

SCALE: 1"=20'
BEARINGS BASED ON RECORDS

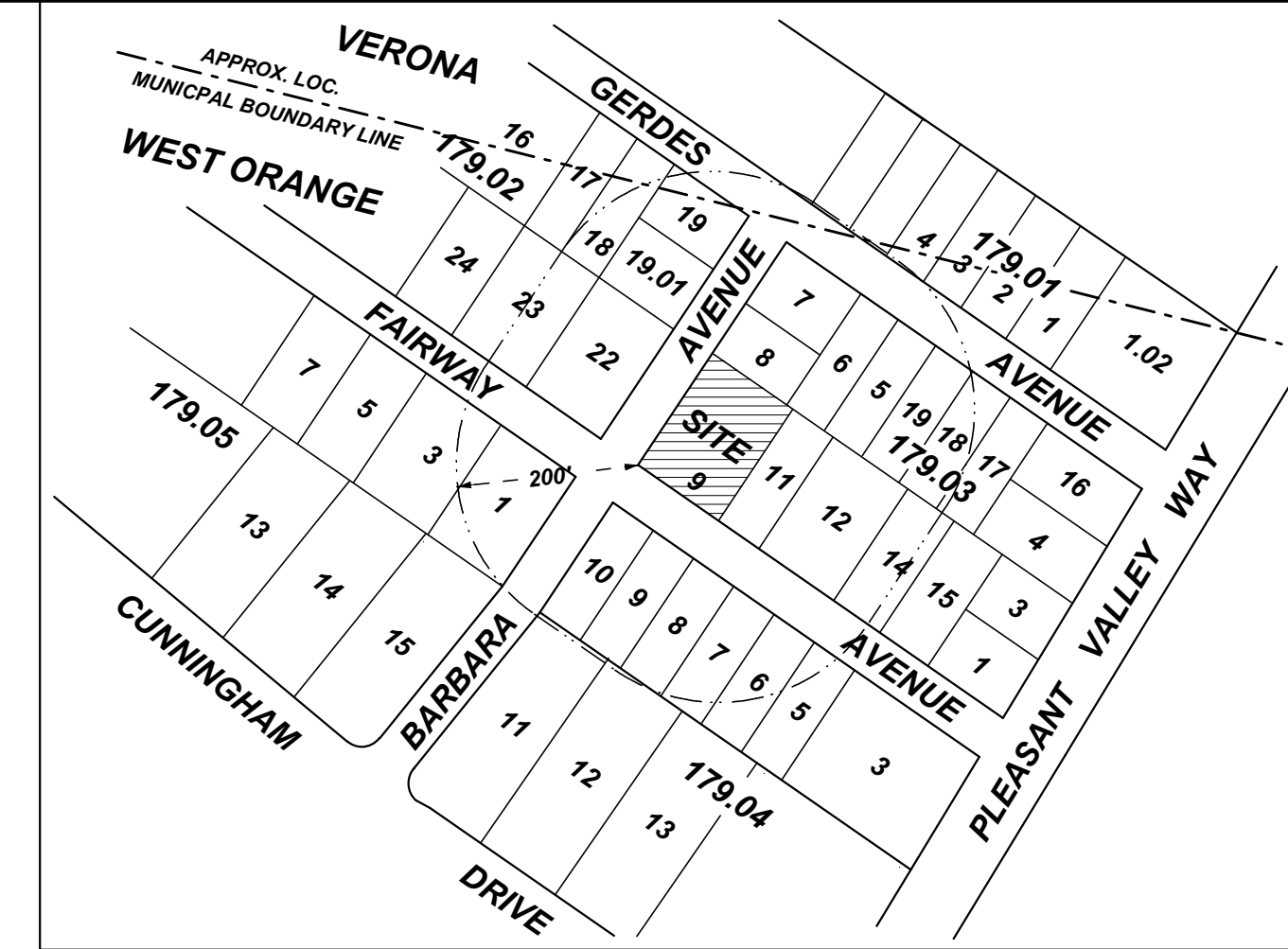
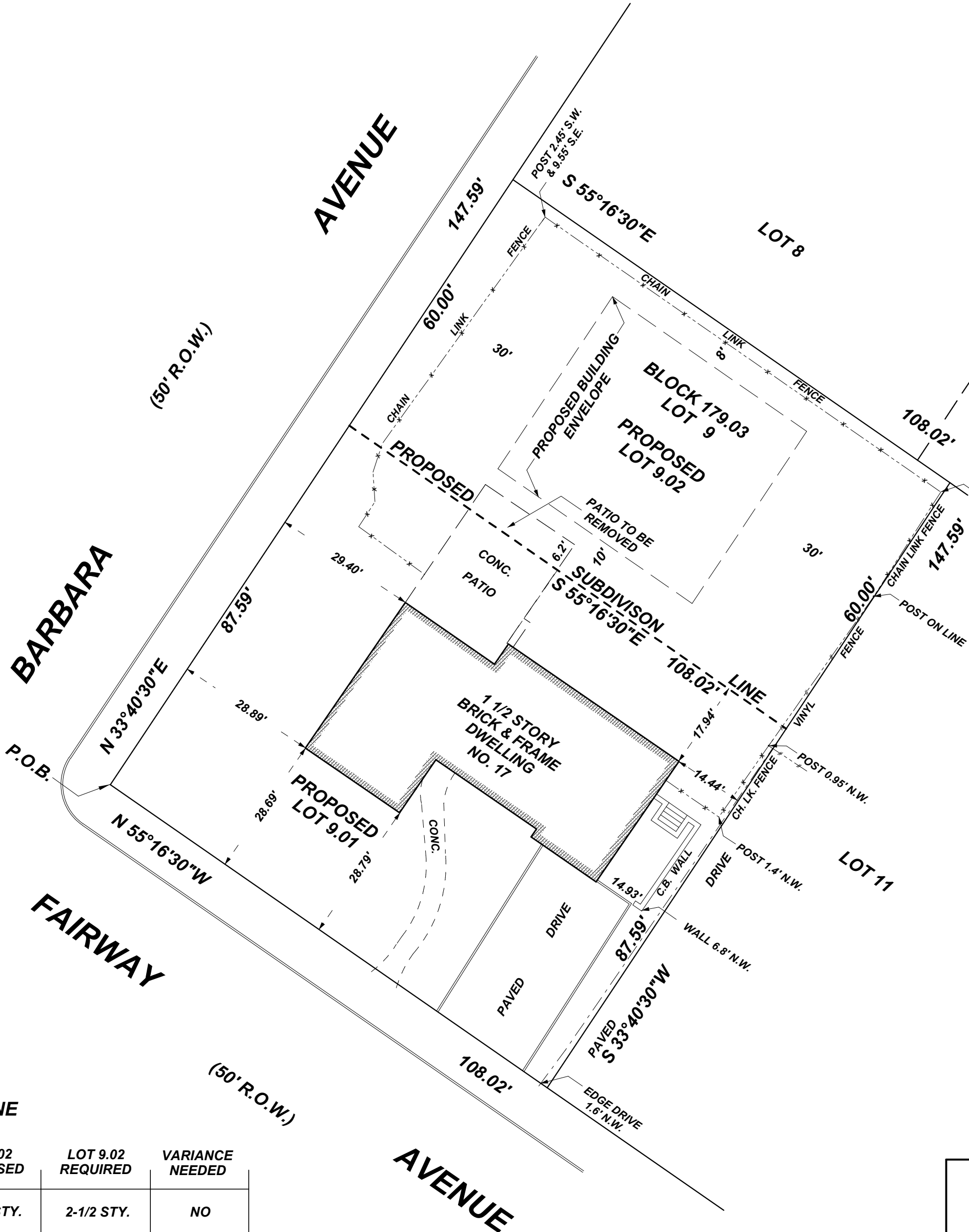
WEST ORANGE PLANNING BOARD APPROVALS:

CHAIRPERSON	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

ZONING REQUIREMENTS: R-6 ZONE

	LOT 9.01 PROPOSED	LOT 9.01 REQUIRED	LOT 9.02 PROPOSED	LOT 9.02 REQUIRED	VARIANCE NEEDED
MAXIMUM HEIGHT	1-1/2 STY.	2-1/2 STY.	2-1/2 STY.	2-1/2 STY.	NO
MINIMUM LOT AREA	9459.88 SQ. FT.	6000 SQ. FT.	6480.11 SQ. FT.	6000 SQ. FT.	NO
MINIMUM LOT AREA PER UNIT	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	NO
MINIMUM LOT WIDTH	60'	108.02'	60'	60'	NO
MINIMUM FRONT YARD	28.69**	30'	30'	30'	EXISTING
MINIMUM SIDE YARD	28.89' & 14.44'	10' & 8'	10' & 8'	10' & 8'	NO
MIN. SIDE/FRONT YARD COR. LOT	20'	28.89'	N/A	N/A	NO
MINIMUM REAR YARD	17.94' *	30'	30'	30'	EXISTING
MAXIMUM BLDG. COVERAGE	21.15%	35%	35%	35%	NO
MAXIMUM LOT COVERAGE	38.59%	45%	45%	45%	NO
MIN. SPACING BTWN. BLDGS.	N/A				

A WRITTEN "WAIVER AND DIRECTION NOT TO SET
CORNER MARKERS" HAS BEEN OBTAINED FROM THE
ULTIMATE USER PURSUANT TO P.L. 2003 c.14 (N.J.S.A.
45:8-36.3) AND N.J.A.C. 13:40-5.1(d)



200' RADIUS AND AREA MAP
SCALE: 1"=100'

LOT COVERAGE DATA:

LOT 9 BEFORE SUBDIVISION: 3787 SQ. FT. OR 23.76%
BLDG. COVERAGE: 2001 SQ. FT OR 15.55%

PROPOSED LOT 9.01: 3651 SQ. FT. OR 38.59%
BLDG. COVERAGE: 2001 SQ. FT. OR 21.15%

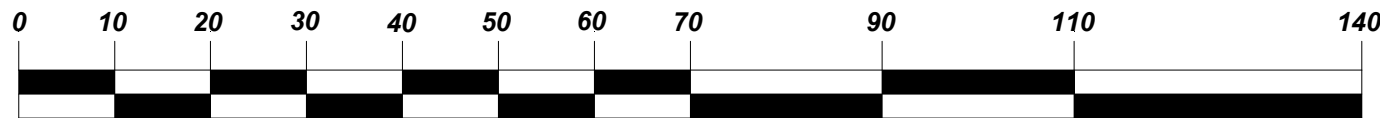
PROPOSED LOT 9.02: 45% MAXIMUM IMPERVIOUS COVERAGE
BUILDING COVERAGE 35% MAXIMUM

AREA CHART:

LOT 9 BEFORE SUBDIVISION: 15939.99 SQ. FT.

PROPOSED LOT 9.01 AFTER SUBDIVISION: 9459.88 SQ. FT.

PROPOSED LOT 9.02 AFTER SUBDIVISION: 6480.11 SQ. FT.



GRAPHIC SCALE: 1"=20'

MINOR SUBDIVISION MAP
LOT 9 IN BLOCK 179.03
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, N.J.

REVISED MAR. 4, 2024

CERTIFICATE OF AUTHORIZATION NO. 24GA28046000

SCALE: 1"=20'
DATE: OCT. 24, 2023
DRAWN: G.M.
CHECKED: R.J.H.

THIS SURVEY PREPARED ONLY FOR:
RITA BERMAN,
ALAN G. TREMBULAK, ESQ.

TAX MAP: 179.03-9
SURVEY: 23-30246

RICHARD J. HINGOS, INC.
PROFESSIONAL LAND SURVEYORS
539 VALLEY ROAD P.O. BOX 43752
UPPER MONTCLAIR, N.J. 07043
TELEPHONE: (973) 783-1114
EMAIL: RJHINGOS@COMCAST.NET

GARY S. MOLDOVANY
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 35863

RICHARD J. HINGOS, JR.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43231