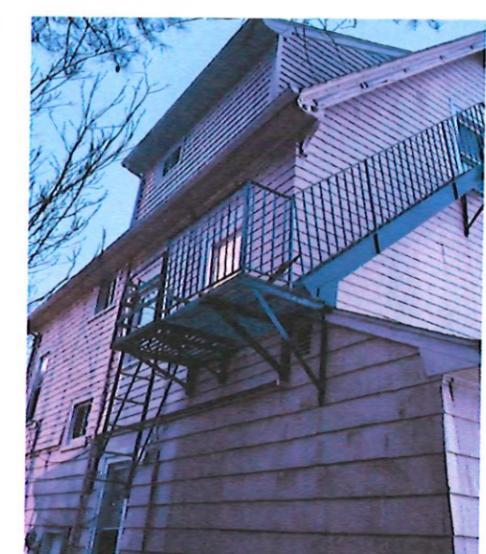
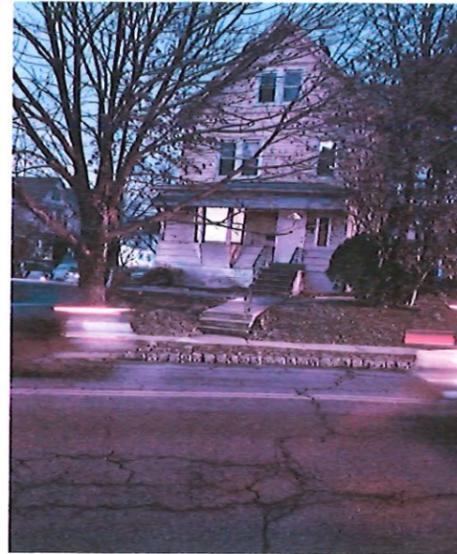
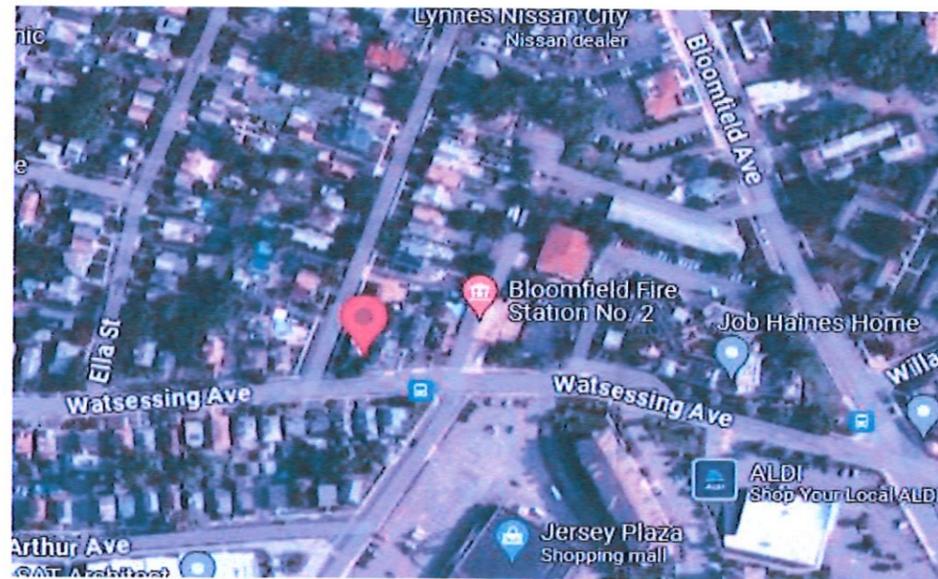


**General Notes:**

1. Plan is schematic for zoning purpose only. Plan is limited to existing structural conditions and details for zoning review.
2. Plan is for structural configuration only . Proposed work will require additional architectural detail.
3. Owner/Contractor shall be responsible for code compliance for any future construction. All work shall be performed in accordance with manufacturer specifications, local ordinances, and applicable local, state and federal regulations.
4. Contractor shall be responsible to obtain applicable building permits.



Building Elevations



Location Map

R-2B			
	Required	Proposed	Conforming
Use Requirements	2 Family	3 Family	No - Variance
Lot Area (sf)	4,000	6,532	Yes
Lot Width (ft)	40	50.54	Yes
Max. Bldg. Height (ft)	40	35 (+/-)	Yes
Front Yard (ft)	20	16.2	No - Variance
Side Yards (ft)	6	13 (l), 12 (r)	Yes
Rear Yard (ft) *	25	56.1	Yes
Accessory Building Side and Rear Setback (ft) *	5	6.7 (min)	Yes
Max Building Coverage (%) **	25	18	Yes
Max Impervious Coverage (%) ***	60	48	Yes
FAR **	0.5	.49	Yes
Unit Sizes			
	# Bedrooms	Required SF	Existing SF
1 <sup>st</sup> Floor	2	800	1,131
2 <sup>nd</sup> Floor	1	650	720
3 <sup>rd</sup> Floor	Studio	500	520
* Rear yard looking at front of house standing on Watsessing Avenue			
** Basement, - 890 SF, 1 <sup>st</sup> Floor - 1,131 SF, 2 <sup>nd</sup> Floor - 720 SF, 3 <sup>rd</sup> Floor - 520 SF			
*** 1 <sup>st</sup> Floor - 1,131 SF, Garage - 513 SF, Concrete Drive, Walkway and Patio - 1,323 SF			

Zoning Table

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Engineer

  
Robert C. Pisano NJPE 44505

78 Watsessing Avenue - Block 103, Lot 30  
Bloomfield Township, Essex County, New Jersey

Scale: NTS

**NOTES AND ELEVATIONS**

 **PISANO DEVELOPMENT GROUP**  
Pisano Development Group, LLC  
P.O. Box 6556, Lawrenceville, NJ 08648  
www.pisanodevelopment.com

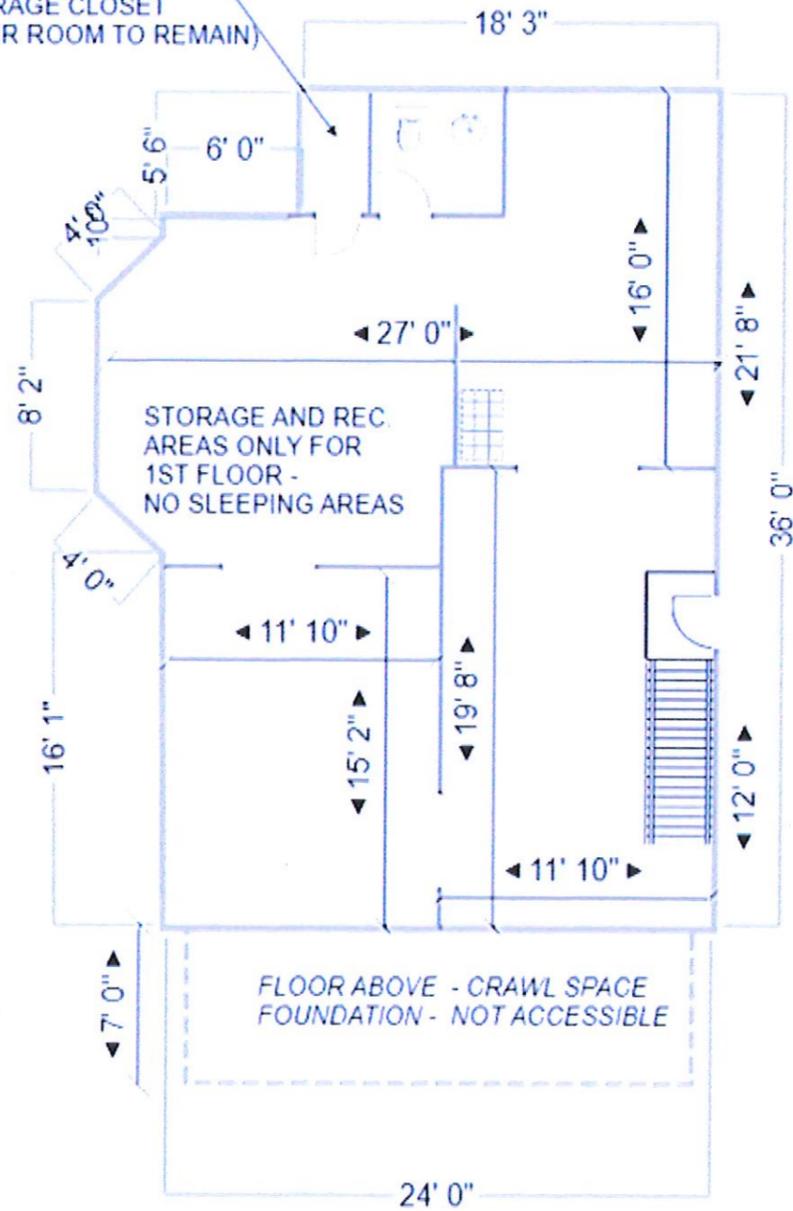
**CS-1**

March 10, 2025

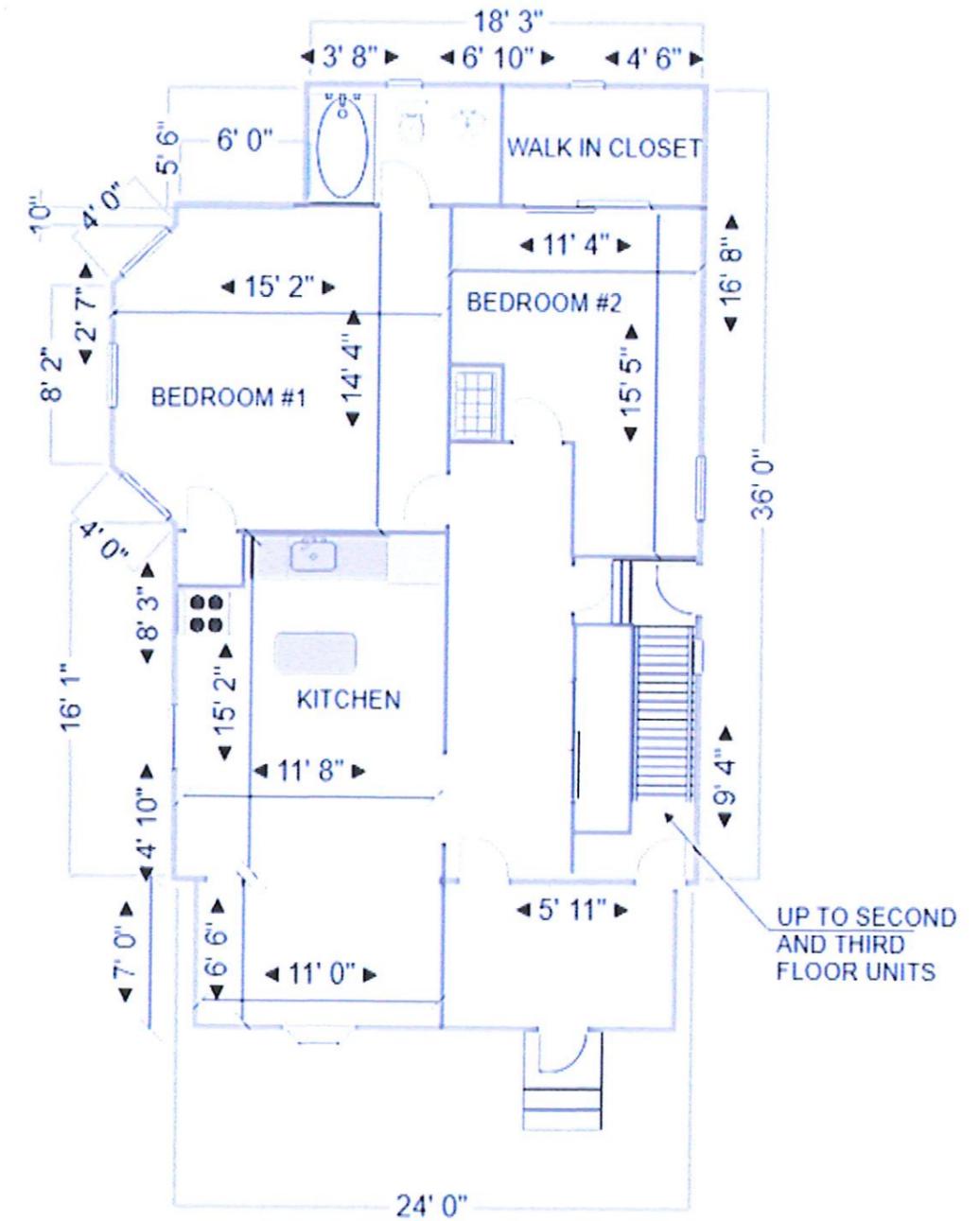
Sheet 1 of 4

Revisions	
Date	Comments
10/7/2025	Remove tub from basement bathroom
12/1/2025	Additional dimensions and detail with proposed layout for 3rd floor unit

REMOVE EXIST.  
TUB AND CONVERT  
TO STORAGE CLOSET  
(POWDER ROOM TO REMAIN)



Basement/Foundation Plan



Unit 1 Floor Plan - First Floor

Revisions

Date	Comments
10/7/2025	Remove tub from basement bathroom
12/1/2025	Additional dimensions and detail with proposed layout for 3rd floor unit

*Robert C. Pisano*  
Robert C. Pisano NJPE 44505

78 Watsessing Avenue - Block 103, Lot 30  
Bloomfield Township, Essex County, New Jersey

Scale: 1/8" = 1'

ZONING FLOOR PLAN

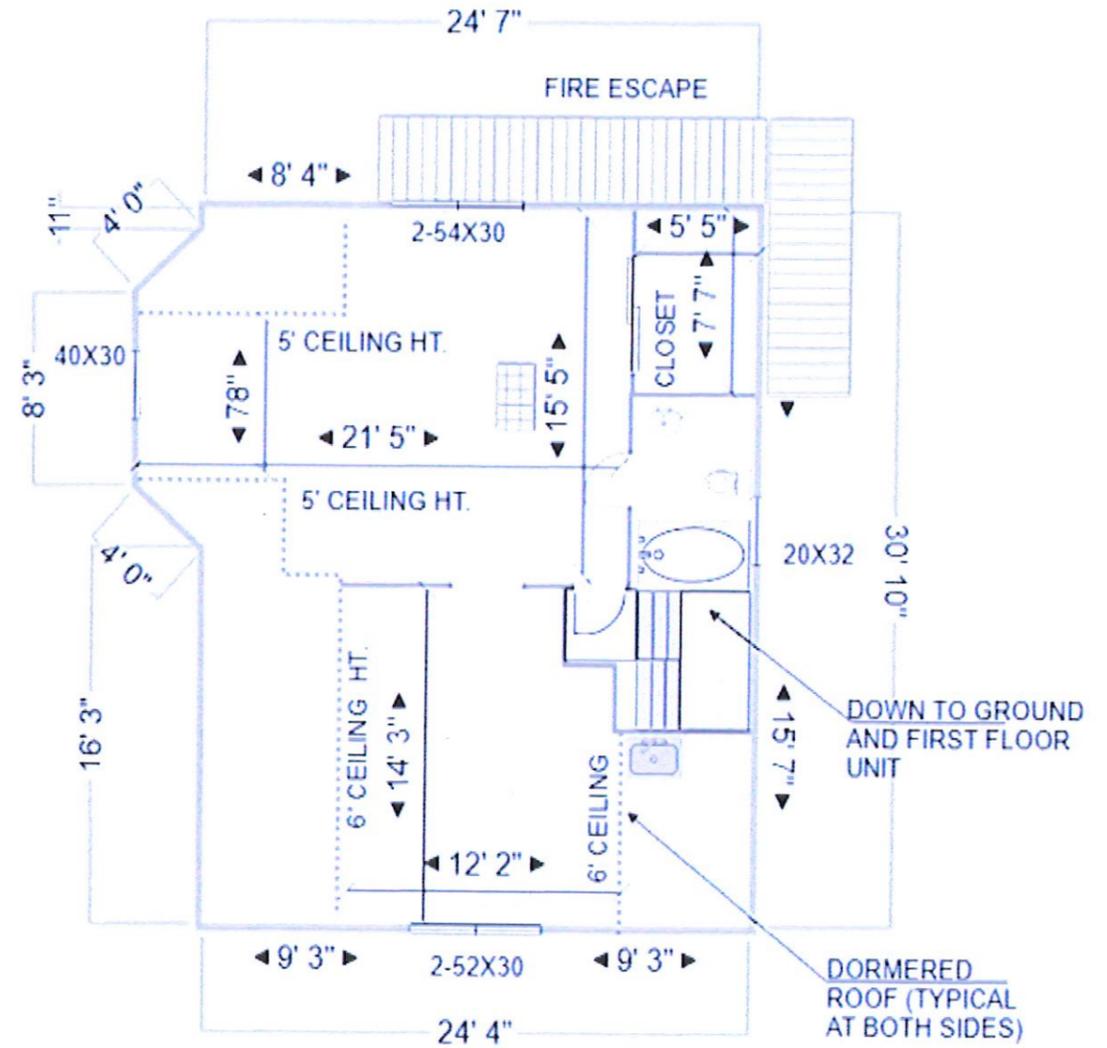
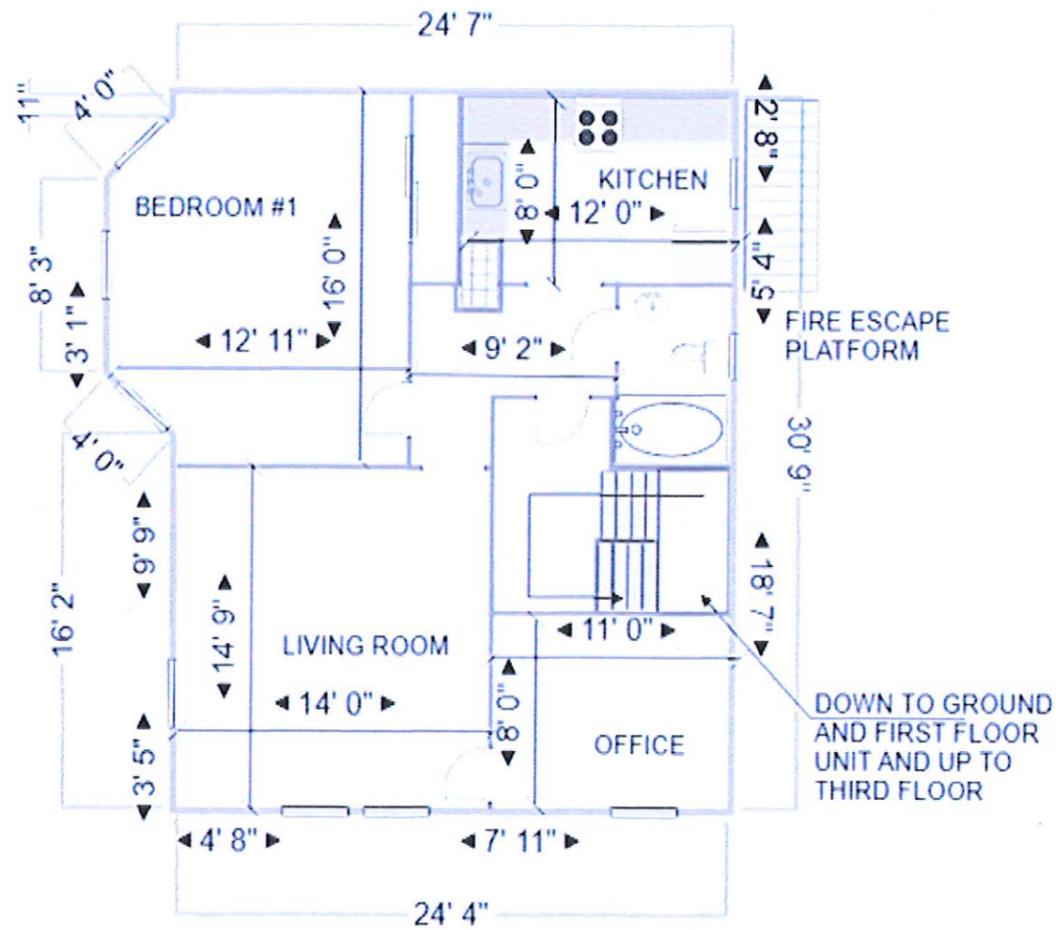
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P.O. Box 6556, Lawrenceville, NJ 08648  
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March 10, 2025

Sheet 2 of 4



Unit 2 Floor Plan - Second Floor

Unit 3 Floor Plan - Third Floor

Revisions

Date	Comments
10/7/2025	Remove tub from basement bathroom
12/1/2025	Additional dimensions and detail with proposed layout for 3rd floor unit

*Robert C. Pisano*  
 Robert C. Pisano NJPE 44505

78 Watsessing Avenue - Block 103, Lot 30  
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Scale: 1/8" = 1'

ZONING FLOOR PLAN

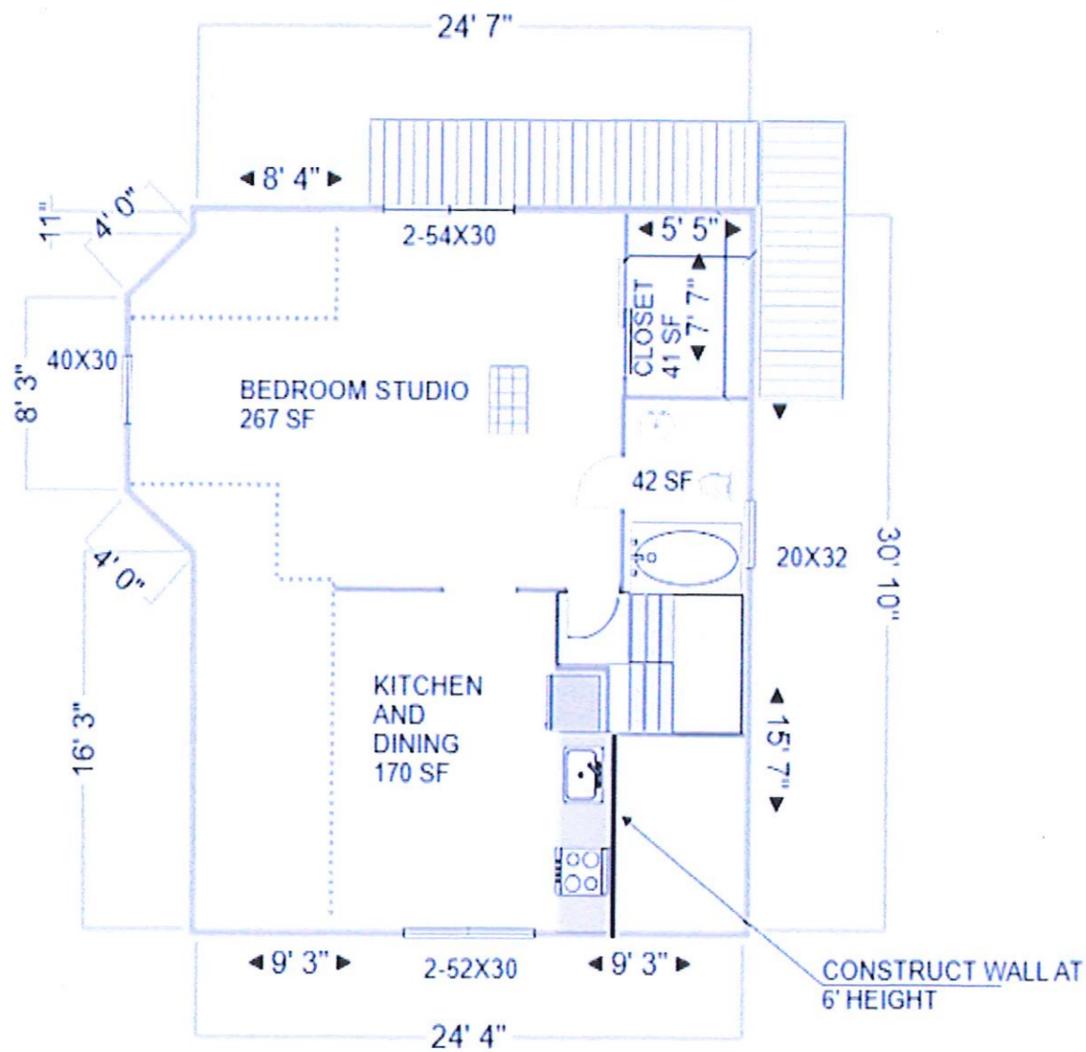
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Sheet 3 of 4



Unit 3 Floor Plan - Proposed Layout



Photographs of Interior

Revisions	
Date	Comments
10/7/2025	Remove tub from basement bathroom
12/1/2025	Additional dimensions and detail with proposed layout for 3rd floor unit

*Robert C. Pisano*  
 Robert C. Pisano NJPE 44505

78 Watsessing Avenue - Block 103, Lot 30  
 Bloomfield Township, Essex County, New Jersey

Scale: 1/8" = 1'

**3rd FLOOR PLAN**

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Pisano Development Group, LLC  
 P.O. Box 6556, Lawrenceville, NJ 08648  
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