

Buffer Report

created on 9/9/2022

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 335-4860
Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	80.03	36		200 MT. PLEASANT AVENUE	CREST RIDGE REALTY,LLC	2 EXECUTIVE DRIVE #430	FORT LEE, NJ	07024

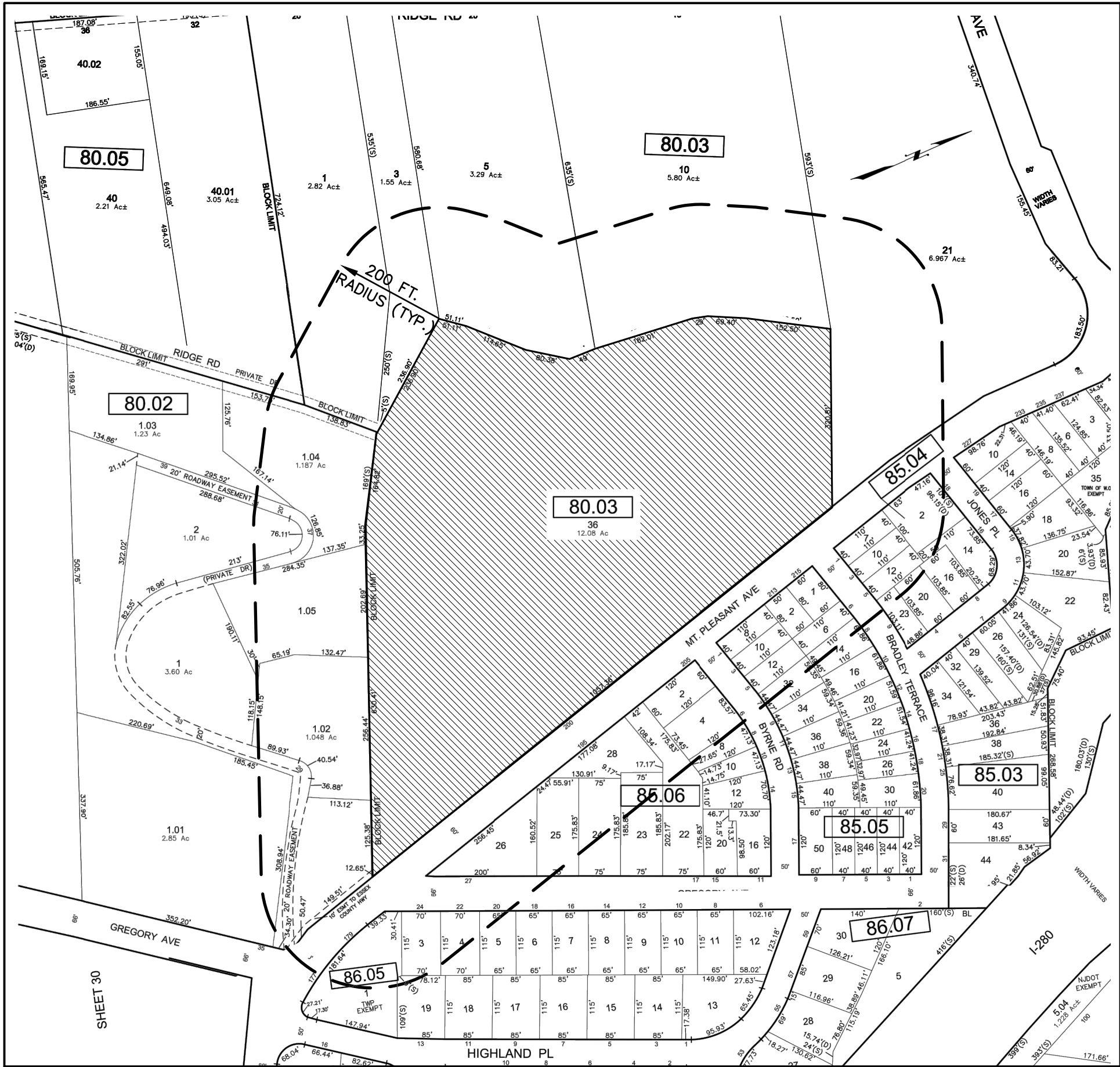
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List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (44)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	80.02	1		33 GREGORY AVE.	MIMIAMELIA LLC.	600 FULTON ST	ELIZABETH, NJ	07206
West Orange Township	80.02	1.01		GREGORY AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034
West Orange Township	80.02	1.02		29 GREGORY AVENUE REAR	DIAZ, LEONIDAS	29 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	80.02	1.03		39 GREGORY AVENUE	BHUVIA GROUP OF INDUSTRIES, LLC	3 SCHOOL HOUSE LANE	FLANDERS, NJ	07836
West Orange Township	80.02	1.04		37 GREGORY AVENUE	MEARES, ROBERT & LORRAINE	37 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	80.02	1.05		35 GREGORY AVENUE	YOUNG, ANDREW & CHUNG, JESSICA	35 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	80.02	2		31 GREGORY AVENUE	RODRIGUEZ, LUIS F. & VIVIAN C.	31 GREGORY AVENUE REAR	WEST ORANGE, NJ	07052
West Orange Township	80.03	1		26 RIDGE ROAD	JAIN, VIKAS & ANAMIKA	26 RIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	80.03	3		26 RIDGE ROAD	JAIN, VIKAS & ANAMIKA	26 RIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	80.03	5		20 RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039
West Orange Township	80.03	10		10 RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039
West Orange Township	80.03	21		2 RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039
West Orange Township	80.03	36		200 MT. PLEASANT AVENUE	CREST RIDGE REALTY,LLC	2 EXECUTIVE DRIVE #430	FORT LEE, NJ	07024
West Orange Township	80.05	40.01		32 RIDGE ROAD	TEICH, RUDOR & RENEE	32 RIDGE RD.	WEST ORANGE, N.J.	07052
West Orange Township	85.04	2		18 JONES PLACE	DURECIA/MICHAEL WATLEY	139 MAIN STREET	ORANGE, NJ	07050
West Orange Township	85.04	7		1 BRADLEY TERRACE	SMOND, RISSA & POMERUS, LANCHY G	1 BRADLEY TERRACE	WEST ORANGE, NJ	07052
West Orange Township	85.04	10		3 BRADLEY TERRACE	KREIN, PETER M & KATHRYN A	3 BRADLEY TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	85.04	12		5 BRADLEY TERRACE	FEHON, EDWARD A. & MARGARET M.	5 BRADLEY TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	85.04	14		16 JONES PLACE	HIDALGO, EDGAR & MAZOUAT, ZACHARY	16 JONES PL	WEST ORANGE, NJ	07052
West Orange Township	85.04	16		8 JONES PLACE	DIXON, EDDIE & SHEILA OWEN-DIXON	8 JONES PLACE	WEST ORANGE, NJ	07052
West Orange Township	85.04	20		4 JONES PLACE	ZALESKI, MICHAEL & FELICETTI, A	4 JONES PLACE	WEST ORANGE, NJ	07052
West Orange Township	85.04	23		9 BRADLEY TERRACE	RELLAH, JOHN A. & W. JOANNE M.	9 BRADLEY TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	85.05	1		215 MT. PLEASANT AVENUE	BRAVO, JULIO & KYOUNGSUN CHOI	215 MT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	85.05	2		213 MT. PLEASANT AVENUE	ALSTON, CARLOS & LISA S.	213 MT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	85.05	6		6 BRADLEY TERRACE	AYRES JOHN & CAROL M	6 BRADLEY TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	85.05	8		1 BYRNE ROAD	FIELDS, RESHANDOR	1 BYRNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.05	10		3 BYRNE ROAD	CABALLERO, ANGELA V.	3 BYRNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.05	12		5 BYRNE ROAD	GLASS, TYLER & NUNEZ, BRITTANY	5 BYRNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.05	14		8 BRADLEY TERRACE	BROOKS, LISA & ALLYSON	8 BRADLEY TERR	WEST ORANGE, NJ	07052
West Orange Township	85.05	32		7 BYRNE ROAD	WYCHE, RICHARD & SANDRA MONDESIR	7 BYRNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.06	2		205 MT. PLEASANT AVENUE	BARCELOS, CHRISTOPHER & SANTAGO, J	205 MOUNT PLEASANT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	85.06	4		6 BYRNE ROAD	ESCALANTE, D & NAVIA, CARLOS A	6 BYRNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.06	8		8 BYRNE ROAD	CAPOZZI, ROCCO JOHN	8 BRYNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.06	22		17 GREGORY AVENUE	SANTUCCI, ANITA M.	17 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	85.06	23		19 GREGORY AVENUE	SHAPIRO, FRANK M & BARBARA	19 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	85.06	24		21 GREGORY AVENUE	NJOKU, UCHE CYPRIAN	21 GREGORY AVE.	WEST ORANGE, NJ	07052
West Orange Township	85.06	25		25 GREGORY AVENUE	BLANCO, JOSE N & GARRETT, ELIZABETH	25 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	85.06	26		27 GREGORY AVENUE	STARCEVIC, SINISA & DIANA	27 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	85.06	28		195 MT. PLEASANT AVENUE	MCDONALD, GARY	216 PASSAIC AVENUE	FAIRFIELD, NJ	07004
West Orange Township	86.05	1		MT. PLEASANT AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	86.05	3		24 GREGORY AVENUE	TURANO, LOUIS & ROSEANN	24 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	86.05	4		22 GREGORY AVENUE	PERCOLIZZ, FRANK A & W. BRENE A	22 GREGORY AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	86.05	5		20 GREGORY AVENUE	TURANO, LOUIS A III	20 GREGORY AVE	WEST ORANGE, N.J.	07052
West Orange Township	86.05	19		13 HIGHLAND PLACE	ROBINSON, JULIET	13 HIGHLAND PL	WEST ORANGE, NJ	07052

200 MOUNT PLEASANT AVENUE BLOCK 80.03, LOT 36 TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY



AREA MAP

SOURCE:
TAX MAP# 32,33 & 36 - TOWNSHIP OF WEST ORANGE

SCALE: 1" = 200'

PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

TWP. OF WEST ORANGE APPROVALS

PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
BOROUGH ENGINEER	DATE

COUNTY OF ESSEX APPROVALS

COUNTY PLANNING BOARD	DATE
SECRETARY	DATE
PLANNING ENGINEER	DATE

OWNER APPLICANT

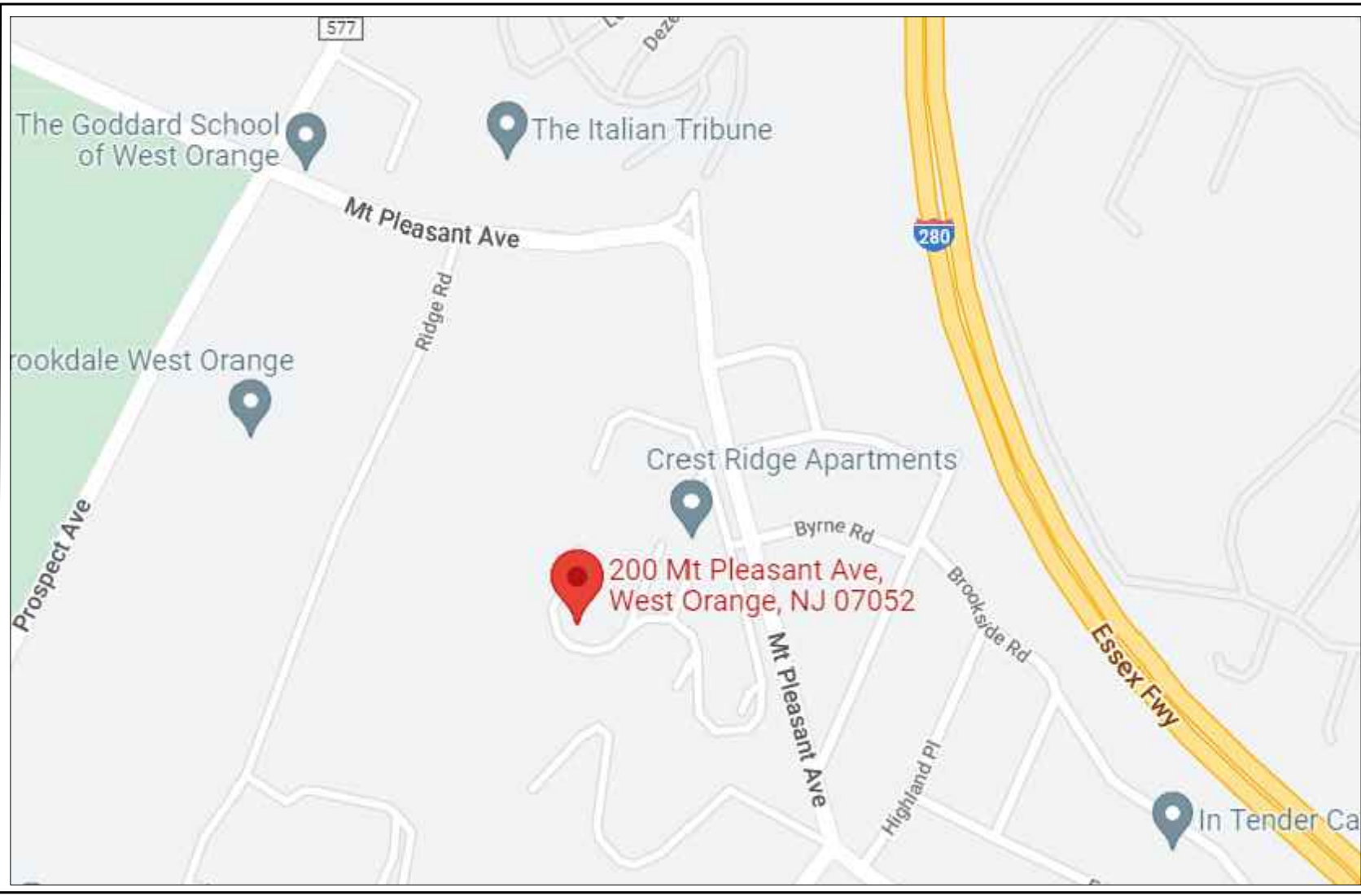
CREST RIDGE REALTY LLC
2 EXECUTIVE DR. SUITE 430
FORT LEE, NJ 07024

REFERENCES:

PLANIMETRIC & TOPOGRAPHIC INFORMATION IN THE AREA OF PROPOSED CONSTRUCTION TAKEN FROM FIELD SURVEY BY LAKELAND SURVEYING, PREPARED BY MARC J.CIFONE PLS ON 08-27-22.

EXISTING TOPOGRAPHY IS NAVD 1988

BUILDING FOOTPRINT INFORMATION TAKEN FROM ARCHITECTURAL PLAN PREPARED BY R&D DESIGN GROUP LLC ON 07-07-22.



LOCATION MAP

NTS
SOURCE: GOOGLE MAPS

INDEX OF DRAWINGS

- 1....SP-1 COVER SHEET
- 2....SP-2 DEMOLITION PLAN
- 3....SP-3 SITE PLAN
- 4....SP-4 GRADING & UTILITY PLAN
- 5....SP-5 LANDSCAPE & LIGHTING PLAN

PAUL W. ANDERSON

N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410

SIGNATURE
Paul W. Anderson

REV 2: 3-27-23	ADDED DUMPSTER PHOTOS
REV 1: 2-17-23	ADDED DUMPSTER LOCATIONS
Revisions	

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FAX: 973.975.0703
www.pwanderson-cs.com

Proj. No.	200MPL WO
Date	08-29-22
Drawn by	BCA
Designed by	PWA
Checked by	PWA
Scale	AS SHOWN

200 MOUNT PLEASANT AVENUE
BLOCK 80.03, LOT 36
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

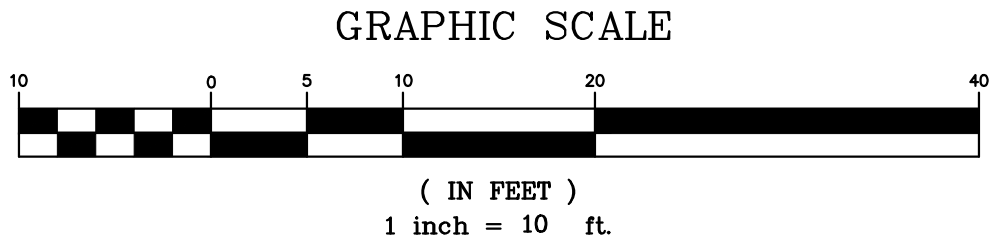
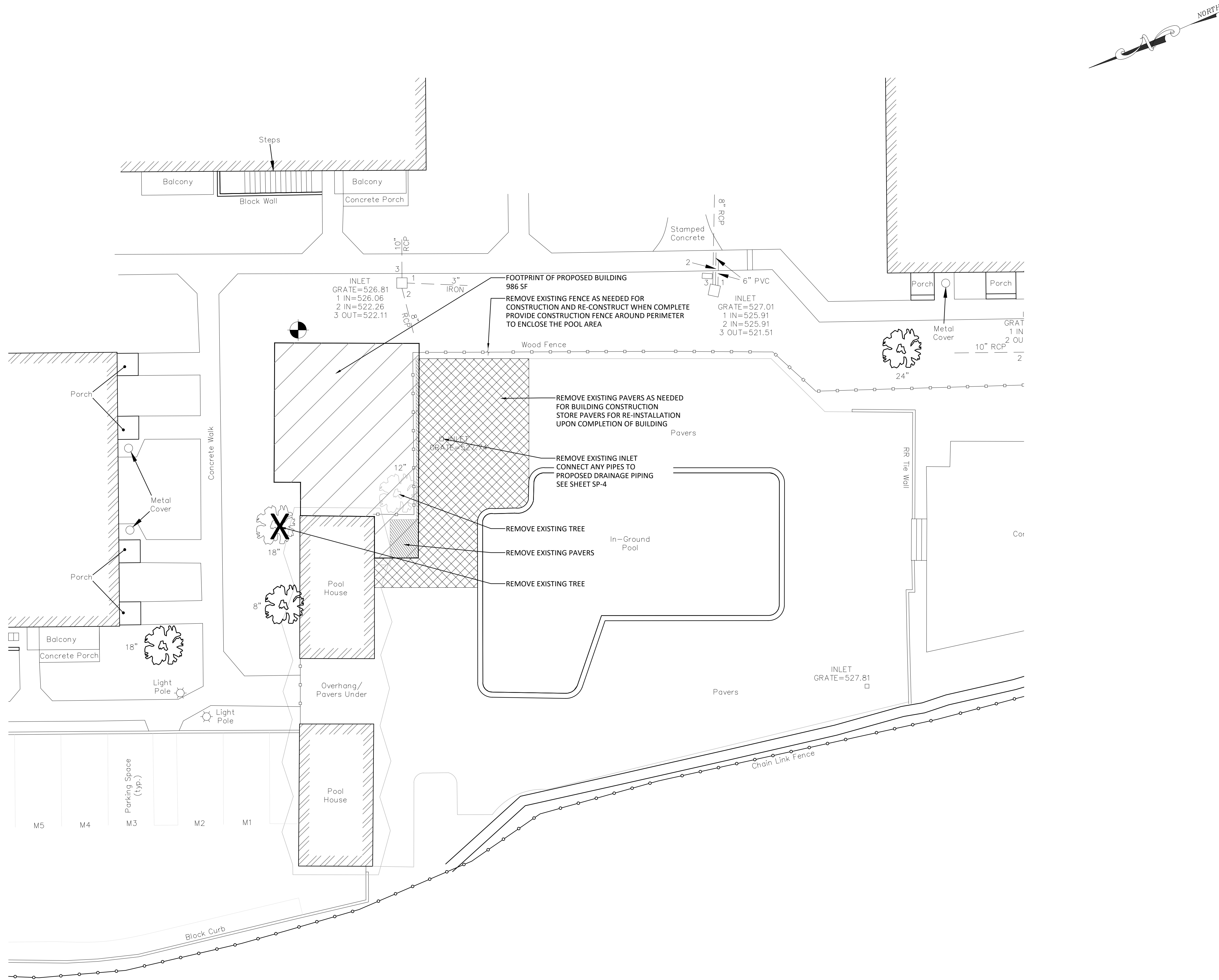
COVER SHEET

SP - 1

SHEET 1 OF 5



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.



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BUILDING FOOTPRINT INFORMATION TAKEN FROM ARCHITECTURAL PLAN PREPARED BY R&D DESIGN GROUP LLC ON 07-07-22.

811
Know what's below
Call before you dig.
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ACS

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www.pwanderson-cs.com

Proj. No. 20DMPL_WO

Date 08-29-22

Drawn by BCA

Designed by PWA

Checked by PWA

Scale AS SHOWN

200 MOUNT PLEASANT AVENUE

BLOCK 80.03, LOT 36

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY

DEMOLITION PLAN

Paul W. Anderson

Paul W. Anderson

N.J. PROFESSIONAL ENGINEER

LIC. NO. 33410

REV 2: 3-27-23 ADDED DUMPSTER PHOTOS
REV 1: 2-17-23 ADDED DUMPSTER LOCATIONS

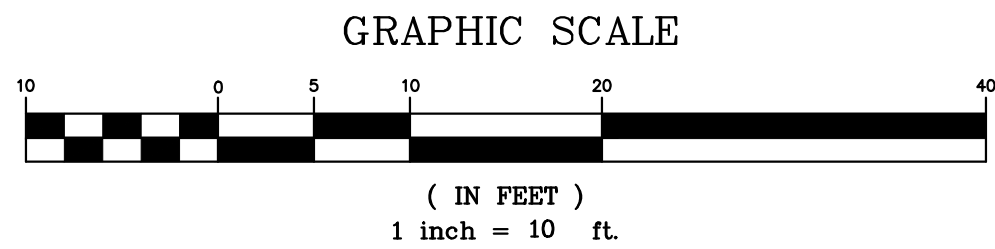
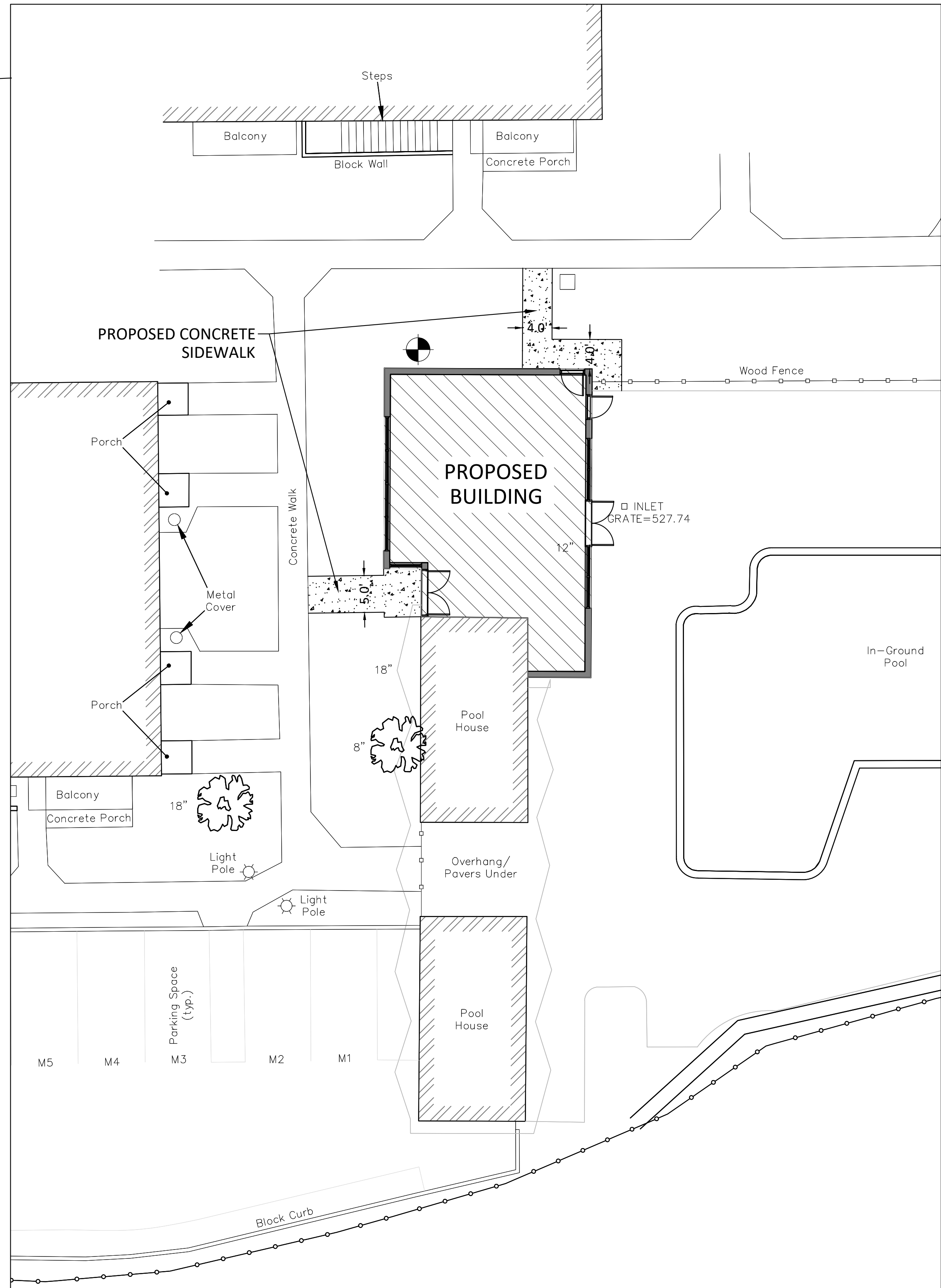
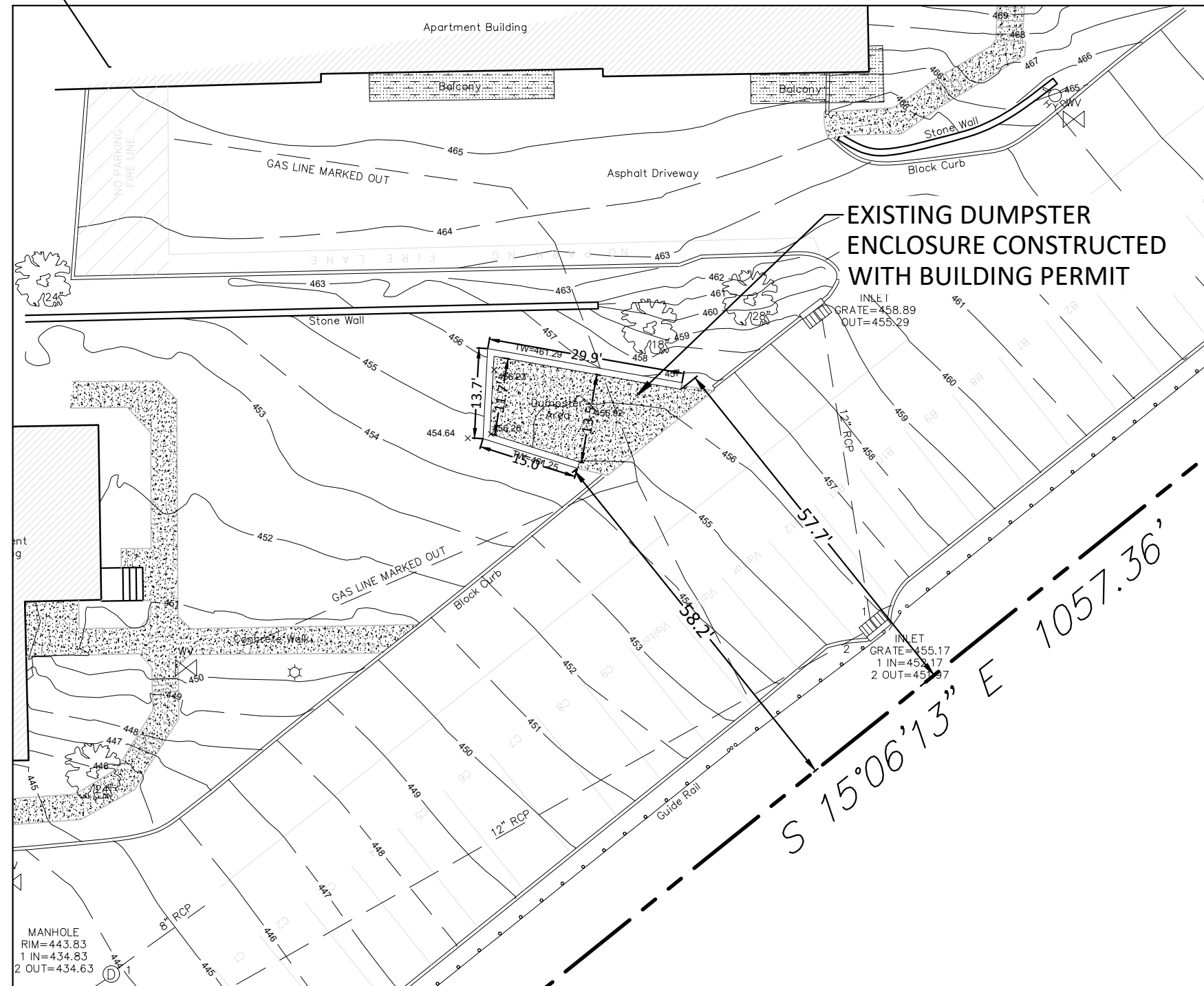
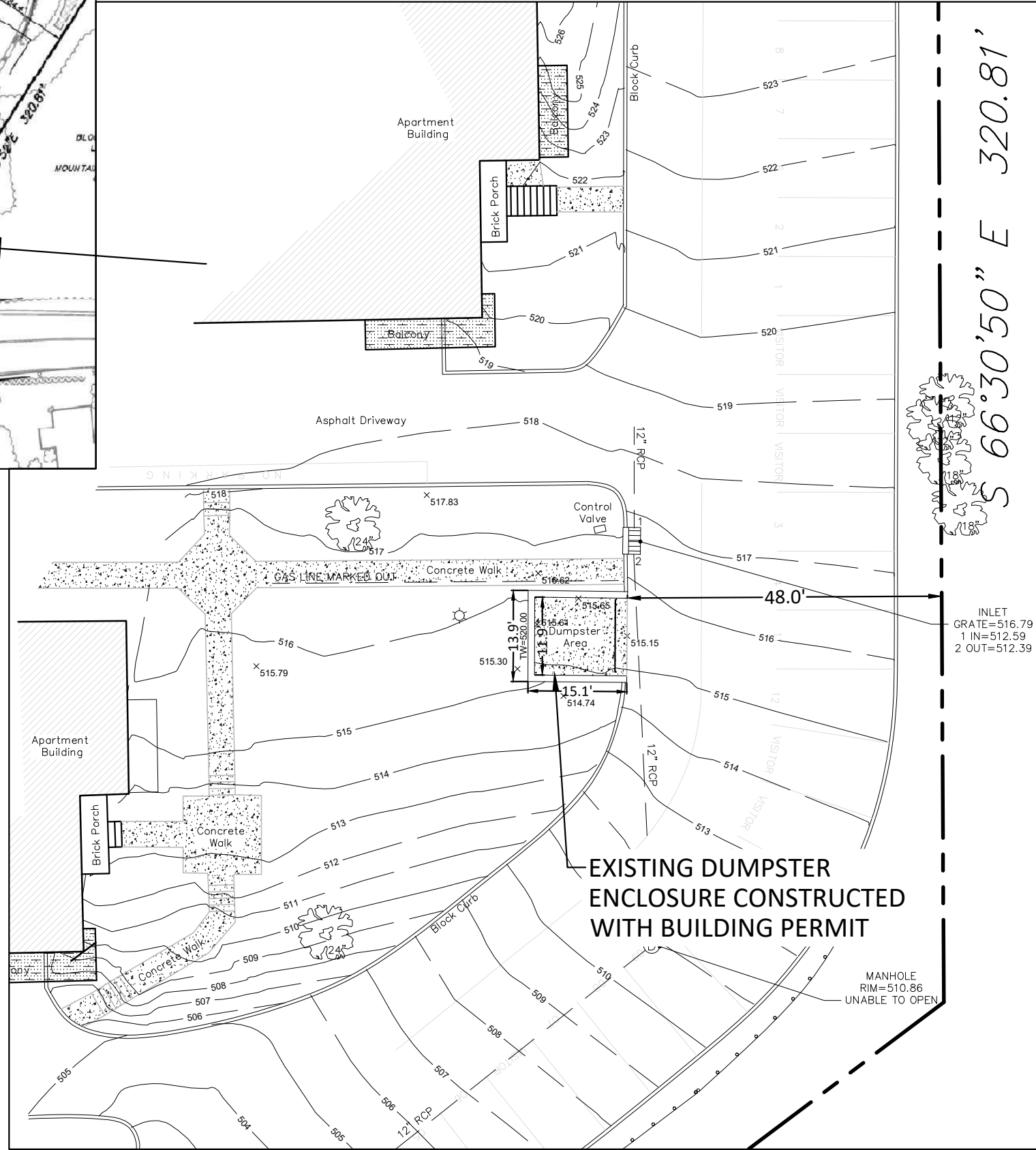
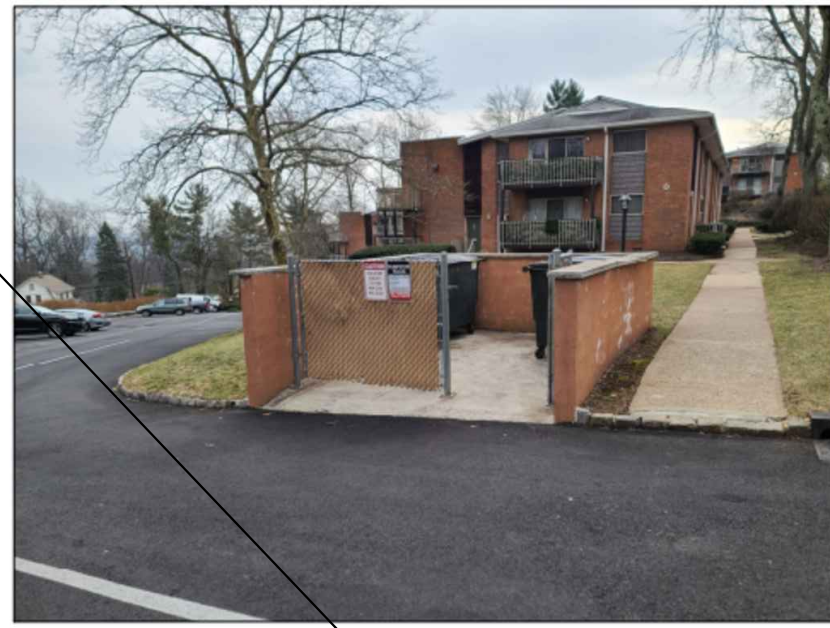
REV 2: 3-27-23 ADDED DUMPSTER PHOTOS
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PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410



OVERALL SITE -
BLOCK 80.03; LOT 36

SCALE: 1" = 100'



REFERENCES:

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BUILDING FOOTPRINT INFORMATION TAKEN FROM ARCHITECTURAL PLAN PREPARED BY R&D DESIGN GROUP LLC ON 07-07-22.

ZONING SCHEDULE

ZONE: R-G USE: GARDEN APARTMENT	REQUIREMENT	EXISTING	PROPOSED	COMMENT
MIN LOT AREA	5 ACRES	525,426 SF	525,426 SF	CONFORMS
MIN LOT WIDTH	200 FT	1,057.36 FT	1,057.36 FT	CONFORMS
MIN FRONT YARD	75 FT	85.2 FT	85.2 FT	CONFORMS
MIN SIDE YARD	60 FT	61.3 FT	61.3 FT	CONFORMS
MIN REAR YARD	75 FT	37.4 FT	37.4 FT	ENC
MAX BUILDING COVERAGE	25 %	21.4 %	21.6 %	CONFORMS
MAX LOT COVERAGE	40 %	42.6 %	42.8 %	VARIANCE
MAX BUILDING HEIGHT	2 1/2 STORIES, 35 FT	2 STORIES, <35 FT	2 STORY ACCESSORY STRUCTURE	CONFORMS
MIN SPACING BETWEEN BUILDINGS	35 FT	35 FT	35 FT	CONFORMS



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

Paul W. Anderson
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

REV 2: 3-27-23 ADDED DUMPSTER PHOTOS
REV 1: 2-17-23 ADDED DUMPSTER LOCATIONS

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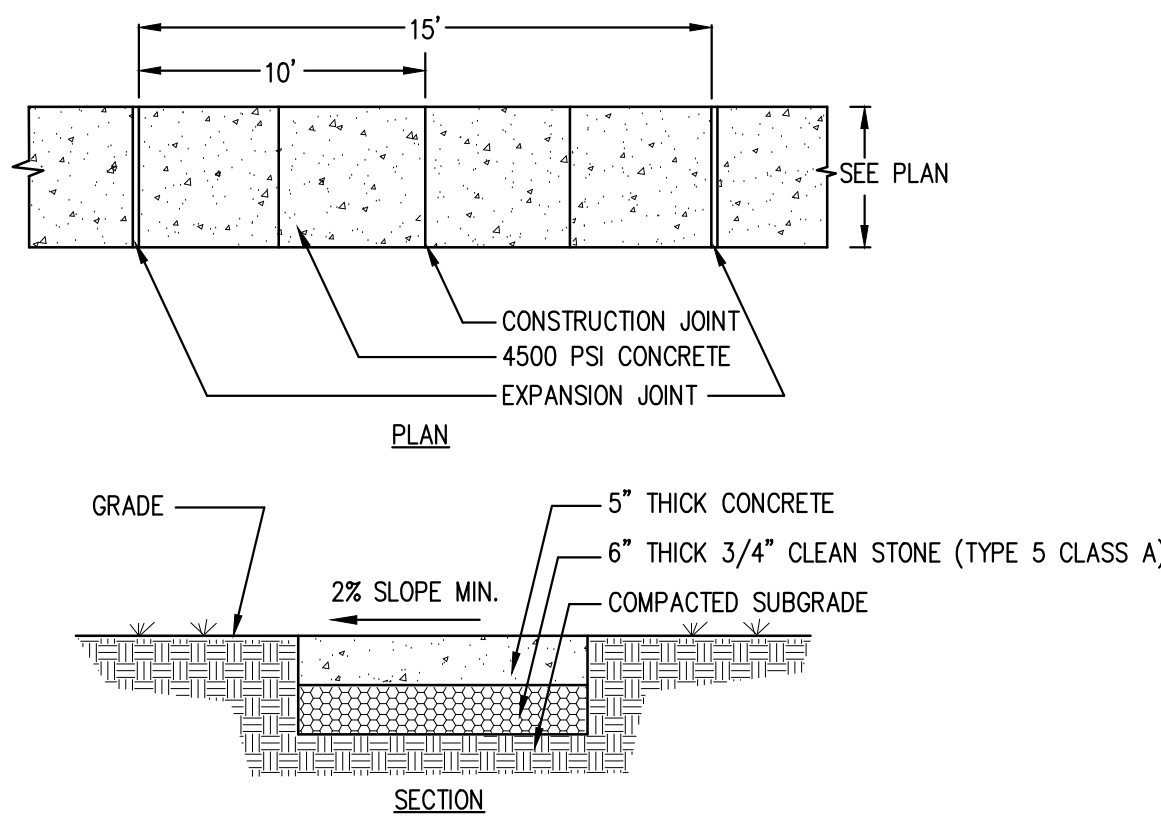
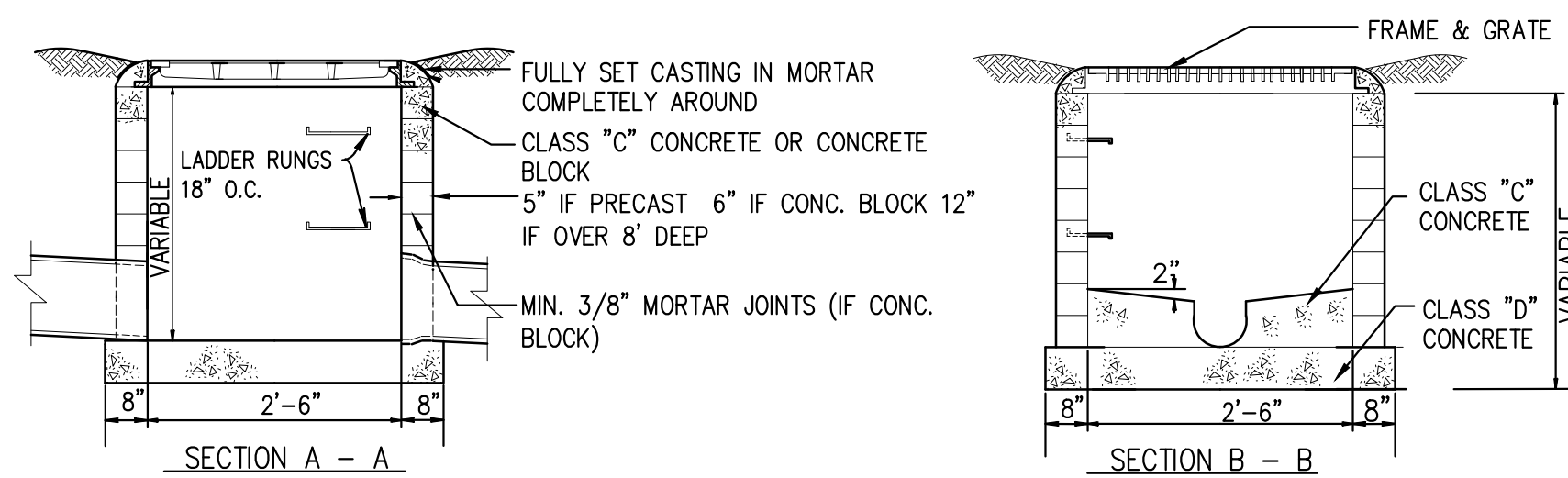
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Designed by PWA
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Scale AS SHOWN

200 MOUNT PLEASANT AVENUE
BLOCK 80.03, LOT 36
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

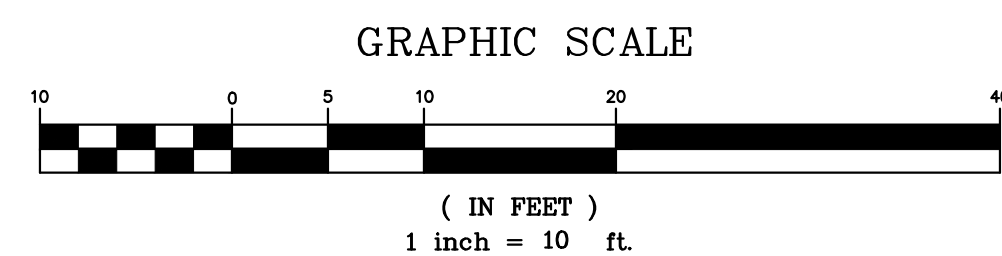
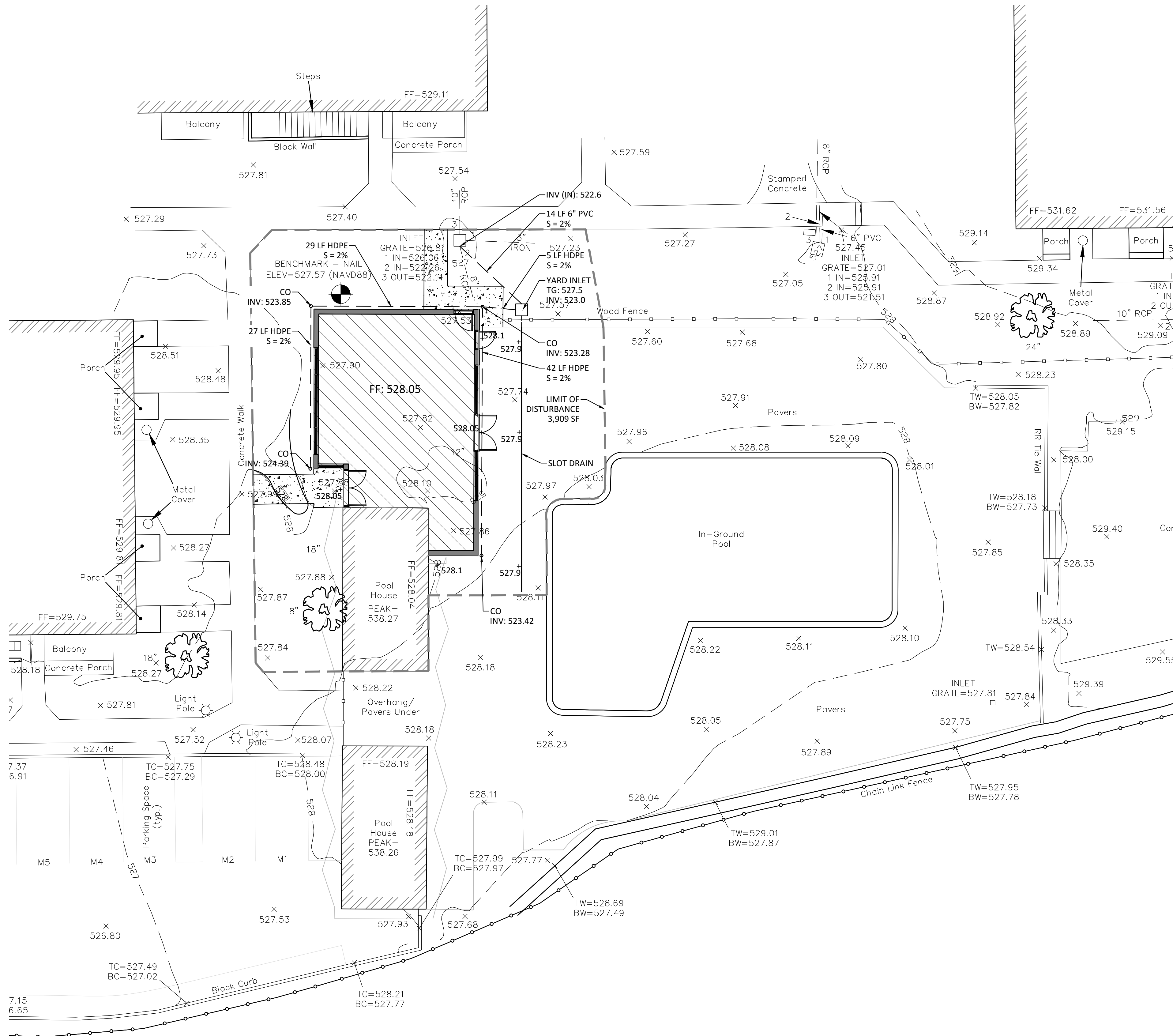
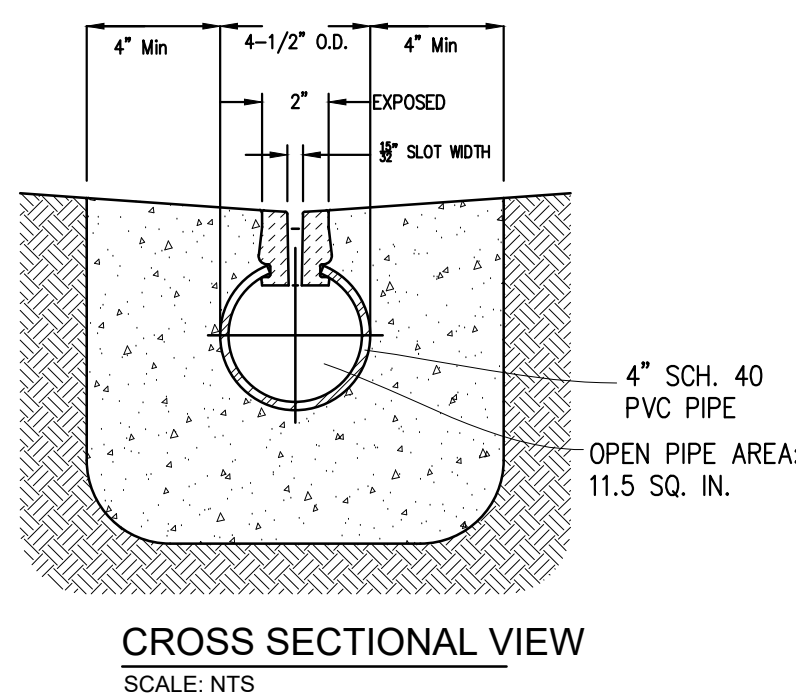
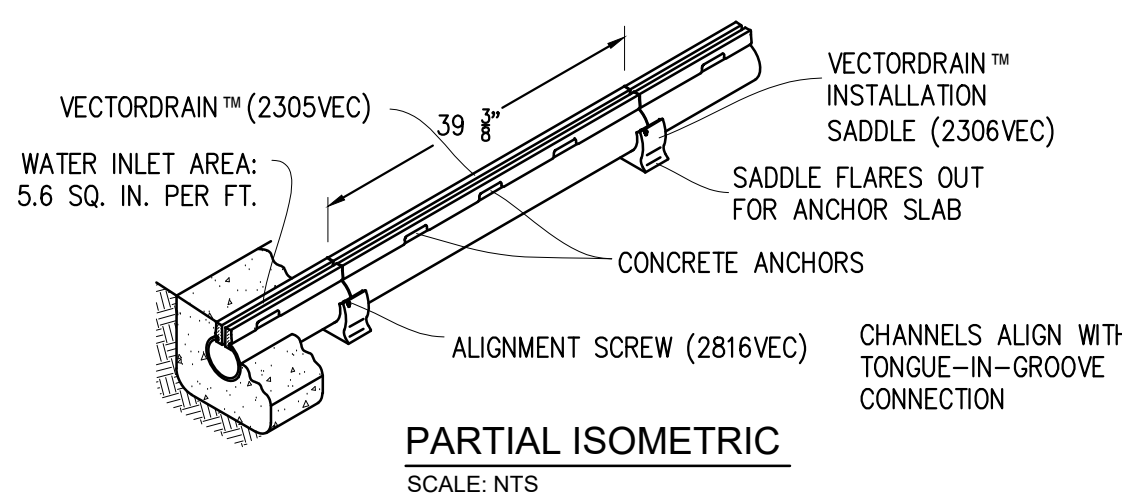
SITE PLAN

SP - 3

SHEET 3 OF 5



- ALL CONCRETE SHALL CONFORM TO 2001 STANDARD N.J.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 914 CLASS "B", AIR-ENTRAINED, 4500 P.S.I. MINIMUM AT 28 DAYS. ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM.
- SUBBASE AND FORMWORK SHALL BE FIRM AND APPROVED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO POURING.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJDOT 2001 STANDARDS, SPECIFICATIONS AND INSPECTIONS.
- WHEN SIDEWALK ABUTS CURB OR SIDEWALK, A 1/2" THICK NON-EXTRUDABLE, FIBROUS BITUMASTIC EXPANSION JOINT IS REQUIRED.
- FOR SCORING PATTERN, SIDEWALK SHALL BE DIVIDED INTO TWO LONGITUDINAL SECTIONS.
- ALL JOINTS SHALL SAW CUT. NO TOOLED JOINTS ARE PERMITTED.



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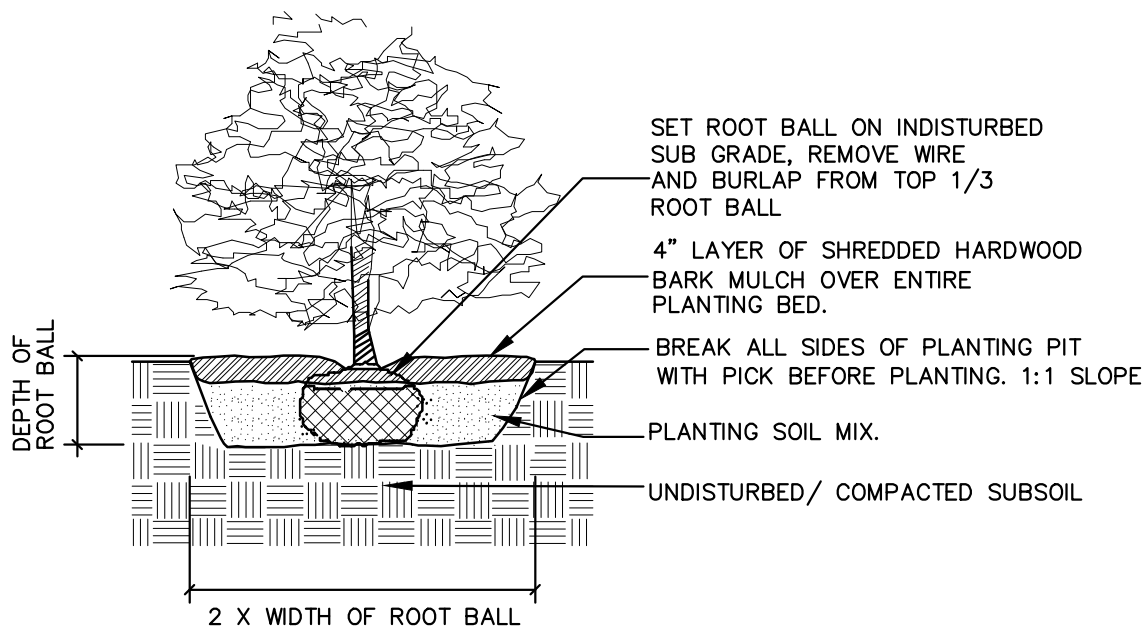
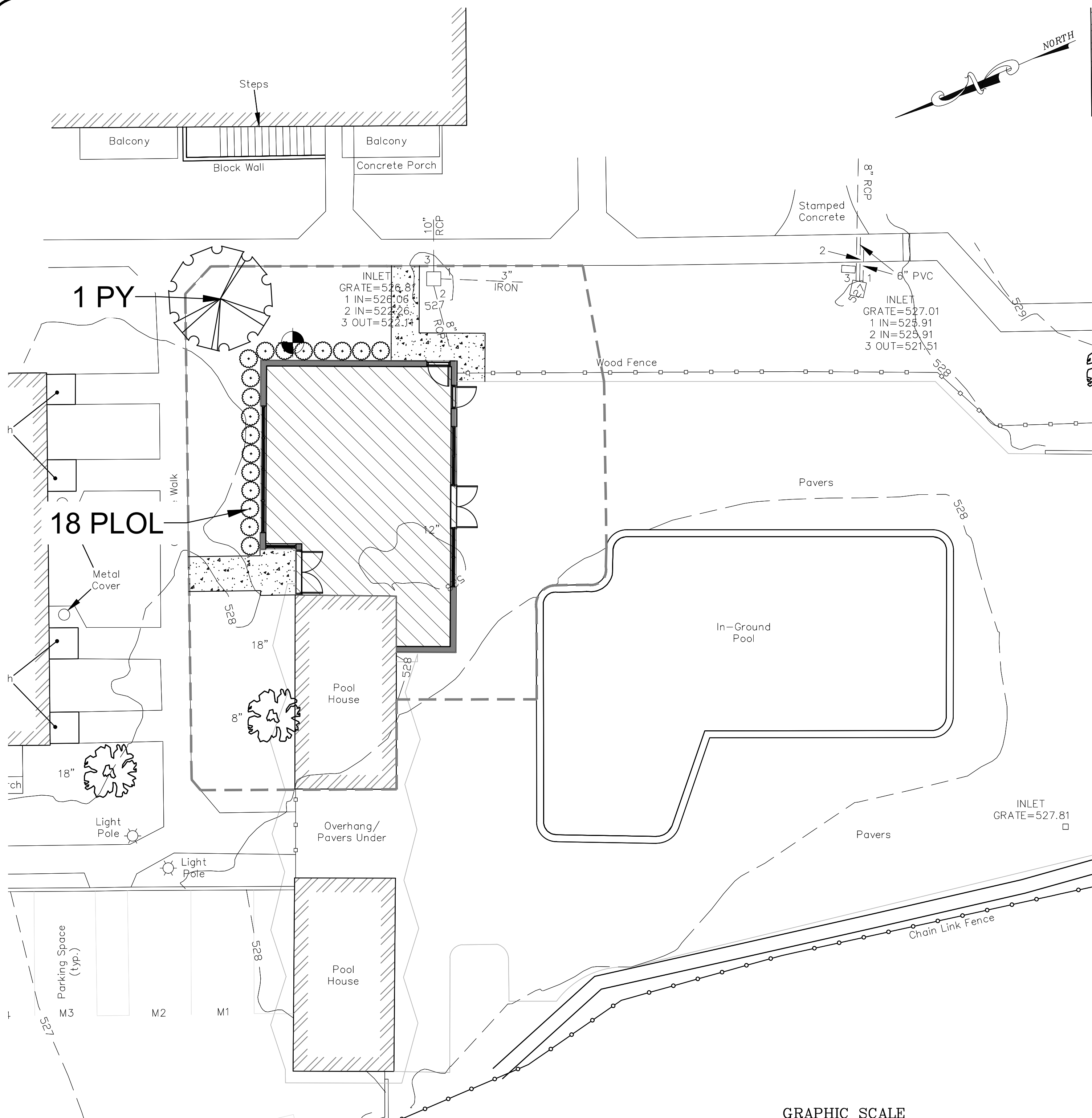
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REV 1: 2-17-23 ADDED DUMPSTER LOCATIONS

246A28182400
CERTIFICATE OF AUTHORIZATION
40 Miller Drive
Boonton, NJ 07005
Tel: 973.975.0703
Fax: 973.975.0703
www.pwanderson-cs.com

Proj. No. 200MPL-WO
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Scale AS SHOWN

200 MOUNT PLEASANT AVENUE
BLOCK 80.03, LOT 36
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

GRADING & UTILITY PLAN
SP - 4
SHEET 4 OF 5



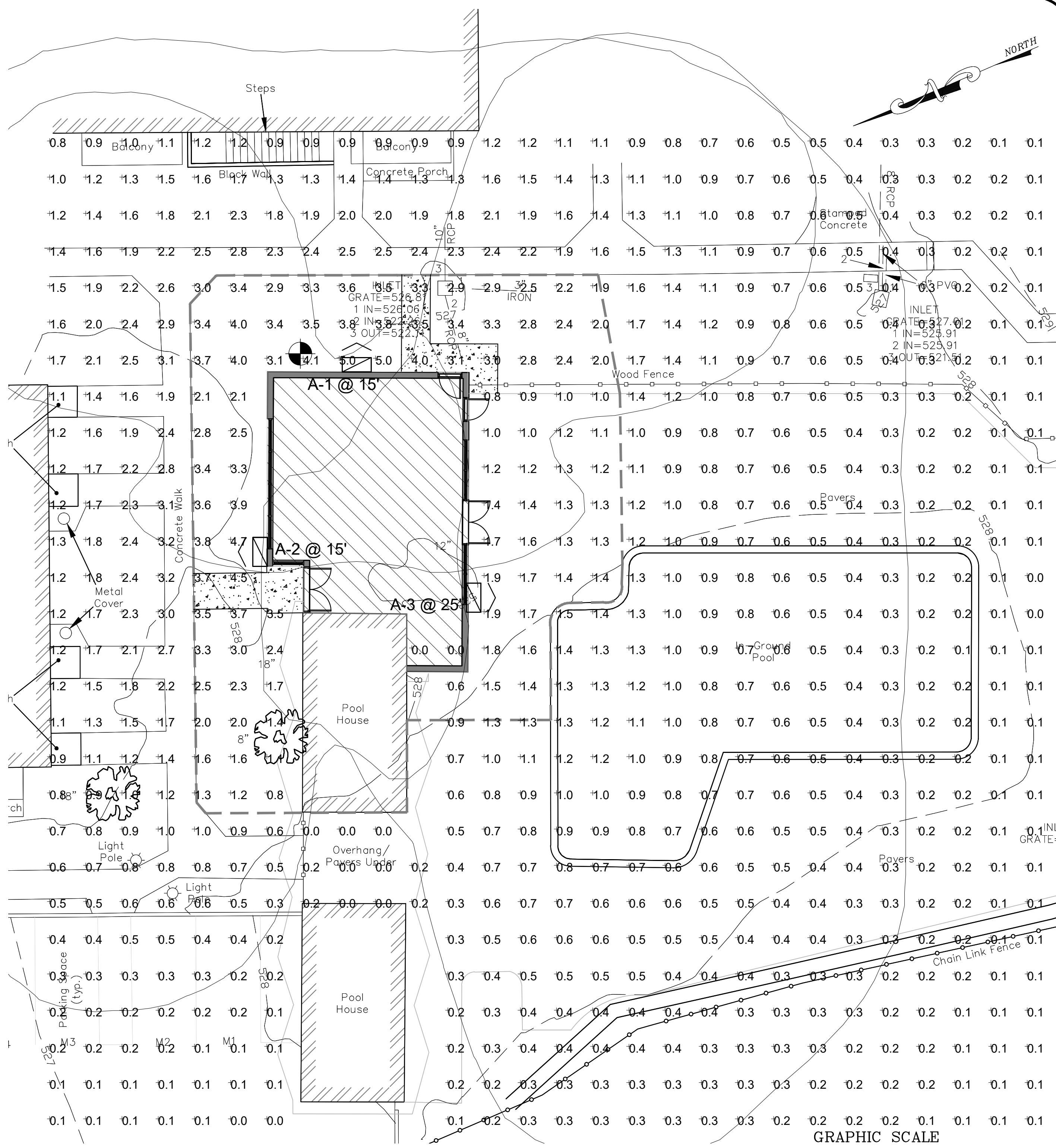
NOTE:
NO MULCH OR PLANTING SOIL IS TO BE IN CONTACT WITH THE STEM OF SHRUB.
NO SYNTHETIC BURLAP OR ROPE IS TO REMAIN IN PLANTING HOLE.

SHRUB PLANTING DETAIL
SCALE: N.T.S.

811
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KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
ORNAMENTAL TREES						
PY	1	PRUNUS YEDONIS	YOSHINO CHERRY	2.5-3"	B&B	
SHRUBS						
PLOL	18	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL		3 GAL.	



Luminaire Locations						
No.	Label	X	Y	Z	MH	Tilt
1	A	16.20	-2.50	15.00	15.00	0.00
2	A	29.50	23.30	15.00	15.00	0.00
3	A	0.00	29.75	25.00	25.00	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE CALCULATIONS	+	0.5 fc	5.0 fc	0.0 fc	N/A	N/A

Note
1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2. Please refer to the "luminaire locations" table for mounting heights.
3. Product information can be obtained at www.Acuity Brands.com

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LIC. NO. 33410

Paul W. Anderson
SIGNATURE (WALID WITHOUT RAISED SEAL OF P.E.)

REV 2: 3-27-23 ADDED DUMPSTER PHOTOS
REV 1: 2-17-23 ADDED DUMPSTER LOCATIONS

Revisions

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www.pwanderson-cs.com

CERTIFICATE OF AUTHORIZATION
24GA28182400

Proj. No. 20DMPL-WO
Date 08-29-22
Drawn by BCA
Designed by PWA
Checked by PWA
Scale AS SHOWN

LANDSCAPE & LIGHTING PLAN

200 MOUNT PLEASANT AVENUE
BLOCK 80.03, LOT 36
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SP - 5
SHEET 5 OF 5