

AGENDA
Special Meeting: Wharton Borough Planning Board
February 22, 2024

CHAIRMAN: CALL MEETING TO ORDER AND READING OF THE OPEN PUBLIC MEETING STATEMENT

ROLL CALL:

Chairman Ken Loury
Mayor William Chegwidde
Councilwoman Paola Vasquez
Mr. Peter Rathjens
Mr. Marc Harris
Mr. Brian Bosworth
Mr. Christopher Fleischman
Ms. Barbara Chiappa
Mr. Roshan Patel
Ms. Michelle Anne Molde
Mr. Lawrence Biehler
Board Attorney, Alan Zakin
Board Engineer, Christopher Borinski
Board Planner, Jessica Caldwell Dykstra

FLAG SALUTE

APPROVAL OF THE BILLS:

APPROVAL OF THE MINUTES:

1. Approval of the minutes from the January 9, 2024 Re-Organization meeting.
2. Approval of the minutes from the January 9, 2024 Regular meeting.

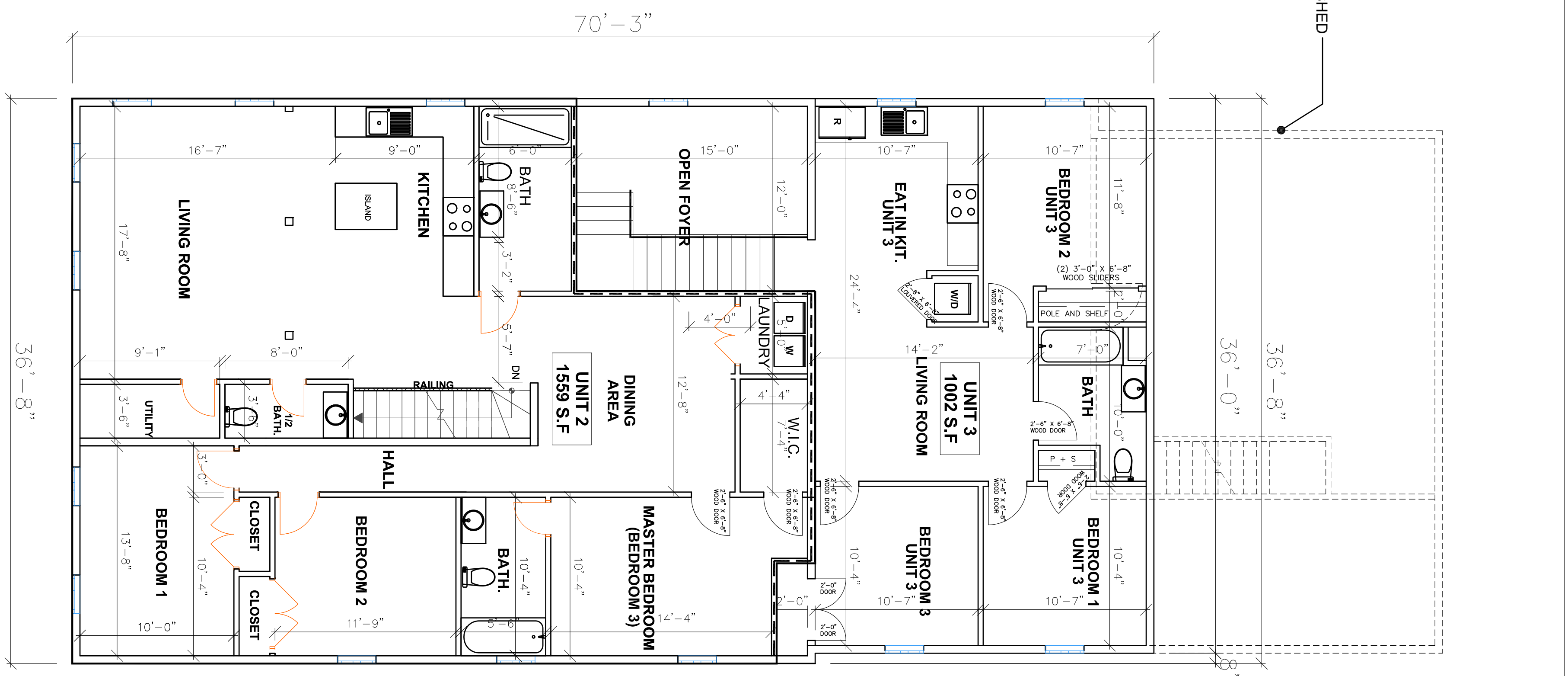
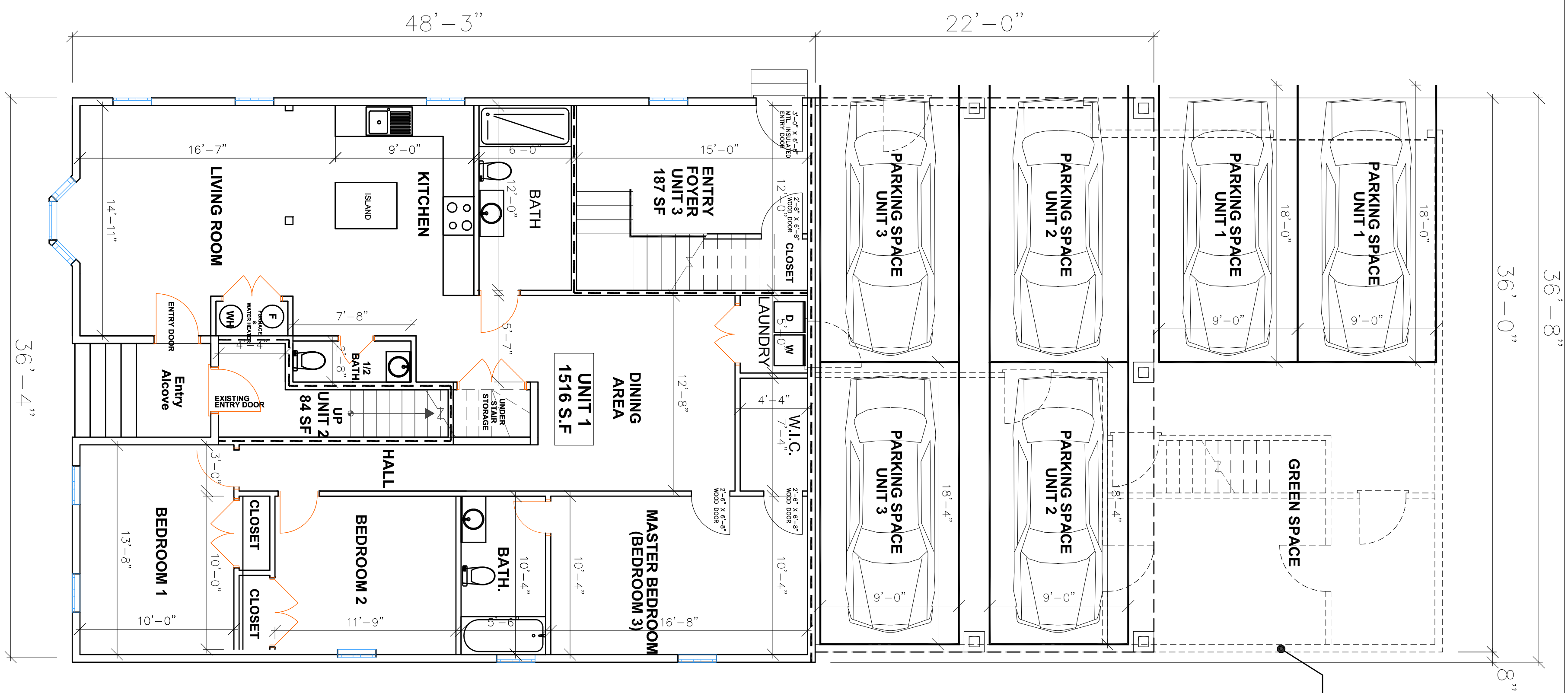
DISCUSSION:

1. Extension of Approval: 170 No. Main/Ashour Investment (Block: 301, Lot: 1)
2. Morris Woods/K. Hovnanian: Non-material revision of the resolution - re: affordable housing compliance

NEW BUSINESS:

1. Chairman Loury to request a motion for the continuance of the application of ARC Development Group, LLC. (**50 Fern Avenue**), no further continuances will be allowed without a re-notice.
2. Application: ARC Development Group, LLC: 50 Fern Avenue (Block: 1202, Lot: 20)

ADJOURNMENT:



BUILDING SUBCODE INFORMATION

INTERNATIONAL RESIDENTIAL BUILDING CODE 2021 NEW JERSEY EDITION

1. PROPOSED USE GROUP-RESIDENTIAL: 3-FAMILY.....R-2

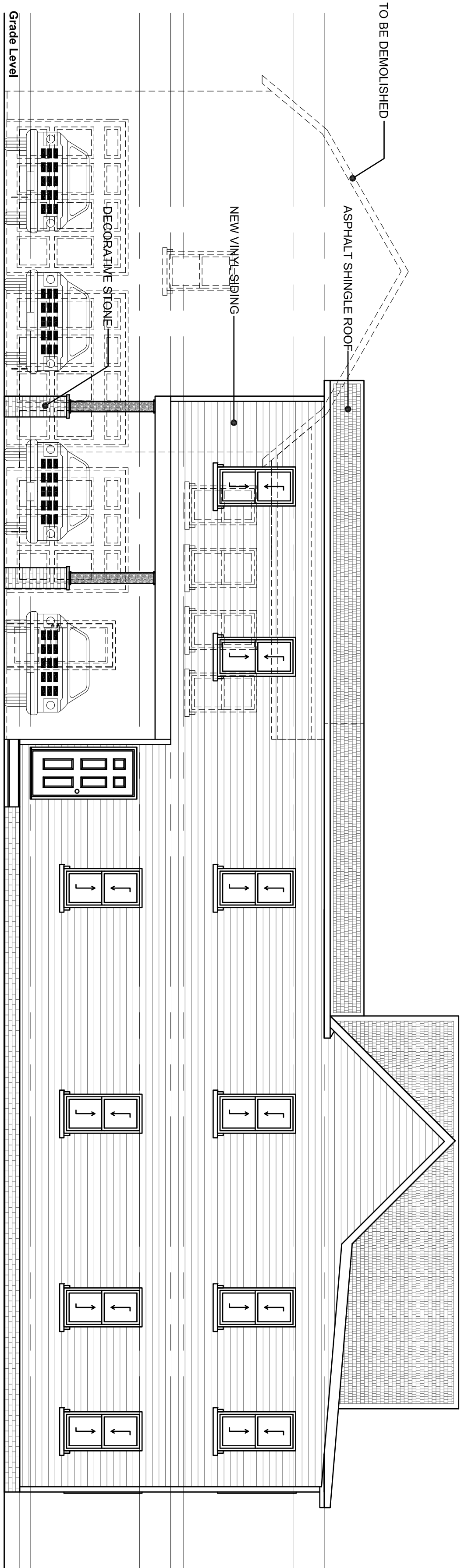
2. CONSTRUCTION CLASSIFICATION.....TYPE V-B

5. BUILDING AREA CALCULATIONS:

BUILDING AREA CALCULATIONS:	
FIRST FLOOR LEVEL-----	1670 SQ. FT.
SECOND FLOOR LEVEL-----	2537 SQ. FT.
TOTAL HABITABLE FLOOR AREA-----	±4207 SQ. FT.

AREA BY UNITS

APARTMENT UNIT #1 (FIRST LEVEL)-----	1516 SQ. FT.
APARTMENT UNIT #2 (SECOND LEVEL + FIRST LEVEL)-----	1643 SQ. FT.
APARTMENT UNIT #3 (SECOND LEVEL + FIRST LEVEL)-----	1189 SQ. FT.
UNIT #1 PARKING SPACES-----	2 SPACES
UNIT #2 PARKING SPACES-----	2 SPACES
UNIT #3 PARKING SPACES-----	2 SPACES
LANDLORD STORAGE (BASEMENT LEVEL)-----	884 SQ. FT.

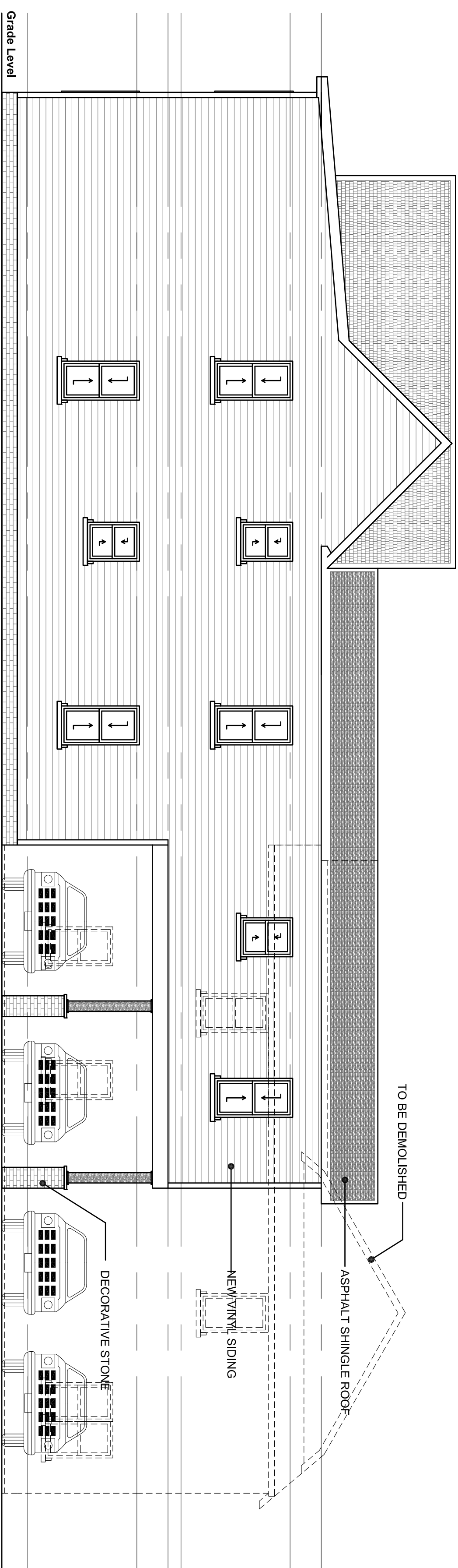


LEFT-SIDE ELEVATION

SCALE: 3/16" = 1'-0"

SCALE BAR 3/16" = 1'-0"

0 2 4 6 8 10 20

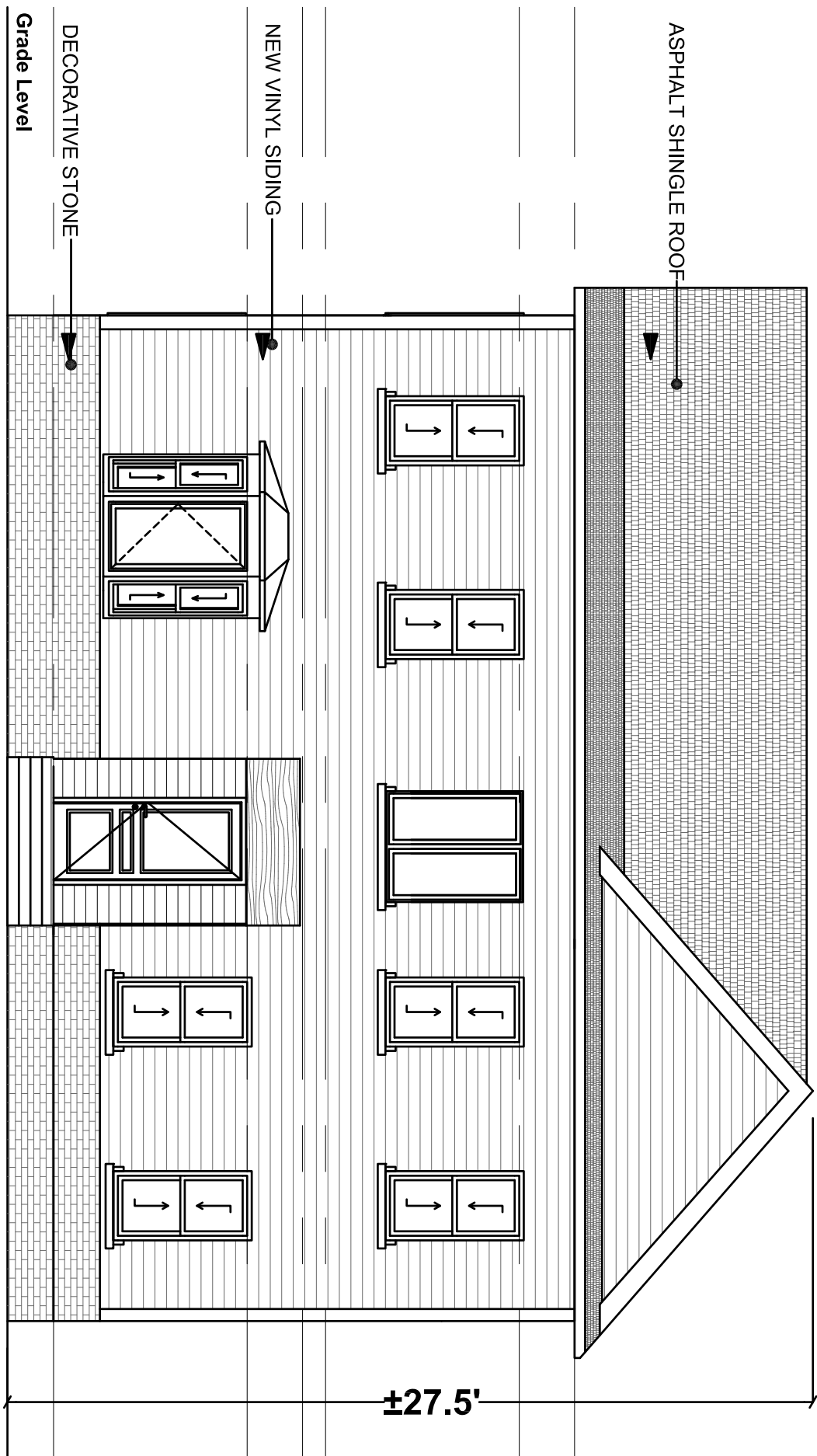


RIGHT-SIDE ELEVATION

SCALE: 3/16" = 1'-0"

SCALE BAR 3/16" = 1'-0"

0 2 4 6 8 10 20

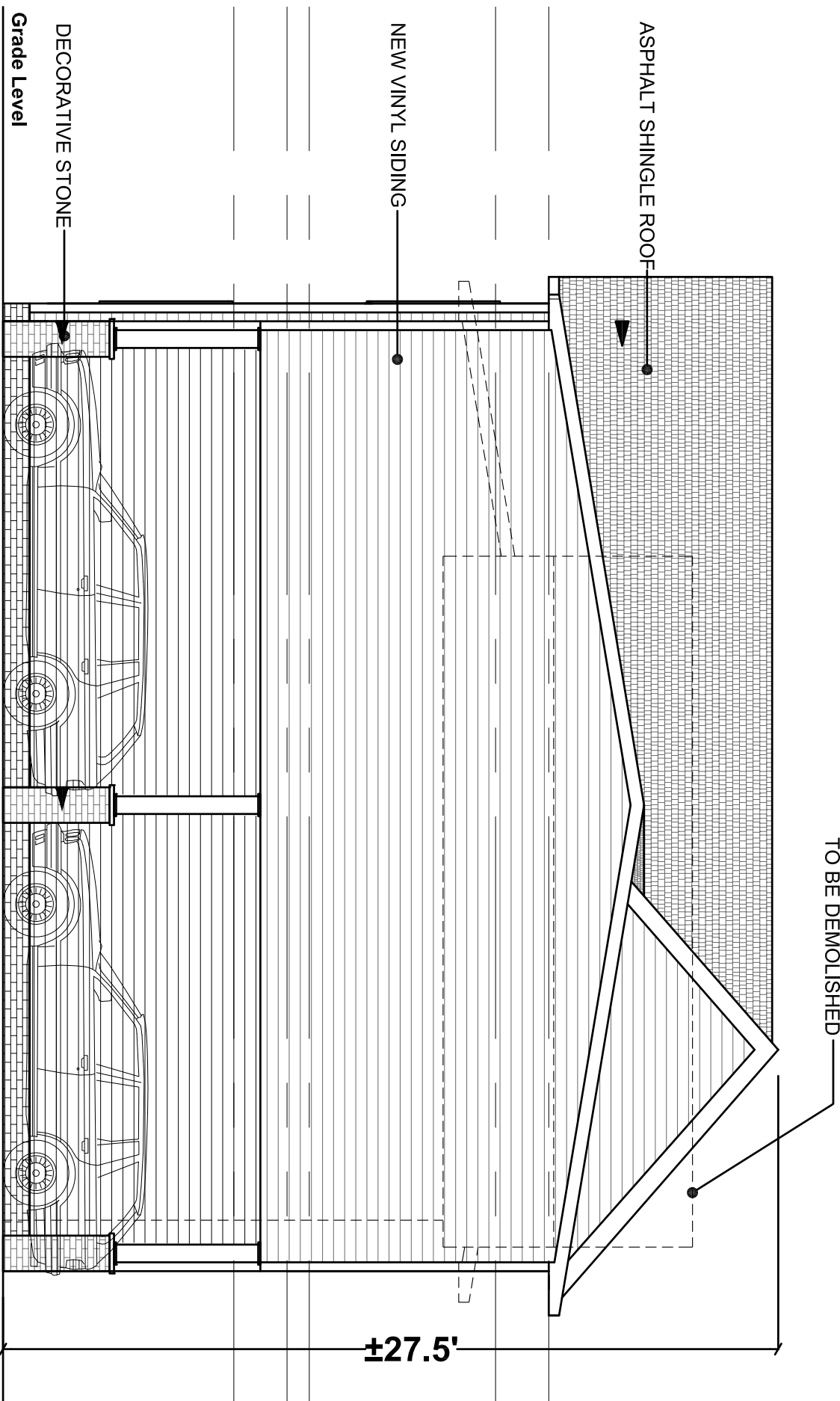


FRONT ELEVATION

SCALE: 3/16" = 1'-0"

SCALE BAR 3/16" = 1'-0"

0 2 4 6 8 10 20



REAR ELEVATION

SCALE: 3/16" = 1'-0"

SCALE BAR 3/16" = 1'-0"

0 2 4 6 8 10 20

- REVISION: 6/13/2023
2 UPDATED FROM 2 UNIT TO 3 UNIT DWELLING
- REVISION: 3/7/2023
1 UPDATED FROM 3 SHEETS TO 2 SHEETS FOR ZONING OR PLANNING APPROVAL
- REVISION: 12/28/2023
4 UPDATED TO ADJUST BUILDING FOOTPRINT DIMENSIONS.
- REVISION: 1/24/2024
5 UPDATED TO SHOW ENTRANCE ACCESS TO UNIT 3 FROM OUTSIDE
- REVISION: 7/31/2023
3 UPDATED TO SHOW REMOVAL OF 2 LEVEL GARAGE/BAR FROM THE REAR OF THE BUILDING

EXTERIOR ELEVATIONS

CONVERSION TO 3-FAMILY DWELLING FOR:
ARC DEVELOPMENT GROUP
50 FERN AVENUE
WHARTON, NEW JERSEY

STEVE J. DRUGA, A.I.A.

REGISTERED ARCHITECT
Steve J. Druga
206 STELTON RD. SUITE # 6
POCAHONTAS, N.J. 08854
TEL: (908) 325-2005
FAX: (908) 325-2006
E-MAIL: sdrug@arcdevelopment.com

NEW PROJECT: REG. J. 100897	PROJECT	SHEET
ARCHIT. REG. # 10132		
DRAWN BY: ED	2X23-024E	A-2
SCALE: NTS		2 OF 2 SHEETS
DATE: 1/22/2023		