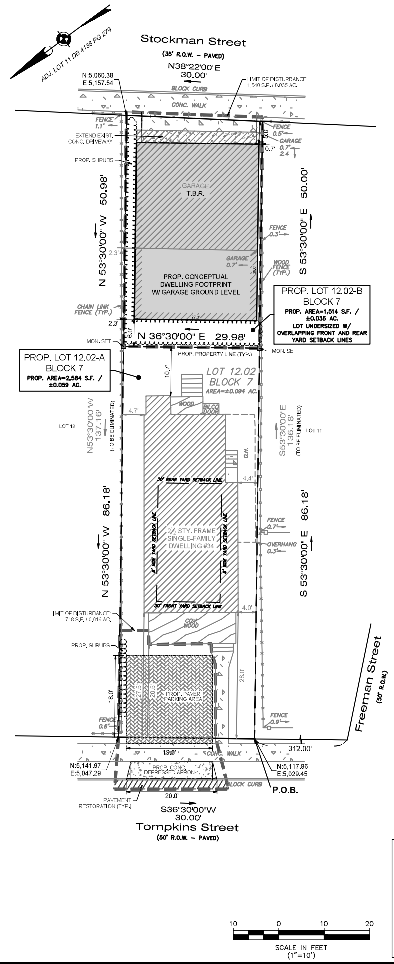
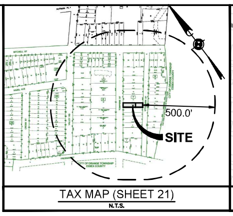
200' RADIUS PROPERTY OWNERS LIST

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	6	32		TOMPKINS STREET	TOMPKINS STREET DEVELOPMENT	TOMPKINS STREET	WEST ORANGE, NJ	07052
West Orange Township	6	36		27 TOMPKINS STREET	TSILIKOS,GEORGE	P.O. BOX 1043	DENVILLE, NEW JERSEY	07834
West Orange Township	6	36.01		TOMPKINS STREET	TOMPKINS STREET APARTMENTS URBAN	1 PARKER PLAZA	FORT LEE NJ	07024
West Orange Township	6	43		33 TOMPKINS STREET	TRUST. OF ORANGE VALLEY SOCIAL SETT	33 TOMPKINS ST.	WEST ORANGE, N.J.	07052
West Orange Township	6	45		35 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETTLEMENT	35 TOMPKINS ST.	WEST ORANGE, N.J.	07052
West Orange Township	6	47		37 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETT. LIBRARY	TOMPKINS ST.	WEST ORANGE, N.J.	07052
West Orange Township	6	50		15-17 FREEMAN STREET	RECCHIA, NICHOLAS SR	18 CARRELL ROAD	RANDOLPH, NJ	07869
West Orange Township	7	5		44 TOMPKINS STREET	LEMBO, GIUSEPPE	107 ARVERNE ROAD	WEST ORANGE N J	07052
West Orange Township	7	8		42 TOMPKINS STREET	US BANK TRUST % HUDSON HOMES	3701 REGENT BLVD, #200	IRVING, TEXAS	75063
West Orange Township	7	9		40 TOMPKINS STREET	GUARDADO, ROBERT C & EMERITA	40 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	7	10		38 TOMPKINS STREET	ORENGO, ANDREW & JESSICA	38 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	7	11		36 TOMPKINS STREET	CEUS, DIEUMENE	36 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	7	12		28 TOMPKINS STREET	LOMBARDO, SALVATORE & CONNIE	350 NORTHFIELD AVENUE	WEST ORANGE N J	07052
West Orange Township	7	12.02		34 TOMPKINS STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936
West Orange Township	7	16		24-26 TOMPKINS STREET	24-26 TOMPKINS, LLC	24-26 TOMPKINS STREET	WEST ORANGE, NJ	07052
West Orange Township	7	17		20 TOMPKINS STREET	RAUDA, RCBERTO GUARDADO & RUBIA	20 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	7	18		TOMPKINS STREET	ORELLANA, EMERITA M. GUARDADO ET AL	20 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	7	21		10 TOMPKINS STREET	ORELLANA, EMERITA M GUARDADO ET AL.	10 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	8	1		44 STOCKMAN STREET	STOCKMAN STR.,L.L.C.%D.CICCAGLIONE	25 WALDEN PLACE	WEST CALDWELL, NJ	07006
West Orange Township	8	9		38-40 STOCKMAN STREET	38-40 STOCKMAN ST LLC	47 KNOLLWOOD DRIVE	LIVINGSTON, NJ	07039
West Orange Township	8	11		32 STOCKMAN STREET	NICK ALBANESE & SONS LANDSCAPING LL	116 LOCKTOWN-FLEMINGTN RD	FLEMINGTON, NJ	08822
West Orange Township	8	13		28 STOCKMAN STREET	CICCHINO HORATIO J.	28 STOCKMAN STREET	WEST ORANGE, N.J.	07052
West Orange Township	8	14		26 STOCKMAN STREET	VARELA, RICARDO	4828 LOOP CENTRAL DR.	HOUSTON, TEXAS	77081
West Orange Township	8	16		22 STOCKMAN STREET	MELENDEZ, MARCOS R. & ANA MARIA R.	22 STOCKMAN STREET	WEST ORANGE, NJ	07052
West Orange Township	8	17		20 STOCKMAN STREET	DE OCA, JOSE MONTES	35 QUINBY PLACE	WEST ORANGE, NJ	07052
West Orange Township	8	18		18 STOCKMAN STREET	MONTES DE OCA, JOSE & MARIA	35 QUINBY PLACE	WEST ORANGE N J	07052
West Orange Township	8	19		16 STOCKMAN STREET	GUBERNA, GERARDO J	16 STOCKMAN STREET	WEST ORANGE, NJ	07052
West Orange Township	8	20		12-14 STOCKMAN STREET	POON, KWAN & HO, JANE	8 DOMINICK COURT	CEDAR GROVE, NJ	07009

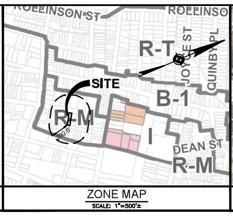
Adjacent Towns (5)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	4001	1		363-67 SOUTH JEFFERSON ST	VERNEL REALTY L.P.	363 SO. JEFFERSON STREET	ORANGE, NJ	07050
City of Orange Township	4001	2		357 SOUTH JEFFERSON ST	HOUSING & NEIGHBORHOOD DEV SERV	15 SOUTH ESSEX AVE	ORANGE, NJ	07050
City of Orange Township	4001	3		347 SOUTH JEFFERSON ST	CARUBBA, GAETANO	347 SO. JEFFERSON ST.	ORANGE, N.J.	07050
City of Orange Township	4001	4		345 SOUTH JEFFERSON ST	ARDON, JOSE ET AL.	132 CHESTNUT ST	WEST ORANGE, NJ	07052
City of Orange Township	4001	5		SOUTH JEFFERSON STREET	THE PEARL CO., LLC	546 MITCHELL STREET	ORANGE, N.J.	07050

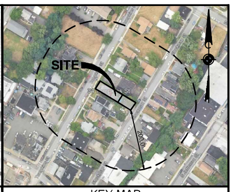




TAX MAP (SHEET 21)
N.T.S.



ZONE MAP
SCALE: 1"=500'±



KEY MAP
SCALE: 1"=150'±

NOTES:

1. THIS MAP IS NOT A SURVEY.
2. THE PURPOSE OF THIS MAP IS FOR OBTAINING A MINOR SUBDIVISION APPROVAL TO SUBDIVIDE THE EXISTING PROPERTY INTO TWO LOTS.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "SURVEY OF PROPERTY, LOT 12.02, BLOCK 7, TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 12/8/21.
4. PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
5. PROPERTY IS LOCATED IN FLOOD ZONE SHADED X AS SHOWN ON CURRENT FIRM MAP #34013C0113F, DATED 6/4/2007.
6. EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
7. THIS PROPERTY LOCATED WITHIN THE R-M ZONE.
8. ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS STOCKMAN STREET.
9. NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
10. PROPOSED TAX LOT NUMBERS AND ADDRESSES TO BE APPROVED BY THE TOWNSHIP ENGINEER.
11. ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
12. TOTAL LIMIT OF DISTURBANCE = 2,258 S.F. / 0.051 AC.

ZONE R-M REQUIREMENTS

	REQUIRED	EXISTING (LOT 12.02)	PROPOSED (LOT 12.02-A)	PROPOSED (LOT 12.02-B)
MIN. LOT AREA	5,000 S.F.	4,098 S.F.*	2,584 S.F.***	1,514 S.F.***
MIN. LOT WIDTH:				
TOMPKINS STREET	50 FT.	30 FT.*	30 FT.*	–
STOCKMAN STREET	50 FT.	30 FT.*	–	30 FT.*
MIN. FRONT YARD SETBACK:				
TOMPKINS STREET	30 FT.	20.5 FT.*	20.5 FT.*	–
STOCKMAN STREET	30 FT.	2.4 FT.*	–	5 FT.****
MIN. SIDE YARD SETBACK:				
SINGLE	8 FT.	0.3 FT.*	0.3 FT.*	0.7 FT.****
COMBINED	18 FT.	2.6 FT.*	5 FT.**	3 FT.****
MIN. REAR YARD SETBACK	30 FT.	–	10.7 FT.***	6 FT.***
MAX. BUILDING COVERAGE	40%	45.7%*	45.2%**	69.6%***
MAX. LOT COVERAGE	50%	50.4%*	63.4%**	78.7%***
MAX. BUILDING HEIGHT:				
FEET	35 FT.	EXIST.	EXIST.	TO COMPLY
STORIES	2.5 STY.	2 STY.	2 STY.	TO COMPLY

* – EXISTING NON-CONFORMING
** – EXISTING NON-CONFORMING TO BE REDUCED
*** – VARIANCE REQUIRED
**** – AN EXISTING PRIVATE GARAGE FOR A ONE-FAMILY DWELLING MAY BE REBUILT WITHIN ITS SAME FOOTPRINT PER WEST ORANGE ORDINANCE § 25-8.2
N.C. – NO CHANGE

BUILDING COVERAGE

DESCRIPTION	EXISTING (LOT 12.02)	PROPOSED (LOT 12.02-A)	PROPOSED (LOT 12.02-B)
DWELLING (INC.)	1,036 S.F.	1,036 S.F.	1,053 S.F.
COV. PORCH	133 S.F.	133 S.F.	–
DET. GARAGE	702 S.F.	–	0 S.F.
BUILDING LOT COVERAGE	1,871 S.F.	1,169 S.F.	1,053 S.F.
LOT AREA	4,098 S.F.	2,584 S.F.	1,514 S.F.
TOTAL BUILDING LOT COVERAGE	45.7%	45.2%	69.6%

INC. – INCLUDES AREA UNDER OVERHANGS

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING (LOT 12.02)	PROPOSED (LOT 12.02-A)	PROPOSED (LOT 12.02-B)
DWELLING (INC.)	1,036 S.F.	1,036 S.F.	1,053 S.F.
COV. PORCH & STEPS	142 S.F.	142 S.F.	–
DET. GARAGE	702 S.F.	–	0 S.F.
DECK & STEPS	50 S.F.	50 S.F.	–
LANDING & STEPS (EXC.)	0 S.F.	0 S.F.	–
BILCO BASEMENT ENTRANCE	8 S.F.	8 S.F.	–
CONC.	129 S.F.	59 S.F.	139 S.F.
PAVERS	–	344 S.F.	–
IMPERVIOUS LOT COVERAGE	2,067 S.F.	1,639 S.F.	1,192 S.F.
LOT AREA	4,098 S.F.	2,584 S.F.	1,514 S.F.
TOTAL IMPERVIOUS LOT COVERAGE	50.4%	63.4%	78.7%

INC. – INCLUDES AREA UNDER OVERHANGS
EXC. – EXCLUDES AREA UNDER OVERHANGS

OWNER (LOT 12.02):
CARMINE ALLONARDO AND KIMBERLY ALLONARDO
ADDRESS
TOWNSHIP, COUNTY, ZIP
PHONE #

LOT 12.02, BLOCK 7 OWNER SIGNATURE

I/WE HEREBY CERTIFY THAT I/WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

____

SWORN AND SUBSCRIBED TO BEFORE ME THIS ________ DAY OF _____.

____
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES ________________.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12/8/21 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

8/28/23
DAVID J. VON STEENBURG — DATE
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE No. 34500

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

____
MUNICIPAL ENGINEER — DATE

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE WEST ORANGE TOWNSHIP PLANNING BOARD ON ____________.

____
CHAIRPERSON — DATE

ATTEST:

____
SECRETARY — DATE

THIS PLAT (OR DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF ESSEX COUNTY ON OR BEFORE________, WHICH DATE IS 190 DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE WEST ORANGE TOWNSHIP PLANNING BOARD.

____
SECRETARY

LEGEND

EXISTING FEATURES	PROPOSED FEATURES
EXIST. TREE LINE	PROP. TREE LINE
EXIST. FENCE	PROP. FENCE
EXIST. UTILITY POLE	PROP. WATER LATERAL
EXIST. GUY	PROP. WATER VALVE
EXIST. FIRE HYDRANT	PROP. SANITARY SEWER LATERAL
EXIST. INLET	PROP. SANITARY CLEANOUT
EXIST. SIGN	PROP. GAS LINE
EXIST. SANITARY MANHOLE	PROP. LIMIT OF DISTURBANCE
EXIST. WATER LINE	PROP. SILT FENCE
EXIST. SANITARY LINE	PROP. CONTOUR
EXIST. CONTOUR	PROP. SPOT ELEVATION
EXIST. SPOT ELEVATION	PROP. SURFACE FLOW DIRECTION
EXIST. TOP/BOTTOM CURB GRADE	PROP. TOP/BOTTOM CURB GRADE

F.F.E. – FIRST FLOOR ELEVATION
B.F.E. – BASEMENT FLOOR ELEVATION
G.F.E. – GARAGE FLOOR ELEVATION
C.S.E. – CRAWL SPACE ELEVATION
T.B.R. – TO BE REMOVED
N.T.S. – NOT TO SCALE

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."

REV	DATE	DESCRIPTION
		DB 4920 PG 207

CERTIFICATE OF AUTHORIZATION: 24GA28229800
MORGAN
engineering & surveying
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEY
N.J. LIC. No. 34500

MINOR SUBDIVISION

#34 TOMPKINS STREET
TAX MAP SHEET 21
LOT 12.02 — BLOCK 7

TOWNSHIP OF WEST ORANGE

COUNTY OF ESSEX — NEW JERSEY

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=10'	DAP	8/28/23	E23-00549	MINORSUB	1 OF 1