

200 FT. PROPERTY OWNERS

Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

created on 3/8/2022

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	175.14	10		17 CLEVELAND TERRACE	WEINBERG, MITCHELL D & MARNI	17 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (21)

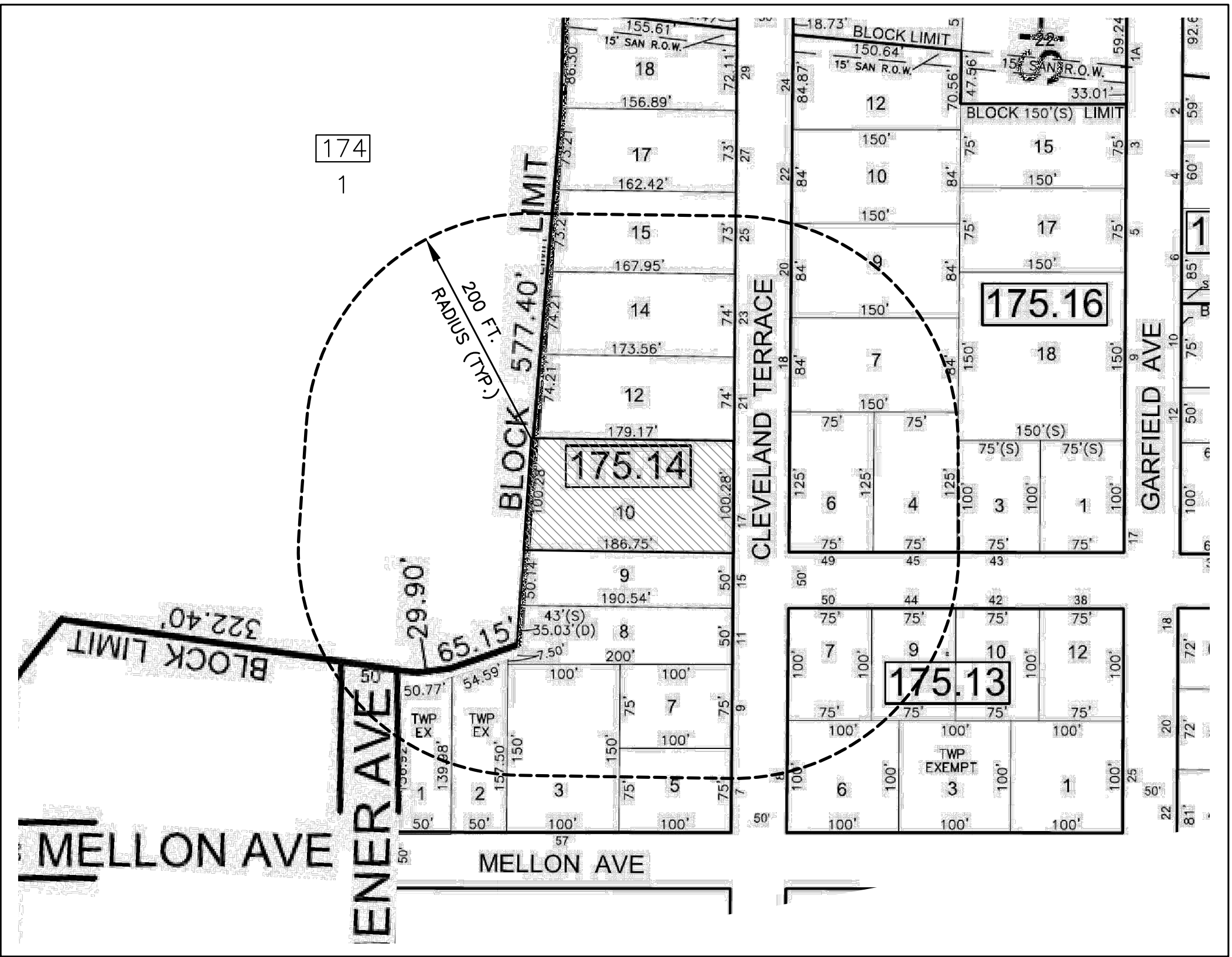
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	174	1		750 EAGLE ROCK AVENUE	WEST ORANGE, TOWNSHIP OF	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	175.13	6		8 CLEVELAND TERRACE	LAWRENCE, BRIAN & MARLENA	8 CLEVELAND TERRACE	WEST ORANGE, NJ	07052
West Orange Township	175.13	7		50 HOOVER AVENUE	BURSTEIN, DAVID & SHIRA	50 HOOVER AVENUE	WEST ORANGE, NJ	07052
West Orange Township	175.13	9		44 HOOVER AVENUE	LUNDNER, STEVEN & CHANNA'S	44 HOOVER AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	175.14	1		MELLON AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.14	2		MELLON AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.14	3		57 MELLON AVENUE	CALDERON, RICHARD A-TRAN, CHAUTUYEN T	57 MELLON AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	175.14	5		7 CLEVELAND TERRACE	GONZALEZ, J. & HARRISON, A	7 CLEVELAND TERR	WEST ORANGE, NJ	07052
West Orange Township	175.14	7		9 CLEVELAND TERRACE	GOLDBERG, MITCHELL J. & MARJORIE D.	9 CLEVELAND TERR	WEST ORANGE, NJ	07052
West Orange Township	175.14	8		11 CLEVELAND TERRACE	LIGUORI, JEAN F.	11 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.14	9		15 CLEVELAND TERRACE	BORG, KAREN & ANDREW	15 CLEVELAND TERR	WEST ORANGE, NJ	07052
West Orange Township	175.14	10		17 CLEVELAND TERRACE	WEINBERG, MITCHELL D & MARNI	17 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.14	12		21 CLEVELAND TERRACE	SPRINZEN, MYLES B + FRANCINE	21 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.14	14		23 CLEVELAND TERRACE	YEDWAB, STUART & SHARON	23 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.14	15		25 CLEVELAND TERRACE	FARBER, S. & R. & GLICKLICH, H.	25 CLEVELAND TERR	WEST ORANGE, NJ	07052
West Orange Township	175.15	1		MELLON AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	175.16	4		45 HOOVER AVENUE	BROWN, ALGERNON	45 HOOVER AVE	WEST ORANGE, NJ	07052
West Orange Township	175.16	6		49 HOOVER AVENUE	NOVICK, MITCHELL & GAIL PHYLLIS	49 HOOVER AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.16	7		18 CLEVELAND TERRACE	LAZARUS, JONATHAN E	18 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.16	9		20 CLEVELAND TERRACE	KATZ, STEVEN	20 CLEVELAND TERRACE	WEST ORANGE, NJ	07052
West Orange Township	175.16	10		22 CLEVELAND TERRACE	ALTMAN, DANIEL & W. RITA	22 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052

CERTIFIED

MAR 10 2022

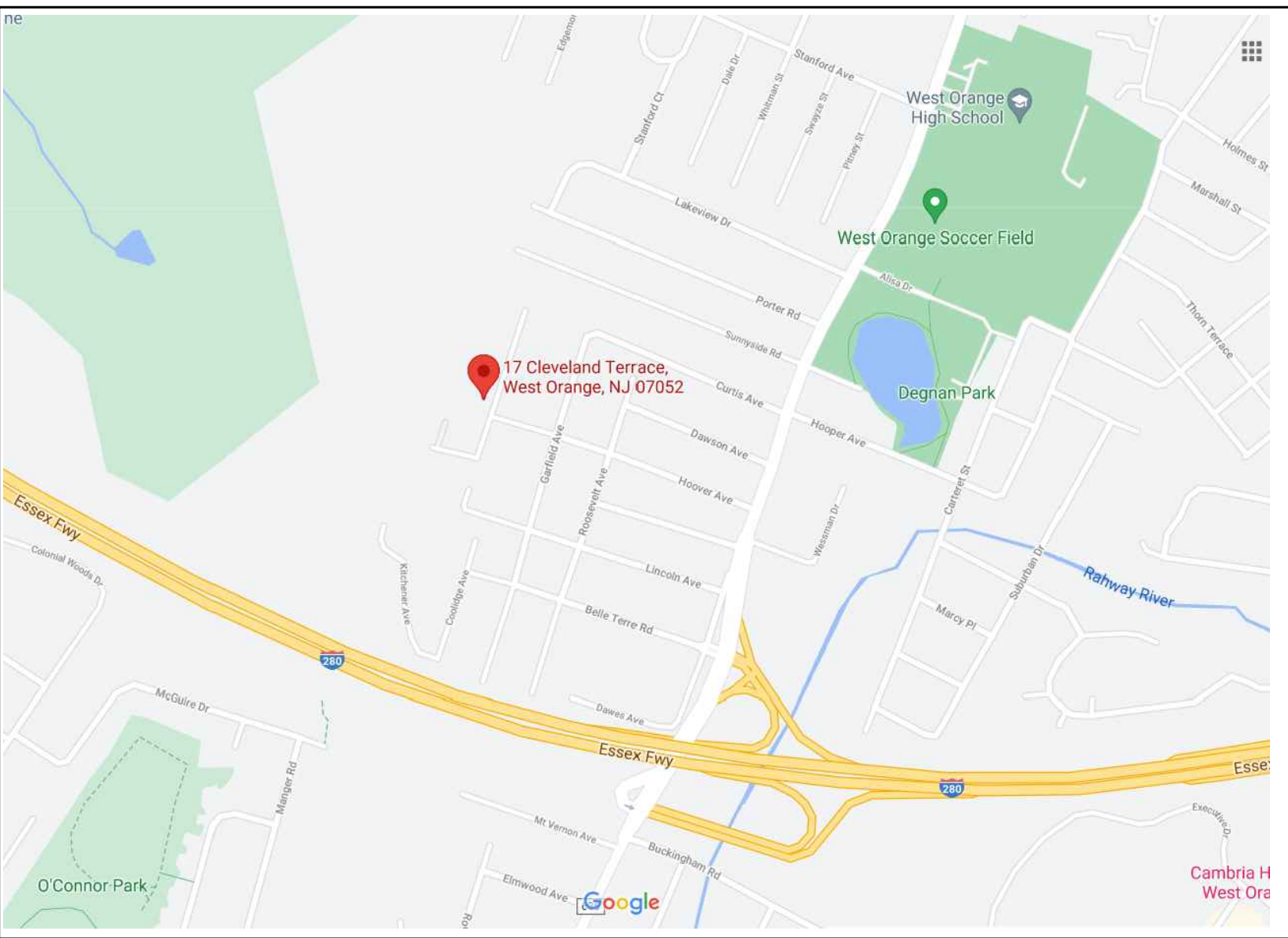
TOWNSHIP OF WEST ORANGE
TAX ASSESSOR

17 CLEVELAND TERRACE
BLOCK 175.14 LOT 10
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



TAX MAP

NTS
TOWNSHIP OF WEST ORANGE TAX NO. # 121,123



LOCATION MAP

NTS
SOURCE: GOOGLE MAPS

INDEX OF DRAWINGS

- SP-1 COVER SHEET
- SP-2 VARIANCE PLAN

OWNER / APPLICANT

Weinberg Mitchell and Marni
17 Cleveland Terrace
West Orange, NJ 07052
973-798-4948

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410

SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

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Proj. No. CLEVELAND
Date 08-08-21
Drawn by ET
Designed by PWA
Checked by PWA
Scale AS SHOWN

17 CLEVELAND TERRACE
BLOCK 175.14 LOT 10
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

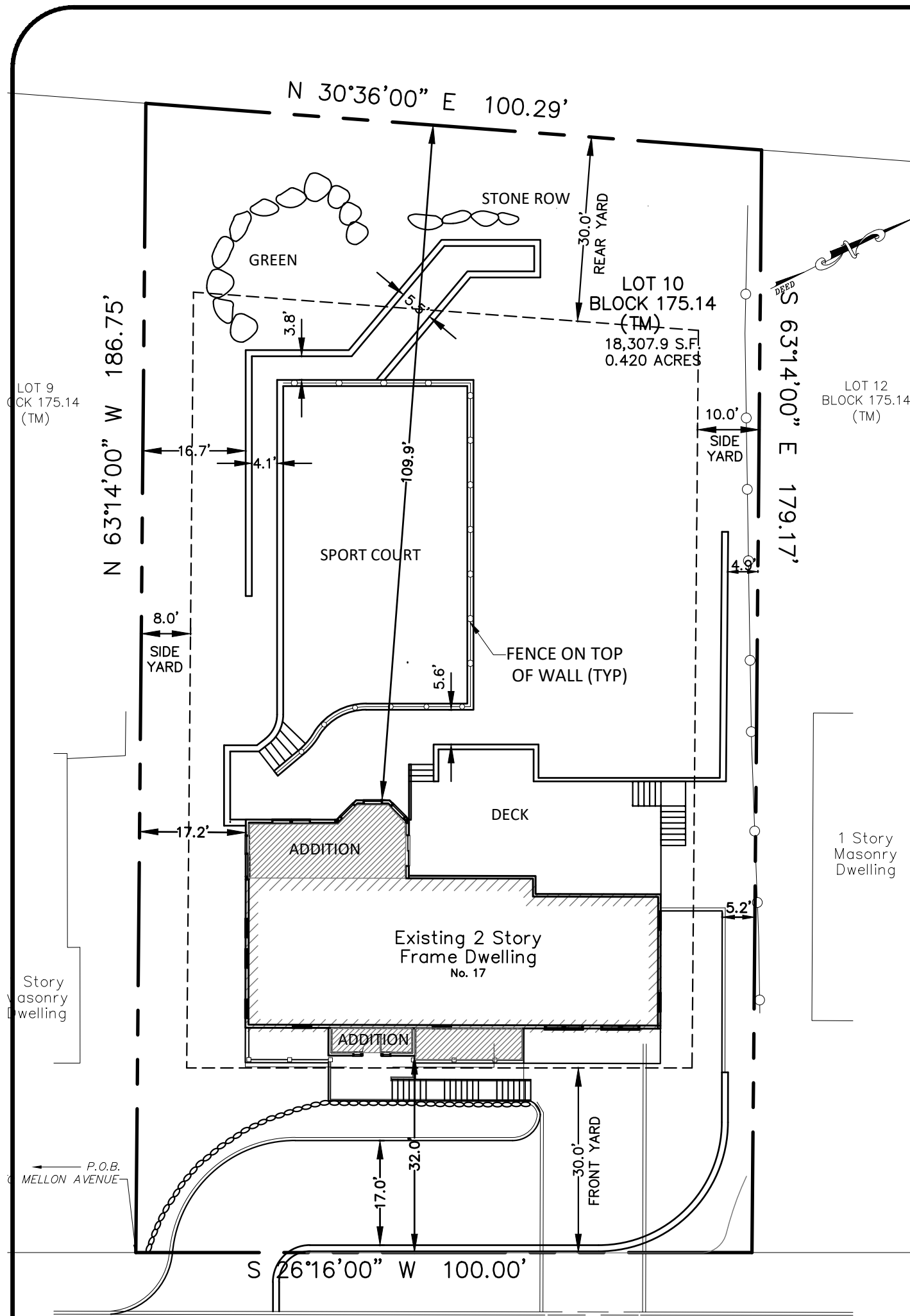
COVER SHEET

SP-1

SHEET 1 OF 2



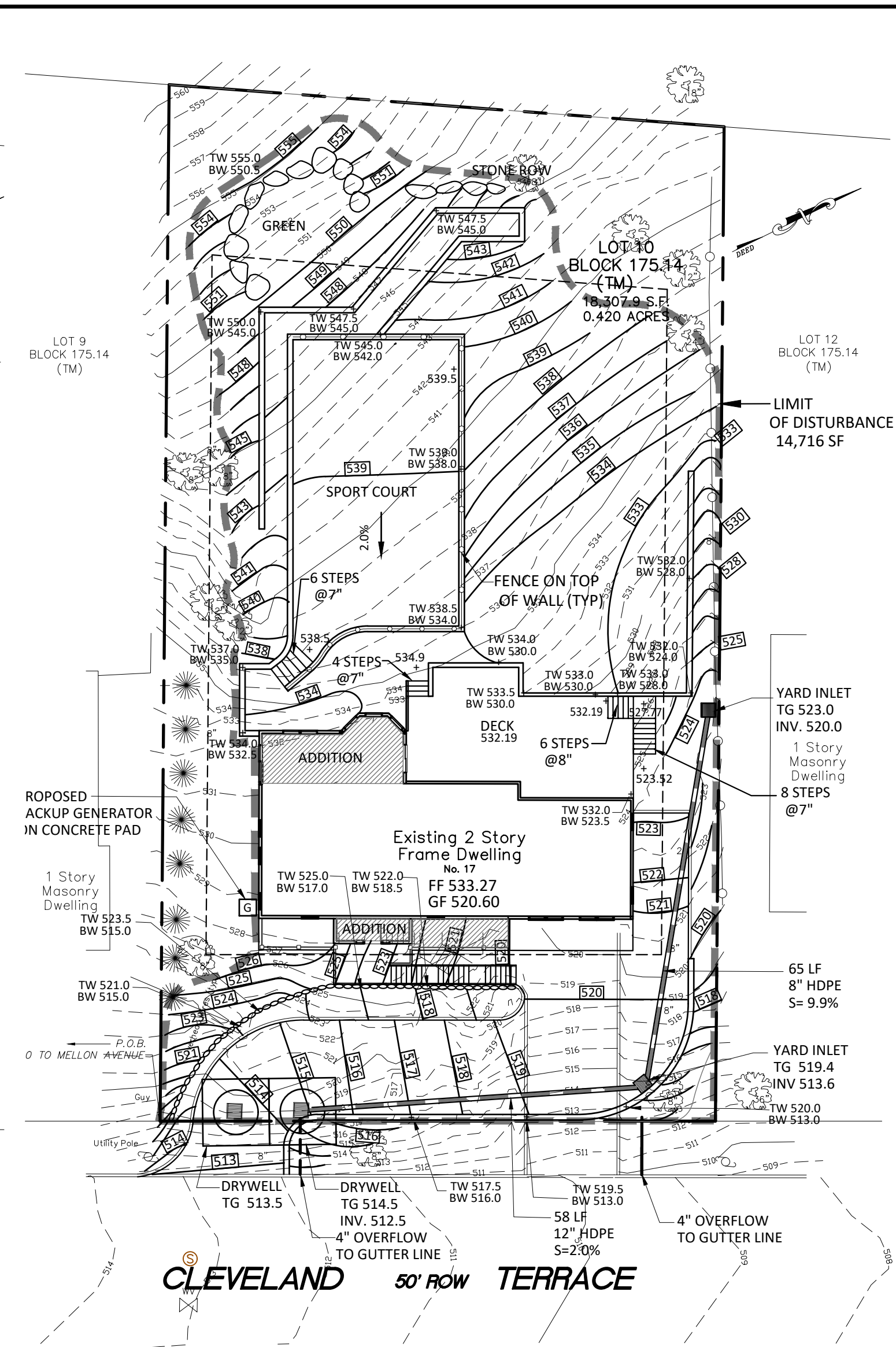
NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.



CLEVELAND 50' ROW TERRACE

PLOT PLAN

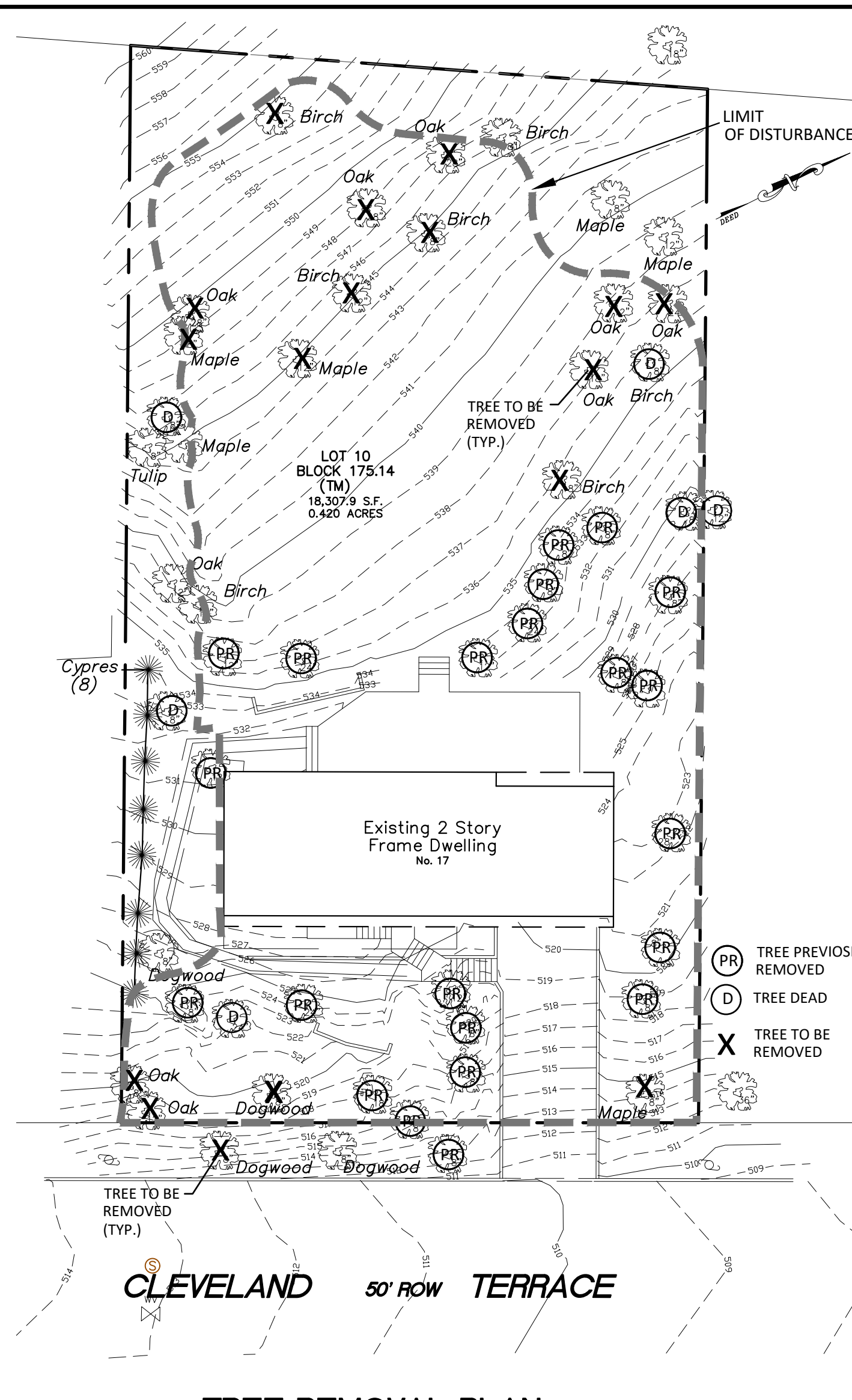
SCALE: 1"= 20'



CLEVELAND 50' ROW TERRACE

GRADING AND UTILITY PLAN

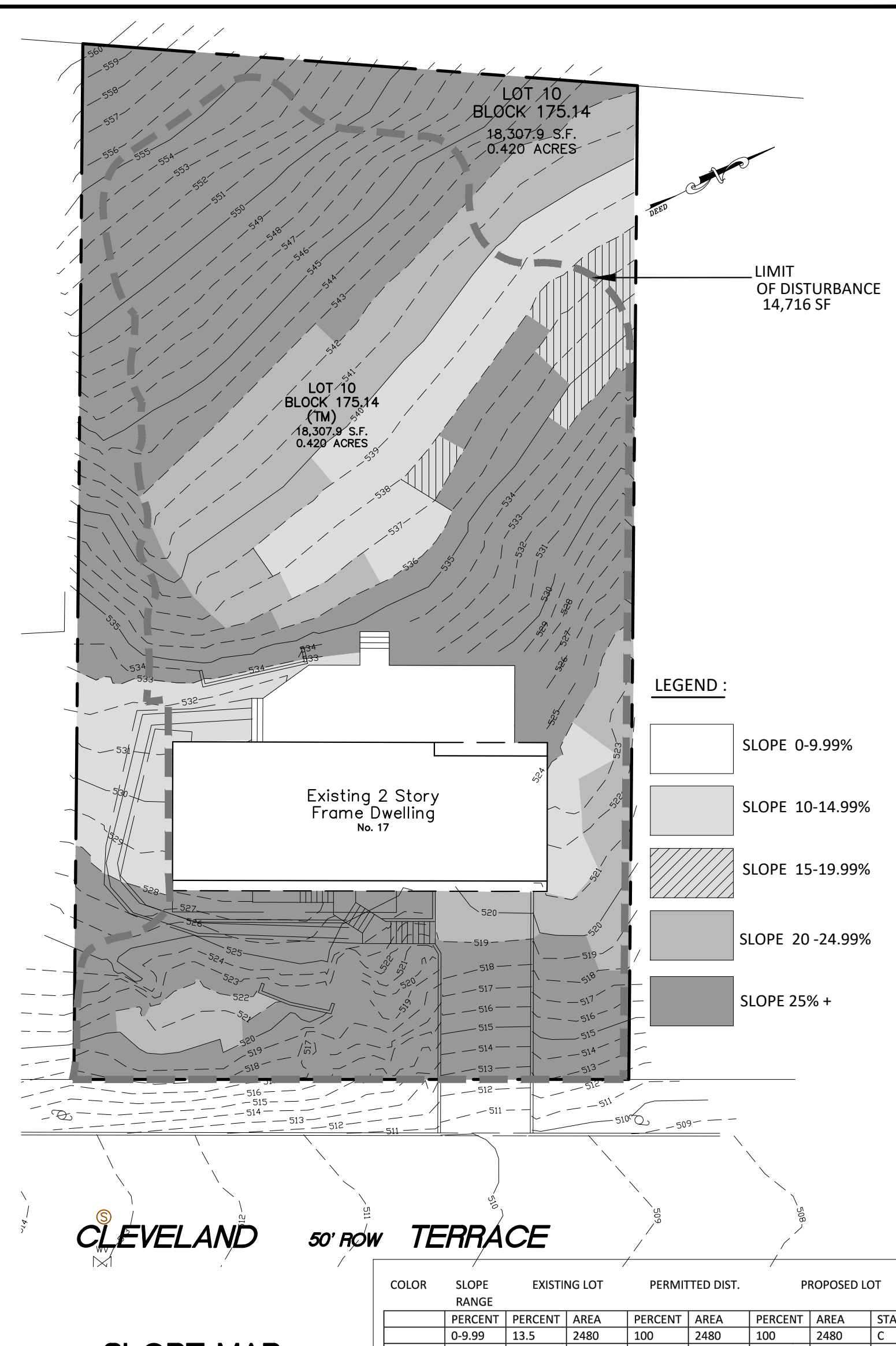
SCALE: 1"= 20'



CLEVELAND 50' ROW TERRACE

TREE REMOVAL PLAN

SCALE: 1"= 20'



CLEVELAND 50' ROW TERRACE

SLOPE MAP

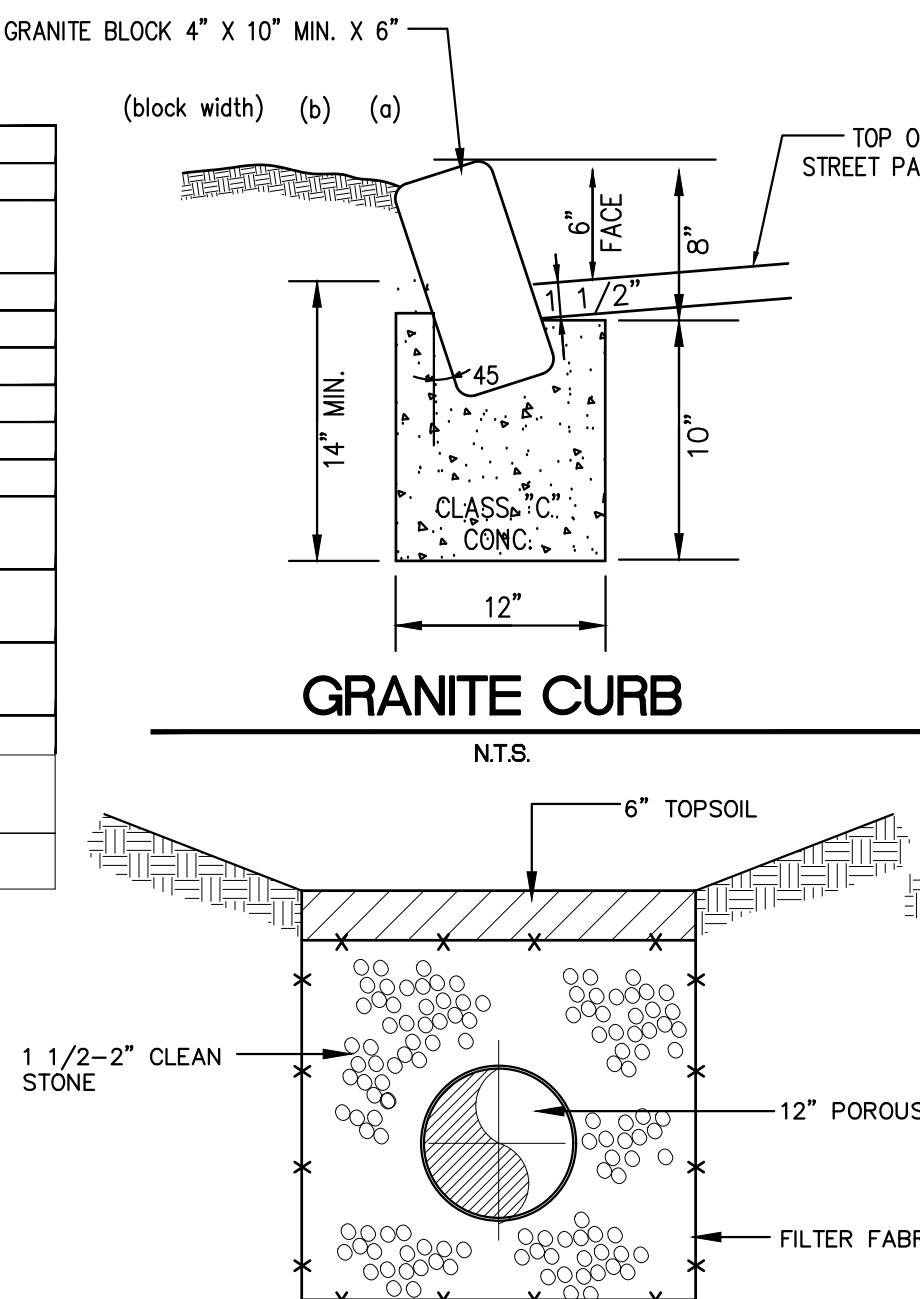
SCALE: 1"= 20'

COLOR	SLOPE PERCENT RANGE	EXISTING LOT PERCENT	EXISTING LOT AREA	PERMITTED DIST. PERCENT	PERMITTED DIST. AREA	PROPOSED LOT PERCENT	PROPOSED LOT AREA	STATUS
	0-9.99	13.5	2480	100	2480	100	2480	C
	10-14.99	13.4	2449	60	1469	7506	1860	V
	15-19.99	15.1	2760	40	1104	86	2383	V
	20-24.99	2.5	454	20	91	75.3	342	V
	25%+	55.5	10165	0	0	77.5	7880	V

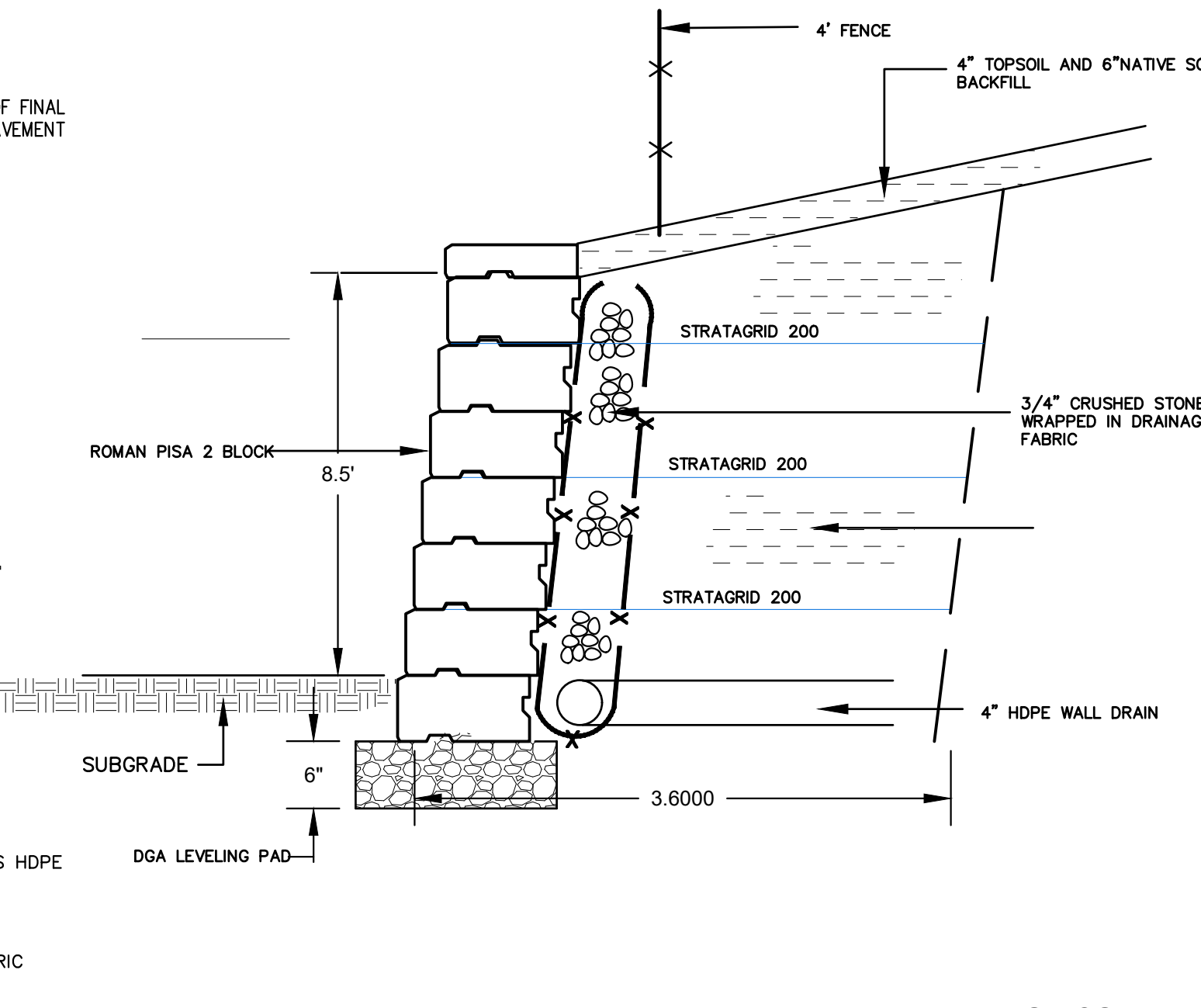
	REQUIRED	EXISTING	PROPOSED	COMMENT
LOT AREA	10,000 SF	18,307.9 SF/5,144	18,307.9 SF/5,144	ENC (1)
LOT AREA PER UNIT	10,000 SF	18307.9 SF	18,307.9 SF	C
LOT WIDTH	75 FT	100 FT	100 FT	C
FY	30 FT	35.8 FT	32.0 FT	C
SY	10 & 8 FT	15.1 FT	15.1 FT & 17.2 FT	C
RY	30 FT	124.3 FT	109.9 FT	C
BLD COVERAGE	35%	49.1%	49.1%	ENC
LOT COVERAGE	45%	3,362 SF	65.4% 5,771 SF	112.2% V
ACCESSORY SETBACK, PARKING	5 FT	15 FT	5 FT	C
MIN RES FLOOR AREA	1600 SF	4616 SF	4616 SF	C
FY AREA FOR PARKING	30%	591 SF/3408	1990 SF/3408	V
BUILDING HEIGHT	2 1/2 STY, 35 FT	30.65 FT	30.65 FT	C
STEEP SLOPE DISTURBANCE	SEE TABLE			V
RETAINING WALL HEIGHT	8.5 FT.			V

(1) EXISTING NON CONFIRM LOT AREA BASED ON E EFFECTIVE LOT AREA

EFFECTIVE LOT AREA
 2,480 SF (1) = 2,480 SF
 2,449 SF (0.6) = 1,469.4 SF
 2,760 SF (0.4) = 1,104.0 SF
 454 SF (0.2) = 90.8 SF
 10,165 SF (0.0) = 0.0 SF
 5,144.2 SF

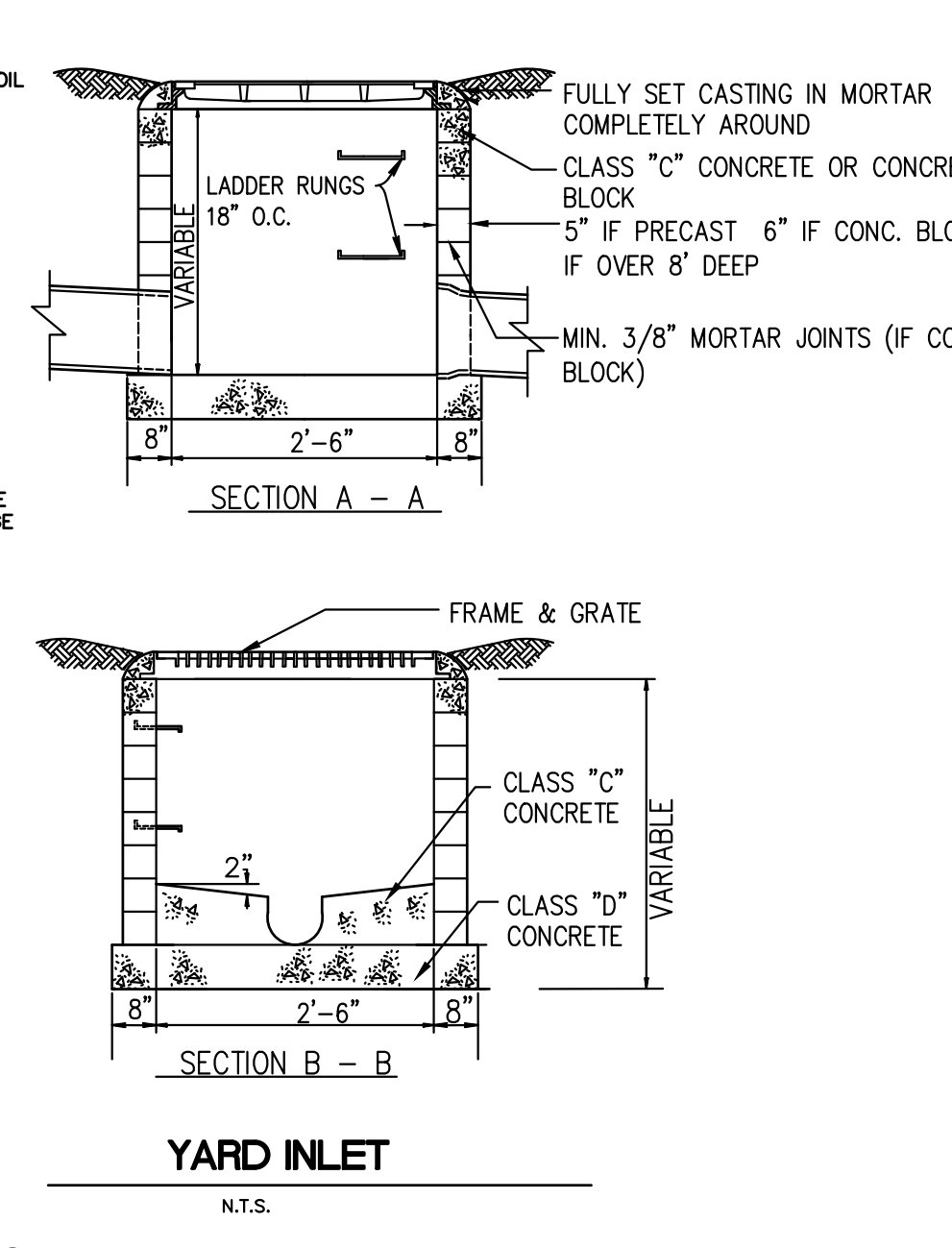


TRENCH DETAIL



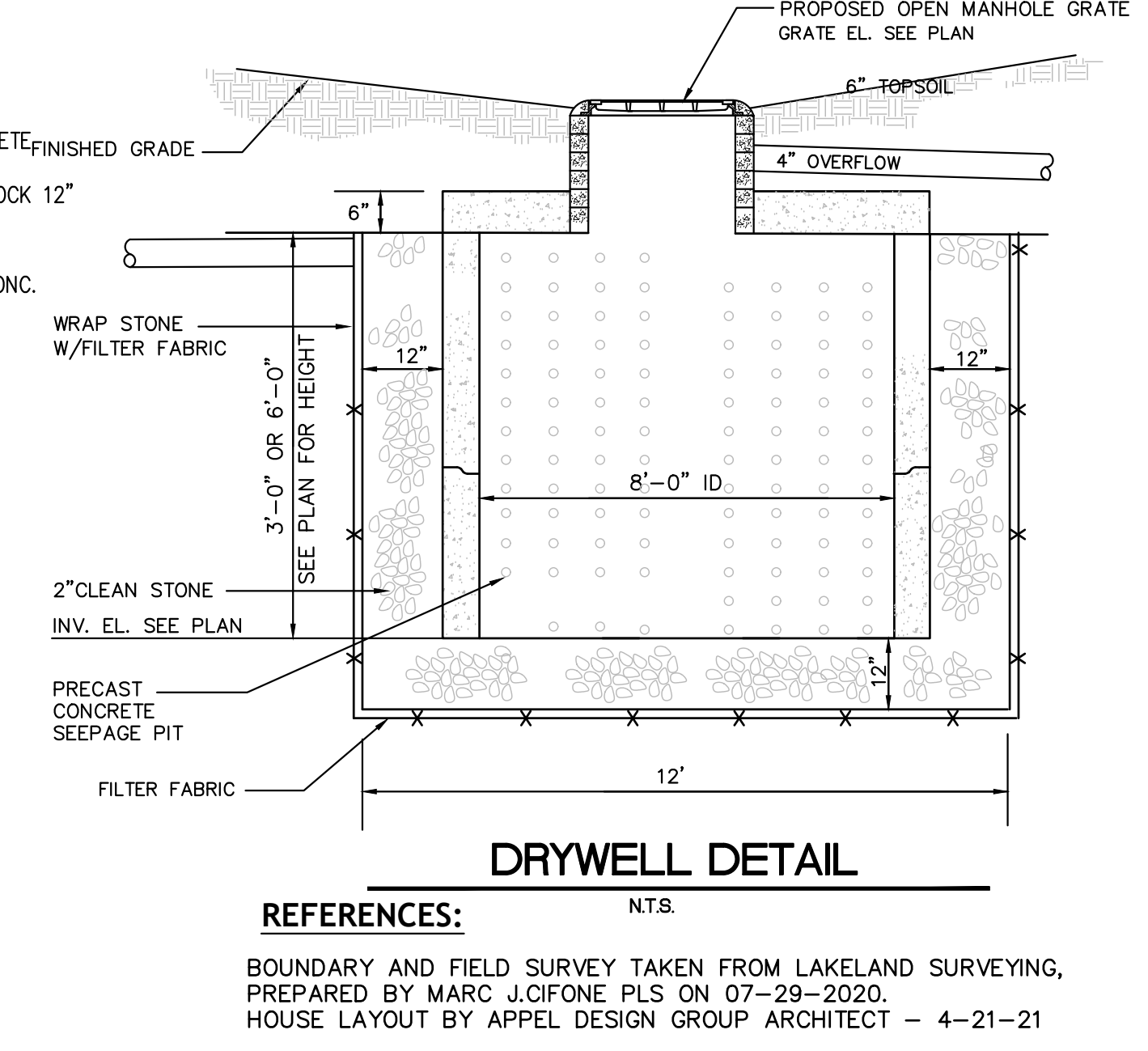
WALL CROSS-SECTIONS

SCALE: 1"= 1' HORIZ, VERT.



YARD INLET

N.T.S.

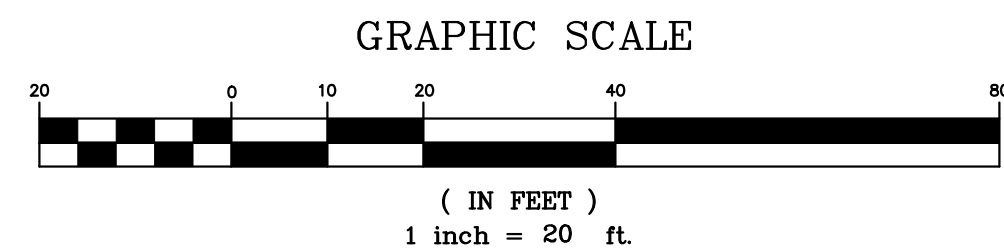


DRYWELL DETAIL

N.T.S.

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J. GIFFONE PLS ON 07-29-2020. HOUSE LAYOUT BY APPEL DESIGN GROUP ARCHITECT - 4-21-21



LOT COVERAGE	EXISTING	PROPOSED
HOUSE & ADDITION	1,637 SF	1,938 SF
DRIVEWAY	589 SF	2,117 SF
SPORT COURT, WALKWAY W/STAIRS	271 SF	2,000 SF
WALLS	53 SF	512 SF

TOTAL- 6,567 SF

811 NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

PAUL W. ANDERSON
 N.J. PROFESSIONAL ENGINEER
 LIC. NO. 33410

Revisions
REV: 7-2-22 ADD TREE REMOVAL PLAN
REV: 6-20-22 ADD SLOPE MAP

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Proj. No.	Date	Drawn by	ET	Designed by	PWA	Checked by	PWA	Scale	AS SHOWN
CLEVELAND	08-08-21								

17 CLEVELAND TERRACE
 BLOCK 175.14 LOT 10
 TOWNSHIP OF WEST ORANGE
 ESSEX COUNTY, NEW JERSEY

VARIANCE PLAN

SP-2

SHEET 2 OF 2