



PLANNING COMMISSION PRESENTATION
JUNE 13, 2018 REVISION



MAHAN RYKIEL
ASSOCIATES INC



WALTER L. PHILLIPS
Engineers of record since 1945

Key Changes Following the May 23rd, 2018 Planning Commission Public Hearing

Maple Avenue Elevation

- 2' steps in facade depth changed to 5' steps in key locations
- 6' step back on a significant section of the top floor so that the building reads as 3 stories

Nutley Avenue Sidewalk

- Split level sidewalk removed
- Public sidewalk area increased from 10' to 16'

Nutley Corner and Rear Elevation

- Significant revisions to lower building heights in those areas where Commissioners and the public expressed concern

Rear elevated courtyard eliminated

Planting buffer along the rear of the property increased to over 10'

These changes result in a reduction of building area and significant increase in Open Space and Pervious Area.







PREVIOUS



REVISED





PREVIOUS



REVISED





PREVIOUS



REVISED





PREVIOUS



REVISED





PREVIOUS



REVISED



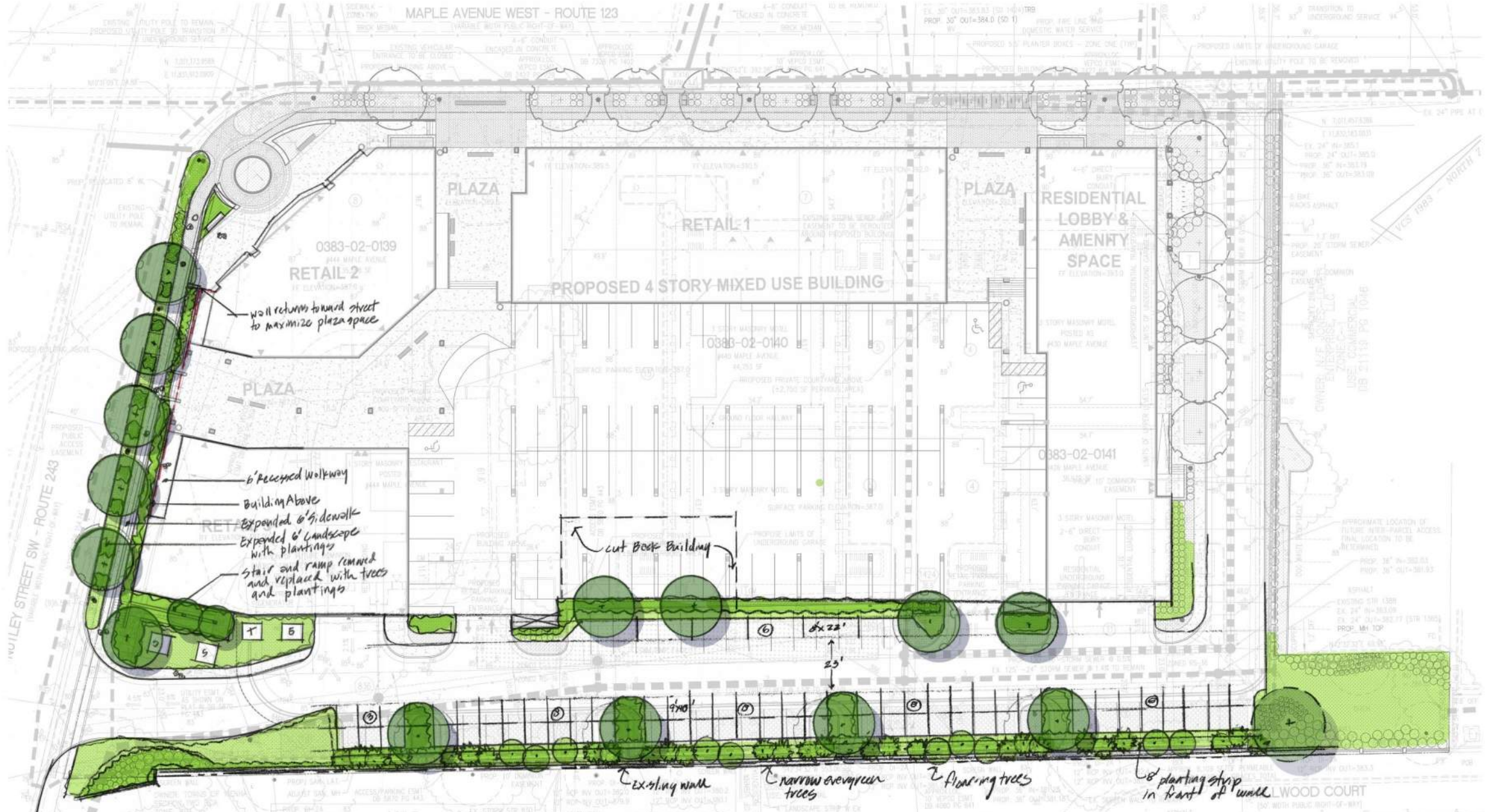


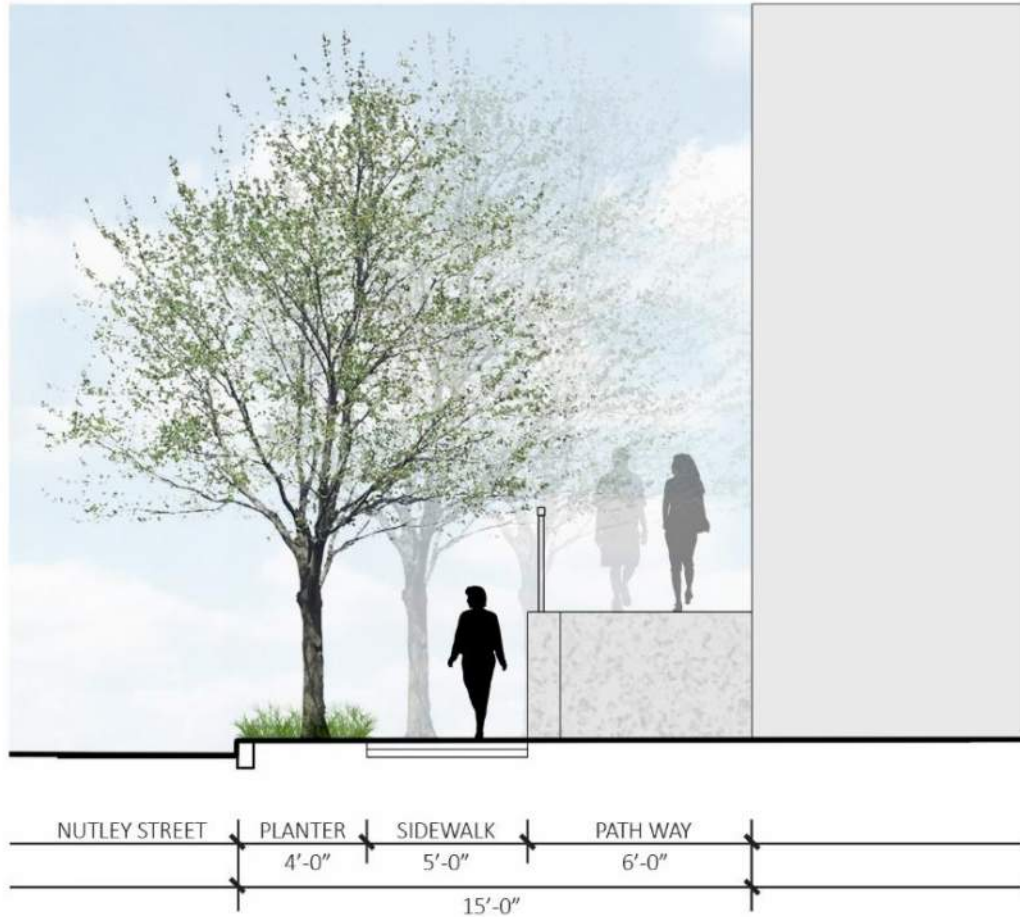
PREVIOUS



REVISED







PREVIOUS



REVISED





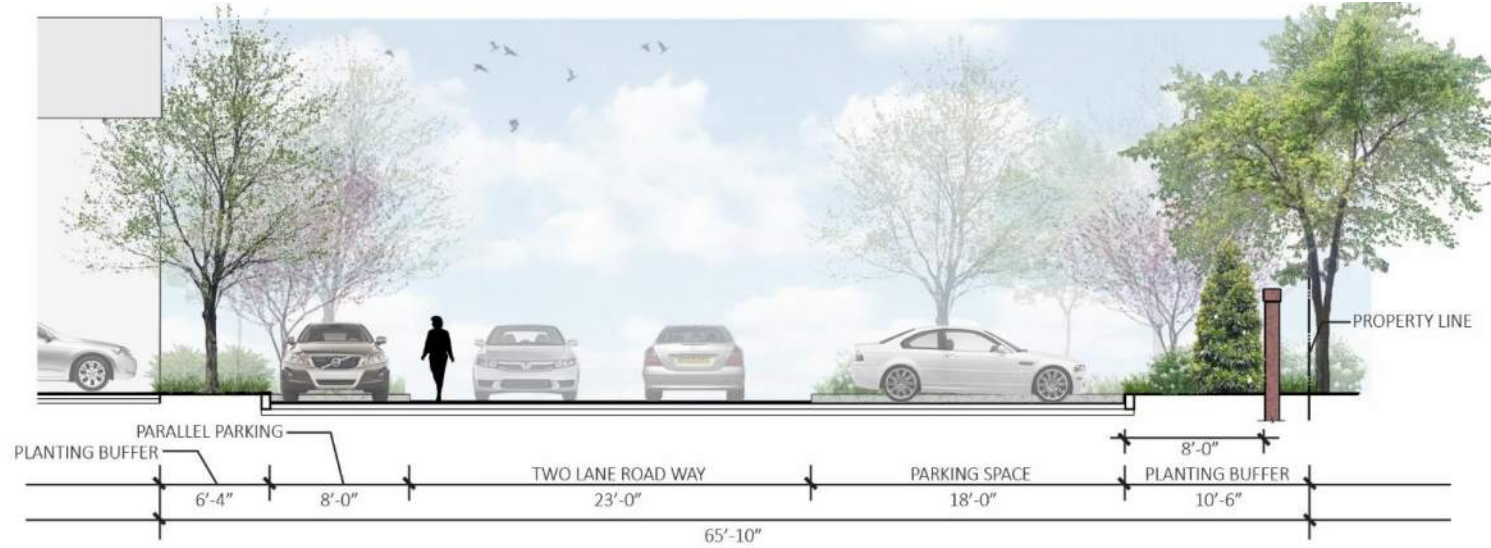
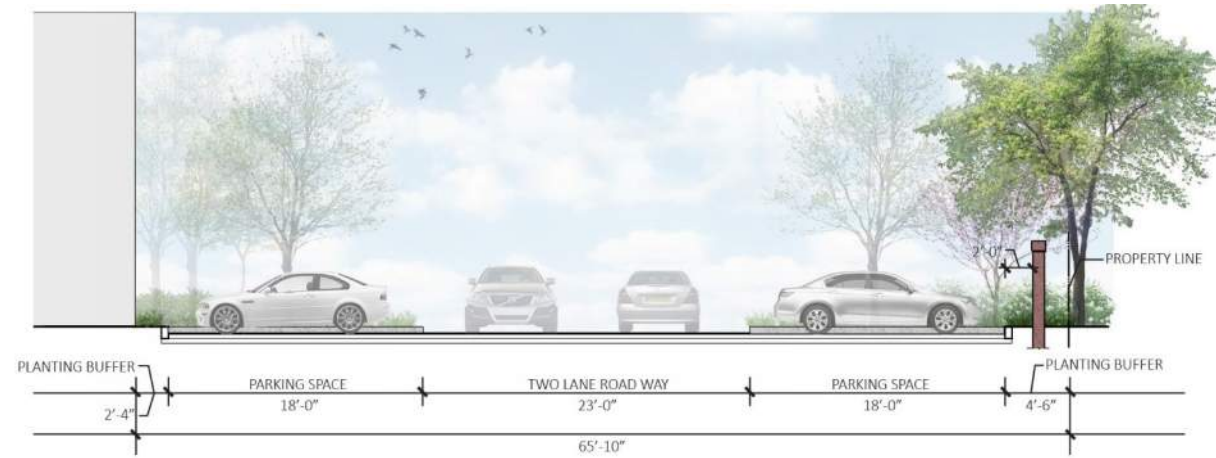
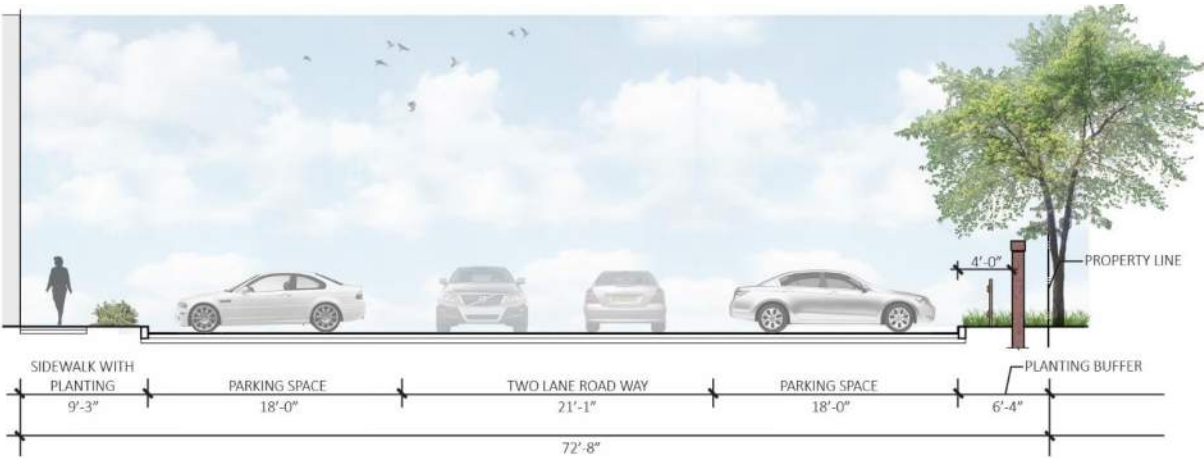
PREVIOUS



REVISED











PREVIOUS



REVISED





: 444 MAPLE :



MAHAN RYKIEL
ASSOCIATES INC



WALTER L. PHILLIPS
Engineers of record since 1945