

PRELIMINARY & FINAL SITE PLAN

MODULAR HOUSING

CRESTMONT COUNTRY CLUB

BLOCK 174 LOT 1.01
SITUATED IN
WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

OWNER/ APPLICANT

CRESTMONT COUNTRY CLUB
750 EAGLE ROCK AVENUE
WEST ORANGE, NJ 07052
917-374-6270

WEST ORANGE TAX MAP INFORMATION:

BLOCK ----- 174
LOT ----- 1.01
SHEET ----- 123

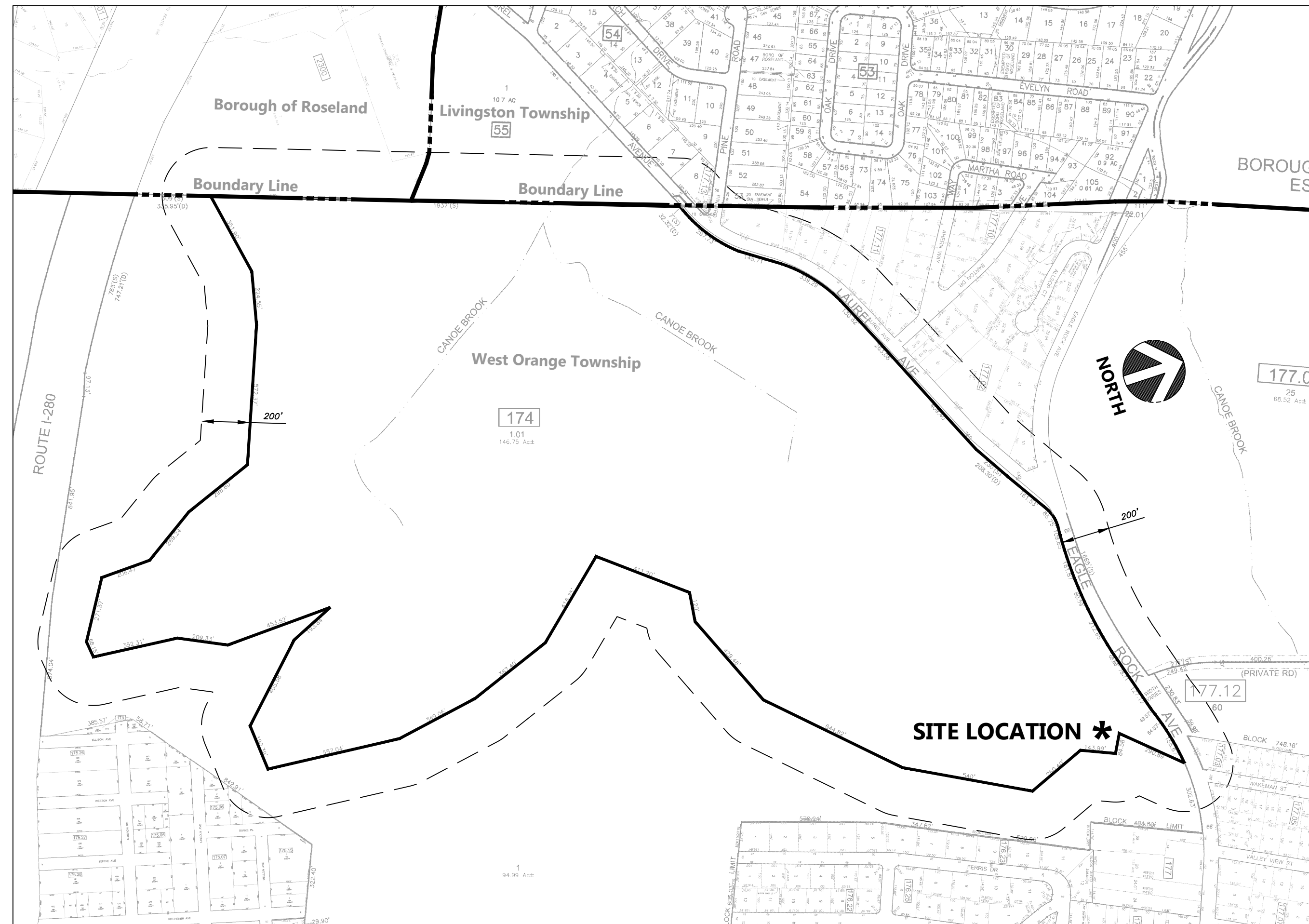
LIST OF REQUIRED APPROVALS:

- WEST ORANGE TOWNSHIP ZONING BOARD
- ESSEX COUNTY PLANNING BOARD
- HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT

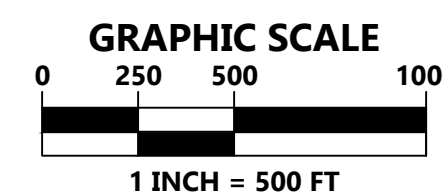
ZONING BOARD APPROVAL:

APPROVED AT A MEETING OF THE WEST ORANGE
ZONING BOARD HELD ON

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE



SITE LOCATION MAP



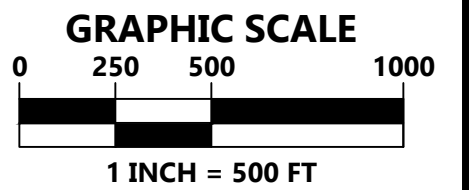
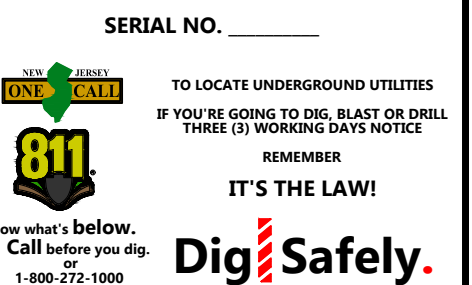
VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 689-1100
CERT. OF AUTHORIZATION NO. 24GA28132300

INDEX OF SHEETS

SHEET No.	TITLE
1	COVER SHEET
2	200 FT PROPERTY OWNERS LIST
3	OVERALL PLAN
4	EXISTING CONDITIONS & DEMOLITION PLAN
5	SITE PLAN & UTILITY PLAN
6	CONSTRUCTION DETAILS



REV/DESCRIPTION AUTH DATE



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 24GE02258005
4/9/24
DATE



COVER SHEET
FOR

MODULAR HOUSING
CRESTMONT COUNTRY CLUB

DATE:	APRIL 9, 2024
SCALE:	1"=500'
DESIGNED BY:	J.A.B.
DRAWN BY:	R.R.F.
CHECKED BY:	J.A.B.
JOB NUMBER:	2402WOT

LOT 1.01 BLOCK 174

WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

01 of 06

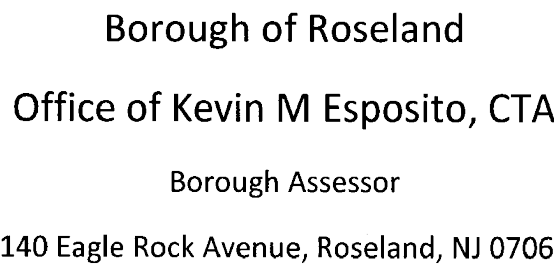
CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200 FEET

March 28, 2024

All original signatures and certified mail receipts must be returned to the Planning Department along with the Affidavit of Service of Notice form ten (10) days prior to the scheduled hearing date.

- ☐ Township Clerk – 357 S Livingston Avenue, Livingston, NJ 07039
- ☐ NJ American Water Company – 167 JFK Parkway, Short Hills, NJ 07078
- ☐ PSE&G Company – Mgr. Corp. Properties, 80 Park Plaza, T6B, Newark, NJ 07102
- ☐ Jersey Central – PO Box 16001, Reading, PA 19612-6001
- ☐ Comcast Cablevision – 800 Rahway Avenue, Union, NJ 07083
- ☐ Verizon – 9 Gates Ave, #2, Montclair, NJ 07042

#	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City	Owner State	Zip Code
1	2300	7		Laurel Avenue	Crestmont Country Club	P.O. Box 358	West Orange	NJ	07052
2	2300	7.01		Laurel Avenue	SS Nicholas, Constantine & Helen G.O.C.	80 Laurel Avenue	Roseland	NJ	07068



A ril 5 2024

The attached list represents property owners located in the Borough of Roseland within 200' of above referenced parcel. In addition to the attached list the attached utilities in the attached utility list must also be notified.

BLOCK	LOT	PROPERTY_LOCATION	OWNER_OWNER	OWNER_ADDRESS	OWNER_CITYSTATE	OWNER_ZIP
49	53	4 PINE ROAD	LANCIA, NICHOLAS JR	4 PINE ROAD	ROSELAND, NJ	07068
54	7	67 LAUREL AVENUE	AMIRATA, HEIDI B.	67 LAUREL AVE.	ROSELAND, N.J.	07068
54	8	63 LAUREL AVENUE	MANUSIS, MICHAEL & FLORINA B	63 LAUREL AVE	ROSELAND, NJ	07068

Borough of Roseland
140 Eagle Rock Avenue
Roseland, NJ 07068

PSE&G Company
Mgt. Corp. Prop.
80 Park Place T-6E
Newark, NJ 07102

Comcast Cablevision
800 Railway Avenue
Union, NJ 07083

Shade Tree Commission
140 Eagle Rock Avenue
Roseland, NJ 07068

Township ROSELAND

created on 4/1/2024



Van Cleef
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Bridges/Highways
 Construction Inspection
 Environmental
 Geotechnical/Dams
 Landscape Architecture

Local/Regional Planning
 Municipal Engineering
 Site Development
 Surveying/Aerial Drones/GIS
 Water/Wastewater

With Offices in New Jersey,
 Eastern Pennsylvania and Delaware

[illegible]

REV	DESCRIPTION	AUTH	DATE
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SERIAL NO. _____



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JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 24GE052258005



200 FT PROPERTY OWNERS LIST

**MODULAR HOUSING
CRESTMONT COUNTRY
CLUB**

DATE:	APRIL 9, 2024
SCALE:	N.T.S.
DESIGNED BY:	J.A.B.
DRAWN BY:	R.R.F.
CHECKED BY:	J.A.B.
JOB NUMBER:	2402WOT

LOT 1.01 BLOCK 174

**WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY**

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NOTE:
EXISTING CONDITIONS SHOWN HEREON IS BASED UPON A SURVEY
MAP AND LAND MERGER/MINOR SUBDIVISION FOR THE
CRESTMONT COUNTRY CLUB, PREPARED BY GC STEWART
ASSOCIATES INC., DWG. NO. 07-4137, DATED AUGUST 23, 2003,
BEARING A LATEST REVISION DATE JUNE 6, 2007.

REV DESCRIPTION AUTH DATE

SERIAL NO. _____

TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, BLAST OR DRILL
THREE (3) WORKING DAYS NOTICE
REMEMBER
IT'S THE LAW!
Know what's below.
Call before you dig.
1-800-272-1000

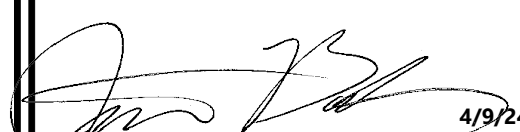
Dig Safely.

GRAPHIC SCALE

0 100 200 400

1 INCH = 200 FT

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JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 24605258005
4/9/24
DATE


Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 659-1100
CERT. OF AUTHORIZATION NO. 246A28132300

OVERALL PLAN
FOR
**MODULAR HOUSING
CRESTMONT COUNTRY
CLUB**

DATE: APRIL 9, 2024
SCALE: 1"=200'
DESIGNED BY: J.A.B.
DRAWN BY: R.R.F.
CHECKED BY: J.A.B.
JOB NUMBER: 2402WOT

LOT 1.01 BLOCK 174
WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

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EXISTING CONDITION & DEMOLITION PLAN
SCALE: 1"=20'

REV/DESCRIPTION AUTH DATE

SERIAL NO. _____

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GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT

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James A. Bash
JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 246052258005
4/9/24
DATE

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 688-1100
CERT. OF AUTHORIZATION NO. 246A28132300

**EXISTING CONDITION
& DEMOLITION PLAN**
FOR

**MODULAR HOUSING
CRESTMONT COUNTRY
CLUB**

DATE: APRIL 9, 2024
SCALE: 1"=20'
DESIGNED BY: J.A.B.
DRAWN BY: R.R.F.
CHECKED BY: J.A.B.
JOB NUMBER: 2402WOT

LOT 1.01 BLOCK 174
WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

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SITE & UTILITY PLAN
SCALE: 1"=20'

BULK ZONING REQUIREMENT R-2 ZONE		
ITEM	REQUIRED	PROPOSED
FRONT YARD SET BACK	40 FEET	214.08 FEET
SIDE YARD SETBACK	25 FEET	38.36 FEET
REAR YARD SETBACK	50 FEET	4,300 +/- FEET
IMPERVIOUS COVERAGE	30%	6.76%*

* IMPERVIOUS COVERAGE IS NOT INCREASED

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James A. Bash
JAMES A. BASH
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ENGINEER NUMBER 246052258005
4/9/24
DATE

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SITE & UTILITY PLAN
FOR

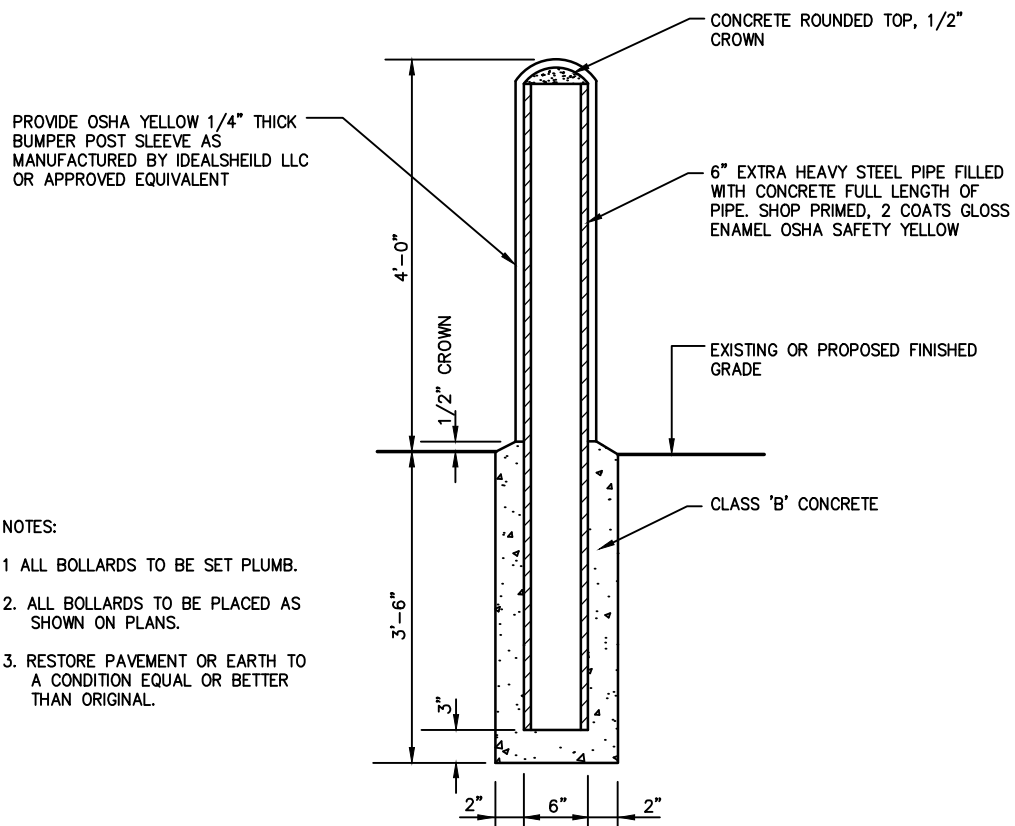
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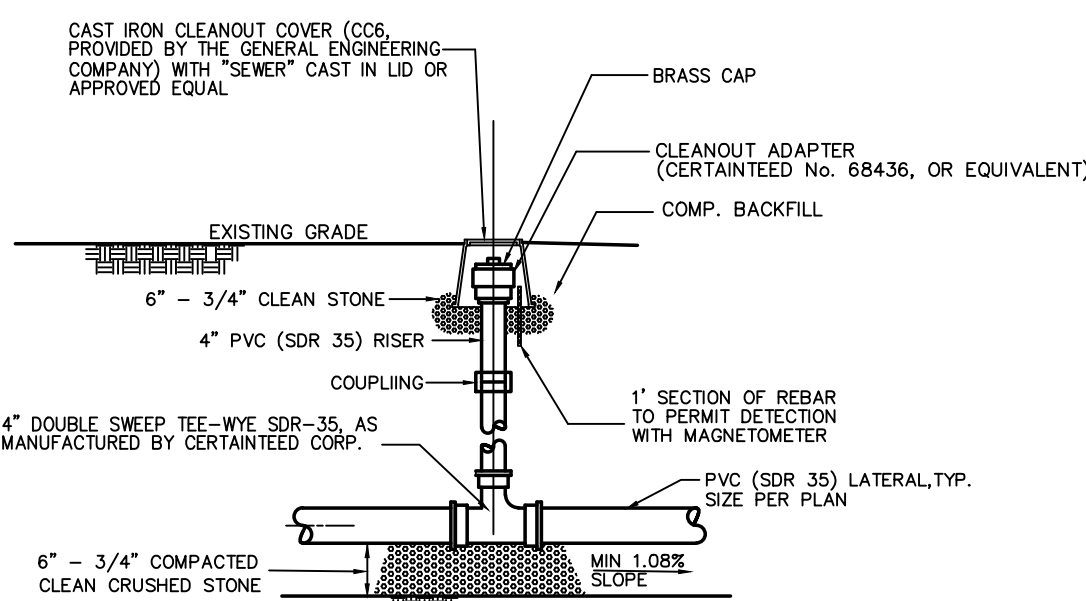
LOT 1.01 BLOCK 174

WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

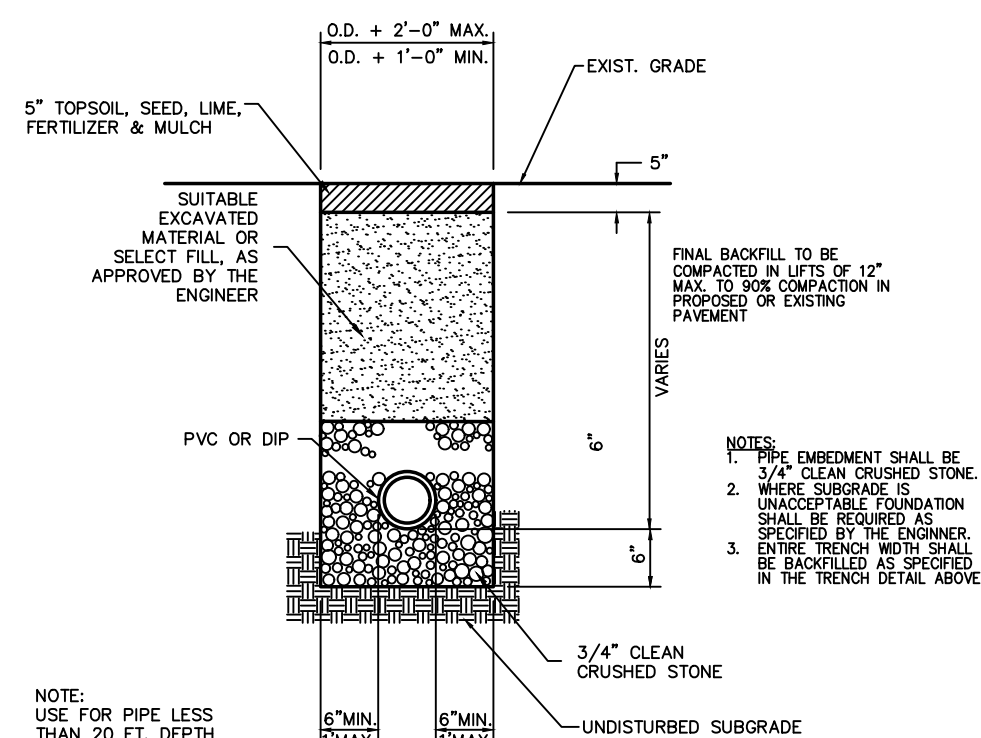
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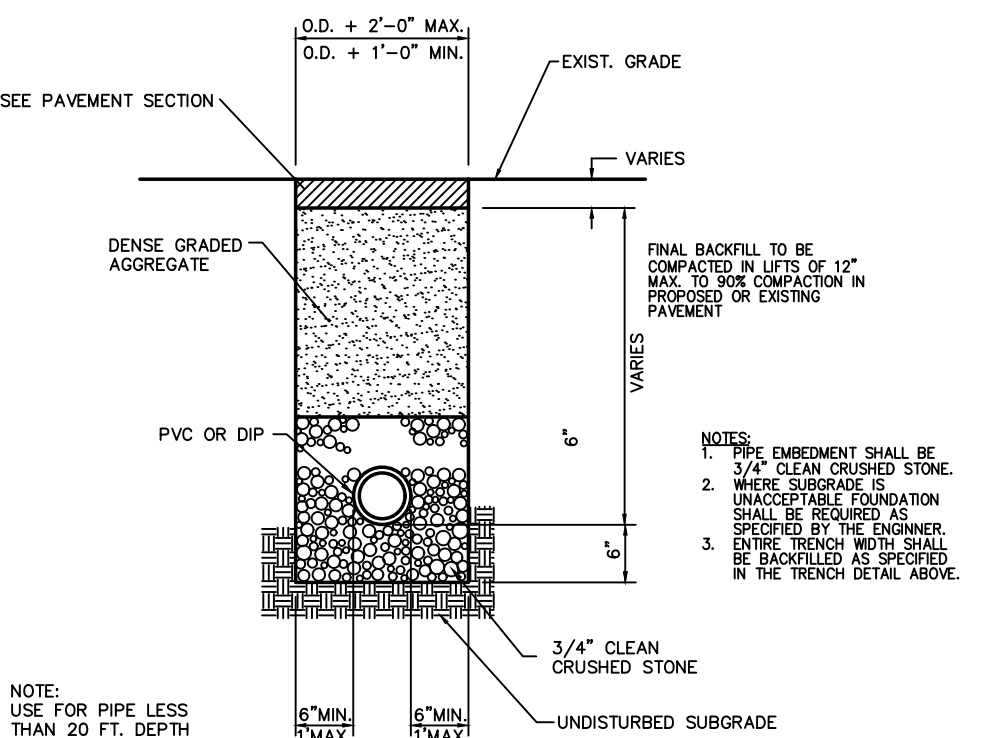
BOLLARD DETAIL
NO SCALE



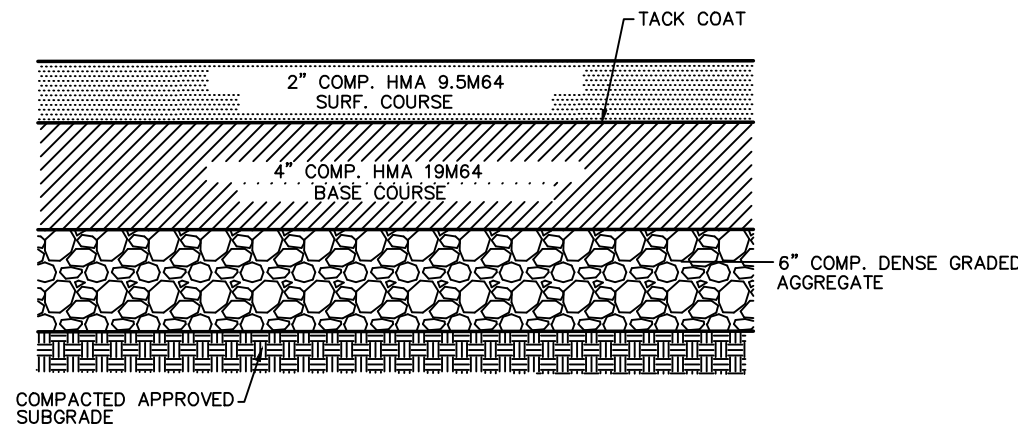
SANITARY CLEANOUT DETAIL
N.T.S.



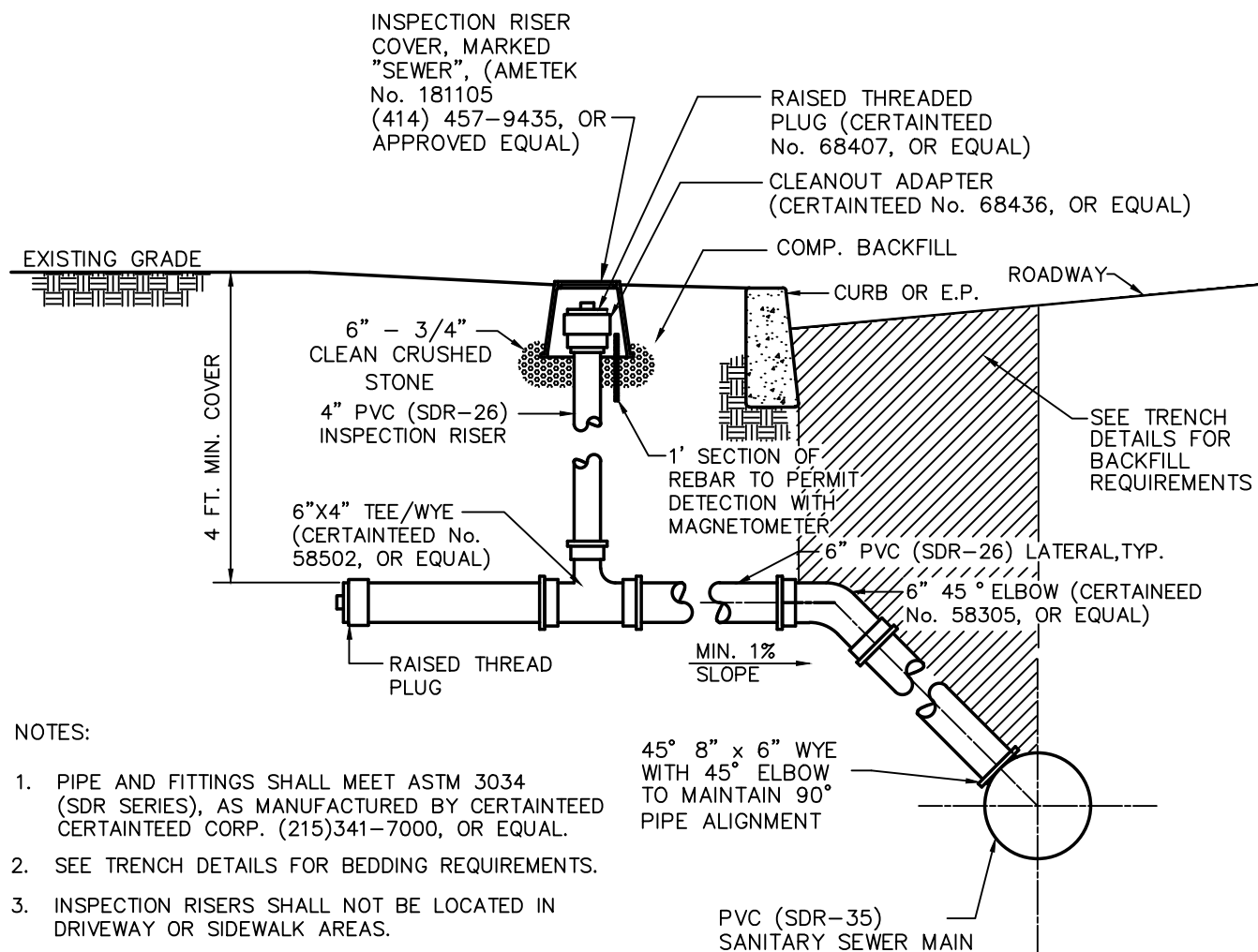
SANITARY SEWER TRENCH: OFF-ROAD
NOT TO SCALE



SANITARY SEWER TRENCH: PAVEMENT AND SIDEWALK AREAS
NOT TO SCALE



PAVEMENT CROSS SECTION
NOT TO SCALE



SERVICE LATERAL CONNECTION
N.T.S.

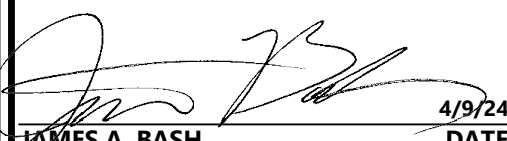
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JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 246052258005
4/9/24
DATE

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4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 688-1100
CERT. OF AUTHORIZATION NO. 246A2812300

**CONSTRUCTION
DETAILS
FOR**

**MODULAR HOUSING
CRESTMONT COUNTRY
CLUB**

DATE: APRIL 9, 2024
SCALE: AS NOTED
DESIGNED BY: J.A.B.
DRAWN BY: R.R.F.
CHECKED BY: J.A.B.
JOB NUMBER: 2402WOT

LOT 1.01 BLOCK 174

WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

06 of 06