

FULLY APPROVED SCHOOL



735 Broadway, Paterson

READY FOR OCCUPANCY \$4,999,999

- ✓ 15 CLASSROOMS
- ✓ GYM
- ✓ CAFETERIA
- ✓ MAJESTIC AUDITORIUM

- **UNIQUE BUILDING**
- **CENTRAL LOCATION**
- **BORDER OF BERGEN AND PASSAIC COUNTIES**
- **CLOSE TO ALL MAJOR HIGHWAYS**



**Alexandra
Constandinou**
REALTOR®
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Since 1978

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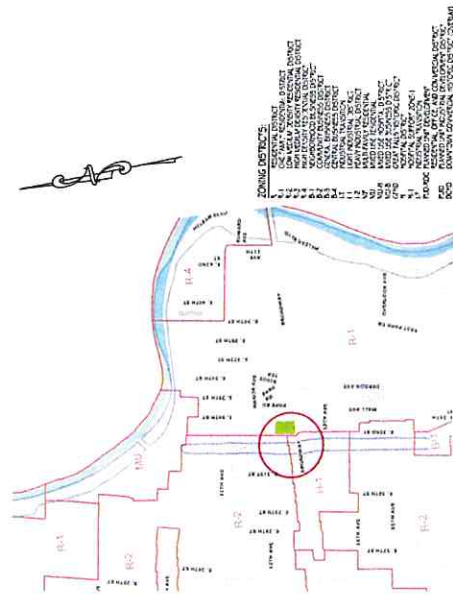
1624 MAIN AVE. CLIFTON, NJ. 07011

**Nicholas
Tselepis**

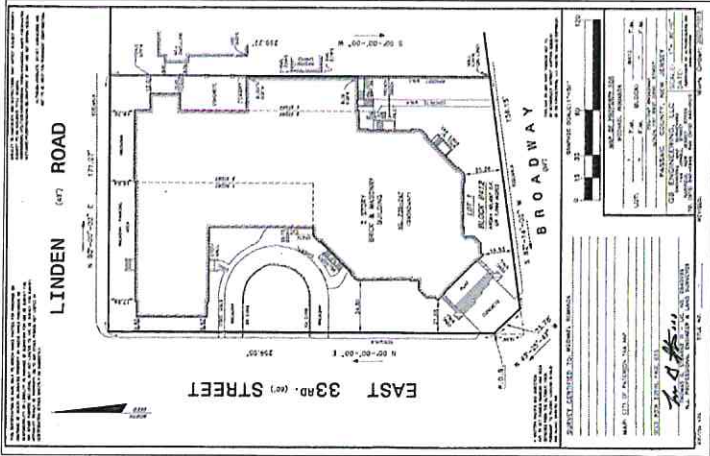
BROKER/OWNER

Cell: (973) 725-3778





ZONING MAP



SURVEY

THESE DRAWINGS ARE DESIGNED ONLY FOR THE PURPOSE OF SUBMISSION TO THE PLANNING BOARD AND/OR ZONING BOARD OF ADJUSTMENT.



TAX / SITE LOCATION MAP



E. 33rd ST. VIEW



MAIN BUILDING ENTRY (E. 33rd ST. / BROADWAY)

APPLICANT:
 ACADEMY OF GREATNESS & EXCELLENCE

PROPOSAL:
 USE EXISTING BUILDING AND PREMISES FOR A CHARTER SCHOOL HAVING CLASSES K THROUGH 12th GRADES AND TOPPING (250) CHILDREN.

PROPERTY OWNER:
 L. G. AMTRAD, INC.

SITE IDENTIFICATION:
 BLOCK: 8414
 LOT: 735-747 BROADWAY
 ADDRESS: AKA 151 E. 33RD STREET

| | | | |
|---------------------|---|------------------|----------------|
| HYDROG / DATE | DATE: 9-23-20 | SCALE: 1" = 100' | FORM #1 1 of 5 |
| PROJECT | MICHAEL J. ROMANIK ARCHITECT + PLANNER 201 CROOKS AVENUE PATERSON, N.J. 07650 PH: 973-684-8075 FAX: 973-684-8181 | | |
| OWNER / USER NOTICE | ACADEMY OF GREATNESS & EXCELLENCE 735-747 BROADWAY PATERSON, NEW JERSEY | | |
| DATE | DATE: 9-23-20 | | |
| SCALE | SCALE: 1" = 100' | | |
| FORM #1 | FORM #1 1 of 5 | | |

R-1 ZONING DISTRICT

SCHOOLS ARE PERMITTED IN THE R-1 ZONE AS A CONDITIONAL USE AND ARE SUBJECT TO CONDITIONS OF SECTION 500-5.7 OF THE ZONING AND LAND DEVELOPMENT ORDINANCE.

| FEU | EXISTING | REQUIRED / ALLOWED | COMPLIANCE | PRE-EXISTING CONDITION |
|----------------------|--|--|------------|------------------------|
| LOT AREA | 45,497 SQ. FT. 1.04 ACRES | (1) ACRES* | NO | YES |
| LOT WIDTH | 156.15 (BROADWAY) | | | YES |
| FRONT YARD | 19.63 | 10' | YES | YES |
| LEFT SIDE YARD | 9.55 | 10' | NO | YES |
| RIGHT SIDE YARD | 0.16 | 10' | NO | YES |
| REAR YARD | 16.64 | 10' | YES | YES |
| HEIGHT | 2-STORIES | 3-STORIES* | YES | YES |
| LOT COVERAGE | 51.78** | 60%* | YES | YES |
| OUTDOOR LIGHTING | SEE PLAN | SEE PLAN | YES | YES |
| LANDSCAPING | SEE PLAN | SEE PLAN | YES | YES |
| FENCING | SEE PLAN | SEE PLAN | YES | YES |
| REFUSE RECYCLABLES | SEE PLAN | SEE PLAN | YES | YES |
| P.A.S. | 0.6 | 1.0* | YES | YES |
| SCREENING / BARRIERS | SEE PLAN | ADJACENT TO RESIDENCE AS PER ARTICLE IV OF ZONING ORDINANCE* | YES | YES |
| ENTRANCES / DOORS | PARKING DOOR TO 33rd ST. FROM STREET INTERSECTION* | LOCKED DOOR FROM STREET INTERSECTION* | NO | YES |

* CONDITIONAL USE REQUIREMENTS AS PER SECTION 500-5.7 BUILDING FOOTPRINT AREA: 23,300 SQ. FT.±

ZONING ORDINANCE

PARKING REQUIREMENTS:

ELEMENTARY AND JUNIOR HIGH SCHOOL:
(1) SPACE PER EACH CLASSROOM,
PLUS (1) SPACE PER 100 SEATS IN THE MAIN AUDITORIUM,
PLUS (1) SPACE PER EACH 100 SEATS IN THE MAIN AUDITORIUM.

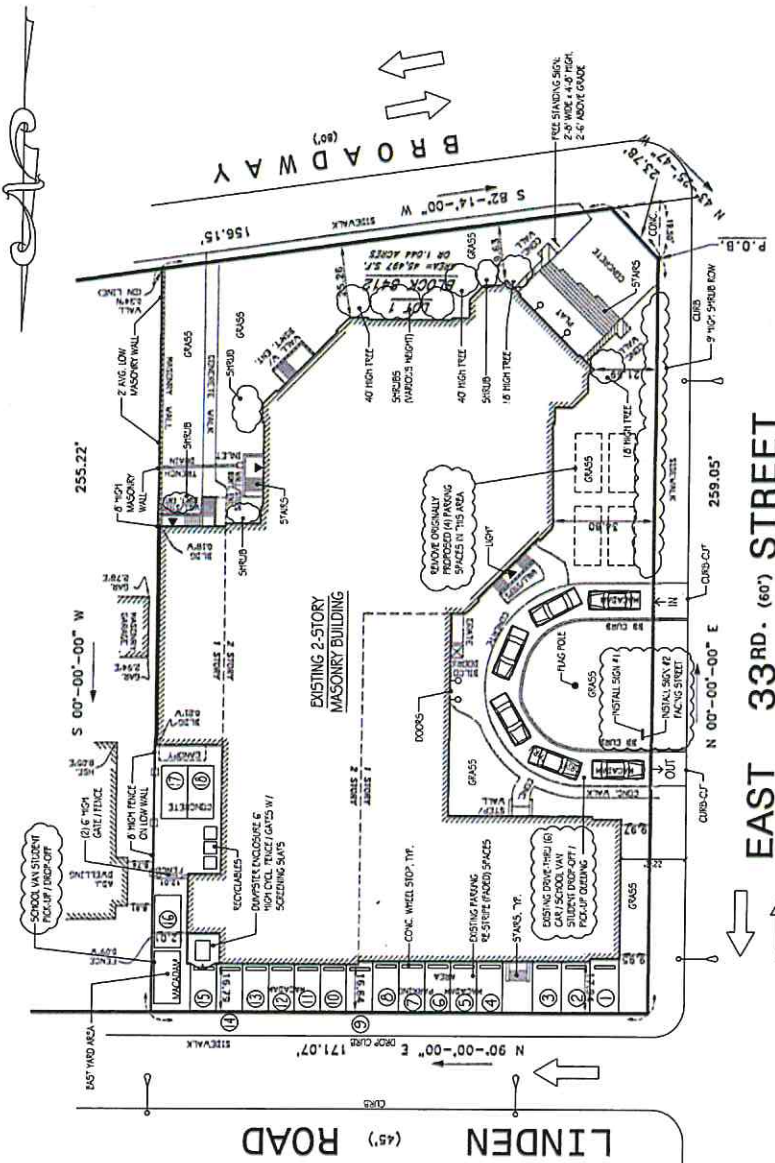
HIGH SCHOOL:
(1) SPACE PER EACH 100 SEATS OF STUDENT SEATING CAPACITY,
PLUS (1) FOR ADMINISTRATION,
PLUS (1) PER EACH 100 SEATS IN THE MAIN AUDITORIUM

PARKING PROVISIONS: (18) SPACES
(18) SPACES EXISTING

STUDENT DROP-OFF / PICK-UP
(1) DRAINAGE SPACES ALONG EXISTING DRIVEWAY ACCESSIBLE FROM E. 33rd ST.
(1) SCHOOL VAN SPACE LOCATED AT NORTH / EAST CORNER OF PROPERTY

PARKING SPACES REQUIRED BASED ON THE PROPOSED STUDENT / CLASSROOM ALLOCATION:

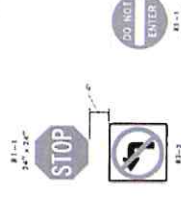
TOTAL STUDENTS: 250
K-1990: 80
1990-2000: 170
(1) CLASSROOM REQUIRES (3) SPACES
ADMINISTRATION REQUIRES (1) SPACE
AUDITORIUM SEATING REQUIRES (17.5) SPACES
200+ THRU 1200: (75) STUDENTS
STUDENT SEATING REQUIRES (7.5) SPACES
STUDENT SEATING REQUIRES (1) SPACE
AUDITORIUM SEATING REQUIRES (17.5) SPACES
TOTAL REQUIRED SPACES: 180



EAST 33RD STREET (60') STREET SITE DIAGRAM

BASED ON REFERENCED SURVEY

- LEGEND:
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
 - WALL MOUNTED LIGHT FIXTURE
 - TRAFFIC FLOW
 - STREET POLE / LIGHT



SITE / BUILDING NOTE:
THERE ARE NO EXTERIOR CHANGES PROPOSED TO THE EXISTING BUILDING OR SITE. NO CHANGES TO THE EXISTING PLANNING OR SITE. NO CHANGES TO THE EXISTING CONDITIONS, WALLWAYS, FINISHES, ETC. AS SHOWN.
CONDITIONS SHOWN ON SITE DIAGRAM ARE EXISTING EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

5-3-21 NOTES ON PLANNING / EXISTING VARIATIONS



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281 CROOKS AVENUE PATTERSON, N.J. 07650 PH: 872-884-8875 FAX: 872-884-1811

PROJECT: ACADEMY OF GREATNESS & EXCELLENCE
715-172 BROADWAY
AAA 151 EAST 33RD STREET
PATERSON, NEW JERSEY

DATE: 5-23-20
SCALE: 1" = 20'
DRAWN BY: JY
SHEET: 2 OF 5

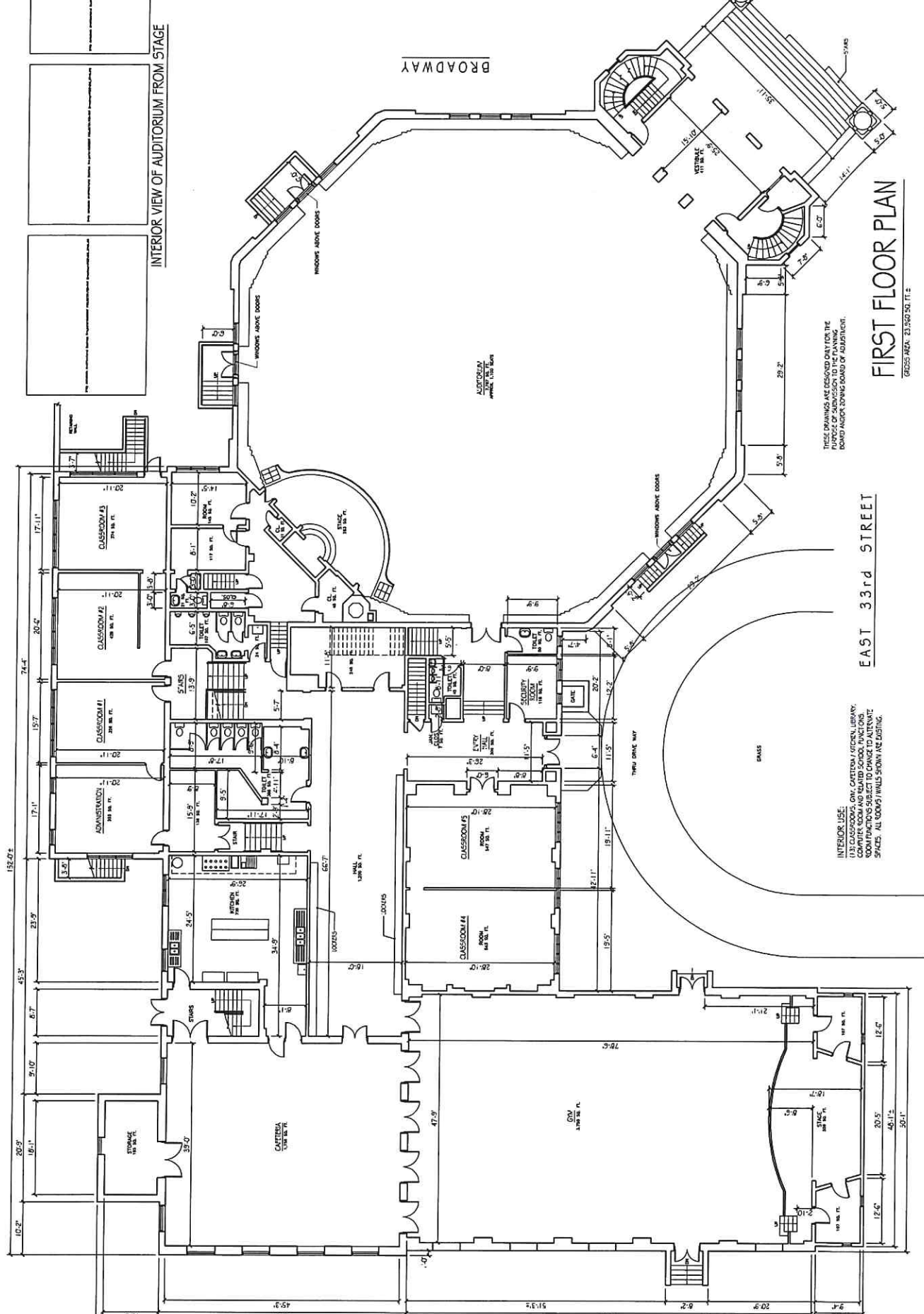
DATE: 5-23-21

PROJECT: ACADEMY OF GREATNESS & EXCELLENCE

SCALE: 1" = 20'

DRAWN BY: JY

SHEET: 2 OF 5



INTERIOR VIEW OF AUDITORIUM FROM STAGE

BROADWAY

EAST 33rd STREET

FIRST FLOOR PLAN

GROSS AREA: 23,540 SQ. FT. ±

THIS DRAWING IS PROVIDED ONLY FOR THE PURPOSE OF INFORMATION TO THE BOARD AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

INTERIOR USE:
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 OFFICE ROOM AND SCHOOL FUNCTIONS ROOM,
 STORAGE ROOMS, ALL ROOMS WALLS SHOWN ARE EXISTING.

| | | | |
|---|----------|--|-----------------------------------|
| MICHAEL J. ROMANIK ■ AIA ■ PA ARCHITECT ■ PLANNER 291 CROOKS AVENUE PATERSON, N.J. 07650 PH: 973-664-8975 FAX: 973-664-8181 | SEAL | PROJECT ACADEMY OF GREATNESS & EXCELLENCE 151 EAST 33RD STREET PATERSON, NEW JERSEY | DATE 9-23-20 |
| | | | SCALE 1/8" = 1'-0" DRAWN BY JH |
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 ACADEMY OF GREATNESS & EXCELLENCE
 735-747 BROADWAY
 4th FL EAST 33rd STREET
 PATERSON, NEW JERSEY

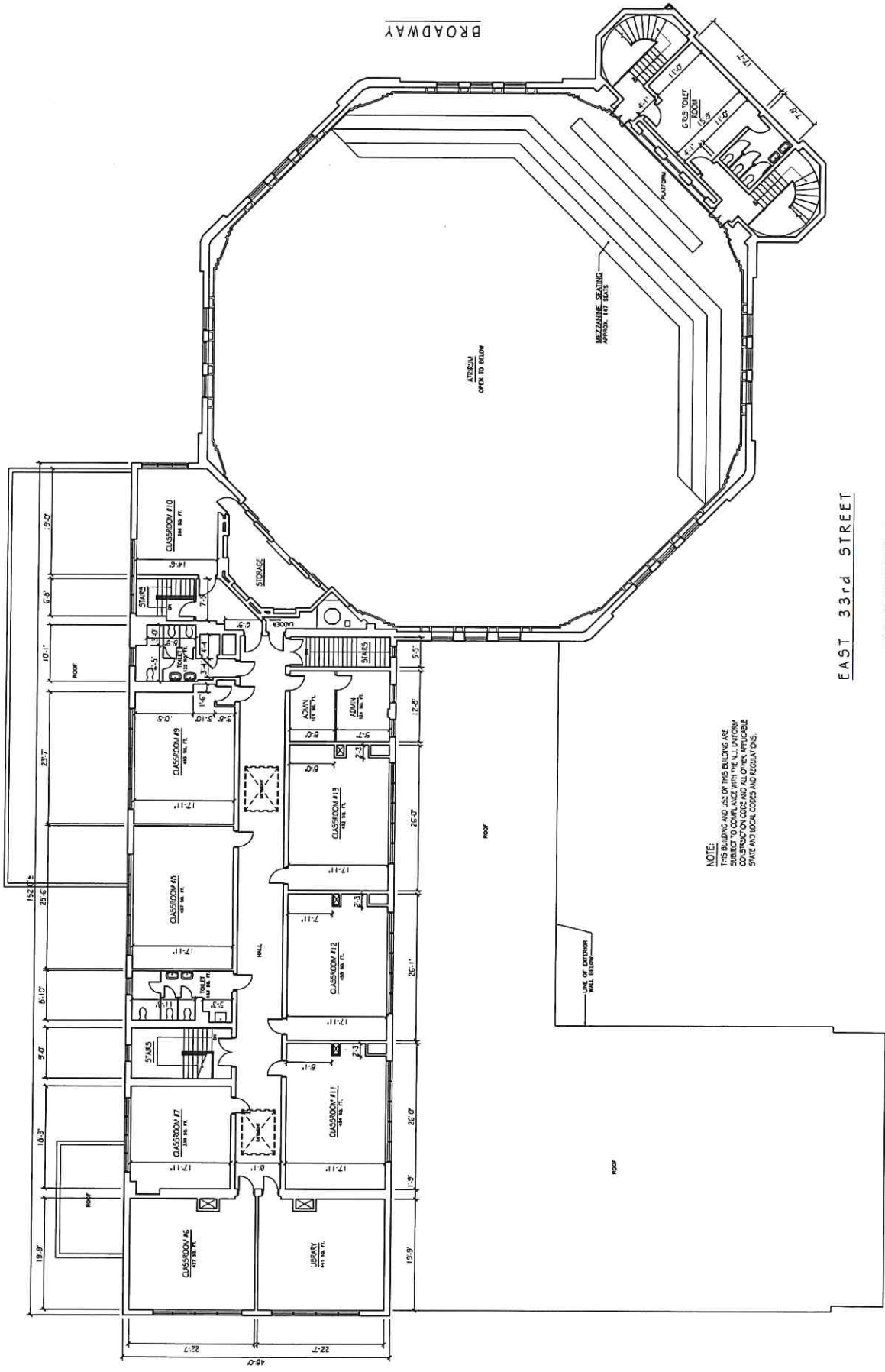
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DATE: 9.23.20
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JWR

STUDIOS / DATE

DRAWING
 4 OF 5



SECOND FLOOR PLAN
 6,720 SQ. FT. ±

EAST 33rd STREET

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| | | | |
|--|---|---|--------------------------|
| | PROJECT MICHAEL J. ROMANIK ■ AIA ■ PA ARCHITECT ■ PLANNER 281 CROOKS AVENUE PATERSON, N.J. 07653 PH: 973-664-8975 FAX: 973-664-8181 | DATE 9-23-00 | DRAWING 5 OF 5 |
| | ACADEMY OF GREATNESS & EXCELLENCE 735-747 BROADWAY PATERSON, NEW JERSEY | SCALE 1/8" = 1'-0" DRAWN BY JV | |

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