

IONIO SEAFOOD HOUSE, LLC
APPLICATION FOR
MAJOR SITE PLAN APPROVAL
TO THE PLANNING BOARD
OF THE TOWNSHIP OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY
BLOCK 45.01, LOT 3.01

APPLICANT:

IONIO SEAFOOD HOUSE, LLC
1 PERSHING ROAD
WEEHAWKEN, NEW JERSEY 07086

OWNER:

ROMULUS DEVELOPMENT CORP
4800 AVE AT PORT IMPERIAL
WEEHAWKEN, NEW JERSEY 07086

FORM #1
APPLICATION
TOWNSHIP OF WEEHAWKEN
PLANNING BOARD

1. Applicant's Name: Ionio Seafood House, LLC
Address: 1 Pershing Road
Weehawken, New Jersey 07086

Phone Number: 201-223-1200

If Applicant is a corporation or partnership, attach a list of the names and addresses of all shareholders or partners who hold an interest of ten percent (10%) or greater.

2. Applicant's Attorney: Glenn C. Kienz, Esq.

Address: Weiner Law Group LLP, 629 Parsippany Road,
P.O. Box 0438, Parsippany, New Jersey 07054

Phone Number: 973-403-1100

3. Location of Subject Property:

Block 45.01 Lot 3.01

Street

Address: 1 Pershing Road

4. Record Owner of Subject Property:

Name: Romulus Development Corp

Address: 4800 Ave at Port Imperial
Weehawken, New Jersey 07086

Phone Number: 201-902-8700

5. Description of Subject Property:

Lot Dimensions and Area: 26.08 acres lot width 1529.5 ft.

Existing Structures, if any: Existing 10,534 SF restaurant

Existing Use: restaurant

Zoning District: The subject property is part of the Planned Development approved by the Weehawken Planning Board on January 5, 1999 and amended on October 20, 2000 and again on May 3, 2005. As such, the use of restaurant is a permitted use under §23-10 of the Weehawken Ordinance, specifically section 23-10.4.c.1.(a). Please excuse the scrivener's error on the plans showing it is in the I-Industrial Zone.

6. Type of Application (check all applicable items):

Minor Site Plan

Minor Subdivision

Major Site Plan

Major Subdivision

Variance

Conditional Use

Planned Development

Curb Cut

7. Name of Licensed N.J. architect and/or engineer who prepared the plans: The DeRosa Group

Address: 45 Academy Street, Suite 202
Newark, New Jersey 07102

Phone Number: 973-624-1100

8. Description of Proposal (i.e., type and dimensions of proposed construction; number of proposed dwelling units; amount of proposed non-residential floor area and type of use; number of on-site parking spaces; number, dimensions, and area of proposed new lots; number of employees, if any; proposed hours of operation, if applicable; variance relief requested):

The Applicant proposes to build a 300 square foot addition to the existing deck area. The applicant also proposes to enclose the deck area so it can be used as additional seating for the restaurant. The other proposed changes are aesthetic and do not require any variances.

9. Have there been any previous applications, requests or appeals to this or any other Township Boards or the Construction Official involving the same property? Yes

If yes, state the nature, date and disposition of the previous matter.

Zoning Board of Adjustment Approval for the Banana Building, Resolution dated July 17, 1996 granting extension of permission for use of property as a marina, restaurant, accessory uses in parking areas, apartment, warehouse, road widening, signage, ferry operation, river walkway, bicycle/jogging path, helipad, realignment of existing parking on former lots 1 and 1A, Block 64, and a fitness center in the Banana Building.

Final and Revised Final Subdivision Approval Resolutions dated August 19, 1997; January 5, 1999 ratified April 6, 1999. Preliminary Planned Development Approval January 5, 1999; ratified by Resolution dated April 6, 1999; Port Imperial South Planned Development Townhouse Site Plan Approval Lot 4.01, Block 45.01 dated January 5, 1999, and ratified by Resolution dated April 6, 1999; Preliminary and Final Site Plan Approval for the Temporary Realignment of Port Imperial Boulevard granted by the Planning Board on June 22, 1999; Final Site Plan Approval for the "Brownstones" dated August 10, 2000; Resolution approving Second Planned Development application dated November 1, 2000; Resolution approving Amended Brownstones application and Preliminary and Final Subdivision Approval for Lots 1.01, 3.01 and 4.01 in Block 45.01; Lot 1.01, Block 45.02; Block 45, Lot 5 and Block 64.01, Lot 1.01 dated January 16, 2001; and Resolution approving Preliminary Site Plan for Interim Ferry Parking Lots dated July 17, 2001; and Resolution approving Second Amended Final Site Plan for the Brownstones approved April 15, 2003 for Block 45.01, Lot 4.01; Resolution approving Preliminary and Final Site Plan for Hudson River Crossing, L.L.C. dated April 15, 2003 for construction of a fiber optic cable conduit for Block 36.05, Lots 1.01, 2.01, Block 45.01, Lots 1.01, 4.01, Block 45.02, Lot 1.01, Block 64.01, Lot 1.01, Block 64.03, Lot 1.01, Resolution dated March 2, 2004 approving Preliminary and Final Major Subdivision for Block 36.04, Lot 6, Block 36.05, Lots 1.01 and 2.01, Block 45.01, Lots 1.01 and 2.01, and Block 45.02, Lot 1.01 for the Waterfront Park and Proposed Residential Lots and a Resolution, dated September 7, 2004 approving a preliminary site plan for the waterfront park for Lots 1.01, and 2.01, Block 36.05, Lot 1.01 and 2.01 in Block 45.01, Lot 1.01, Block 45.02, Lot 6, Block 36.04 and a final site plan for the waterfront park for Lots 1.01 and 2.01 in Block 36.05, Lot 1.01 in Block 45.01 and Lot 1.01 in Block 45.02, Resolution dated November 16, 2004 granting preliminary and final major subdivision approval for Block 64.01, Lot 1.01, 2.01 and 3.01, Block 64.02, Lot 1.01, Block 64.03, Lot 1.01, Resolution dated May 3, 2005 granting Amended Planned Development Approval for a change in the use of the Banana Building site, new Lot 1.01, Block 45.01, Resolution dated May 3, 2005 approving 164 Townhouses and Condominiums for new Lot 1.01, Block 45.01. Resolution dated July 7, 2005 releasing restriction in Deed Book 5225 at page 1. Resolution dated October 18, 2005 granting Preliminary and Final Site Plan for Building 15, housing, Lot 1.03, Block 64.01; Resolution dated July 18, 2006 granting Preliminary and Final Site Plan for Parking Garages, Lots 3.02 and 3.03, Block 64.01; Resolution dated December 5, 2006 granting Preliminary and Final Site Plan for Buildings 10 and 12, Lots 1.10 and 1.11, Block 64.01; Resolution dated May 1, 2007 granting Amended Preliminary and Final Site Plan approval for Building 15, Lot 1.03 Block 64.01; Resolution dated May 1, 2007 granting Amended Planned Development approval for

Lots 8 and 9, Block 64, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 3.01, 3.02, 3.03, 3.04, Block 64.01, Lot 1.01 Block 64.02, Lot 1.01 Block 64.04. Resolution dated December 18, 2007 granting Amended Preliminary and Final Site Plan Approval for Hotel and Amended Parking Garage Lot 3.02, Block 64.01; Resolution dated July 7, 2009 granting Amended Preliminary and Final Site Plan Approval Block 45.01, Lot 1.01 Henley on Hudson. Resolution Weehawken Planning Board re: Redevelopment Plan Lot 3.02, Block 64.01 dated February 2, 2010; Ordinance adopting Redevelopment Plan for Waterfront Transportation related parking garage on Lot 3.02, Block 64.01 dated February 16, 2010; Resolution for Amended Preliminary and Final Site Plan Approval for Amended Parking Garage Lot 3.02, Block 64.01 dated June 15, 2010; Resolution extending Planned Development Approval dated September 21, 2010; Resolution to determine whether further approval is required to alter prior site plan for Lot 1.02, Block 45.01 Henley on Hudson dated December 6, 2011; Resolution granting Preliminary and Final Site Plan Lot 1.09, Block 64.01 continued use of temporary building as sales model and administrative office with parking area dated January 11, 2011; Resolution of Interpretation to Determine Whether Further Approval is Required to Alter Prior Site Plan Lot 1.11, Block 64.01 Building 10 dated June 5, 2012; Resolution granted Amended Preliminary and Final Site Plan Approval with Variance for Lots 1.03, 1.04 and 1.05, Block 64.01 dated September 10, 2012; Resolution granting application for subdivision of Lot 1.02, Block 64.01 dated January 7, 2014; Resolution granting Amended Preliminary and Final Site Plan Approval with Ancillary Variance Relief Lot 3.02, Block 64.01 Amended Hotel Approval dated January 7, 2014. Resolution granting amended preliminary and final site plan approval with variances for Buildings 1 and 3 on Lot 3.03, Block 64.01 for an office building and parking garage dated September 16, 2014. Resolution preliminary and final site plan approval, Block 64.01, Lot 1.05, Building 11, adopted May 21, 2015 and memorialized June 2, 2015. Resolution granting preliminary and final site plan approval to LS-NJ Port Imperial, LLC for Block 64.01, Lot 1.07, Building 7, adopted May 5, 2015 and memorialized June 16, 2015. Resolution granting amended final site plan approval to Lennar Port Imperial South Building 12, LLC for Block 64.01, Lot 1.10, Building 12, adopted August 18, 2015 and memorialized October 6, 2015. Resolution granting amended preliminary and final site plan approval to L.R. Port Imperial South BB, L.L.C. for Block 45.01, Lot 1.01, Henley on Hudson adopted September 29, 2015 and memorialized December 15, 2015. Resolution granting amended preliminary and final site plan approval to LS-NJ Port Imperial, LLC for Block 64.01, Lot 1.07, Building 7, adopted February 2, 2016 and memorialized March 1, 2016. Resolution granting Port Imperial South 8-9 Urban Renewal, LLC preliminary and final site plan approval for Block 64.01, Lot 1.06, Building 8/9 decided on May 16, 2017 and memorialized on June 6, 2017.

10. Describe any existing or proposed deed restrictions affecting this property. If deed restrictions are proposed, attach a copy of the proposed document.

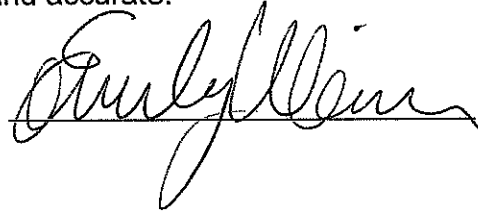
There is an existing subsurface protective easement for the Lincoln Tunnel. (See Deed Book 2700 at pages 186, et. seq.). There is a Port Authority Drainage Sewer

Easement. (See Deed Book 1920 at pages 363, et. seq.). There is a utility easement. There is a sanitary sewer easement. (See Deed Book 2926 at pages 775, et. seq.). The Master Easement, Covenants and Restrictions Agreement dated December 1997 between Port Imperial South, L.L.C. and Romulus Development Corp. was recorded on December 18, 1997 in the Hudson County Register's Office in Deed Book 5225, page 1, et. seq. There is a declaration of easement dated May 14, 2001 between Port Imperial South, L.L.C. for a 20 foot wide access easement to the waterfront walkway through Lot 1.01, Block 64.01 and for the waterfront walkway easement through Lots 1.01, 3.01 and 4.01 of Block 45.01 and Lot 1.01, Block 64.01 which agreement was recorded July 11, 2001 in the Hudson County Register's Office in Deed Book 5836 at page 172. There is an easement agreement dated June 18, 2001 between Port Imperial South, L.L.C. and Romulus Development Corp. for the waterfront walkway access, which easement was recorded July 11, 2001 in the Hudson County Register's Office, Deed Book 5836, page 139, et seq. Easement agreement dated January 7, 2002 between Port Imperial South, L.L.C. and Romulus Development Corp., and New Jersey Transit Corporation recorded in the Hudson County Register's Office on January 11, 2002 in Deed Book 5921, page 001 and Easement and Restrictive Covenant Agreement dated January 7, 2002 between Port Imperial South, L.L.C. and New Jersey Transit Corporation recorded in the Hudson County Register's Office on January 11, 2002 in Deed Book 5920, page 285. Post Closing Agreement dated January 7, 2002 between Romulus Development Corporation and Port Imperial South, L.L.C., Port Imperial North Property Owners Association, Inc., and New Jersey Transit Corporation recorded in the Hudson County Register's Office on January 11, 2002 in Deed Book 5921, page 39. Deed of Easement dated January 28, 2002 between Romulus Development Corp. and Lecalkon, L.L.C. recorded on February 21, 2002 in the Hudson County Register's Office in Deed Book 5940, page 21. Permit between Port Imperial South, L.L.C., Romulus Development Corp. and Hudson River Crossing, L.L.C. dated January 28, 2002 recorded on February 21, 2002 in the Hudson County Register's Office in Deed Book 5940, page 67, et seq. Assignment and Assumption of Romulus Easement Agreement dated January 28, 2002 recorded in the Hudson County Register's Office on February 21, 2002 in Deed Book 5940, page 63, et seq. Public Access Easement Agreement between Port Imperial South, L.L.C. and the Township of Weehawken dated February 12, 2004, recorded February 13, 2004 in the Hudson County Register's Office in Deed Book 7215 at pages 105, et seq. for Waterfront Access on Lot 4.01, Block 45.01 (Brownstones) and a Sixteen (16") wide public access easement along Port Imperial Boulevard on Lot 4.01, Block 45.01.

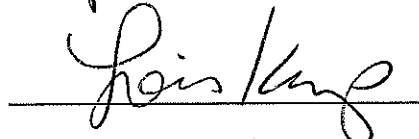
The previous applicant has granted access easements to the Hudson River Waterfront Walkway. They have executed a Developer's Agreement for the "Brownstones" and "North End Subdivision," Block 64.01, Lots 1.01, 2.01, and 3.01, Block 64.02, Lot 1.01, Block 64.03, Lot 1.01. They have executed and recorded a Declaration of Covenants, Easements and Restrictions for Port Imperial North Property Owners Association, Inc., whose name has been changed to Port Imperial Property Owners Association, Inc., which Declaration has three (3) amendments and outlines the obligations for the repair and maintenance of all improvements in the Planned Development. They have executed and recorded a Waterfront Walkway Easement for Block 64.01, Lot 1.01 and Block 64.01, Lot 3.01. They have executed a Fourth Amendment to Declaration of Covenants, Easements, Restrictions and Bylaws for Port Imperial Property Owners Association Inc. for the Banana

Building Lot 4.01, Block 45.01. They have executed a Waterfront Walkway Easement for Lot 1.01, Block 45.01 (Banana Building). They have executed a Developer's Agreement for the Banana Building Lot 1.01, Block 45.01. They have executed a Developer's Agreement for the Waterfront Park, Block 36.05, Lot 2.01, Block 36.05, Lot 3.01 and Block 36.05, Lot 4.01. They have executed a Land Exchange Agreement with the Township of Weehawken for a portion of Lot 6, Block 36.04 in exchange for Lots 2.01, 3.01 and 4.01 in Block 36.05 to create a waterfront park. They have executed an Amended Developer's Agreement, the Palisades Preservation Plan and the Covenant to run with the land that shall allocate the costs of future construction of the off-tract improvements proposed by them and provide performance guarantees in connection therewith with the Planning Board's attorney. They have negotiated with the Township the terms of a Palisades Preservation Plan and Covenant for allocation of off-tract traffic mitigation costs for Port Imperial.

I, EMILY WEINER, being duly sworn according to law, hereby certify that the information presented in this application is true and accurate.



Sworn and subscribed to
before me this 3rd day
of April, 2019.



LOUIS I. KARP, ESQ.
ATTORNEY AT LAW
IN THE STATE OF NEW JERSEY

1568463_1

CORPORATE DISCLOSURE STATEMENT

IONIO SEAFOOD HOUSE, LLC

One hundred percent (100%) of this LLC is owned by Gerasimos Stefanitsis

I certify that the above information is accurate.

IONIO SEAFOOD HOUSE, LLC

By: 
Eliana Stefanitsis

Dated: April 2nd, 2019

OWNER'S CONSENT

I, ARMAND POHAN, a member of Romulus Development Corp does hereby certify that it has its principal office at 4800 Ave at Port Imperial, Weehawken, New Jersey 07086, in the County of Hudson and State of New Jersey and that it is the owner of that certain lot, piece or parcel of land known as Block 45.01, Lot 3.01 on the Tax Map of the Township of Weehawken, which property is the subject of the above application being filed by Ionio Seafood House, LLC, and that said application is hereby authorized by Romulus Development Corp.

ROMULUS DEVELOPMENT CORP

By: Armand Pohan, Chairman
ARMAND POHAN, Authorized Signatory

Dated: APRIL 2, 2019



TOWNSHIP OF WEEHAWKEN
NEW JERSEY

MUNICIPAL BUILDING
400 PARK AVENUE
WEEHAWKEN, NEW JERSEY 07088

AFFIDAVIT OF TAX STATUS

DATE: 4-3-18

PROPERTY LOCATION 1 Pershing Road
BLOCK # 4501
LOT # 3.01
QUAL # -

OWNER: Romulus Dev Corp

TAX STATUS: CURRENT

FEE: \$10.00

ORDINANCE # 16-1995

*I verify that this information accurately reflects
municipal tax records.*

Wicki Goldbeck

Tax Collector
Weehawken Township
Hudson County



molos
restaurant

IONIO SEAFOOD HOUSE LLC
1 PERSHING ROAD
WEEHAWKEN, NJ 07086

5700

50-1438/260

DATE 3/20/19

PAY TO THE ORDER OF Township of Weehawken

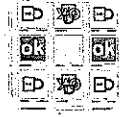
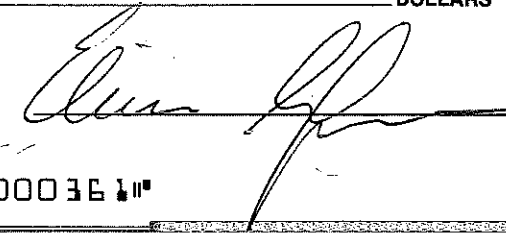
\$ 2700⁰⁰/100

Two thousand seven hundred

DOLLARS

ALMABANK
1705 Crosby Ave • Bronx, NY 10461

FOR Application Fee / Escrow



⑈005700⑈ ⑆026014384⑆0820000361⑈

molos
restaurant

IONIO SEAFOOD HOUSE LLC
1 PERSHING ROAD
WEEHAWKEN, NJ 07086

5688

50-1438/260

DATE 3/21/19

PAY TO THE ORDER OF Township of Weehawken

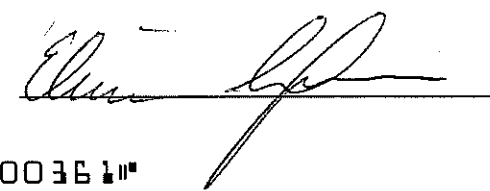
\$ 212⁰⁰/100

Two hundred twelve

DOLLARS

ALMABANK
1705 Crosby Ave • Bronx, NY 10461

FOR Application Fee



⑈005688⑈ ⑆026014384⑆0820000361⑈

VIA EMAIL ONLY eliana@molosrestaurant.com

7 July 2020

Ms. Eliana Stefanitsis
Ionio Seafood House, LLC
Molos Restaurant
1 Pershing Road
Weehawken, NJ 07086



Cc: Ms. Emily Weiner, Weiner Law Group, eweiner@weinerlaw.com

Re: Acoustical Evaluation of Restaurant Expansion
Molos Restaurant
Weehawken, NJ
OAA File 4271A

Dear Ms. Stefanitsis:

As agreed, Ostergaard Acoustical Associates (OAA) has carried out an acoustical evaluation of sound emissions from the proposed restaurant expansion at Molos Restaurant in Weehawken, New Jersey. Specifically, we were tasked with looking at the acoustical impact of enclosing the existing 1,750-square-foot outdoor dining area, situated on a deck adjacent to the restaurant. The enclosure will have the ability to open the roof and walls to retain the outdoor feel. We understand that some board members have raised concerns about enclosing this dining area, as approximately 150 feet to the west are multi-story residences fronting on Carlyle Court.

We understand that there will be no new activities held in this space; operations currently ongoing will continue. Deck events may include live or ambient music, which will not occur after 6:00 P.M. After 6:00 P.M., the deck is used for outdoor dining, which ends by 11:00 P.M. These practices will stay in effect upon approval of this application.

As part of our scope, we have reviewed architectural drawings dated 17 January 2020 prepared by the Derosa Group, catalog cuts for the operable wall and roof panels, and local noise ordinances. As you may know, site sound is regulated by the New Jersey State Noise Control Regulation as well as the Township of Weehawken Code. Under the State noise code, specifically Section 7:29-1.5.11, the unamplified human voice is exempt. Code limits are applicable to mechanical equipment and music. OAA did not carry out an extensive analysis of existing site sound emissions, since we understand from you that there have been no noise complaints associated with the operations of the restaurant. Enclosing the deck area will provide more comfortable use of this space during inclement weather and colder weather, but no changes are proposed to the use of the space. Hence, OAA's evaluation has focused on any acoustical changes that may occur by enclosing the deck space.

Based on our review of the project, we have the following comments:

1. About 70% of the roof (or 1,250 square feet) and 32% of the sides (or 869 square feet) are able to be open to the outdoors. When in a fully opened condition, the deck space will effectively be acoustically open and will be nominally acoustically equivalent to the existing space.
2. The proposed INAL Frameless Moveable Glass System sliding wall partitions comprise nominal 1/2-inch-thick glass panels. The Pergotenda retractable roof system comprises opaque vinyl material. While the retractable roof material is lightweight and will not appreciably attenuate sound from the deck to off-site receptors, the glass panels have a moderate ability to reduce the transmission of sound. However, the gaps between the panels limit the effective attenuation of the partition system. Overall, when the system is fully closed we anticipate a reduction of deck activity noise by about 6-to-10 dB for off-site vantage points, compared to unenclosed deck activities.
3. The primary sound source on the deck is speech from dining patrons. The enclosure of the deck will result in additional sound reflections of activity noise. In addition, people will talk louder in the presence of higher background sound levels. Given these effects, we anticipate an increase in sound inside the dining area by up to 9 dB when the deck is fully enclosed. If part of the partition system is retracted, an increase of 3-to-6 dB may occur. This increase in sound level corresponds to the reduction received from having the partitions closed, hence these effects will nominally cancel each other out.

In conclusion, at nearby residences future sound levels associated with the use of this outdoor space will remain about the same as present. When the operable walls and roof are completely open, source sound levels will be neither mitigated nor amplified. Conversely, when the room is fully enclosed dining activity sound levels will be increased inside the space, but will be reduced by the roof and walls when propagating to residences. These effects will cancel each other out and hence, will result in perceived restaurant sound at residential vantage points that is similar to present sound. Overall, the enclosure of this dining area will not have a negative acoustical impact on the neighborhood.

Sincerely,

OSTERGAARD ACOUSTICAL ASSOCIATES



Benjamin C. Mueller, P.E., Principal
bmueller@acousticalconsultant.com





FINAL SITE PLAN APPROVAL FOR MOLOS RESTAURANT

1 PERSHING PARK ROAD

WEEHAWKEN, NEW JERSEY

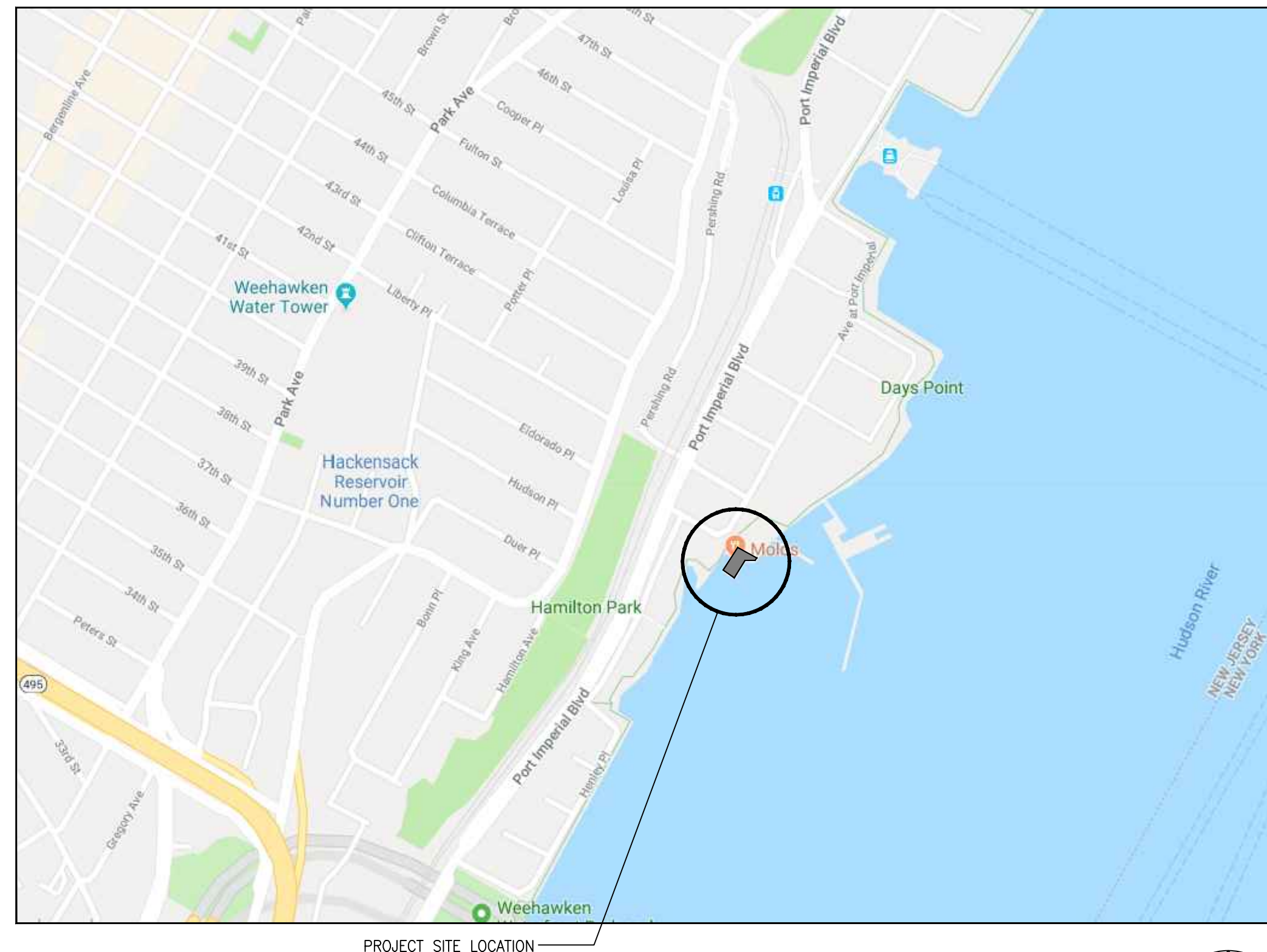
APPLICANT
MOLOS RESTAURANT 1 PERSHING ROAD WEEHAWKEN, NJ 07086
PROJECT DESCRIPTION
MOLOS RESTAURANT WISHES TO CONSTRUCT A NEW 1-STORY ADDITION OVER AN EXISTING WOOD DECK. THE ADDITION WILL BE A PERMANENT STRUCTURE WITH DINING ONLY. THERE WILL BE NO COOKING OR BAR AREAS.
LIST OF DRAWINGS
T-1 COVER SHEET, ZONING ANALYSIS, AND 200' RADIUS MAP
T-2 SITE PLAN
A-1 EXISTING GROUND FLOOR PLAN
A-2 PROPOSED GROUND FLOOR PLAN
A-3 PROPOSED 2ND FLOOR PLAN
A-4 PROPOSED NEW NORTH & EAST ELEVATIONS
A-5 PROPOSED NEW SOUTH & WEST ELEVATIONS
A-6 PROPOSED EXPANSION DETAILS & NOTES

SITE AND BUILDING DATA

1 PERSHING PARK ROAD	PROPOSED BUILDING	
WEEHAWKEN, NJ 03/04/19		
ZONING DATA	PROVIDED	
BLOCK	45.01	
LOTS(S)	3.01	
LOT SIZES	25.73 ACRES	
LOT WIDTH	1529'-6"	
EXISTING GROSS AREAS BY FLOORS	EXISTING	PROPOSED
EXISTING GROUND FLOOR	5,104 SF	
EXISTING 2ND FLOOR	4,008 SF	
EXISTING DECK	1,422 SF	
EXISTING TOTAL BUILDING AREA	10,534 SF	
PROPOSED GROSS AREAS BY FLOORS		
GROUND FLOOR		NO CHANGE 5,104 SF
SECOND FLOOR		NO CHANGE 4,008 SF
PROPOSED DECK		1,722 SF
TOTAL PROPOSED BUILDING AREA	10,834 SF	
TOTAL PROPOSED ADDITION	300 SF	
TOTAL PROPOSED ENCLOSURE	1,722 SF	
TOTAL OCCUPANT LOAD	325	

BULK ZONING REQUIREMENTS

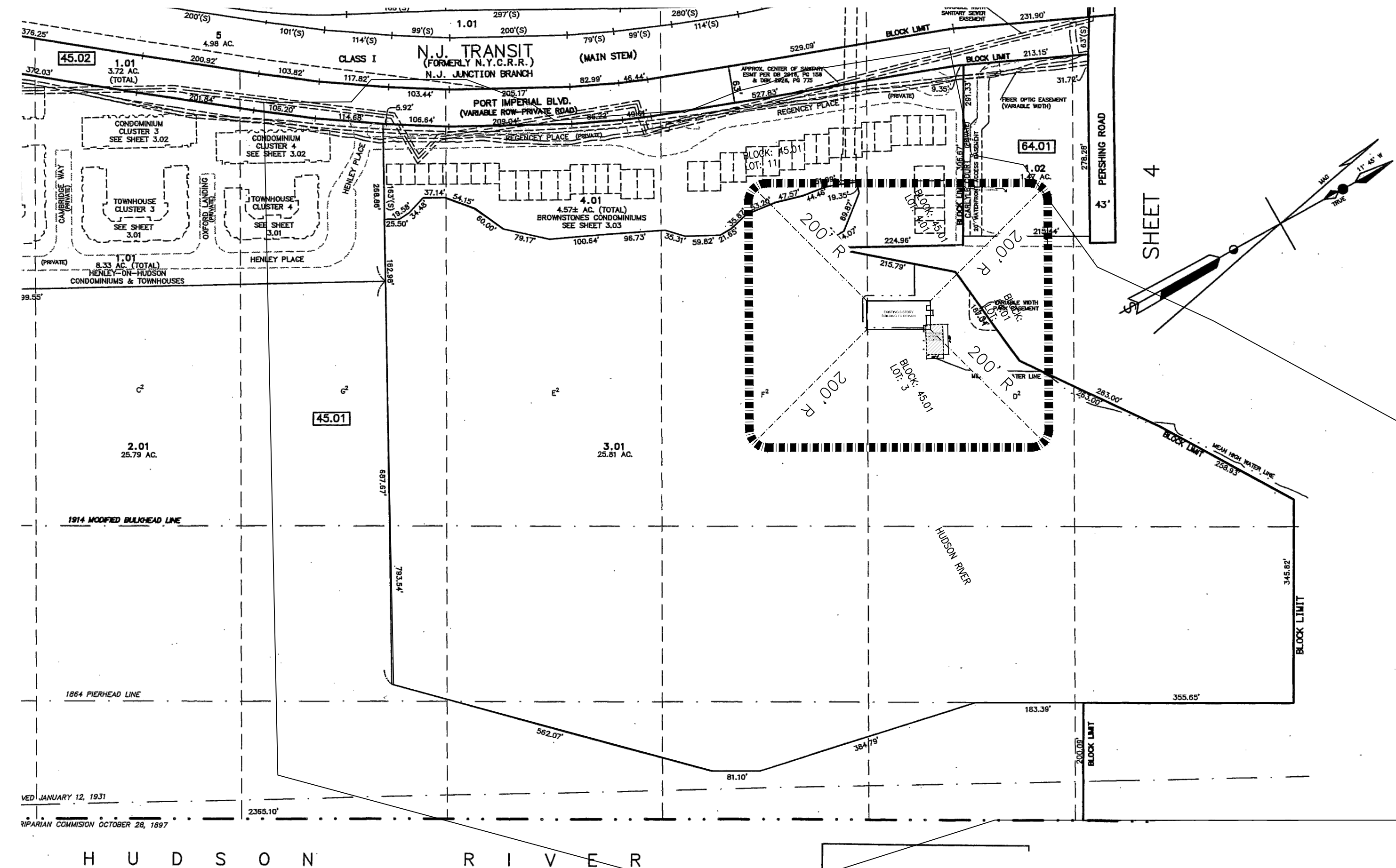
SETBACKS	REQUIRED	PROVIDED	VARIANCE NEEDED
MIN. FRONT YARD	50'	609'-5"	NO
MIN. REAR YARD	50'	58'-1"	NO
MIN. SIDE YARD	30'	78'-6"	NO
MAX. DENSITY	N/A	N/A	NO
MIN. LOT SIZE	3 ACRES	26.08 ACRES	NO
MIN. LOT WIDTH	150'	1529'-6"	NO
MAX. COVERAGE	1 STORY - 50%, 2 STORY - 40%	0.65%	NO
HEIGHT			
MAXIMUM	30'	14'-1"	NO
USE GROUP	A-2	A-2	
ZONE /map	I - Industrial Park	I - Industrial Park	
PARKING	1 SPACE PER 3 OCCUPANTS		
	= 108	118 (VALET)	NO



C KEY MAP
N.T.S.



A PERSPECTIVE VIEW



B AREA MAP- 200' SURROUND BLOCK RADIUS
N.T.S.

2	07/05/2020	RE-ISSUED FOR PLANNING BOARD
1	03/05/2019	ISSUED FOR PLANNING BOARD

NoDate/Description
PLEASE BE ADVISED THAT THE INFORMATION CONTAINED IN THIS PACKAGE HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION OR WARRANTY IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, AND OTHER CONDITIONS.
Notes

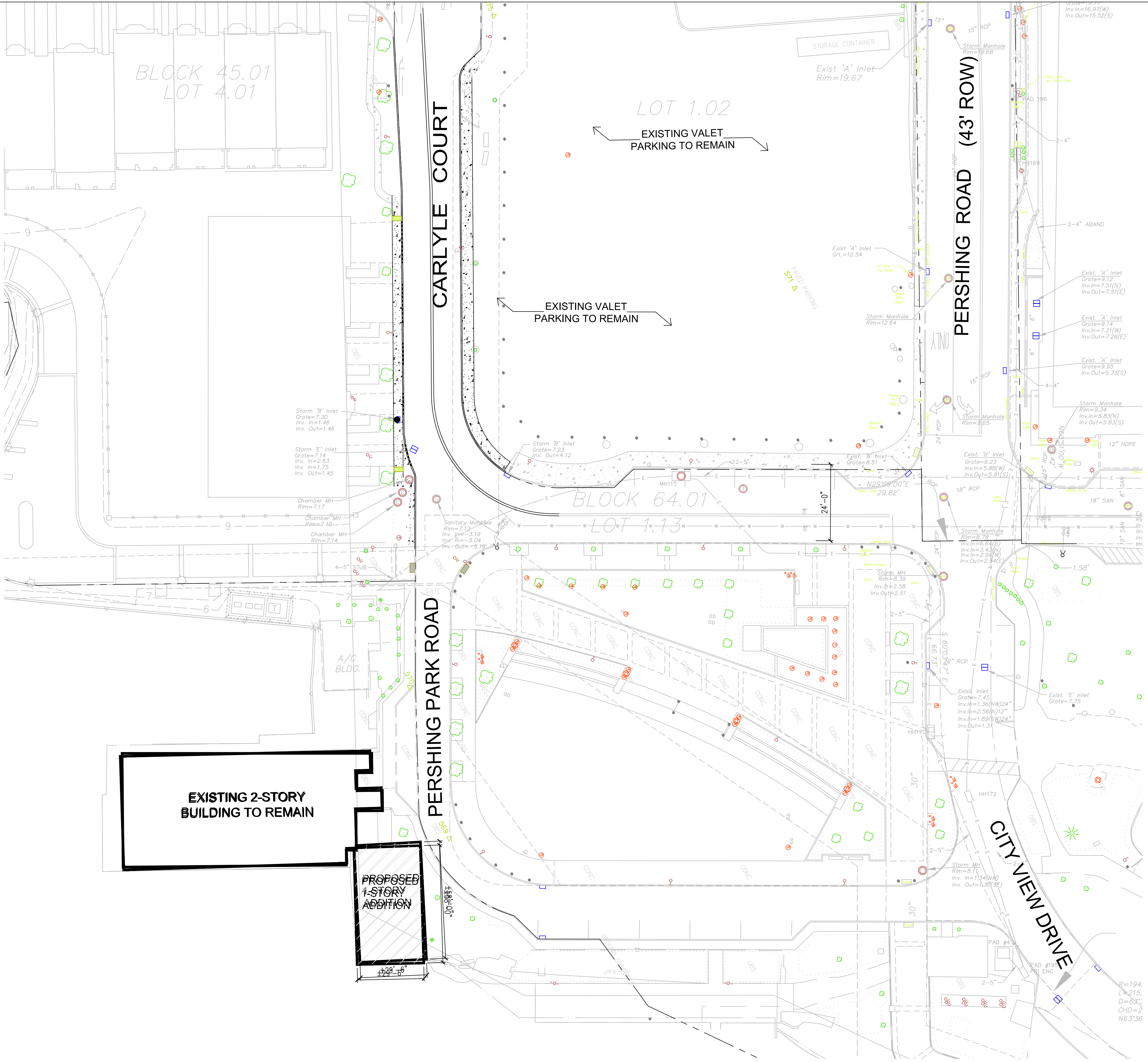
Owner:
MOLOS RESTAURANT
1 Pershing Road
Weehawken, NJ 07086

Engineers:
THE DEROSA GROUP ARCHITECTS
45 Academy Street, Suite 202
Weehawken, NJ 07102
T: 973.624.1100
F: 973.624.2428

Project Name
PROPOSED RESTAURANT EXPANSION
1 PERSHING ROAD
WEEHAWKEN, NJ

Drawing Title
COVER SHEET

Seal & Signature	Date:	02.21.19
	Job No.:	1904
	Drawn:	GG
	Checked:	RD
	Drawing No.:	T-1
	CAD File:	1904.T-1
		1 of 9



2	07/05/2020	RE-ISSUED FOR PLANNING BOARD
1	03/05/2019	ISSUED FOR PLANNING BOARD

NoDate/Description

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Notes

Owner:

MOLOS RESTAURANT
1 Pershing Road
Weehawken, NJ 07086

Engineers:

Architect:

THE DEROSA GROUP
ARCHITECTS

45 Academy Street, Suite 202
Newark, NJ 07102
T: 973.624.1100
F: 973.624.2428

Project Name

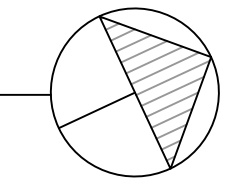
PROPOSED RESTAURANT EXPANSION

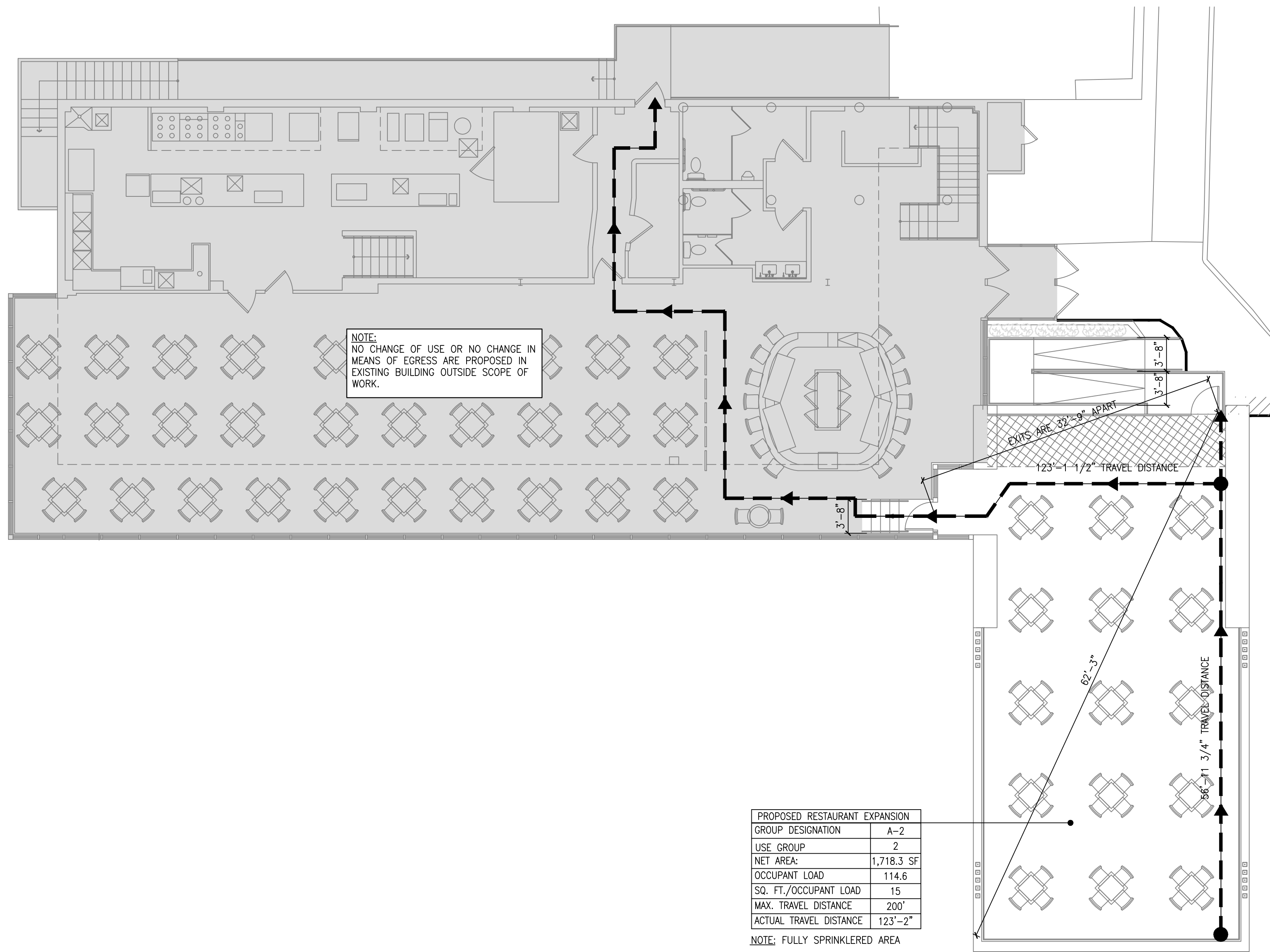
1 PERSHING ROAD
WEEHAWKEN, NJ

Drawing Title

SITE PLAN

Seal & Signature	Date:	02.21.19
	Job No.:	1904
	Drawn:	GG
	Checked:	RD
	Drawing No.	T-2
CAD File:	1904.T-2	2 of 9





NOTE:
NO CHANGE OF USE OR NO CHANGE IN
MEANS OF EGRESS ARE PROPOSED IN
EXISTING BUILDING OUTSIDE SCOPE OF
WORK.

PROPOSED RESTAURANT EXPANSION	
GROUP DESIGNATION	A-2
USE GROUP	2
NET AREA:	1,718.3 SF
OCCUPANT LOAD	114.6
SQ. FT./OCCUPANT LOAD	15
MAX. TRAVEL DISTANCE	200'
ACTUAL TRAVEL DISTANCE	123'-2"

NOTE: FULLY SPRINKLERED AREA

EGRESS DIAGRAM AT GROUND FLOOR
SCALE: 1/8" = 1'-0"

2 07/05/2020 RE-ISSUED FOR PLANNING BOARD
1 03/05/2019 ISSUED FOR PLANNING BOARD

NoDate/Description
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Notes

Owner:
MOLOS RESTAURANT
1 Pershing Road
Weehawken, NJ 07086

Engineers:

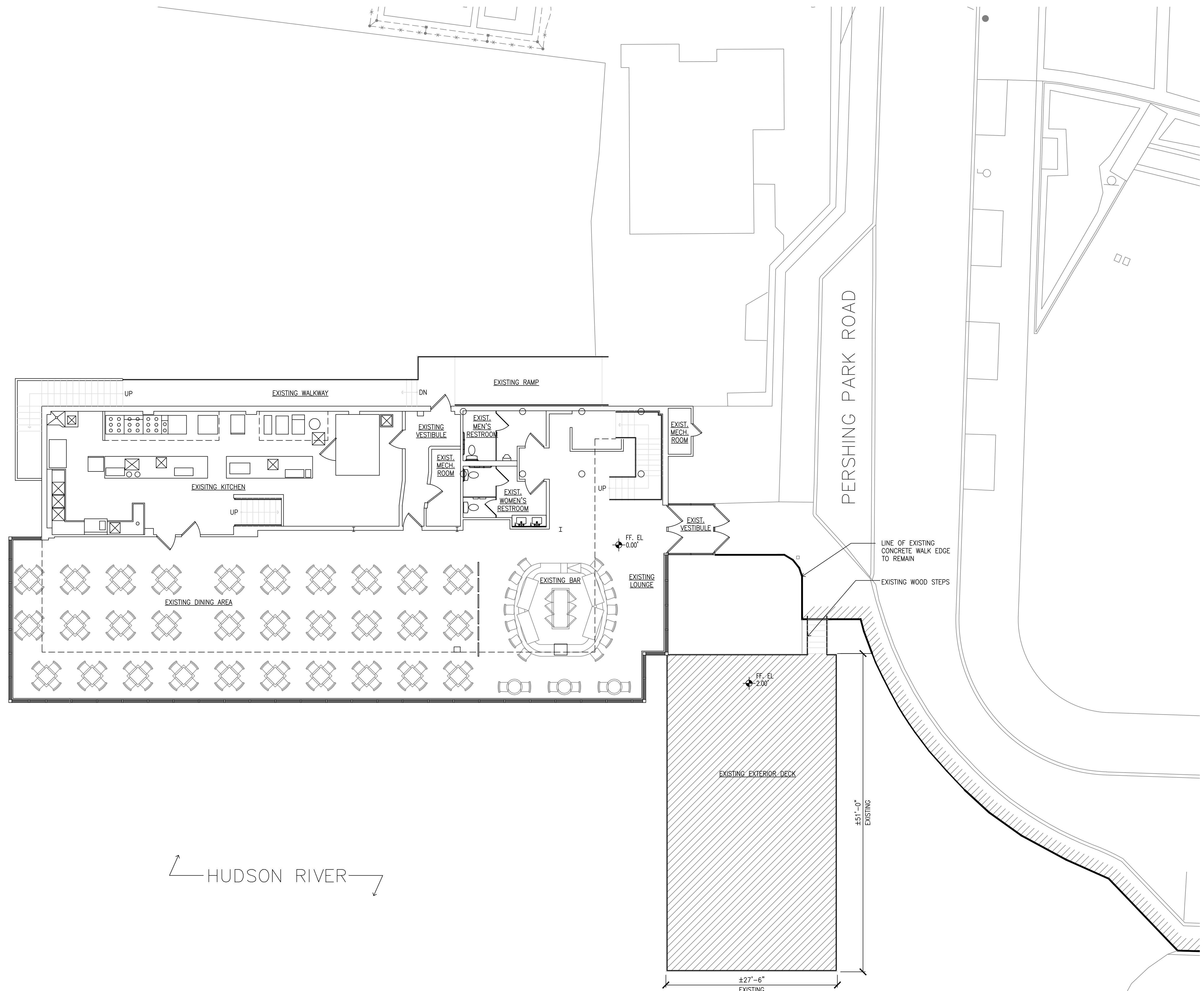
Architect:
THE DEROSA GROUP
ARCHITECTS

45 Academy Street, Suite 202
Hewlett, NJ 07102
T: 973.624.1100
F: 973.624.2428

Project Name
PROPOSED RESTAURANT EXPANSION
1 PERSHING ROAD
WEEHAWKEN, NJ

Drawing Title
BUILDING CALCULATIONS & EGRESS DIAGRAMS GROUND FLOOR

Seal & Signature	Date:	02.21.19
	Job No.:	1904
	Drawn:	GG
	Checked:	RD
	Drawing No.	T-3
CAD File:	1904.T-3	5 of 9



HUDSON RIVER

EXISTING GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

2	07/05/2020	RE-ISSUED FOR PLANNING BOARD
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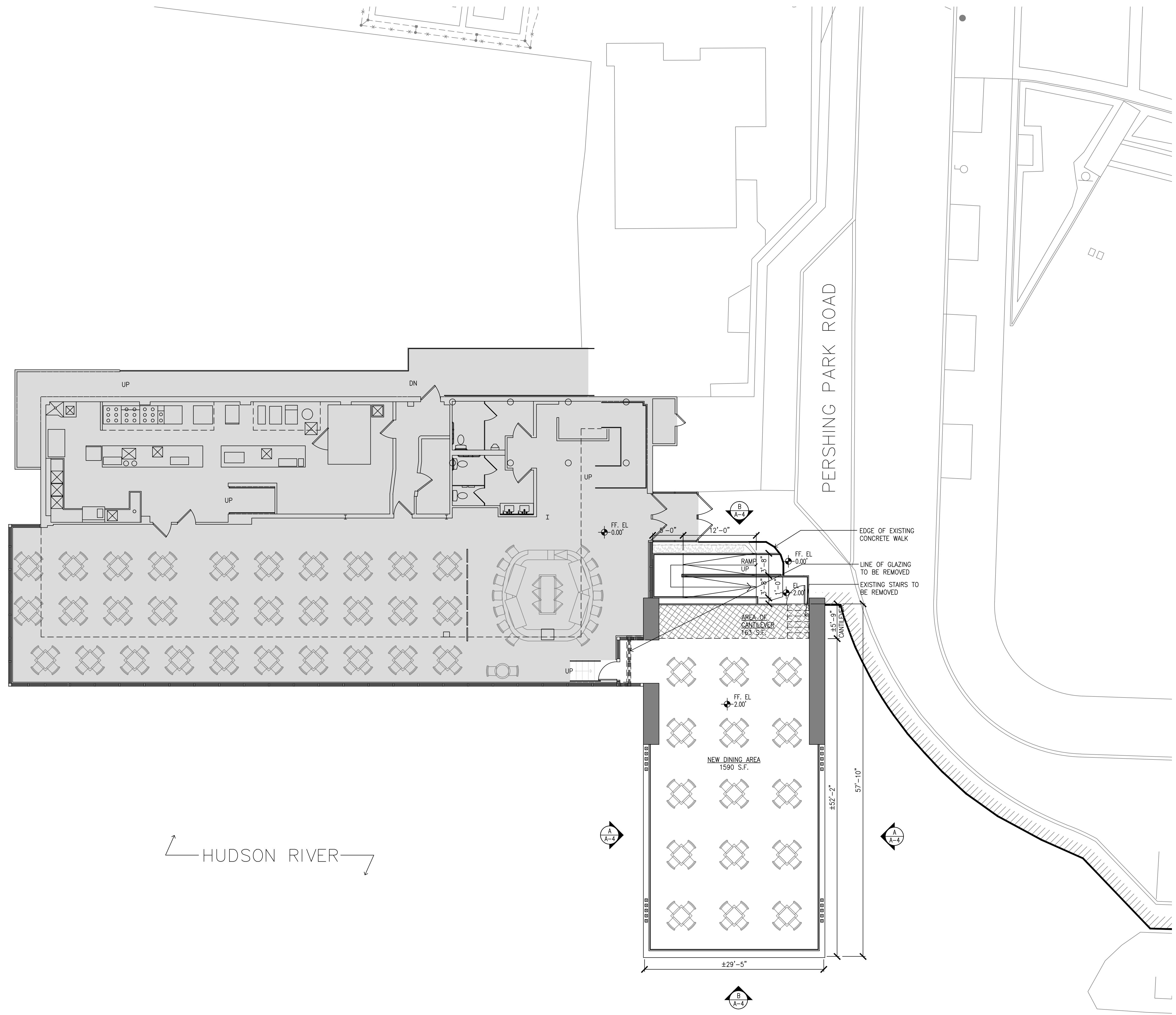
Architect:
THE DEROSA GROUP
ARCHITECTS

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F: 973.624.2428

Project Name
PROPOSED RESTAURANT EXPANSION
1 PERSHING ROAD
WEEHAWKEN, NJ

Drawing Title
EXISTING GROUND FLOOR PLAN

Seal & Signature	Date:	02.21.19
	Job No.:	1904
	Drawn:	GG
	Checked:	RD
	Drawing No.	A-1
CAD File:	1904.A-1	3 of 9



LEGEND

- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- - - - - PROPERTY LINE
- ▬ NEW RATED PARTITION
- NEW WINDOW TO BE INSTALLED AT EXISTING OPENING
- ▨ NEW WINDOW AT NEW MASONRY OPENING
- EXISTING DOOR TO REMAIN
- NEW DOOR

2	07/05/2020	RE-ISSUED FOR PLANNING BOARD
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Project Name
PROPOSED RESTAURANT EXPANSION
 1 PERSHING ROAD
 WEEHAWKEN, NJ

Drawing Title
PROPOSED GROUND FLOOR PLAN

Seal & Signature	Date:	02.21.19
	Job No.:	1904
	Drawn:	GG
	Checked:	RD
	Drawing No.	A-2
CAD File:	1904.A-2	4 of 9

PROPOSED GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

2	07/05/2020	RE-ISSUED FOR PLANNING BOARD
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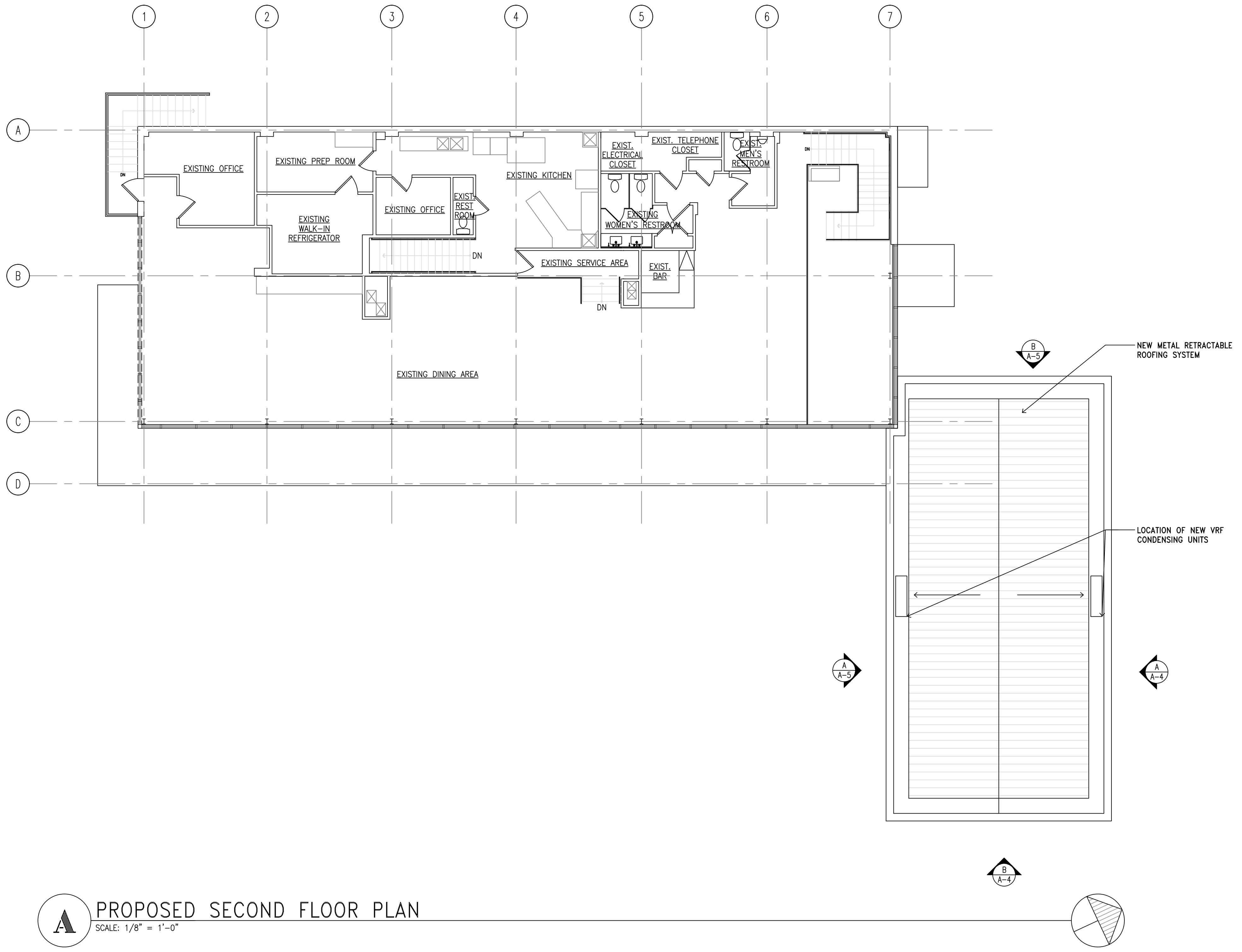
Engineers:

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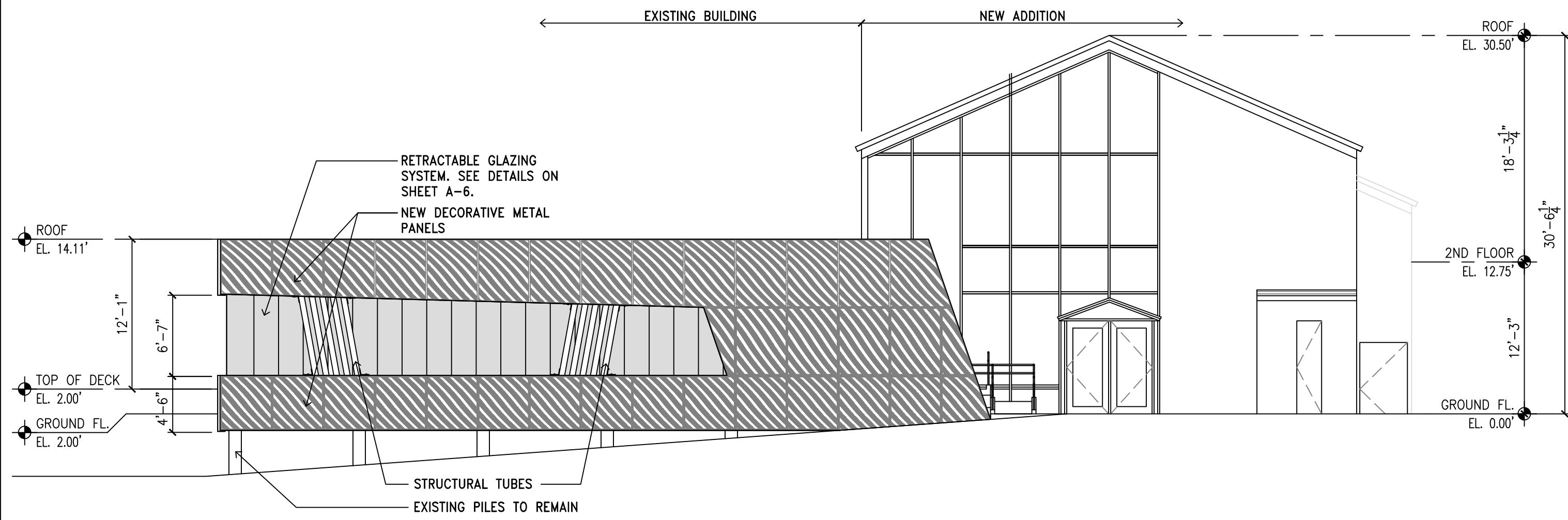
Project Name
PROPOSED RESTAURANT EXPANSION
 1 PERSHING ROAD
 WEEHAWKEN, NJ

Drawing Title
PROPOSED SECOND FLOOR PLAN

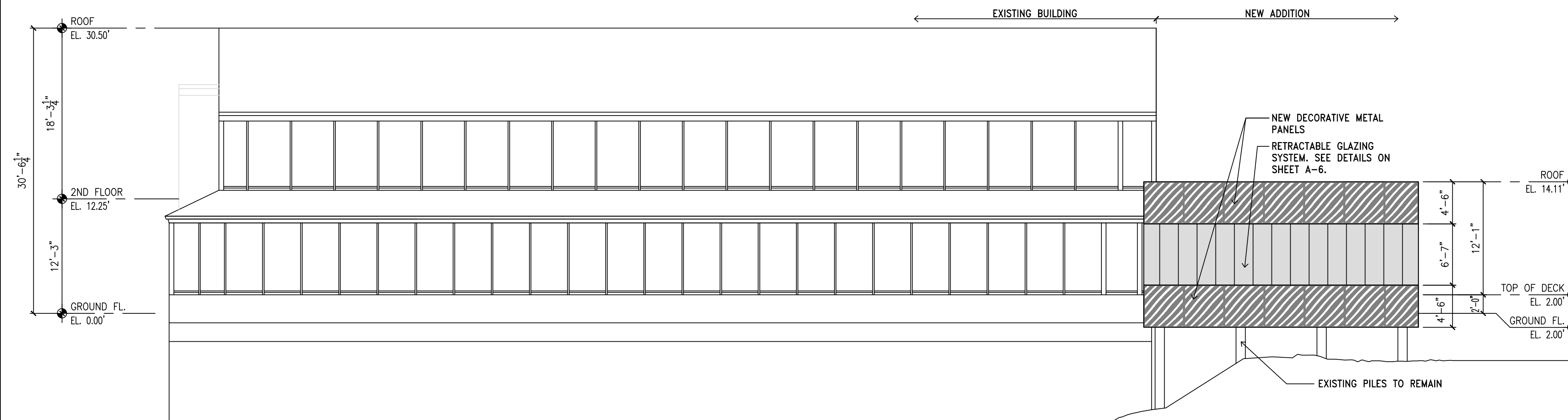
Seal & Signature	Date:	02.21.19
	Job No.:	1904
	Drawn:	GG
	Checked:	RD
	Drawing No.	A-3
CAD File:	1904.A-3	5 of 9



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"

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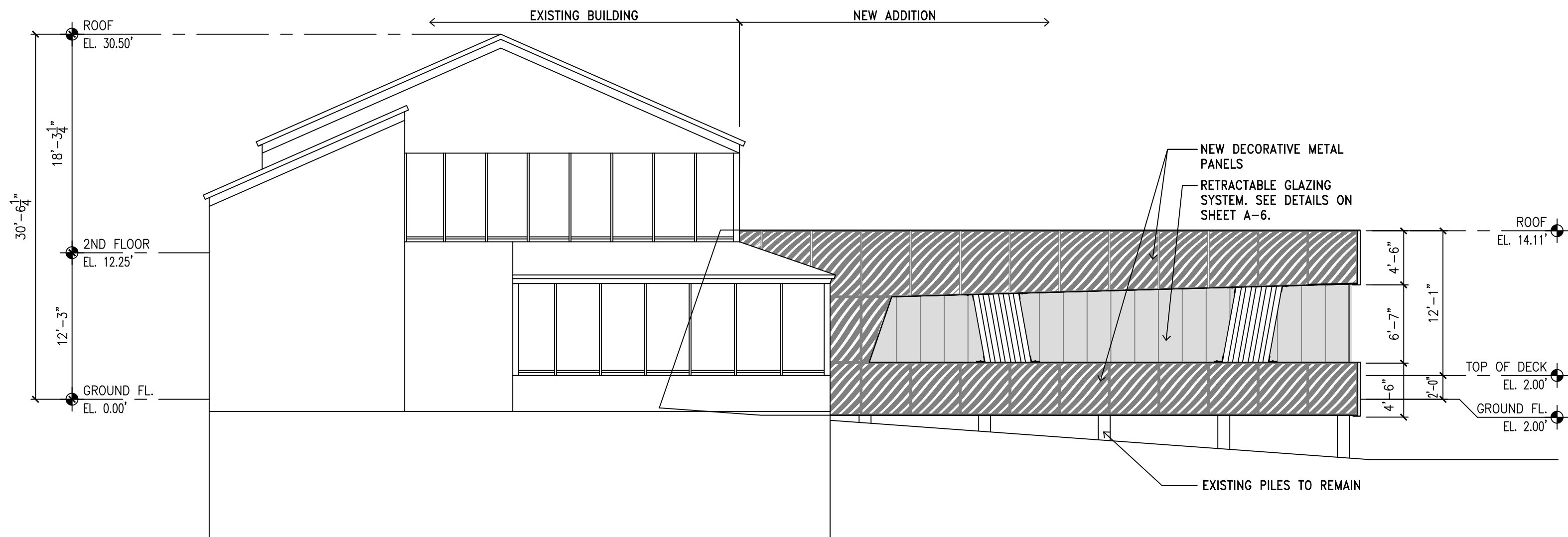
Engineers:

Architect:
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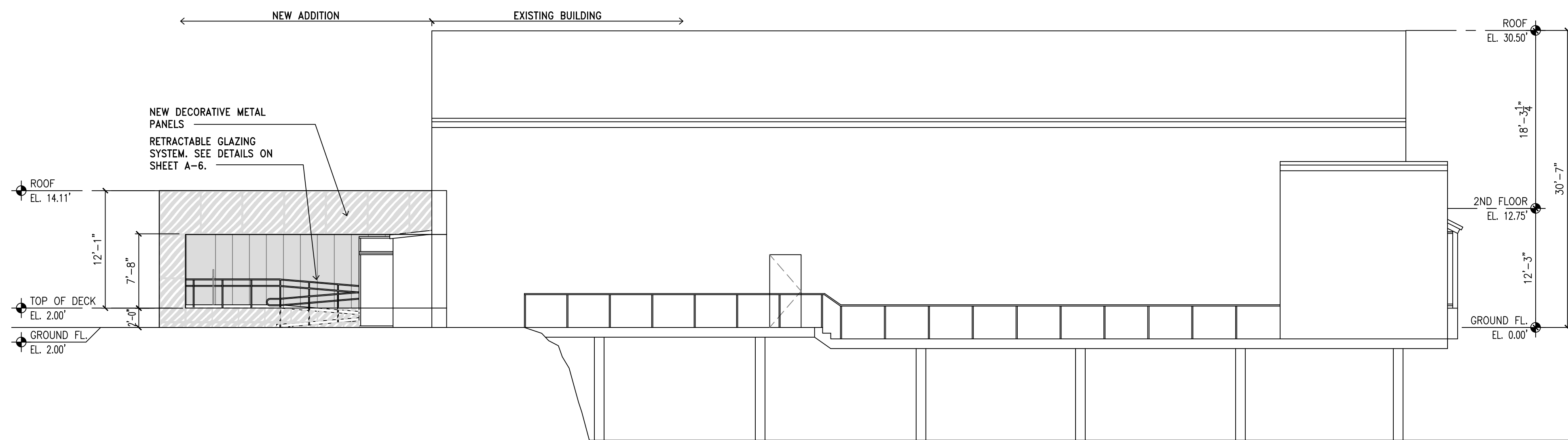
Project Name
PROPOSED RESTAURANT EXPANSION
1 PERSHING ROAD
WEEHAWKEN, NJ

Drawing Title
PROPOSED NORTH & EAST ELEVATIONS

Seal & Signature	Date:	02.21.19
	Job No.:	1904
	Drawn:	GG
	Checked:	RD
	Drawing No.	A-4
CAD File:	1904.A-4	5 of 9



A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B WEST ELEVATION
SCALE: 1/8" = 1'-0"

2	07/05/2020	RE-ISSUED FOR PLANNING BOARD
1	03/05/2019	ISSUED FOR PLANNING BOARD

NoDate/Description

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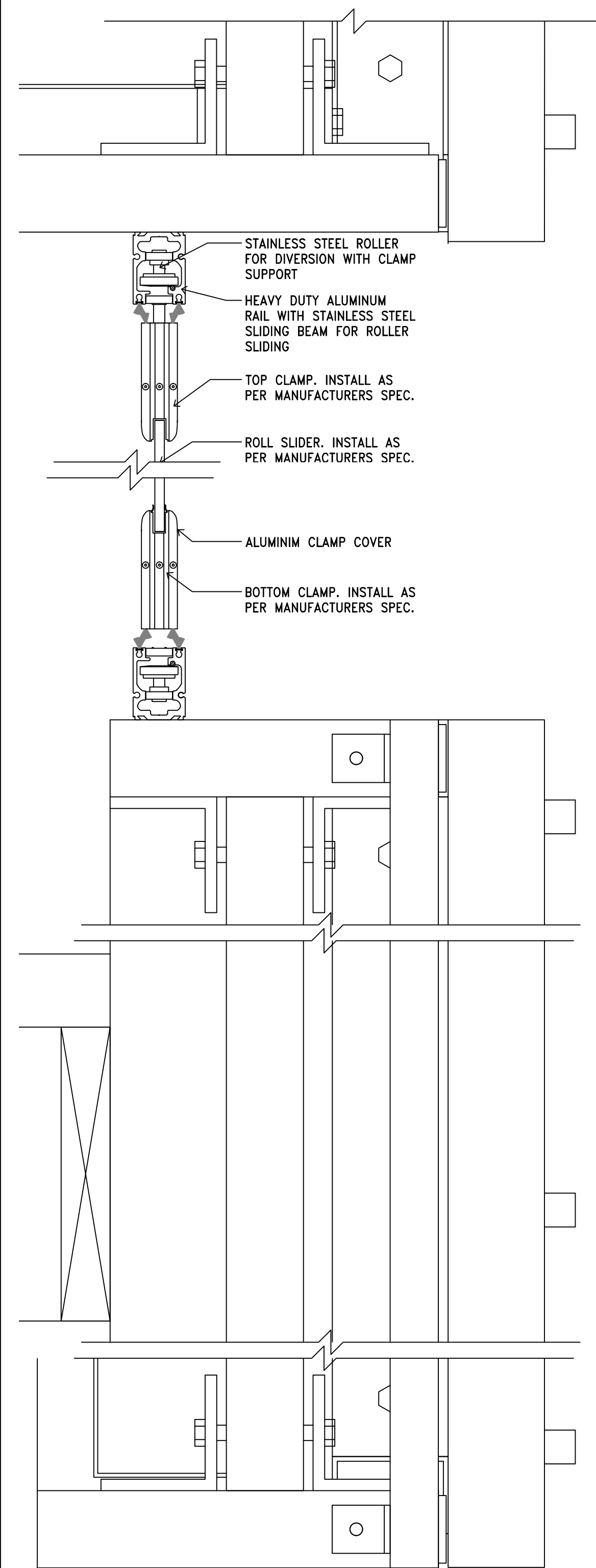
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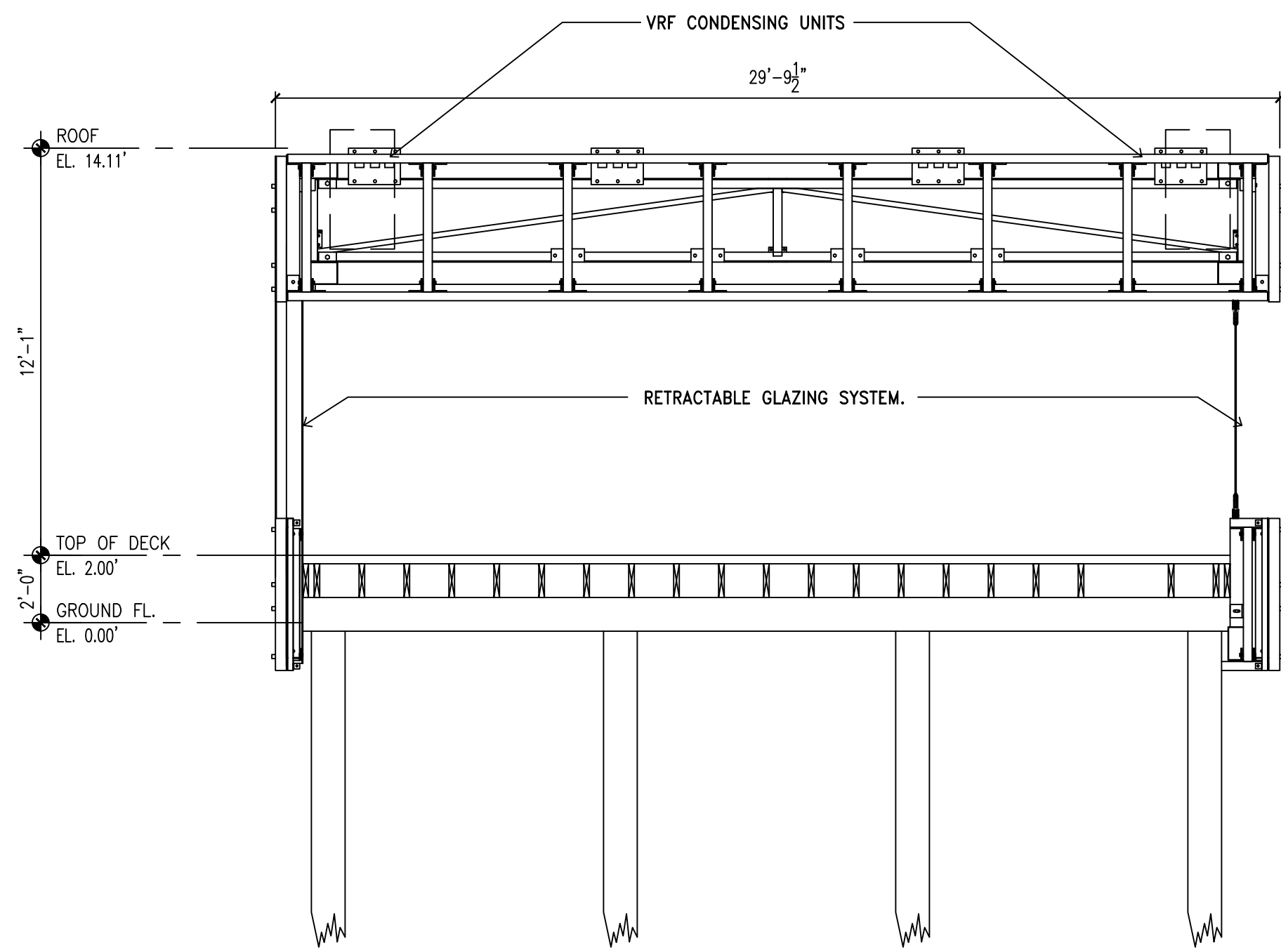
Project Name
PROPOSED RESTAURANT EXPANSION
1 PERSHING ROAD
WEEHAWKEN, NJ

Drawing Title
PROPOSED SOUTH & WEST ELEVATIONS

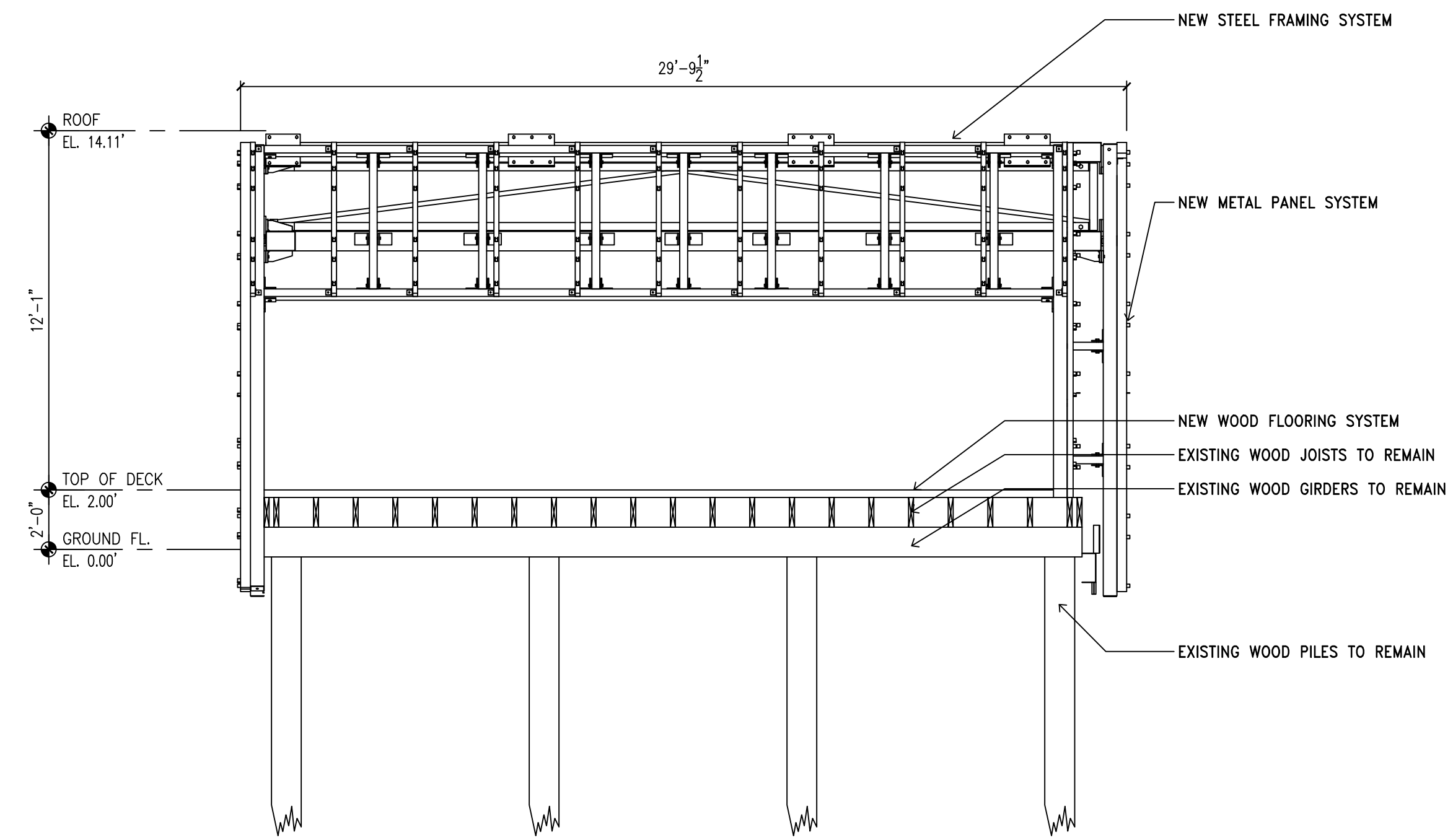
Seal & Signature	Date:	02.21.19
	Job No.:	1904
	Drawn:	GG
	Checked:	RD
	Drawing No.	A-5
CAD File:	1904.A-5	5 of 9



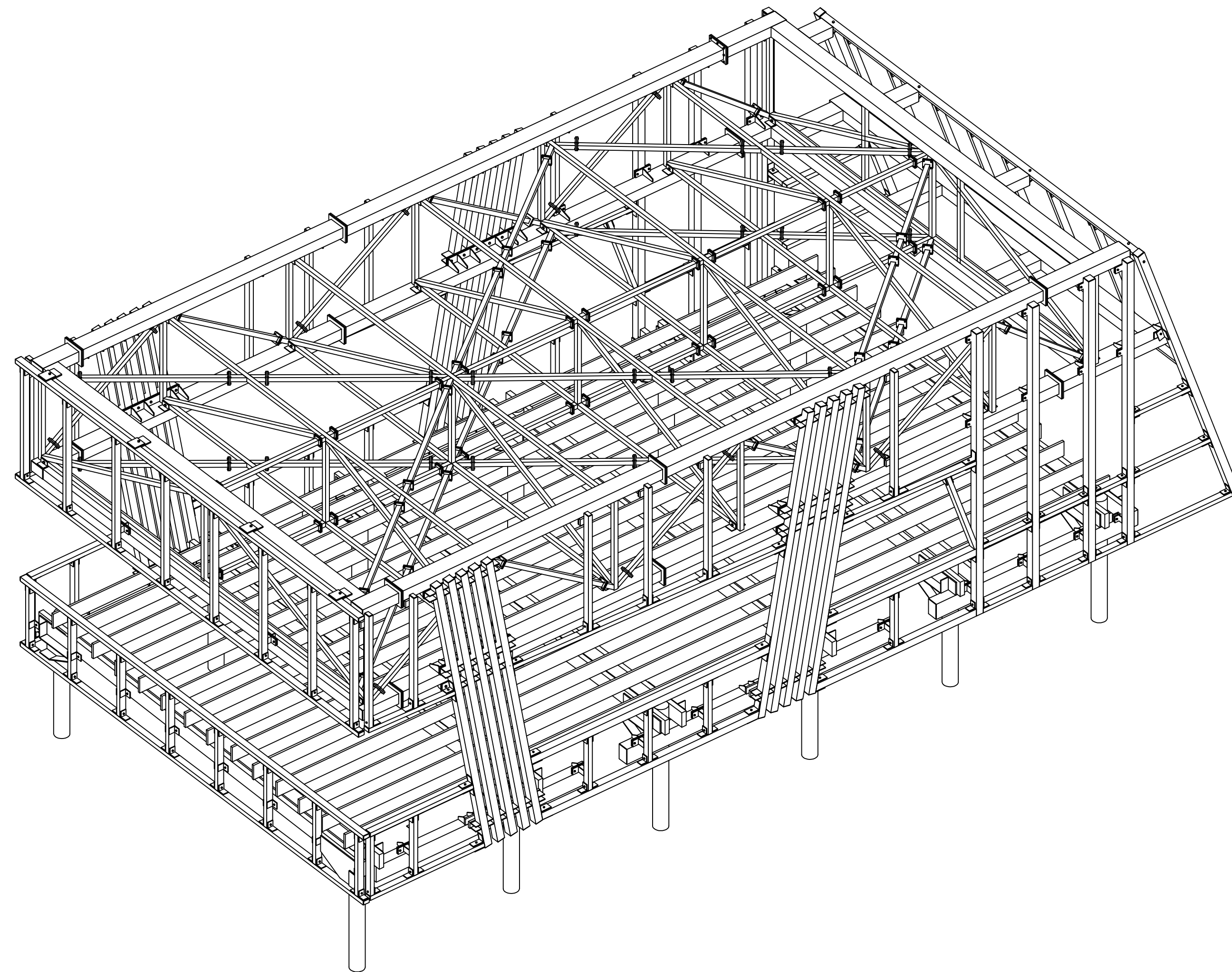
A SECTION AT GLASS WINDOW
SCALE: 3" = 1'-0"



B SCHEMATIC SECTION
SCALE: 1/4" = 1'-0"



C SCHEMATIC SECTION
SCALE: 1/4" = 1'-0"



D 3D STRUCTURE AXONOMETRIC
SCALE: N.T.S.

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Project Name
PROPOSED RESTAURANT EXPANSION
1 PERSHING ROAD
WEEHAWKEN, NJ

Drawing Title
PROPOSED EXPANSION DETAILS & NOTES

Seal & Signature	Date:	02.21.19
	Job No.:	1904
	Drawn:	GG
	Checked:	RD
	Drawing No.	A-6
CAD File:	1904.A-6	6 of 9