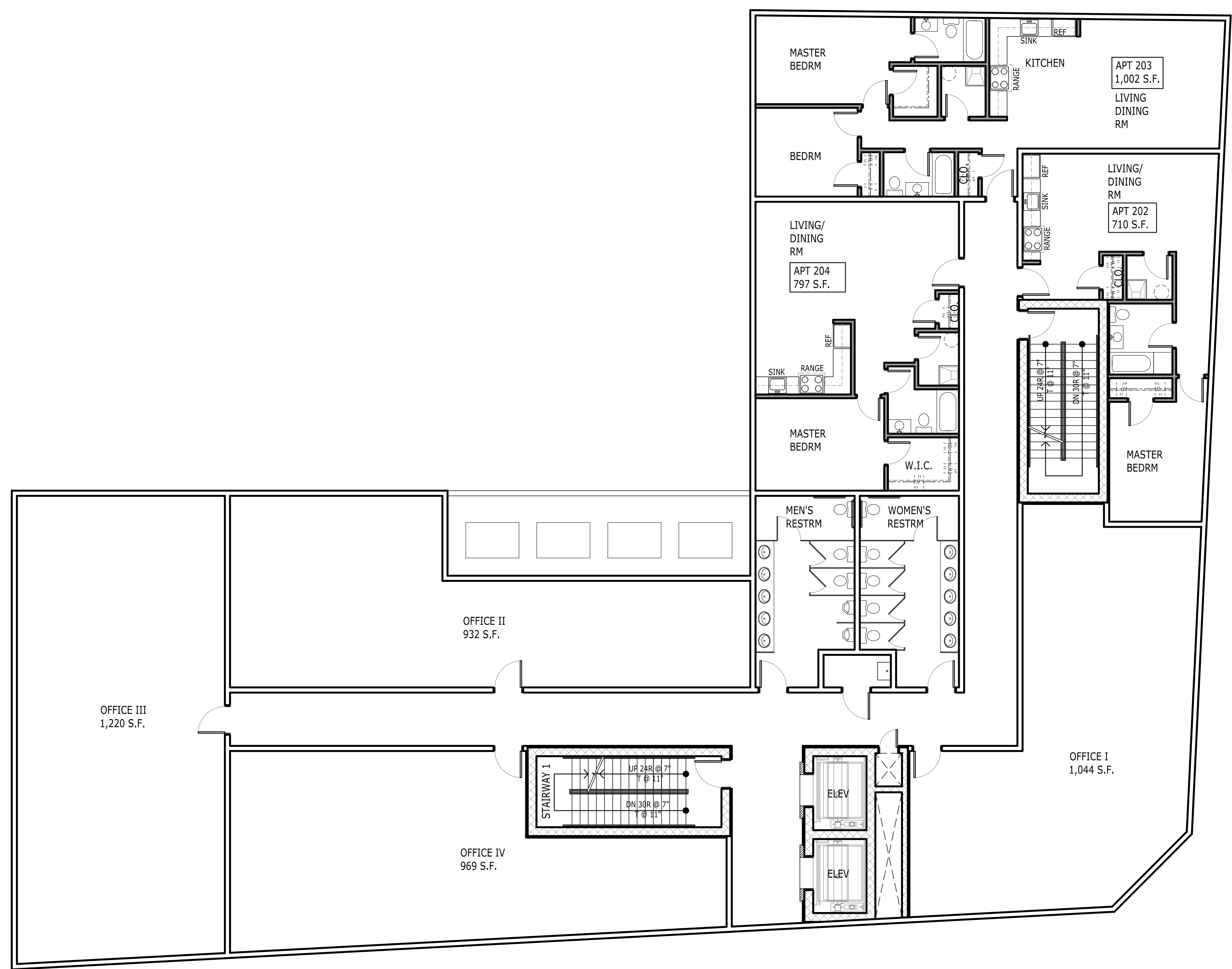
60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@eccarchitects.com

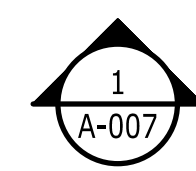
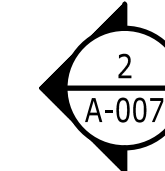
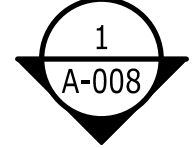
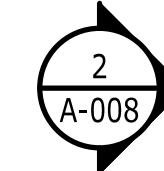
OWNER/ APPLICANT: X
PROJECT: PROPOSED 5 STORIES MIXED USE BUILDING - (WINSTON)
LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018
DRAWING TITLE: SECOND FLOOR PLAN OFFICE OPTION

	DATE	JUNE 26, 2021
	PROJECT NO.	21-XXX
SEAL AND SIGNATURE	DRAWN BY:	G.G.
	CHECK BY:	E. GBANITE
	DRAWING NO.	A-003.00
		03 OF XX

B scan:



1 SECOND FLOOR PLAN - OFFICE OPTION
 A-003 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

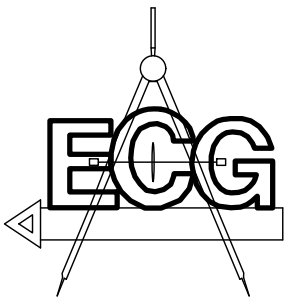



ECC ARCHITECTS, LLC

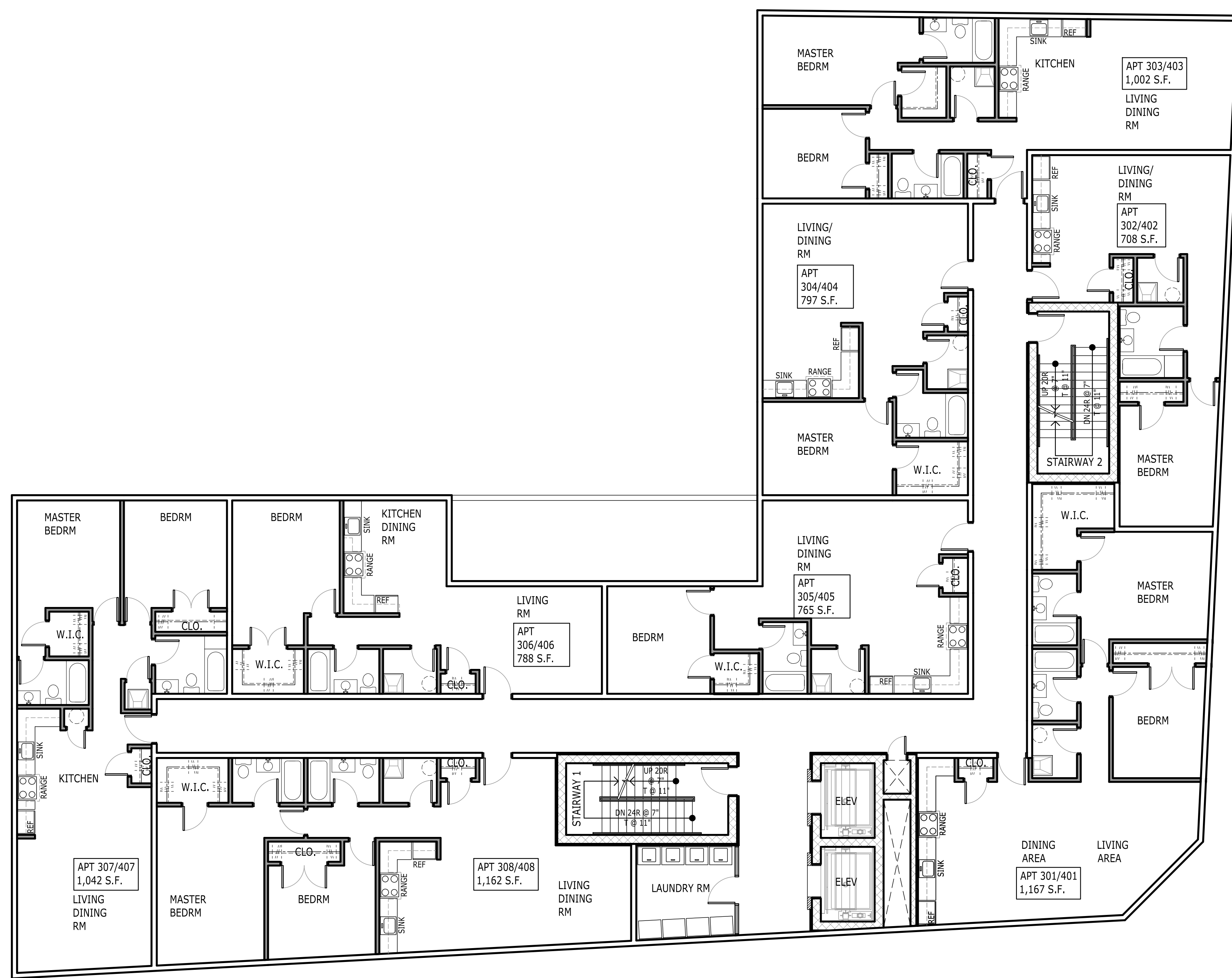
60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

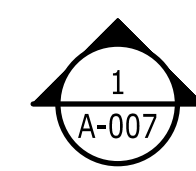
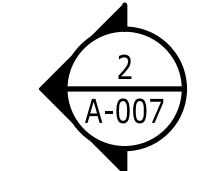
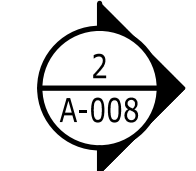
OWNER/ APPLICANT: X
PROJECT: PROPOSED 5 STORIES MIXED USE BUILDING - (WINSTON)
LOCATION: 622 CENTRAL AVENUE EAST ORANGE, NJ 07018
DRAWING TITLE: THIRD FLOOR PLAN

	DATE	JUNE 26, 2021
	PROJECT NO.	21-XXX
SEAL AND SIGNATURE	DRAWN BY:	G.G.
	CHECK BY:	E. GBANITE
	DRAWING NO.	A-004.00
		04 OF XX

B scan:



1 THIRD FLOOR PLAN - OFFICE OPTION
 A-004 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

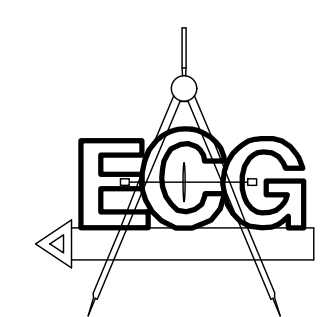
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

OWNER/ APPLICANT: X

PROJECT: PROPOSED 5 STORIES MIXED USE BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018

DRAWING TITLE: FOURTH FLOOR PLAN



DATE: JUNE 26, 2021
PROJECT NO.: 21-XXX
DRAWN BY: G.G.

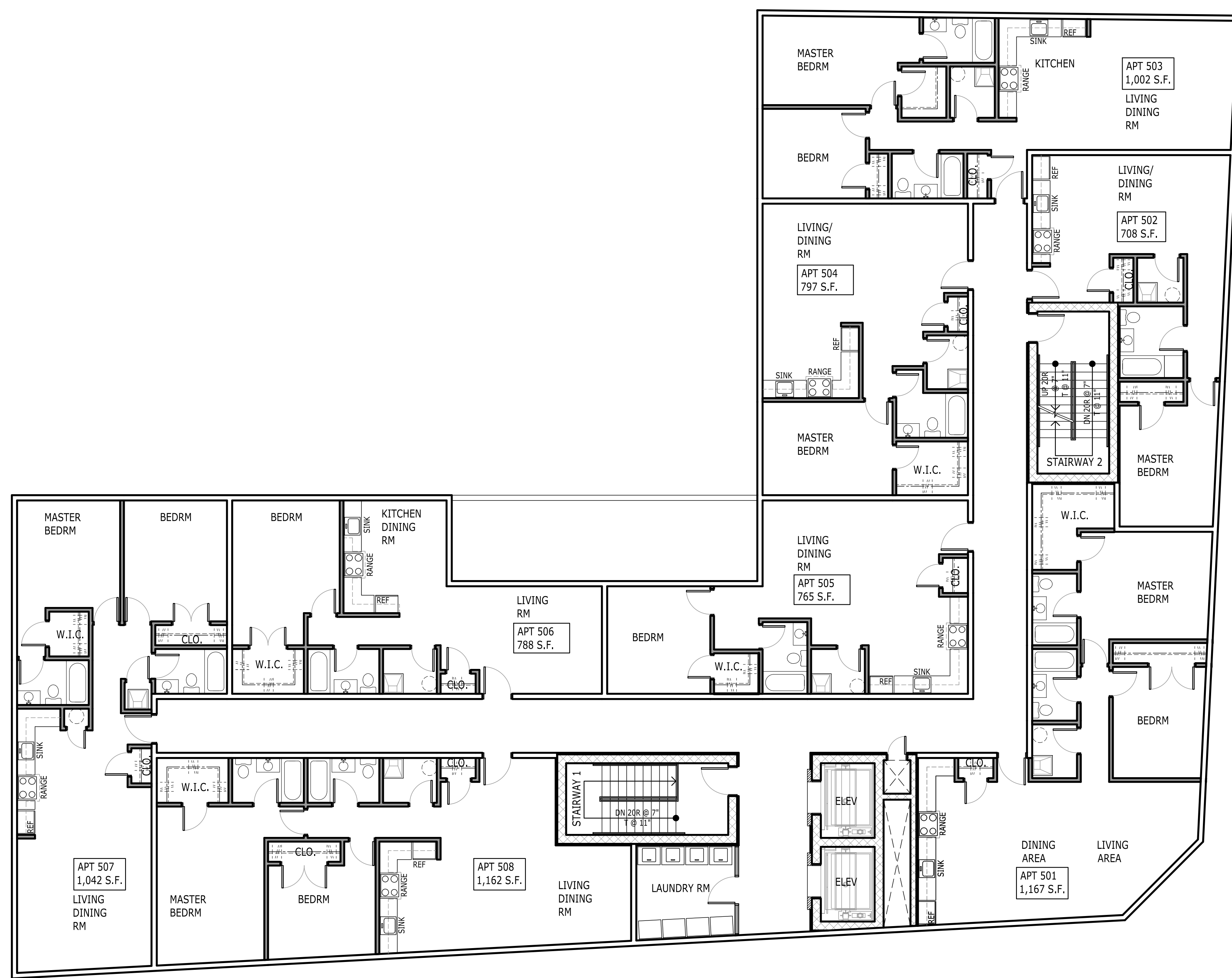
SEAL AND SIGNATURE

CHECK BY: E. GBANITE
DRAWING NO. A-005.00

EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # O28586-1

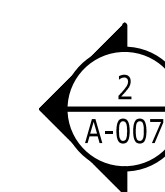
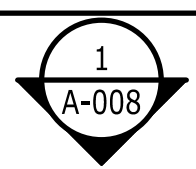
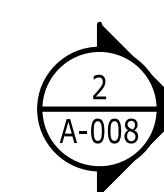
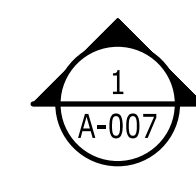
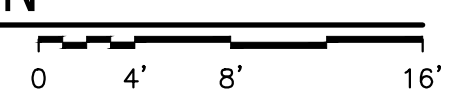
05 OF XX

B scan:



1 FOURTH FLOOR PLAN - OFFICE OPTION

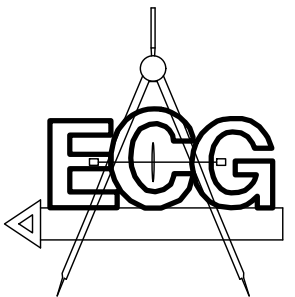

A-005 SCALE: 1/8" = 1'-0"



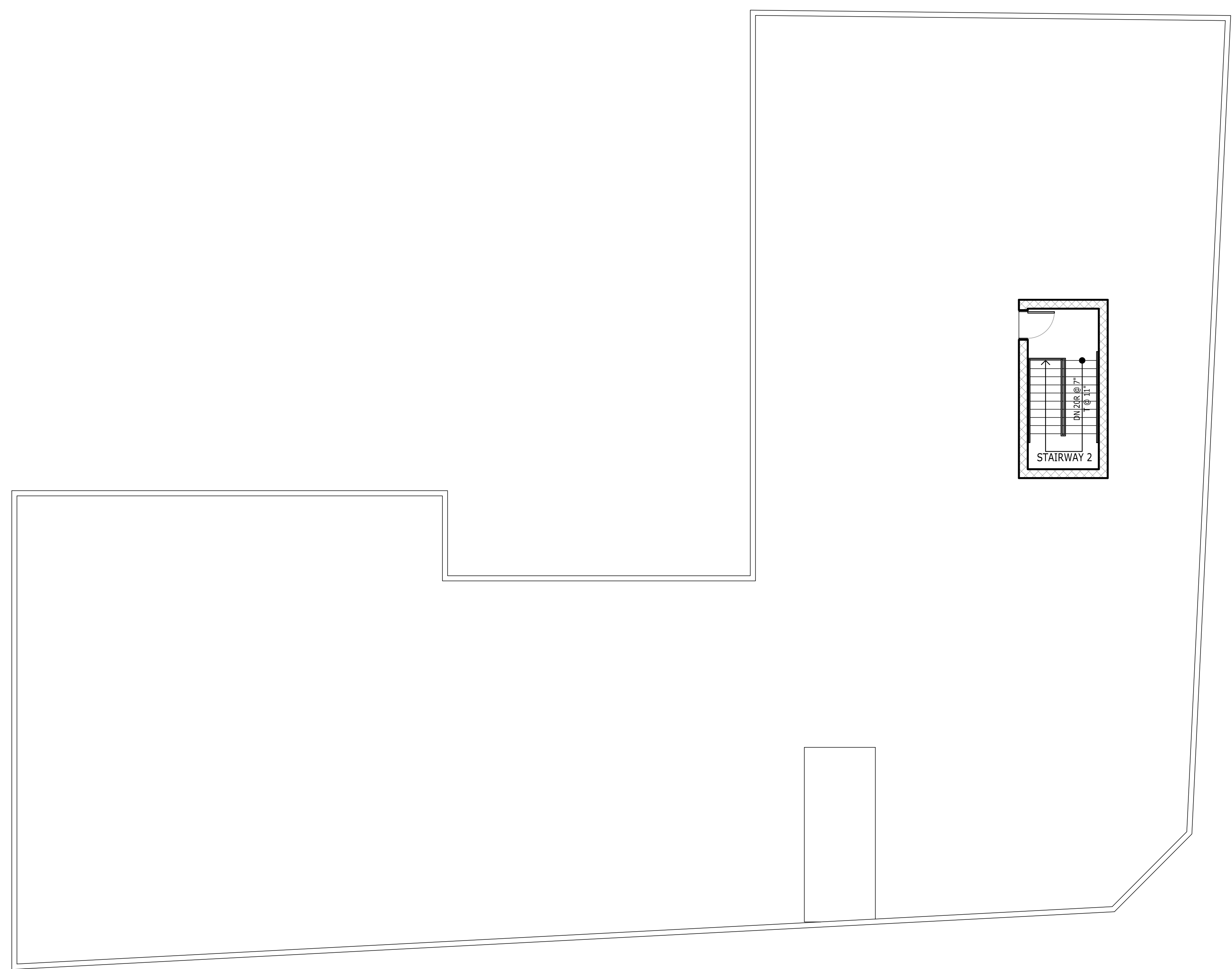
ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@eccarchitects.com

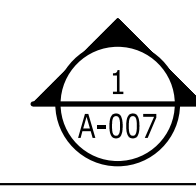
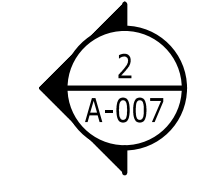
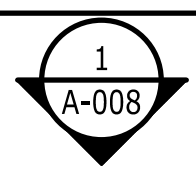
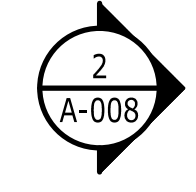
OWNER/ APPLICANT: X
PROJECT: PROPOSED 5 STORIES MIXED USE BUILDING - (WINSTON)
LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018
DRAWING TITLE: ROOF PLAN

	DATE	JUNE 26, 2021
	PROJECT NO.	21-XXX
SEAL AND SIGNATURE	DRAWN BY:	G.G.
	CHECK BY:	E. GBANITE
	DRAWING NO.	A-006.00
		06 OF XX

B scan:



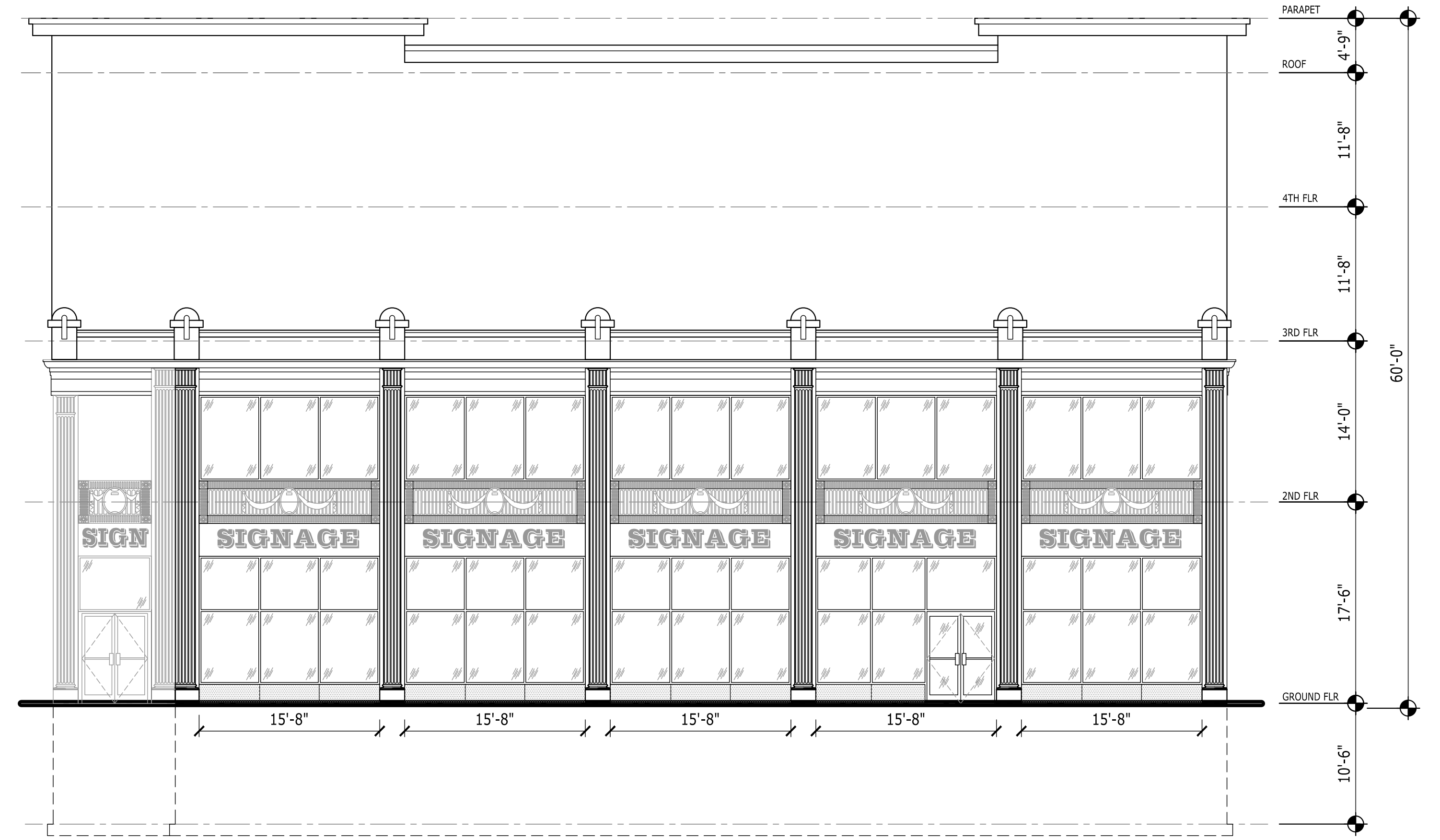
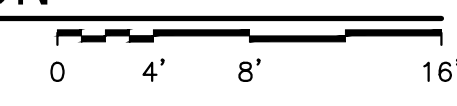
1 ROOF PLAN - OFFICE OPTION
 A-006 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'





1 FRONT ELEVATION (CENTRAL AVENUE) - OFFICE OPTION

A-007 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION (S. HARRISON ST) - OFFICE OPTION

A-007

ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

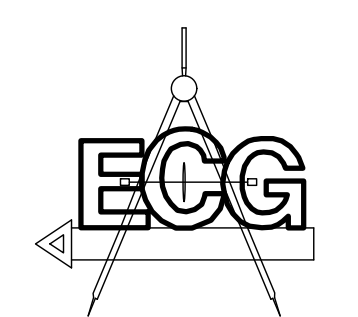
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

OWNER/ X
APPLICANT:

PROJECT: PROPOSED 5 STORIES MIXED USE
BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018

DRAWING
TITLE: FRONT AND RIGHT SIDE
ELEVATIONS



DATE
JUNE 26, 2021

PROJECT NO.
21-XXX

DRAWN BY:
G.G.

SEAL AND SIGNATURE

CHECK BY:
E. GBANITE

DRAWING NO.
A-007.00

EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # 028586-1

07 OF XX

B scan:

ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

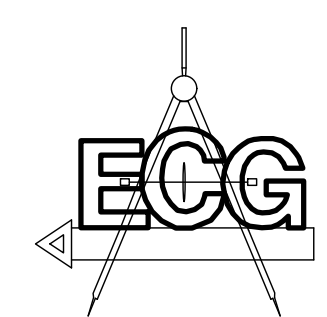
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@eccarchitects.com

OWNER/ APPLICANT: X

PROJECT: PROPOSED 5 STORIES MIXED USE BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018

DRAWING TITLE: SECOND FLOOR PLAN



DATE: JUNE 26, 2021

PROJECT NO.: 21-XXX

DRAWN BY: G.G.

SEAL AND SIGNATURE

CHECK BY: E. GBANITE

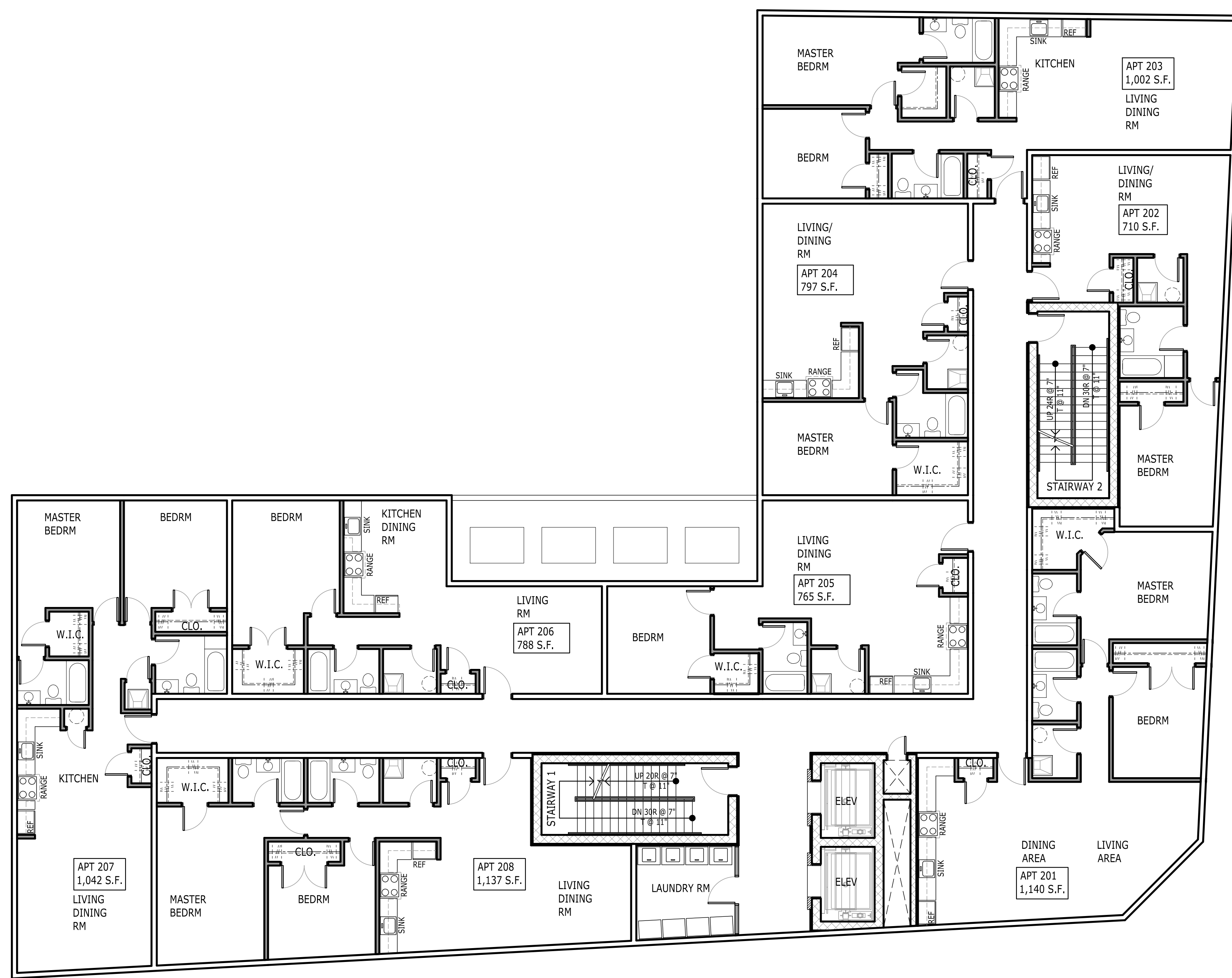
DRAWING NO.

A-003.00

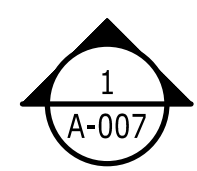
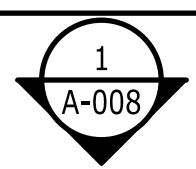
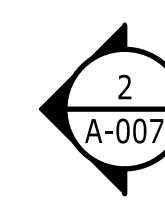
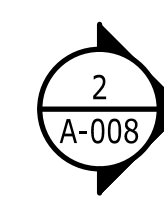
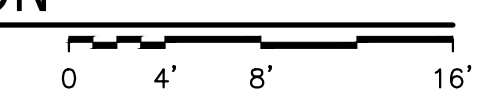
EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # O28586-1

03 OF XX

B scan:



1 SECOND FLOOR PLAN - RESIDENTIAL OPTION
A-003 SCALE: 1/8" = 1'-0"



ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

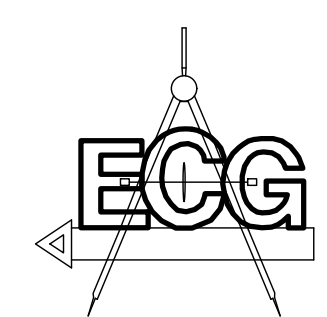
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

OWNER/ X
APPLICANT:

PROJECT: PROPOSED 5 STORIES MIXED USE
BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018

DRAWING
TITLE: TYPICAL THIRD AND
FOURTH FLOOR PLAN



DATE
JUNE 26, 2021
PROJECT NO.
21-XXX
DRAWN BY:
G.G.

SEAL AND SIGNATURE

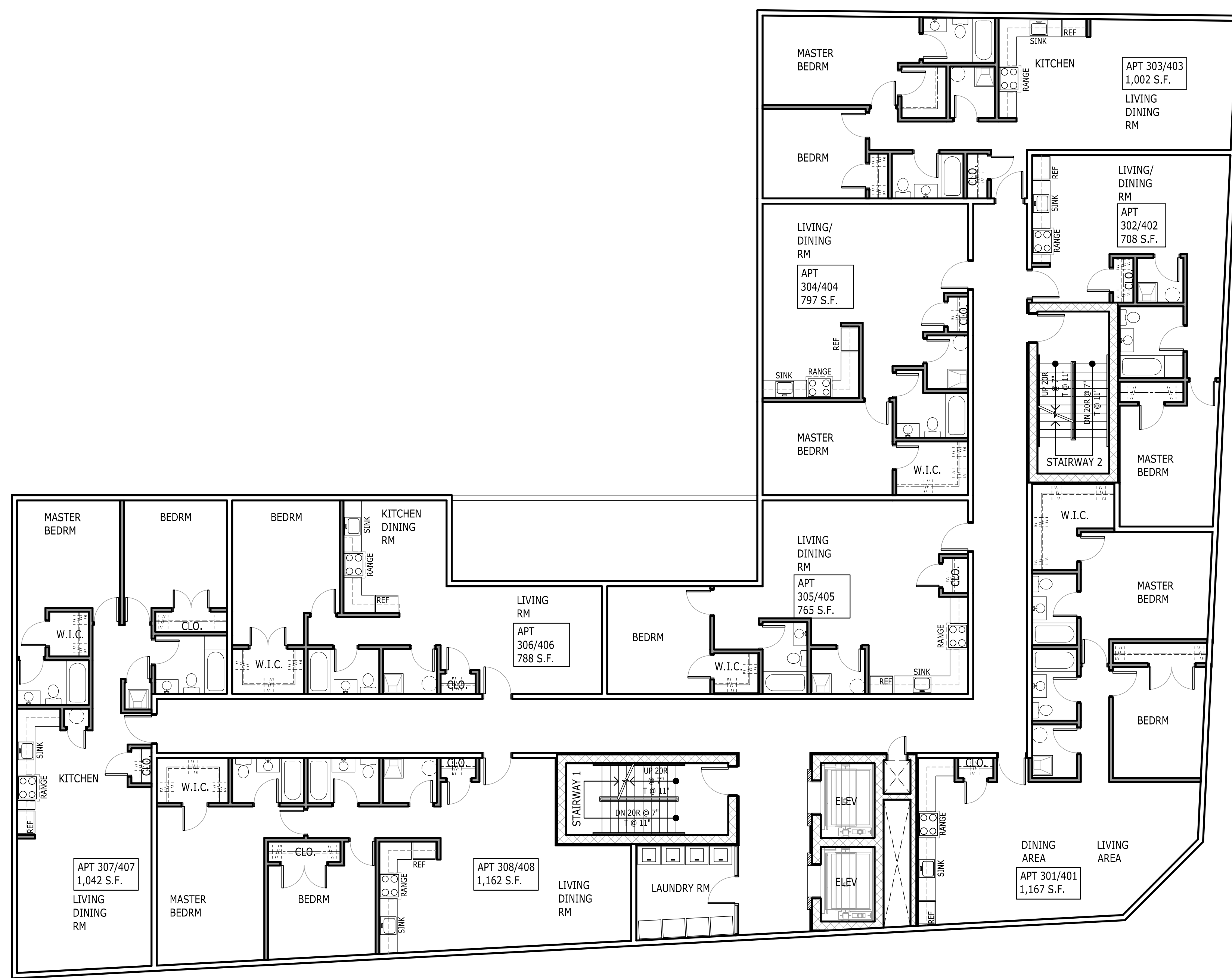
CHECK BY:
E. GBANITE

DRAWING NO.
A-004.00

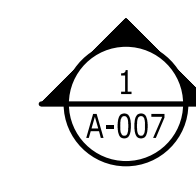
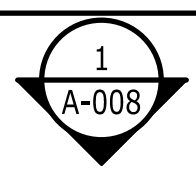
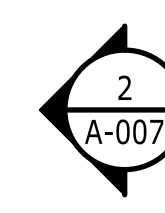
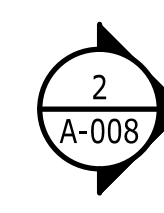
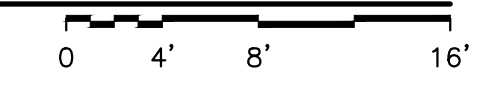
EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # O28586-1

04 OF XX

B scan:



1 TYPICAL THIRD & FOURTH FLOOR PLAN - RESIDENTIAL OPTION
A-004 SCALE: 1/8" = 1'-0"



ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

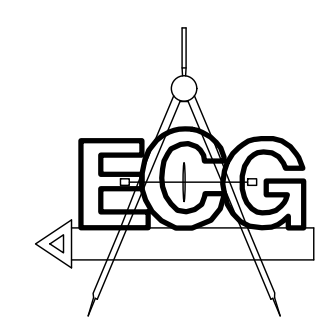
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

OWNER/ X
APPLICANT:

PROJECT: PROPOSED 5 STORIES MIXED USE
BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018

DRAWING
TITLE: FIFTH FLOOR PLAN



DATE
JUNE 26, 2021

PROJECT NO.
21-XXX

DRAWN BY:
G.G.

SEAL AND SIGNATURE

CHECK BY:
E. GBANITE

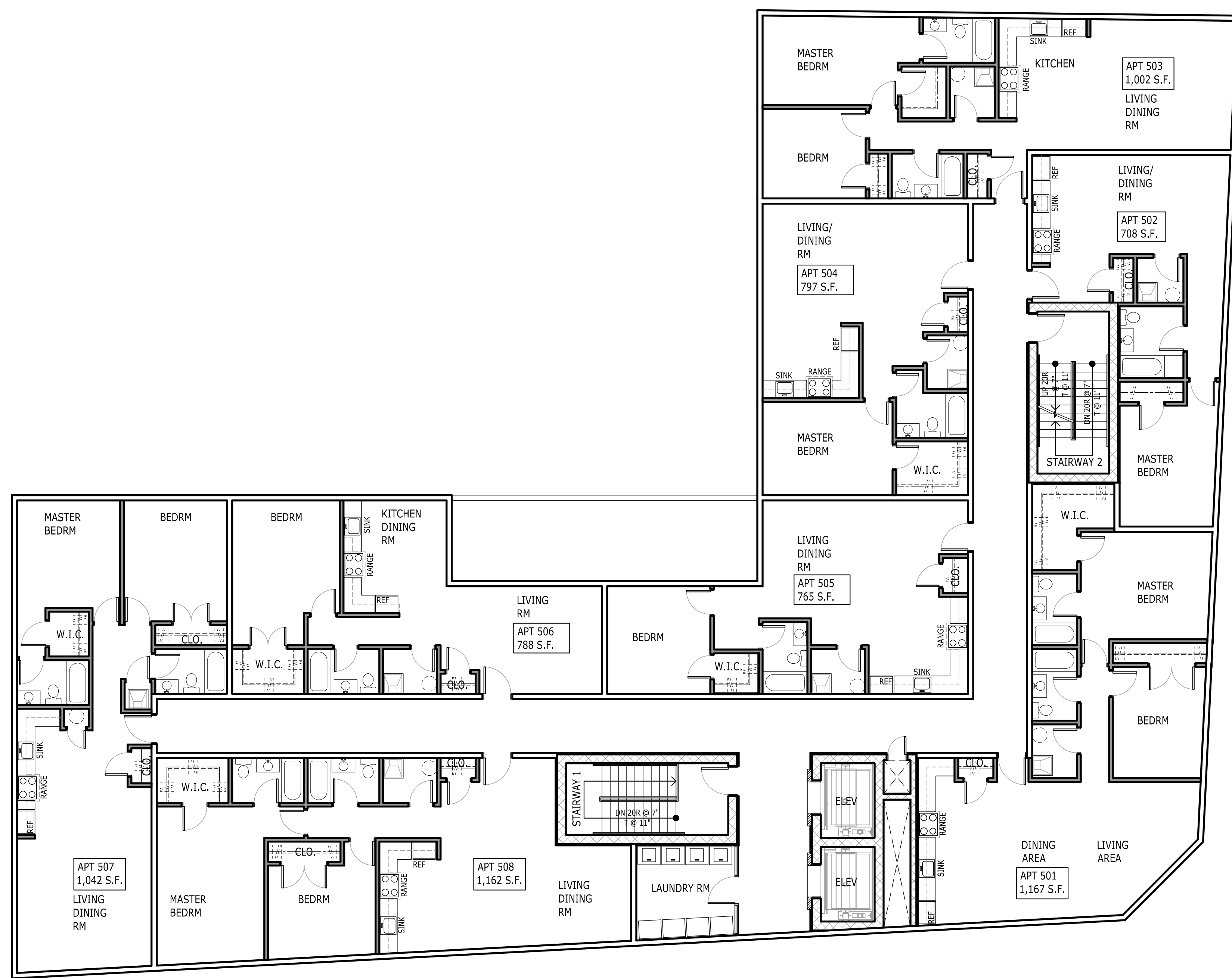
DRAWING NO.

A-005.00

EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # O28586-1

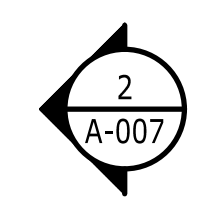
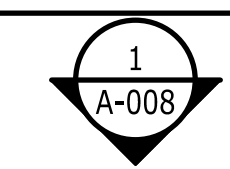
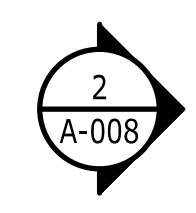
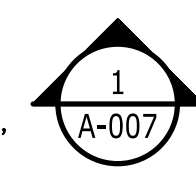
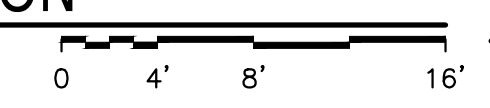
05 OF XX

B scan:



1 FIFTH FLOOR PLAN - RESIDENTIAL OPTION

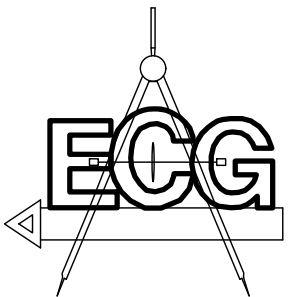
A-005 SCALE: 1/8" = 1'-0"

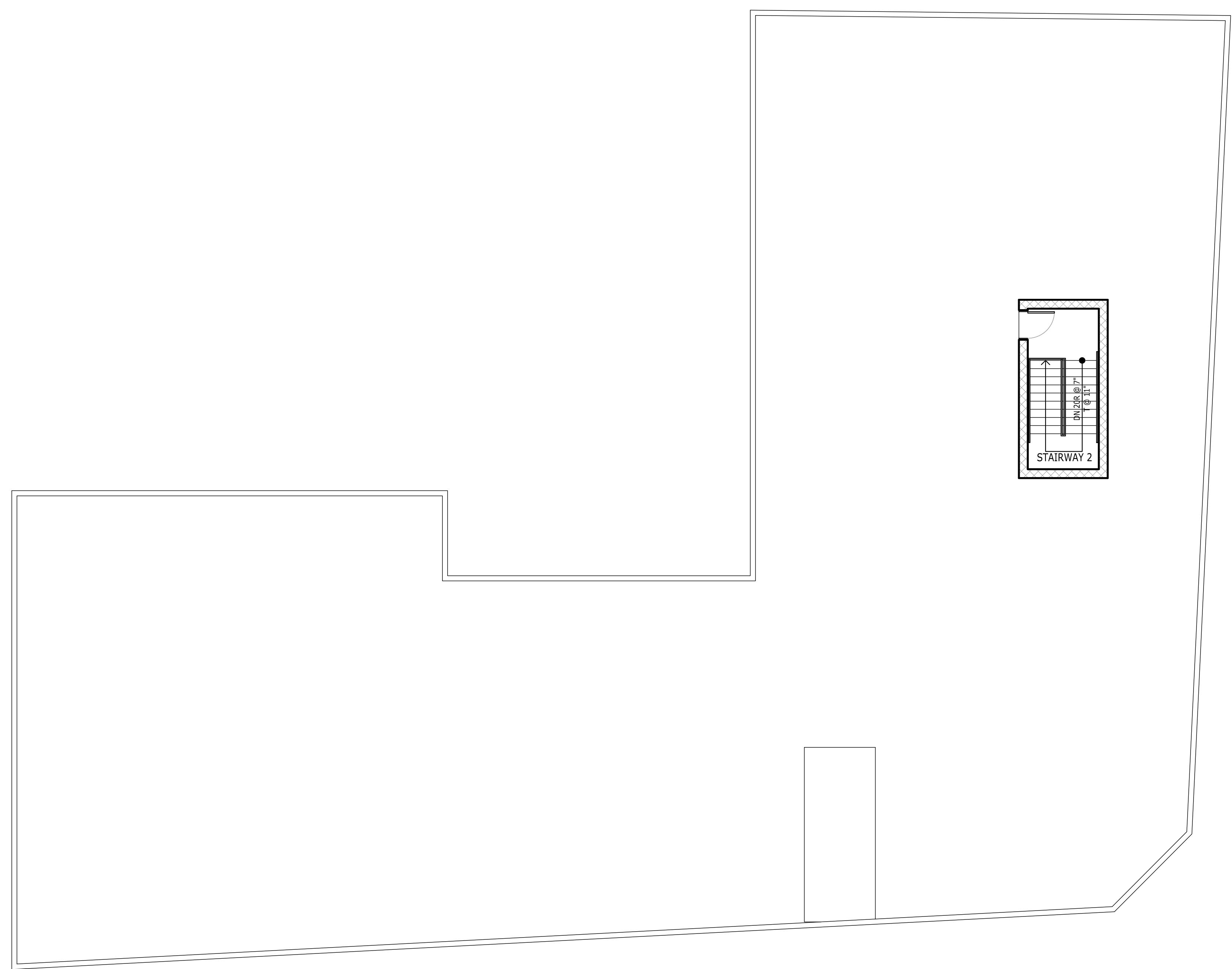


ECC ARCHITECTS, LLC

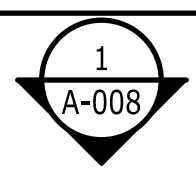
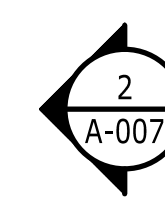
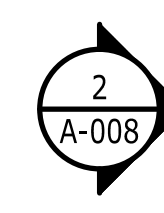
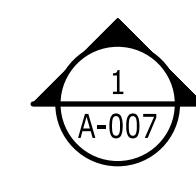
60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

OWNER/ APPLICANT: X
PROJECT: PROPOSED 5 STORIES MIXED USE BUILDING - (WINSTON)
LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018
DRAWING TITLE: ROOF PLAN

	DATE	JUNE 26, 2021
	PROJECT NO.	21-XXX
	DRAWN BY:	G.G.
SEAL AND SIGNATURE	CHECK BY:	E. GBANITE
	DRAWING NO.	A-006.00
EDMUND C. GBANITE NJ LIC # A1 01547200 NY LIC # O28586-1		06 OF XX



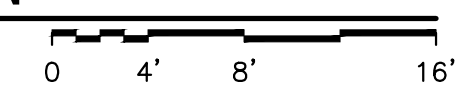
1 ROOF PLAN - RESIDENTAIL OPTION
A-006 SCALE: 1/8" = 1'-0"
0 4' 8' 16'





1 FRONT ELEVATION (CENTRAL AVENUE) - RESIDENTIAL OPTION

A-007 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION (S. HARRISON ST) - RESIDENTIAL OPTION

A-007

ECC ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

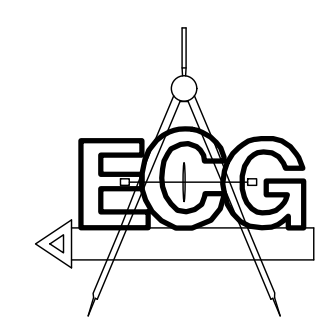
TEL: (973) 678-7800 FAX: (973) 678-8230
E-MAIL: edgbanite@ecgarchitects.com

OWNER/ APPLICANT: X

PROJECT: PROPOSED 5 STORIES MIXED USE BUILDING - (WINSTON)

LOCATION: 622 CENTRAL AVENUE
EAST ORANGE, NJ 07018

DRAWING TITLE: FRONT AND RIGHT SIDE ELEVATIONS



DATE: JUNE 26, 2021

PROJECT NO.: 21-XXX

DRAWN BY: G.G.

SEAL AND SIGNATURE

CHECK BY: E. GBANITE

DRAWING NO. A-007.00

EDMUND C. GBANITE
NJ LIC # A1 01547200
NY LIC # 028586-1

07 OF XX

B scan: