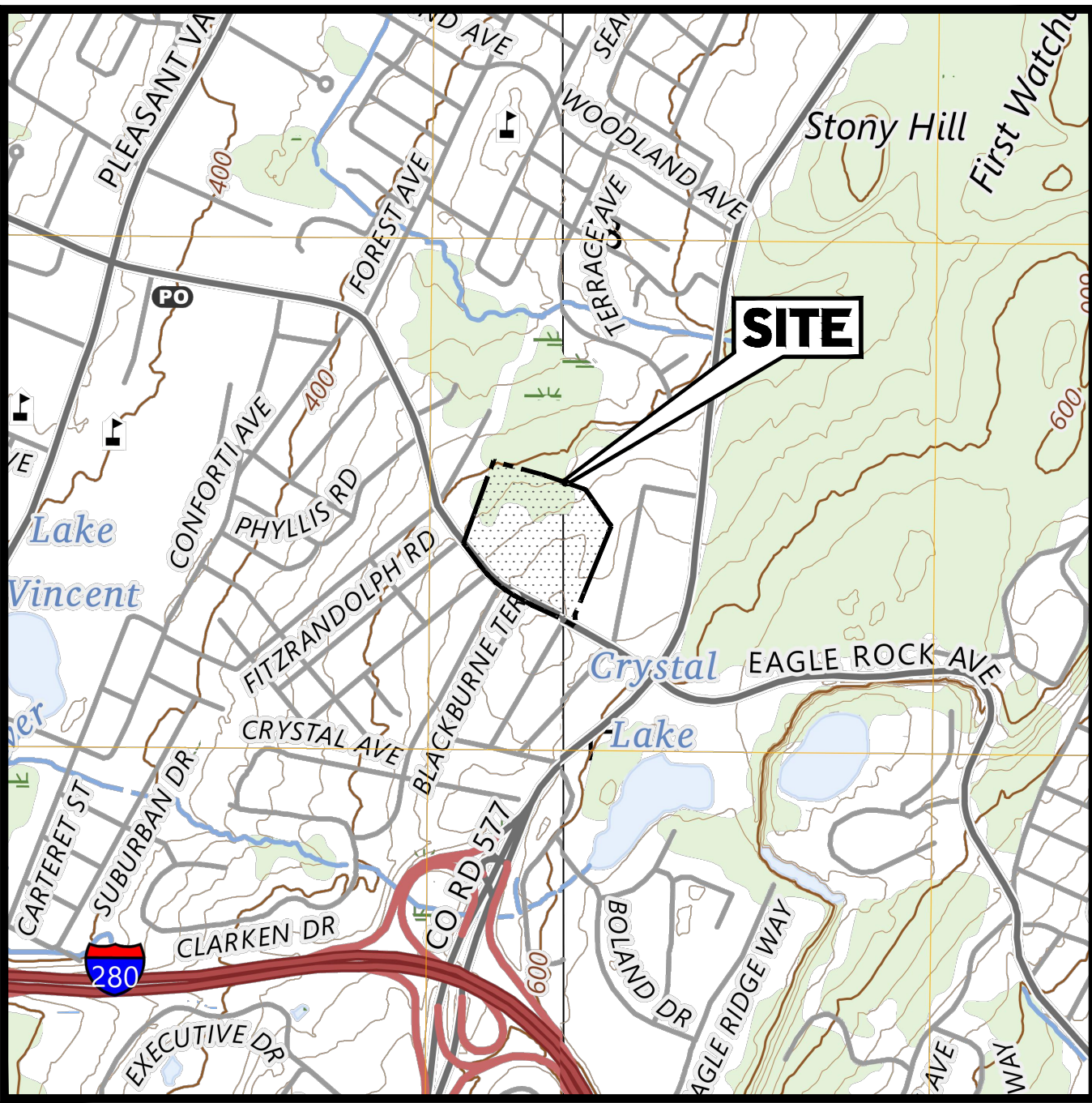




USGS MAP
SCALE: 1" = 1,000'
SOURCE: U.S. GEOLOGICAL SURVEY
CALDWELL AND ORANGE QUADRANGLE

**REFERENCES
AND CONTACTS**

REFERENCES
♦AS-BUILT SURVEY:
CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BLVD., SUITE 100
WARREN, NJ 07059
DATED: 12/12/23, LAST REVISED 06/12/24
JOB # /SURVEY JOB # 01-200022-02
ELEVATIONS: NAVD 1988

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

PROPERTY OWNERS LIST

TOWNSHIP OF WEST ORANGE - WITHIN 200' RADIUS OF BLOCK 152.01 LOT 1445.01
(PER CERTIFIED LIST RECEIVED FROM THE TOWNSHIP OF WEST ORANGE, DATED 12/29/2023)

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
152.01	1	ASANTE, TYBERIUS D & SHARON 514 EAGLE ROCK AVE WEST ORANGE, NJ 07052	153.01	1	LARSEN, JAMES P & YVONNE A. 514 EAGLE ROCK AVE WEST ORANGE, NJ 07052
152.01	3	ARIAS, OLGA & OSWALDO E. 523 EAGLE ROCK AVE WEST ORANGE, NJ 07052	153.01	3	MAAN, RAIFHERDS S. 3 GALLOWAY COURT WEST ORANGE, NJ 07052
152.01	7	PETERE, MARISOL & VELEZ, CARLOS 515 EAGLE ROCK AVE WEST ORANGE, NJ 07052	153.01	6	GILLINGS, CHRISTOPHER M. & DORCA L. 524 EAGLE ROCK AVE WEST ORANGE, NJ 07052
152.01	9	HAMMER, LAWRENCE J. 508 EAGLE ROCK AVENUE WEST ORANGE, NJ 07052	153.2	1	RACANELLI, LUCAS M & MELANIE H. 1 ROBERTSON RD WEST ORANGE, NJ 07052
152.01	10	NICOLASOLI, NICU SEBASTIAN 2 TERRACE AVENUE WEST ORANGE, NJ 07052	153.02	4	CORRETT, TYRONE G & YVETTE L. 500 EAGLE ROCK AVE WEST ORANGE, NJ 07052
152.01	12	DAVENPORT, STEVEN & ALLYSON 4 TERRACE AVENUE WEST ORANGE, NJ 07052	153.02	6	NOESNER, MATTHEW 504 EAGLE ROCK AVE WEST ORANGE, NJ 07052
152.01	15	VOLPE, ANGELA M. ESTATE OF 12 TERRACE AVE WEST ORANGE, NJ 07052	153.02	8	FRIEDA, CARMEN 588 EAGLE ROCK AVE WEST ORANGE, NJ 07052
152.01	17	LUIGI, LOUIS Leticia & VALERIO C. 14 TERRACE AVE WEST ORANGE, NJ 07052	153.02	10	SILVA, JR WALTER & STELLA L. 3 HOBARTSON ROAD WEST ORANGE, NJ 07052
152.01	19	VOLPE, JOSEPH 20 TERRACE AVE WEST ORANGE, NJ 07052	153.02	37	BRADLEY, THOMAS J. I. & THERESA 4 JOHNSON RD WEST ORANGE, NJ 07052
152.01	22	ALBRETT, JACQUELYN & PETER M. 22 TERRACE AVE WEST ORANGE, NJ 07052	153.08	1	RISKO, INES M. 489 EAGLE ROCK AVENUE WEST ORANGE, NJ 07052
152.01	26	MAYHEW, MICHAEL ADAM 26 TERRACE AVENUE WEST ORANGE, NJ 07052	153.08	2	MYRTOLLI, HYSEN & DHURATA 1 BLACKBURN TERRACE WEST ORANGE, NJ 07052
152.01	27	DE FRANCO, W. MARGUERITE 26 TERRACE AVENUE WEST ORANGE, NJ 07052	153.08	4	EWERT, KYLE & BARRON, JENNA 4 HOBARTSON ROAD WEST ORANGE, NJ 07052
152.01	1445	WEST ORANGE PLAZA P.O. BOX 326 PLANKED, NJ 07061	153.14	33	SL 489 EAGLE ROCK AVE LLC 788 MORRIS TRAIL SHORT HILLS, NJ 07078
152.01	1445.01	MAYFAIR FARMS HOLDING CORP. 481 EAGLE ROCK AVENUE WEST ORANGE, NJ 07052	153.15	1	NEISHA, ASIF & GORIE MICHELLE 476 EAGLE ROCK AVE WEST ORANGE, NJ 07052
153	38	ORANGE DEV. LLC 100 MENDIP PARK DR #500 EDISON, NJ 08837	153.15	2	GASTE, PAUL & ANN MARIE 485 EAGLE ROCK AVENUE WEST ORANGE, NJ 07052

ALSO TO BE NOTIFIED:	ALSO TO BE NOTIFIED:
PUBLIC SERVICE ELECTRIC & GAS COMPANY MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, T99 NEWARK, NJ 07102	VERIZON 1 VERIZON WAY BASKING RIDGE, NEW JERSEY 07003-1025
NEW JERSEY AMERICAN WATER COMPANY 167 JOHN F. KENNEDY PARKWAY SHORT HILLS, NJ 07078	TOWNSHIP OF WEST ORANGE MUNICIPAL BUILDING 60 MAIN STREET WEST ORANGE, NJ 07052
CONCAST CABLEVISION 800 RAHWAY AVENUE LINDEN, NJ 07036	

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOULD BE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.

PRELIMINARY & FINAL MAJOR SITE PLAN PROPOSED SITE IMPROVEMENTS

FOR

REMARKABLE FOODS, INC.

MAP 79, BLOCK 152.01, LOT 1445.01

481 EAGLE ROCK AVENUE

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY



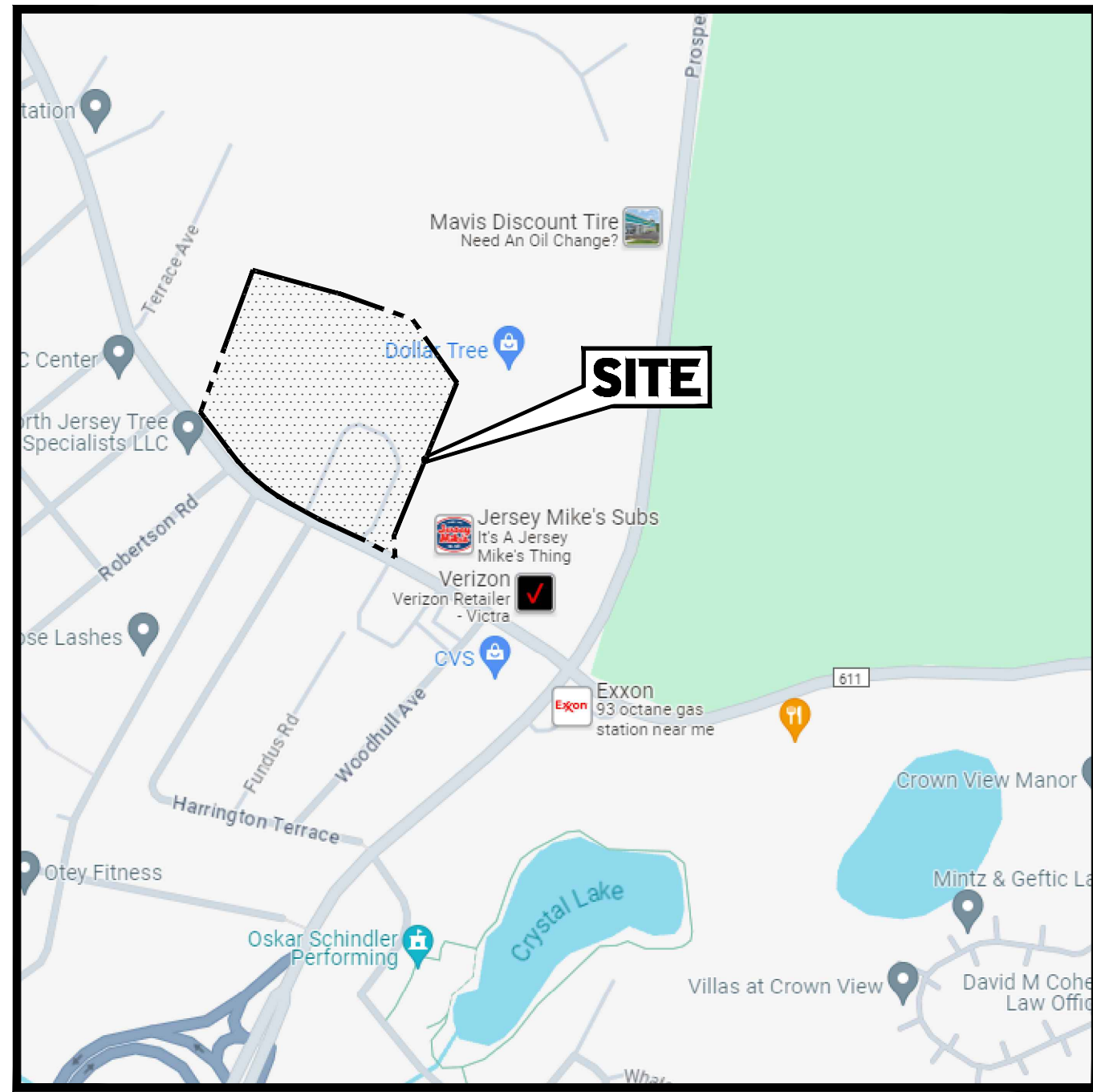
LOCATION MAP
SCALE: 1" = 500'
SOURCE: NEARMAP IMAGES

PREPARED BY

BOHLER

APPLICANT:
WONDER GROUP, INC.
11 COMMERCE DRIVE
CRANFORD, NJ 07016

OWNER:
MAYFAIR FARMS HOLDING CORPORATION
481 EAGLE ROCK AVENUE
WEST ORANGE, NJ 07052



KEY MAP
SCALE: 1" = 600'
SOURCE: GOOGLE MAPS

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE AND GRADING PLAN	C-301
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-801
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-802
CONSTRUCTION DETAILS	C-901
AS-BUILT SURVEY (BY CONTROL POINT ASSOCIATES INC.)	1 OF 1

APPROVAL BLOCK

TOWNSHIP OF WEST ORANGE BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, NEW JERSEY.	
CHAIRMAN OF PLANNING BOARD	DATE
SECRETARY OF PLANNING BOARD	DATE
MUNICIPAL ENGINEER	DATE

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 152.01 LOT 1445.01 AND CONSENT TO THE FILING OF THE APPLICATION.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	06/12/2024	REV. PER CLIENT COMMENTS	CM
2	08/22/2024	REV. PER CLIENT COMMENTS	JH/BC CC JH/BC



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PROJECT No.: NJ0230089-00-2A
DRAWN BY: JH/BC
DATE: 01/03/2024
CAD ID: P-CIVL-COVR

PROJECT:

**PRELIMINARY &
FINAL MAJOR SITE
PLAN**

FOR

**WONDER
GROUP, INC.**

PROPOSED SITE
IMPROVEMENTS

MAP: 79 | BLK: 152.01 | LOT: 1445.01
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC

30 GARBER SQUARE
RIDGEWOOD, NJ 07450
Phone: (551) 307-1400

www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA028161700 & MH000122

B.S. CROWDER

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PENNSYLVANIA LICENSE No. 088764
NEW YORK LICENSE No. 100802

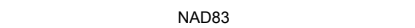
SHEET TITLE:

**COVER
SHEET**

SHEET NUMBER:

C-101

REVISION 2 - 08/22/2024

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PROJECT No.:	NJD230089.00
DRAWN BY:	
CHECKED BY:	JH
DATE:	01/03/20
CAD I.D.:	P-CIVL-EX

PRELIMINARY &

FOR _____

PROPOSED SITE IMPROVEMENTS

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BOHLER ENGINEERING N.J., LLC

30 GARBER SQUARE
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SHEET NUMBER

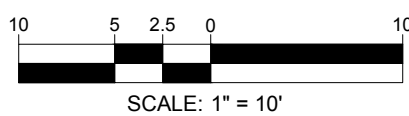
C-201

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ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

**THIS PLAN TO BE UTILIZED FOR
DEMOLITION PURPOSES ONLY**



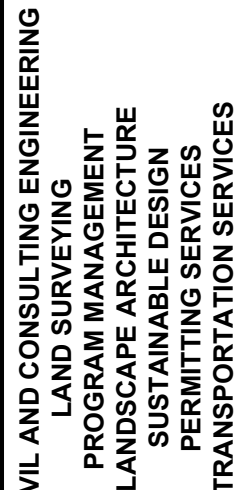
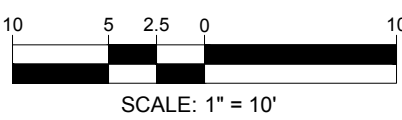


PARTIAL SITE PLAN NOTE

(Rev. 1/2023)

THE SITE DESIGN INFORMATION INCLUDING, BUT NOT LIMITED TO, DRAWINGS, NOTATIONS AND/OR CALCULATIONS WHICH THE PROFESSIONAL OF RECORD AND BOHLER ENGINEERING, NJ, LLC (HEREIN "BOHLER") ARE PROVIDING WITHIN THIS PLAN IS STRICTLY LIMITED TO THE AREA OF THE SITE WHICH IS DESCRIBED AS THE "SUBJECT AREA OF THIS PLAN." ANY INFORMATION WHICH IS INCLUDED ON THIS PLAN, BUT IS NOT INCLUDED IN THE AREA DESCRIBED AS THE "SUBJECT AREA OF THIS PLAN" CONSTITUTE GRAPHICAL REPRESENTATIONS OF EXISTING CONDITIONS ONLY, TAKEN FROM THE RECORD DRAWINGS OF THE PROJECT. THE INFORMATION IS NOT INTENDED FOR ILLUSTRATION PURPOSES ONLY. "GRAPHICAL REPRESENTATIONS OF THE EXISTING CONDITIONS" ARE NOT PART OF THE PROFESSIONAL OF RECORD AND BOHLER WORK AND ARE NOT PART OF THE SITE DESIGN. THE PROFESSIONAL OF RECORD AND BOHLER, CONSEQUENTLY, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE GRAPHICAL REPRESENTATIONS.

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AND GRADING LAYOUT PURPOSES ONLY**



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PROJECT No.:	NJD230089-00-
DRAWN BY:	
CHECKED BY:	JH/
DATE:	01/03/20
CAD I.D.:	P-CIVL-SI

PROJECT:

PRELIMINARY &

**PRELIMINARY &
FINAL MAJOR SITE
PLAN**

FOR _____

**WONDER
GROUP, INC.**

PROPOSED SITE IMPROVEMENTS

MAP: 79 | BLK: 152.01 | LOT: 1445.0
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER //

BOHLER ENGINEERING NJ, LLC

30 GARBER SQUARE

RIDGEWOOD, NJ 07453
Phone: (551) 307-1400

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B.S. CROWDER

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NEW YORK LICENSE No. 100802

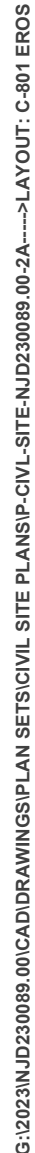
SHEET TITLE

SITE AND GRADING PLAN

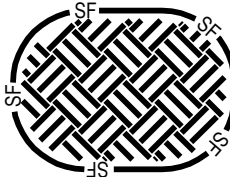
SHEET NUMBER

C-301

REVISION 2 - 08/22/2024

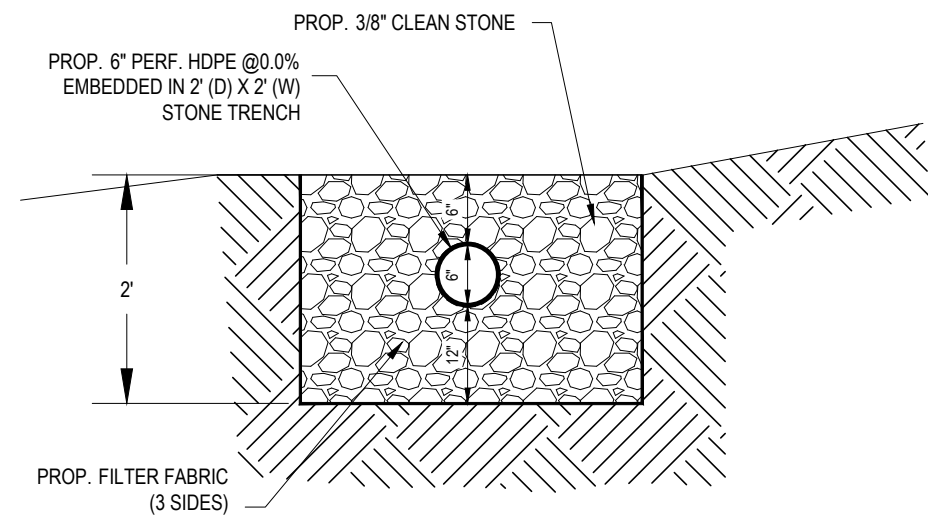
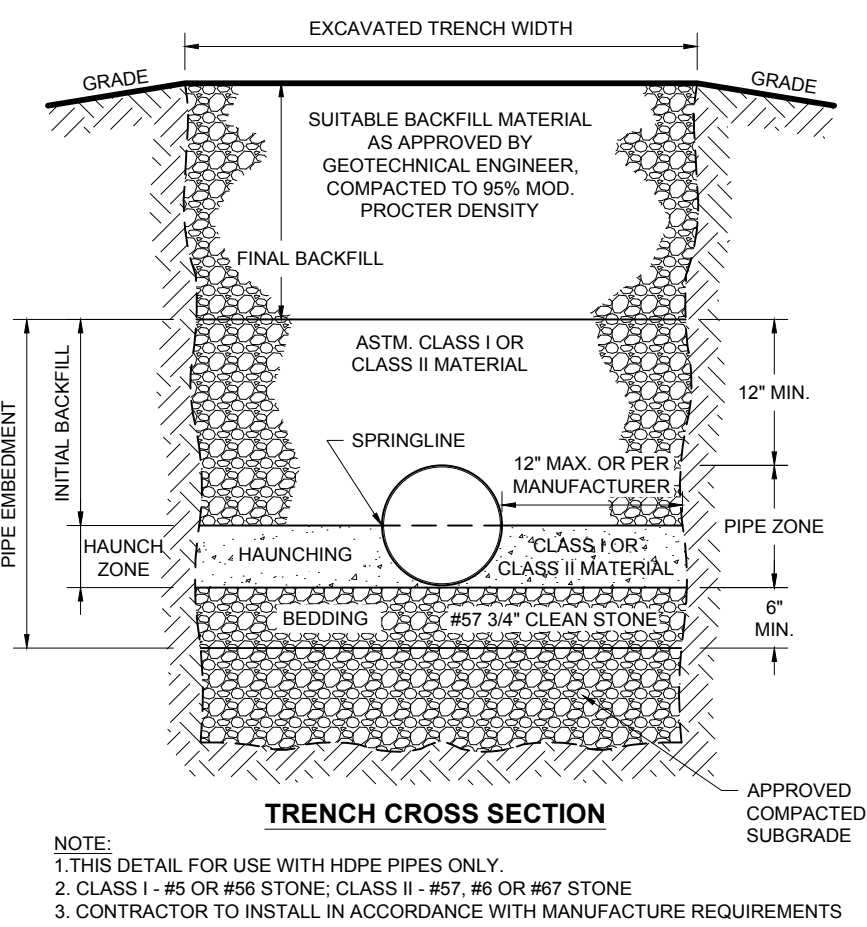


(Rev. 5/2023)

- | | |
|---|--|
| <h1 style="text-align: center;">LEGEND</h1> <h2 style="text-align: center;">PROPOSED</h2> | |
|  | SILT FENCE |
|  | LIMIT OF DISTURBANCE |
|  | TREE PROTECTION FENCE |
|  | DUST CONTROL |
|  | TEMPORARY STOCK PILE |
|  | BOONCTON - URBAN LAND,
BOONCTON SUBSTRATUM
COMPLEX 8 TO 15 PERCENT
SLOPES |
|  | URBAN LAND, BOONCTON
SUBSTRATUM, 0 TO 8 PERCENT
SLOPES |

SCALE: 1" = 20'

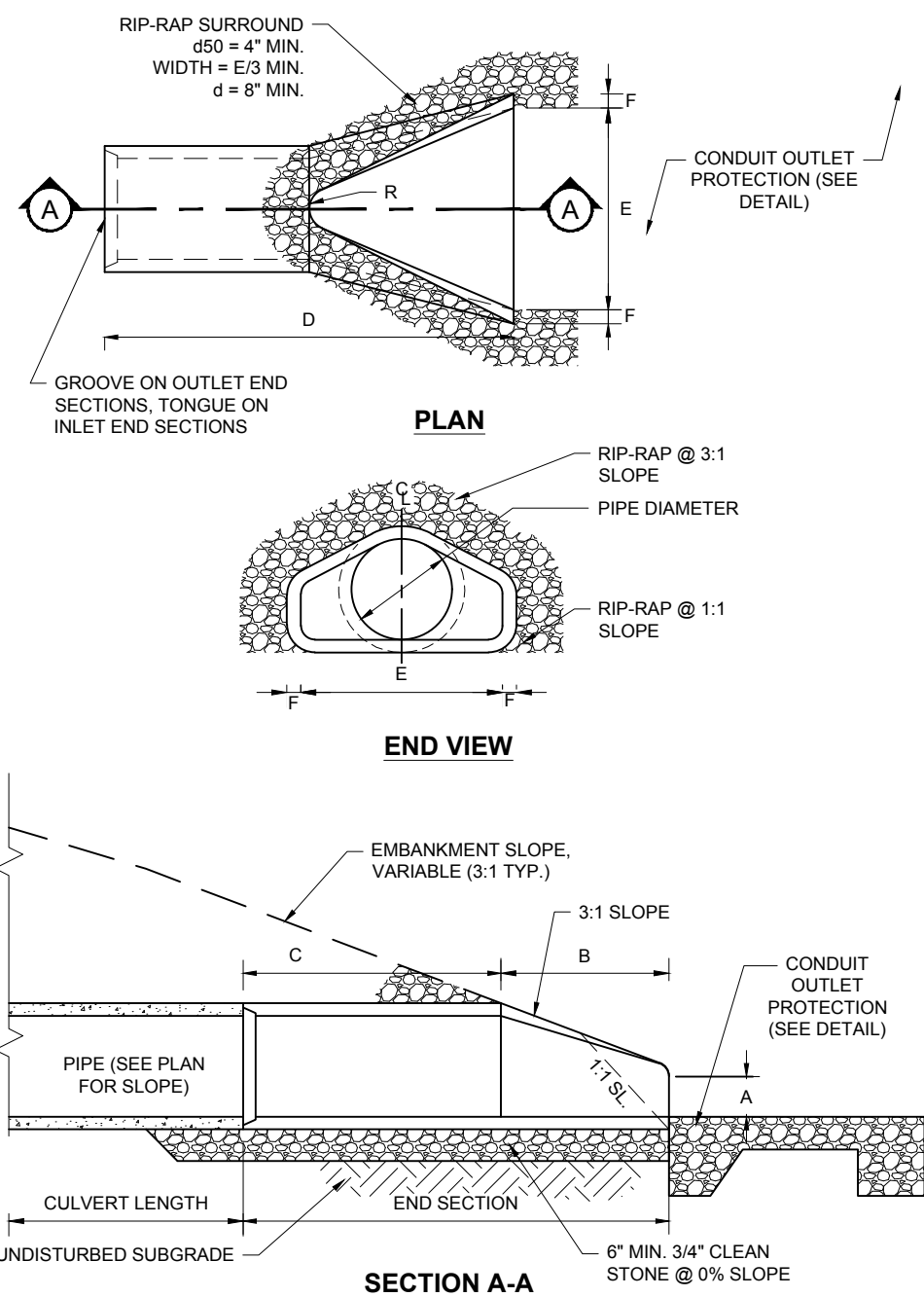
REVISION 2 - 08/22/2024



1

2

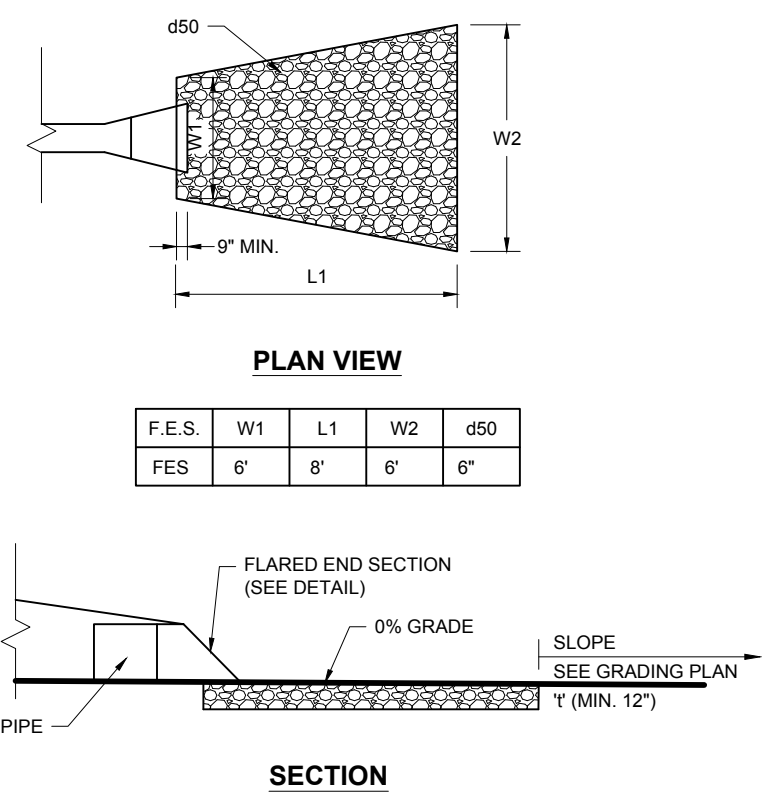
3



DIA.	A	B	C	D	E	F	R
15"	6"	2-3"	3-10"	6-1"	3-0"	2-4"	7 1/2"
18"	9"	2-3"	3-10"	6-1"	3-0"	2 1/2"	7 1/2"
21"	9"	3-0"	3-1"	6-1"	3-6"	2 3/4"	8"
24"	9 1/2"	3-7 1/2"	2-5"	6-1 1/2"	4-0"	3-2"	8"
24"	10 1/2"	4-0"	2 1/2"	6-1 1/2"	4-0"	3 1/4"	9"
30"	12"	4-6"	7-13 3/4"	6-13 3/4"	5-0"	3 1/2"	8"
33"	13 1/2"	4-10 1/2"	3-1 1/2"	8-0"	5-6"	3 3/4"	9"
36"	15"	5-3"	2-9"	8-0"	6-0"	4"	10"
42"	21"	5-3"	2-9"	8-0"	6-6"	4 1/2"	11"
48"	24"	6-0"	2-9"	8-0"	7-0"	5"	12"

NOTE:
FOR PROPOSED 15" DIA. PIPE OR SMALLER, USE DIMENSIONS SPECIFIED FOR 18" DIA. PIPE

5



4

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CAD I.D.: P-CIVL-SI

PROJECT:

**PRELIMINARY &
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PLAN**

— Fc

**WONDER
GROUP, INC.**

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MAP: 79 | BLK: 152.01 | LOT: 1445.0
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NEW YORK LICENSE No. 100802

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER

C-901

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