

Aerial Image – Built in 4 Sections over the years

14 E Moreland Ave



Exterior Pics – Old and Neglected



Parking Lot – More Neglect – Deteriorating



Interior Images – Neglect Deteriorating



Current use – Warehouse – Online Antique Seller – EVERYTHING is dated and not been upgraded in years.



Outside Storage – Inside Warehouse spills to the outside – creating clutter – not appealing



Existing Residential – Floor, walls and ceilings peeling , exposed wires, unfinished drywall



More of the Existing Residential



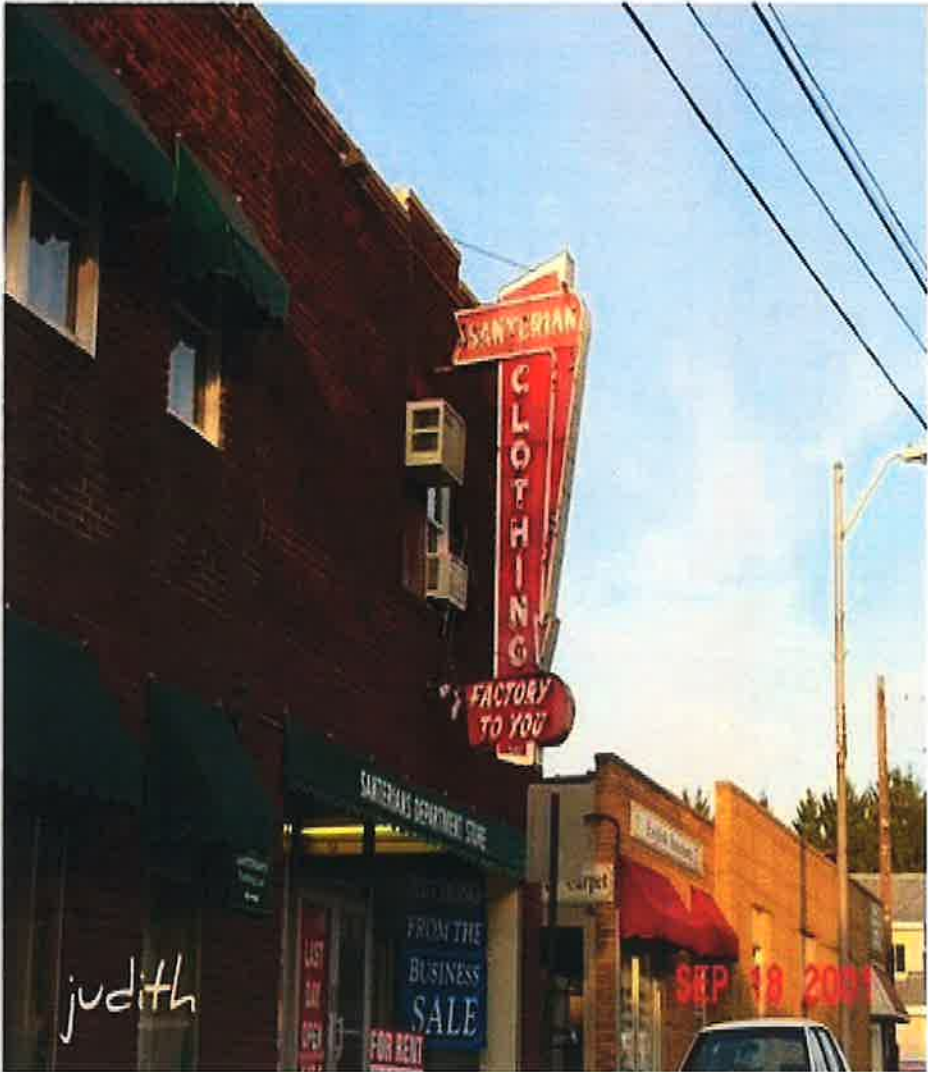
More of the Existing Residential – Everything Falling down – stains on floors and ceilings



Basement – like a cave - non functioning – heater antiquated – not worth incurring expense to repair – whole building in dire need a renovations



Santerian's Department Store – What everyone remembers it as – “The Ramp”

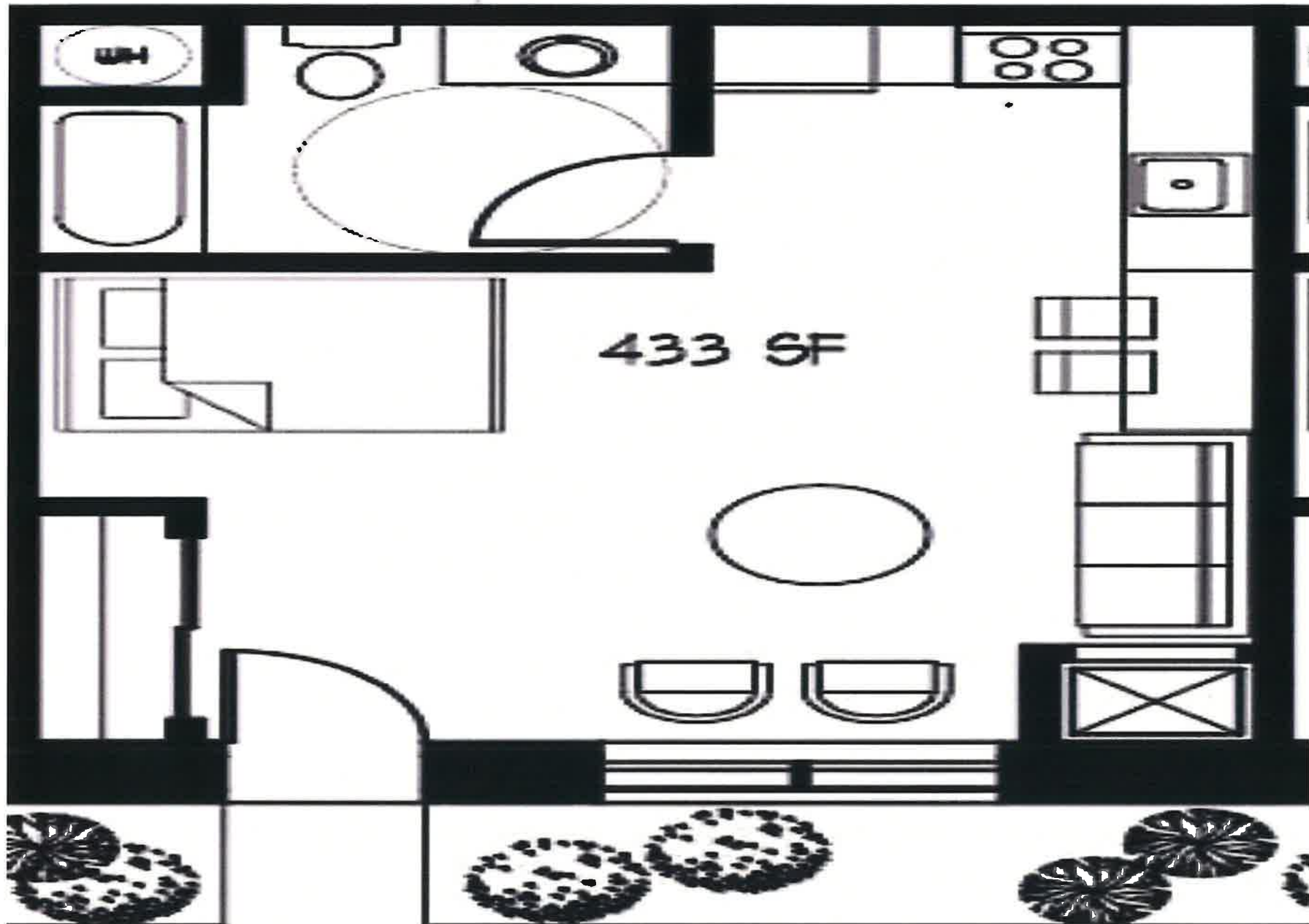


Proposed - SANTERIAN'S LOFTS EXTERIOR with STARBUCKS
21 Total Residential Units – 17 Studio, 4 1Bedroom, 2175 sqft Comm,



Feature On Site Laundry and Exercise amenities

Floor Plan of Studio Unit



Over Head 3D Floor Plan



Visual of each Studio Unit – Full Kitchen and Full Bathroom with Seating and Bed area



Full Bathroom with Full Tub and Vanity – Modern Finishes



Propose Portion #3 to be removed – appx 1,100 sqft appx. 6% of the overall building.
This is to allow windows on the east side adjacent to the Moose Lodge.



Portion to be removed

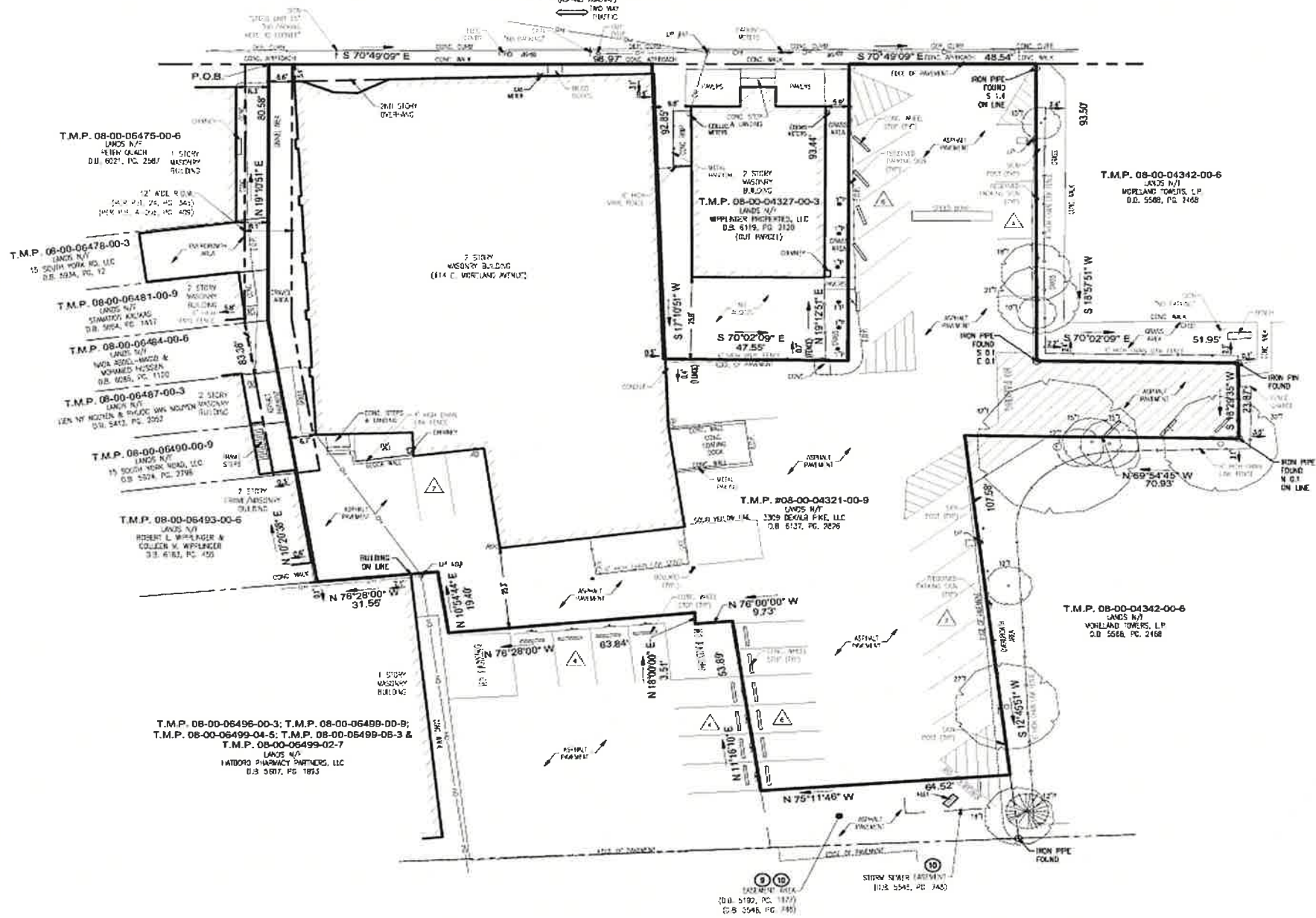
11' x 93'



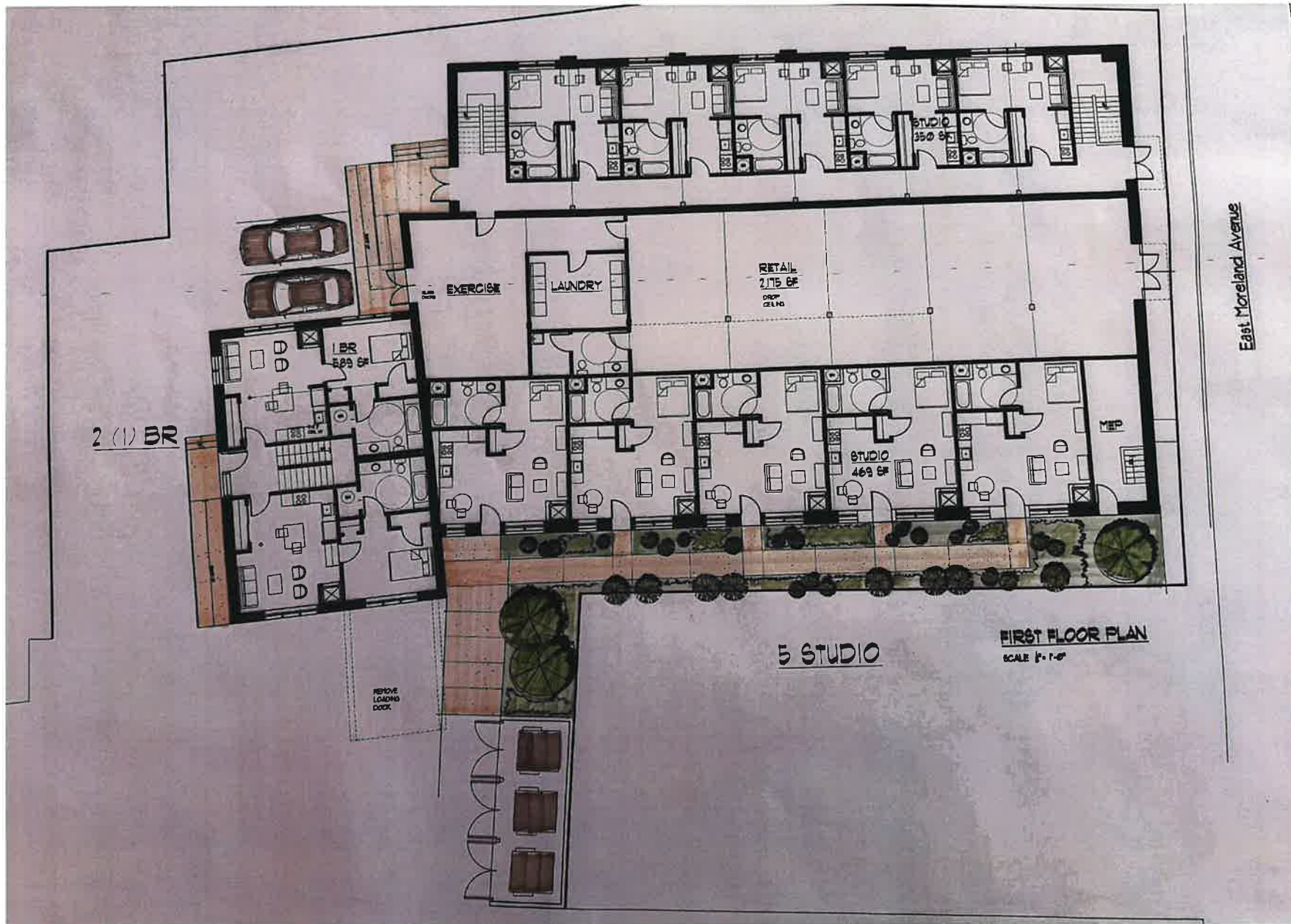
Existing Parking – 25 Spaces

EAST MORELAND AVENUE (A.K.A. MORELAND AVENUE)

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Proposed 1st Floor Plan – 10 Studio Units, 2 (1Bed) Units



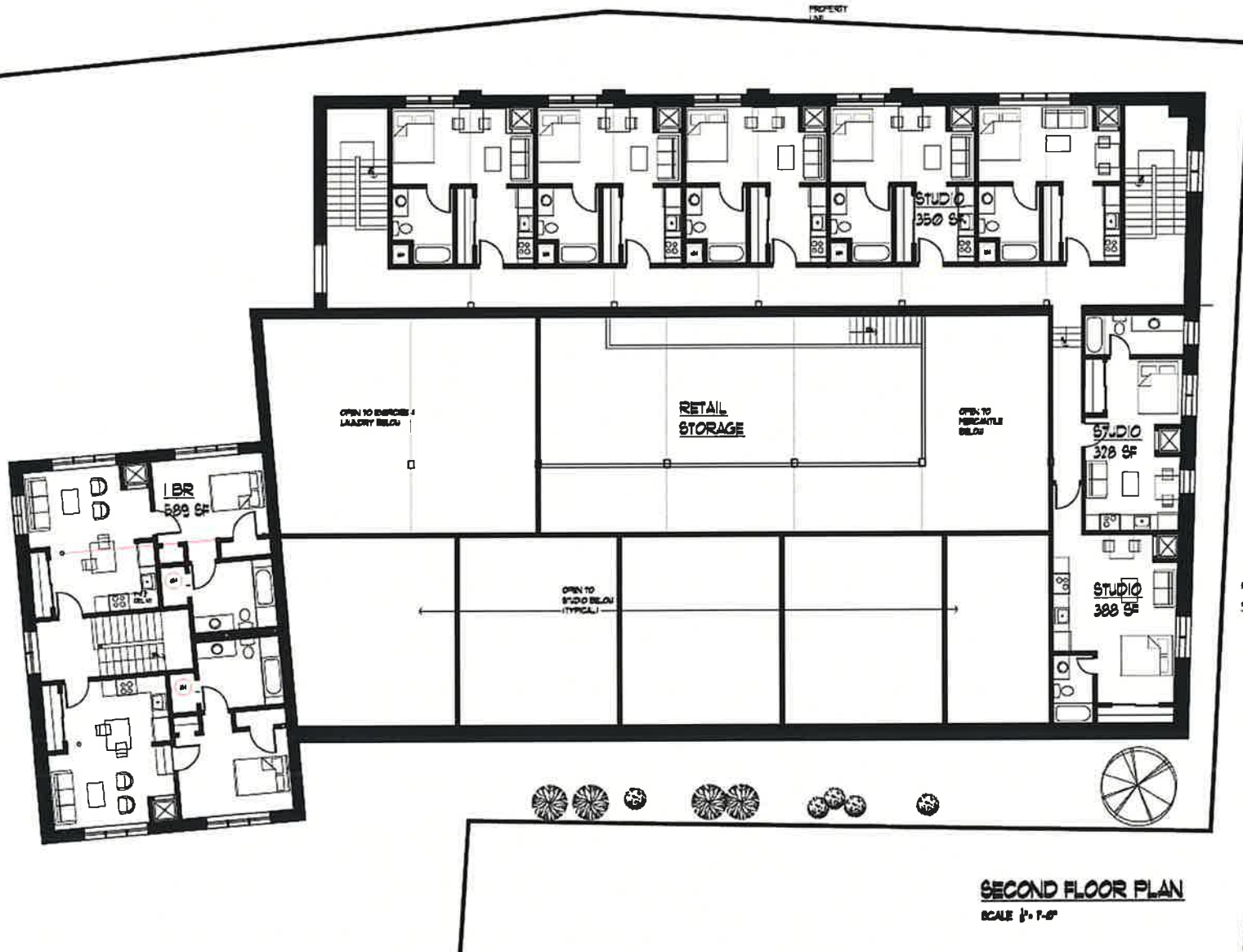
Proposed 2nd Floor – 7 Studio Units, 2 (1Bed) Units

5 STUDIO

2 (1) BR

2 STUDIO

East Moreland Avenue



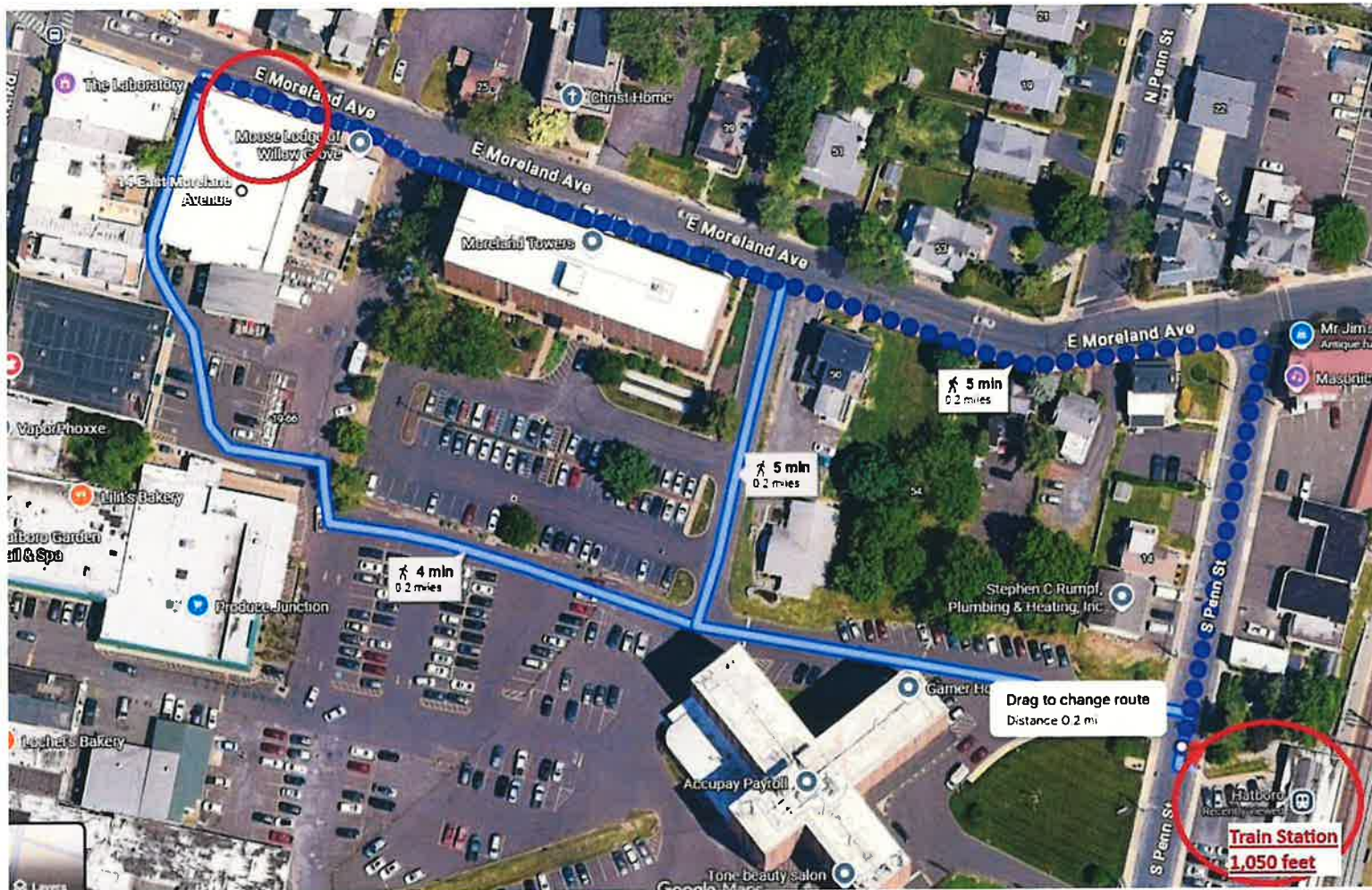
SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

Additional Parking Reductions:

#27-2009.E.1 – Transit Reduction 5% within 1,200ft to a Passenger Rail Station

Moreland Font door to TRAIN --> 1,050 feet (township requires 1,200 feet) 5% reduction
53 required spots x 5% reduction to Train = 2.65 reduction



Additional Parking Reductions:

#27-2009.E.2 – Transit Reduction 2% within 750ft to Bus Stop

Moreland Font door to BUS --> 133 feet (township requires 750 feet) 2% reduction
53 required spots x 2% reduction to Train = 1.06 reduction



Additional Parking Reductions:

#27-2009.A – Municipal Parking 50% within 750ft to a Municipally Owned Parking Lot

Moreland Font door to Public Municipal Parking Lot --> 337 feet

(township requires 750 feet) 50% reduction to non-residential (9spaces)

9 required spots x 50% reduction to Public Parking Lot = 4.5 reduction



TOTAL Parking Reduction = 8.21 Spaces

Total Spaces Needed 53 - 8.21 = 44.79 Spaces

We have 39 spaces

***Additional Reductions

#27-2002.6.C - Re-Use and/or Conversion of existing Building to reduce parking to 1.5 spaces per residential unit –2 spaces for 1 Bed

New Calculations

Reduced parking calculations - 17units x1.5 spaces =25.5 spaces

Reduced parking calculations – 4 1Bed units x2 spaces =8 spaces

Commercial Space after reduction = 4.5 spaces

$25.5 + 8 + 4.5 = 38$ Spaces

Total Spaces Needed would be = 38 Spaces

We have 39 spaces

SANTERIAN'S LOFTS EXTERIOR with STARBUCKS

