

# Proposed Approval for Live Music

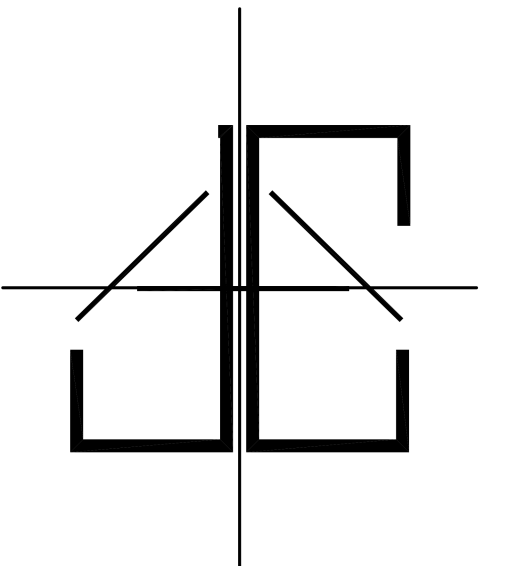
## The Brook Tap House

811 Passaic Avenue West Caldwell, NJ

### CODE ANALYSIS

USE GROUP: A-2 Restaurant  
 CONSTRUCTION TYPE: IIB  
 SPRINKLERS: YES  
 AREA (ex first floor): 4621 sf  
 OCCUPANCY LOAD: 182 total  
 (DESIGN LOAD FOR EGRESS WIDTH: 182 X .2 = 36.4" REQUIRED; EXISTING = 128" SO OK)

OCCUPANT LOAD BREAKDOWN:  
 Chairs: 158  
 Kitchen: 5 employees  
 Standing room: 6  
 Employees: 10  
 Bartenders: 3  
 Total: 182



Julie Anne Cecere  
 Architect, L.L.C.

The Brook Tap House  
 811 Passaic Avenue  
 West Caldwell, NJ 07006

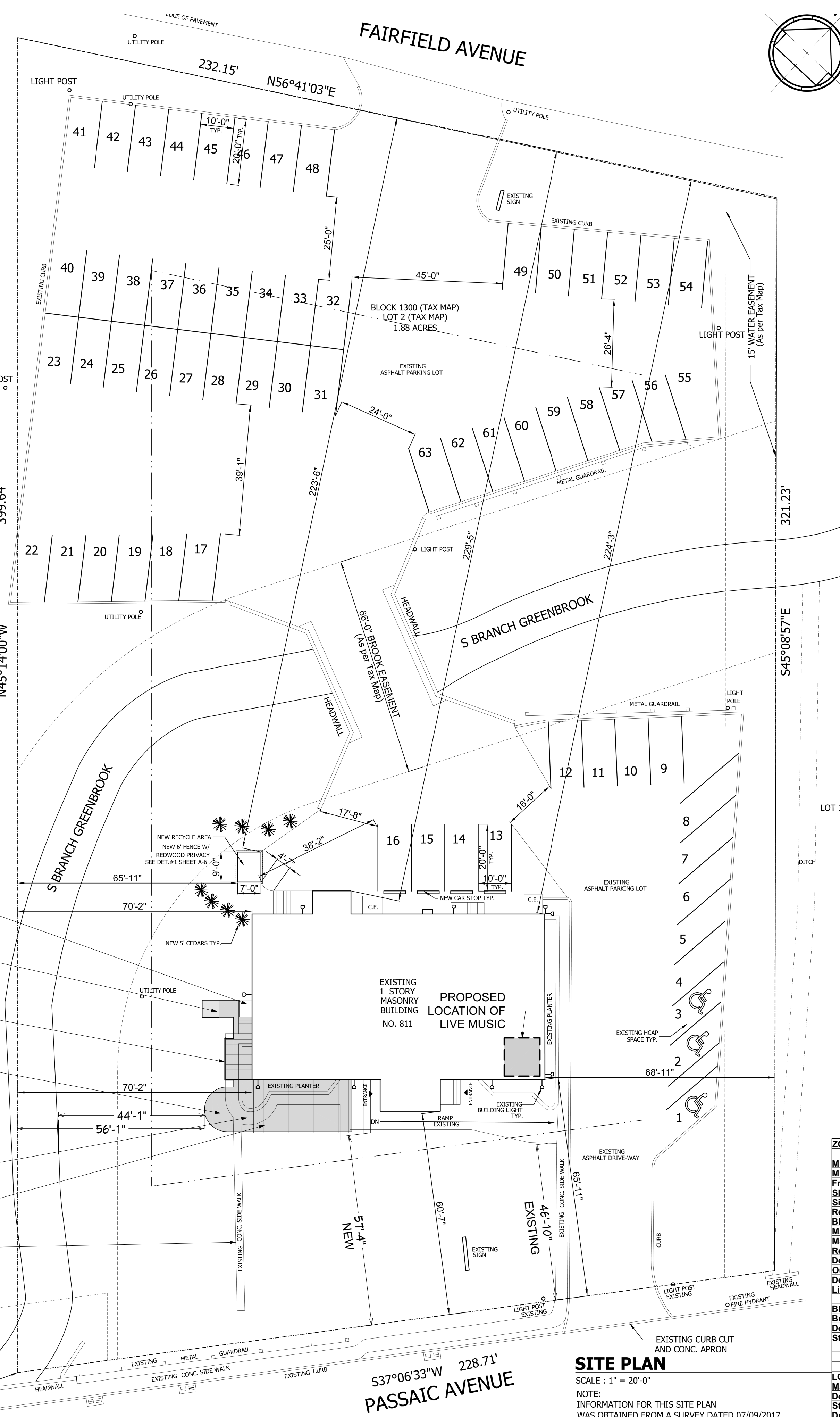
10/7/2019 ISSUED FOR PLANNING BOARD SUBMISSION

Julie Anne Cecere NJ Lic No AI 14736

**Julie Anne Cecere**  
 Architect  
 175 Fairfield Ave 4c West Caldwell, NJ 07006  
 Ph: (973) 226-1884 Fax: (973) 226-1748

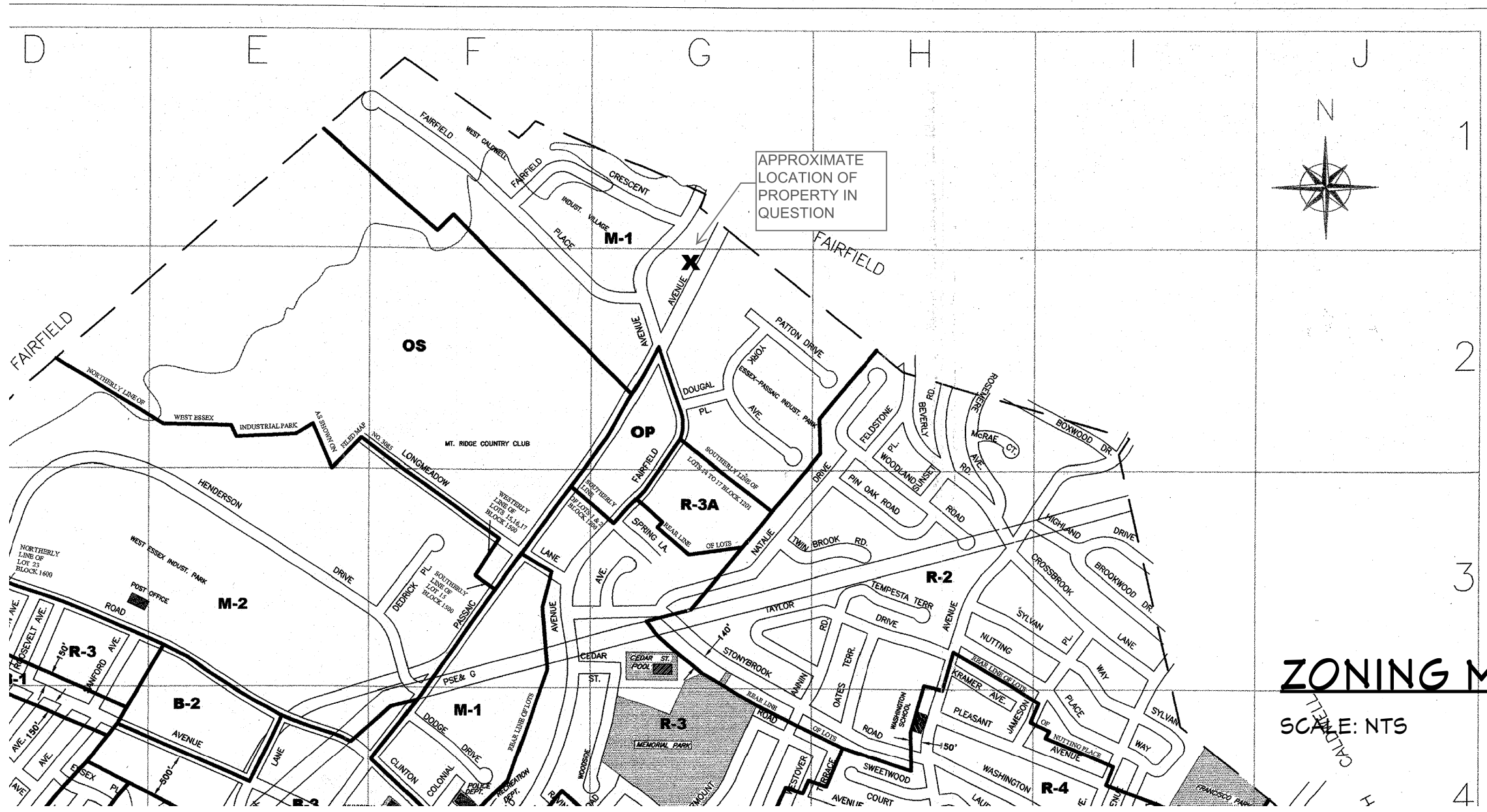
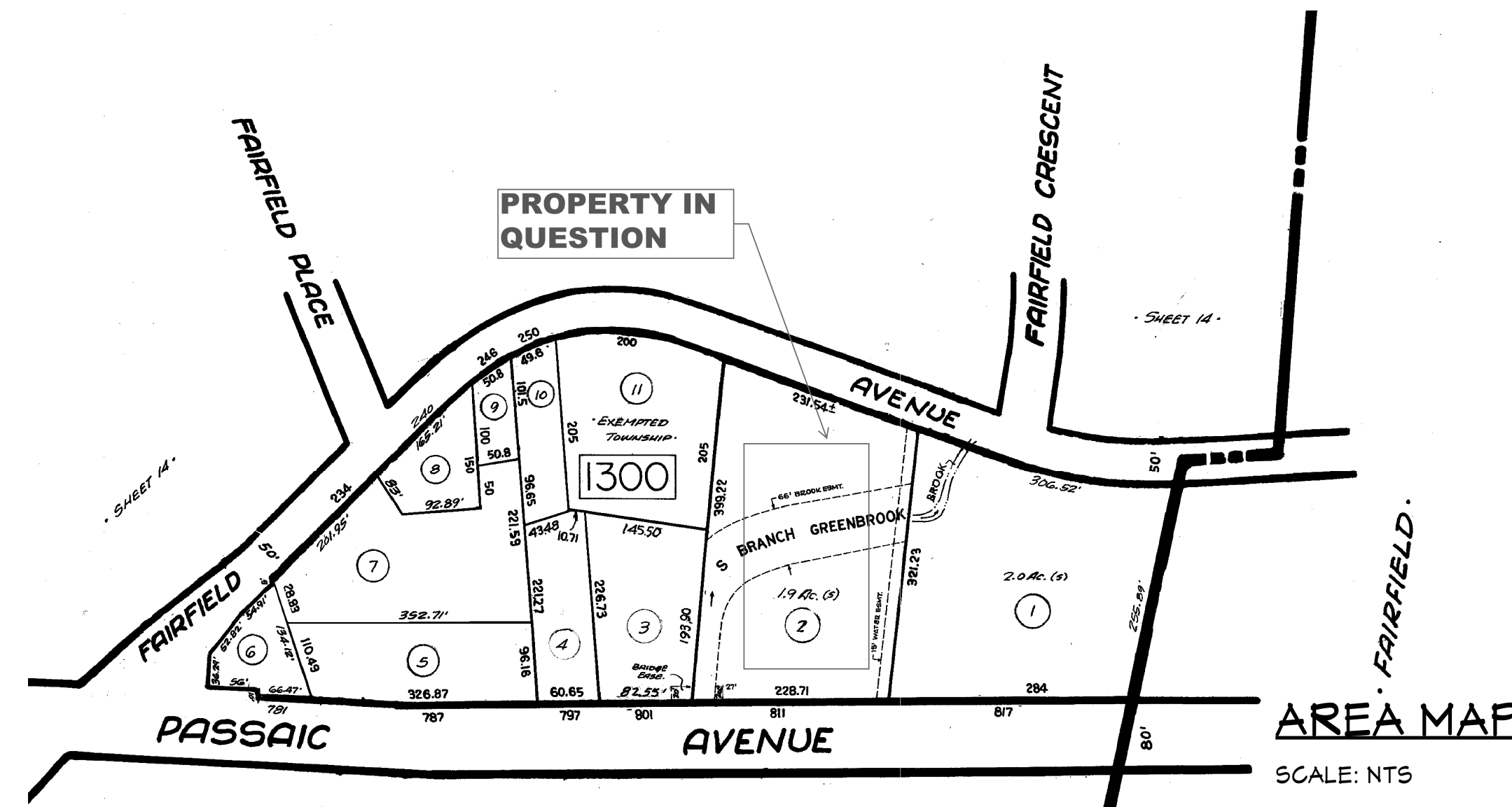
### SITE PLAN, MAPS AND ZONING ANALYSIS

DRAWN BY	DATE	SHEET:
JAC	6/19/2019	A1
CHECKED BY	PROJECT NO	
JAC	1915	
PAGE 1	OF 2	



### SITE PLAN

SCALE: 1" = 20'-0"  
 NOTE: INFORMATION FOR THIS SITE PLAN WAS OBTAINED FROM A SURVEY DATED 07/09/2017 BY THOMAS C. YEAGER & ASSOCIATED, LLC PROFESSIONAL LAND SURVEYOR & PLANNER 63 COLUMBIA STREET, WHARTON, NEW JERSEY PHONE 973-361-5331



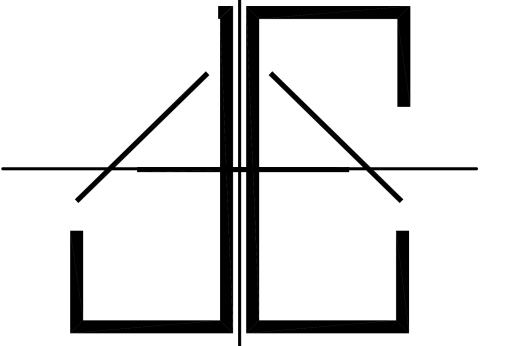
ZONING ANALYSIS	M1 ZONE	Lot 2	Block 1300	Var Req'd
M1 ZONE	Required	Existing	Proposed	
Min lot size	80000	81,892	N/C	
Front yard	48'-10"	48'-10"	57'-4"	
Side yard	40'	70'-2"	56'-1"	
Side yd comb(40X227)	90.8'	139'-1"	125'	
Rear yard	60'	234'-10"	N/C	
Bldg Height	35' 2 ST	14'-9"	13'-5"	
Max Lot cov	75%	53%	53%	
Max Bldg cov	30%	6%	7%	
Required Parking	1 space/2.5 seats	63	N/C	X
Deck Permitted in rear yard only	15% interior seating (24)		In front and side yards	X
Deck permitted in residence district only				X
Live entertainment				X
BLDG Building Footprint	Existing	Proposed	Total	
Deck	4902	786	4902	
Deck		-19.25	786	
Stair	4902/81892= .059	792	5694/81892= .069	
LOT Main structure	Existing	Proposed	Total	
Deck	4902	786	4902	
Stairs		-19.25	786	
Driveway	36.877		36.877	
Planter/walks	878	-332.25	571	
Sign	10		10	
Ex Ramp	525		525	
Total:	43192/81892= .527	485	43677/81892= .533	

### OWNER UNDER CONTRACT:

NIMN LLC  
 85 Deefield Road  
 West Caldwell, NJ 07006

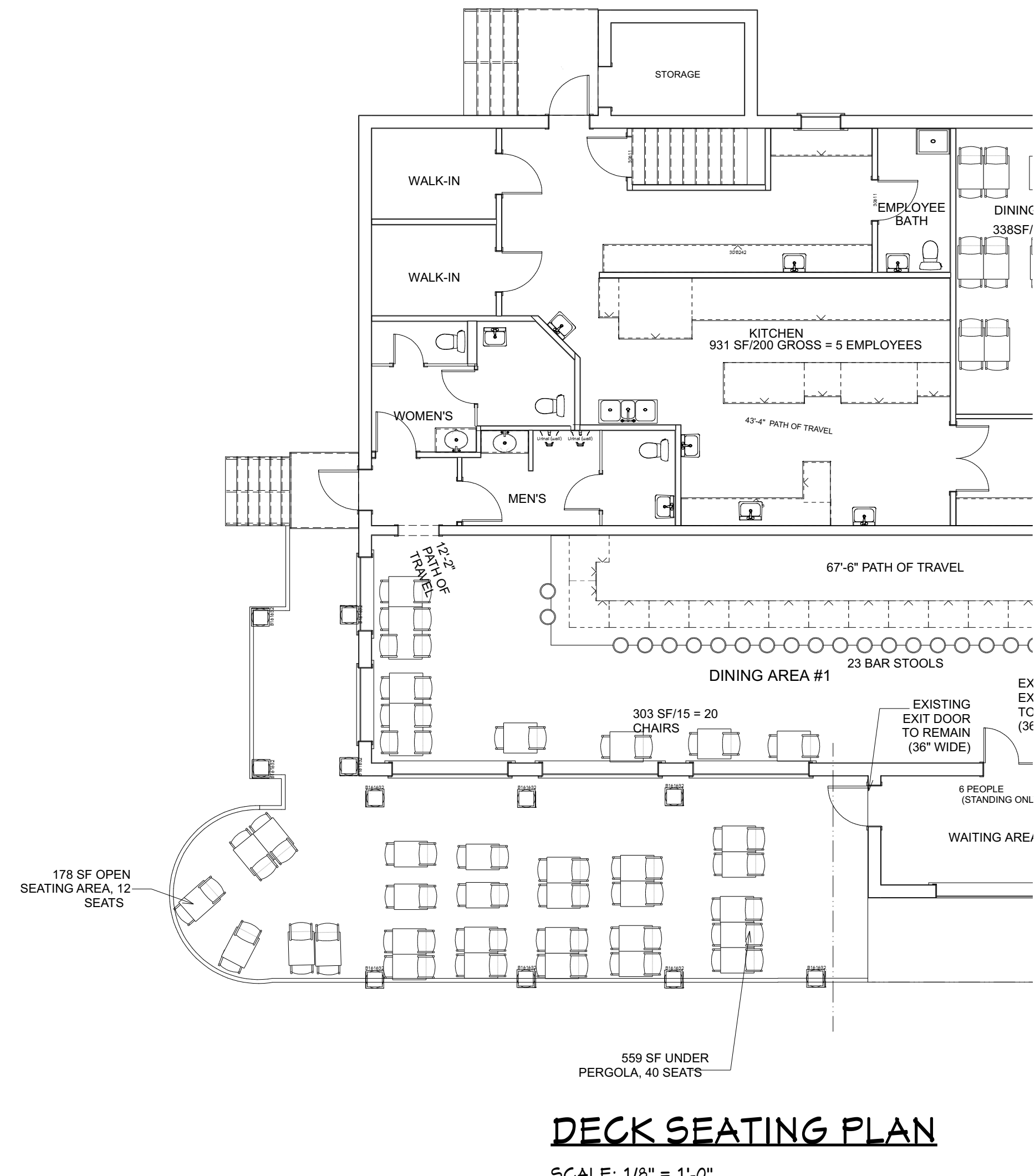
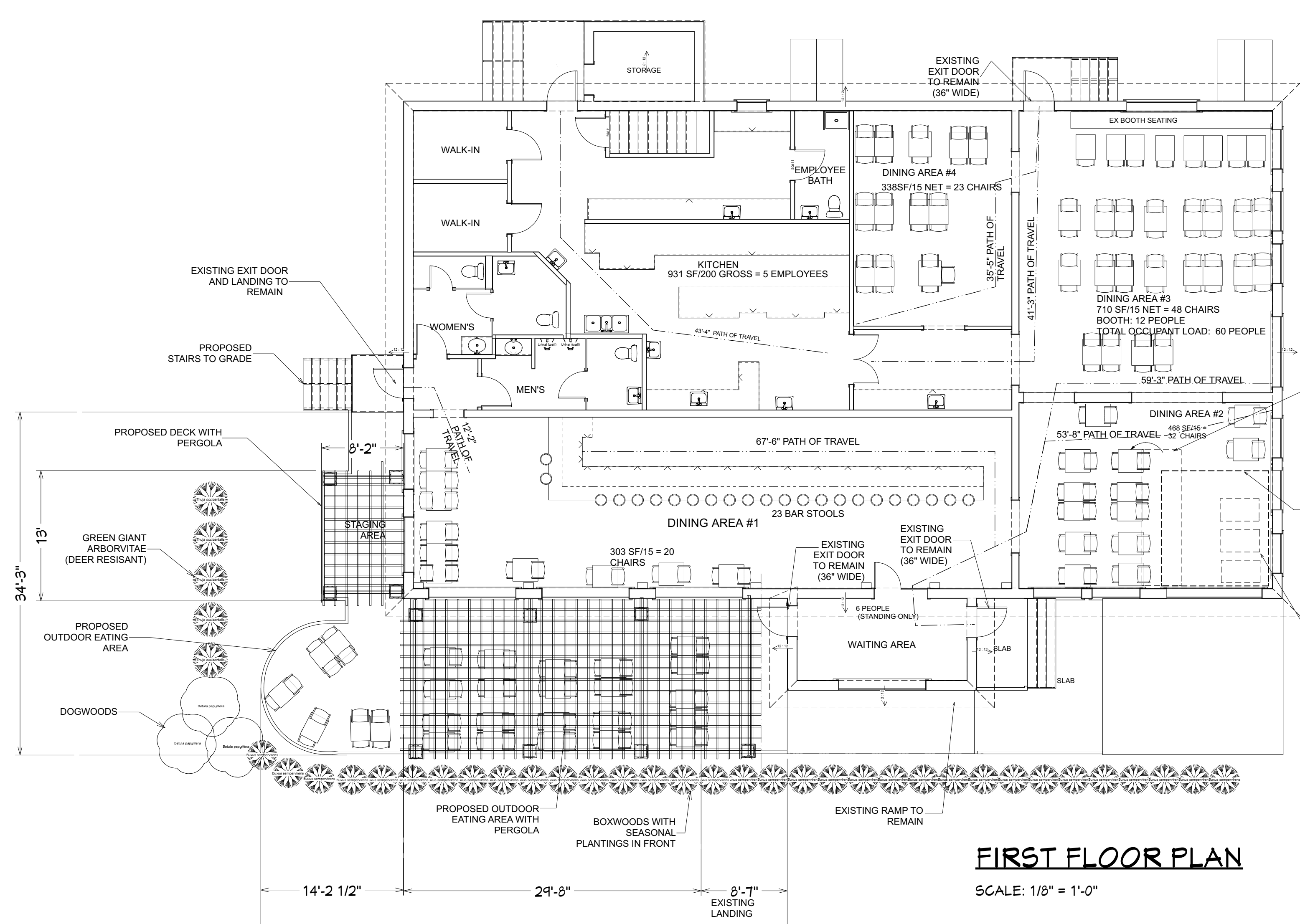
### APPROVALS

BOARD OF ADJUSTMENT CHAIR	DATE
BOARD OF ADJUSTMENT SECRETARY	DATE

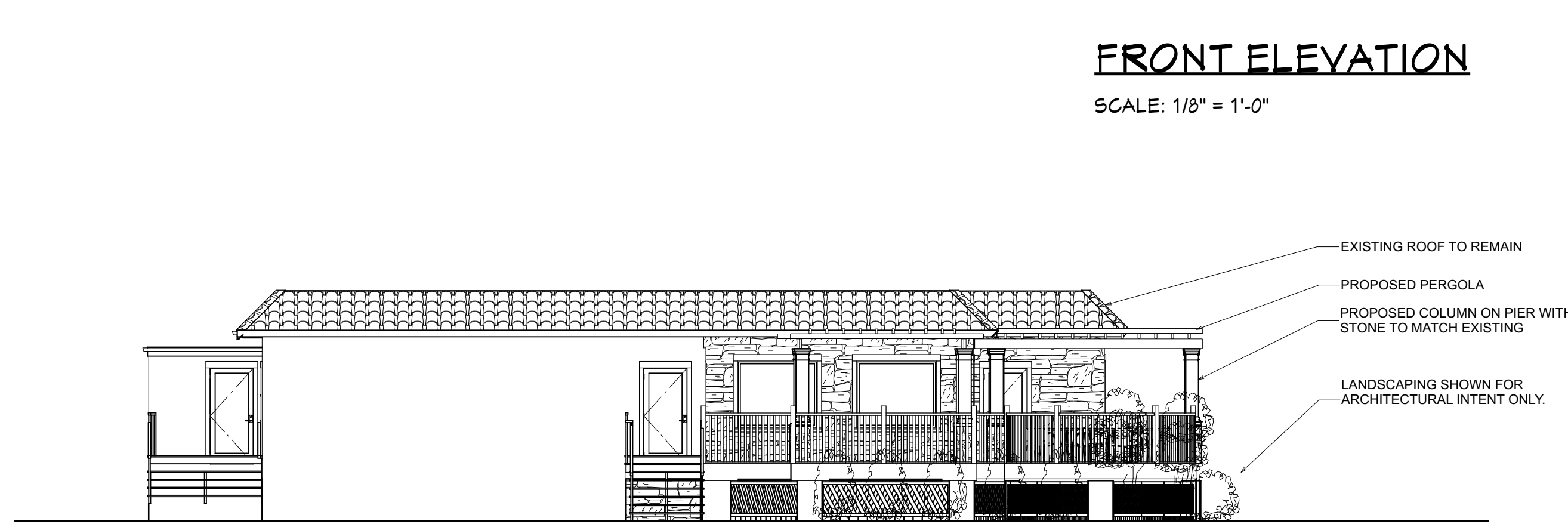
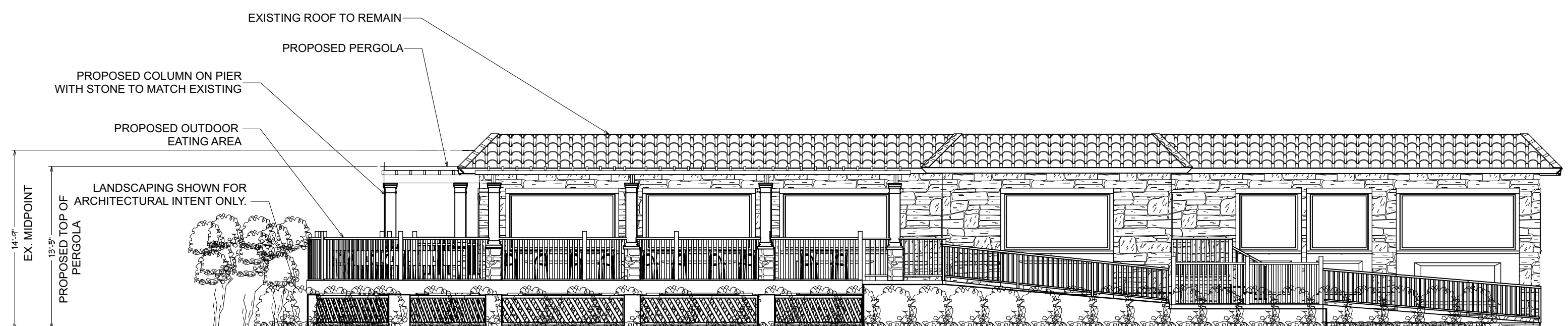


Julie Anne Cecere  
Architect, L.L.C.

The Brook Tap House  
811 Passaic Avenue  
West Caldwell, NJ 07006



**PERSPECTIVE**  
NTS



10/7/2019 ISSUED FOR PLANNING BOARD SUBMISSION

Julie Anne Cecere NJ Lic No AI 14736  
*Julie Anne Cecere Architect*  
175 Fairfield Ave 4c West Caldwell, NJ 07006  
Ph: (973) 226-1884 Fax: (973) 226-1748

**FIRST FLOOR PLAN, DECK SEATING PLAN AND ELEVATIONS**

DRAWN BY	DATE	SHEET:
JAC	6/19/2019	
CHECKED BY	PROJECT NO	A2
JAC	1915	
PAGE 2	OF 2	