

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

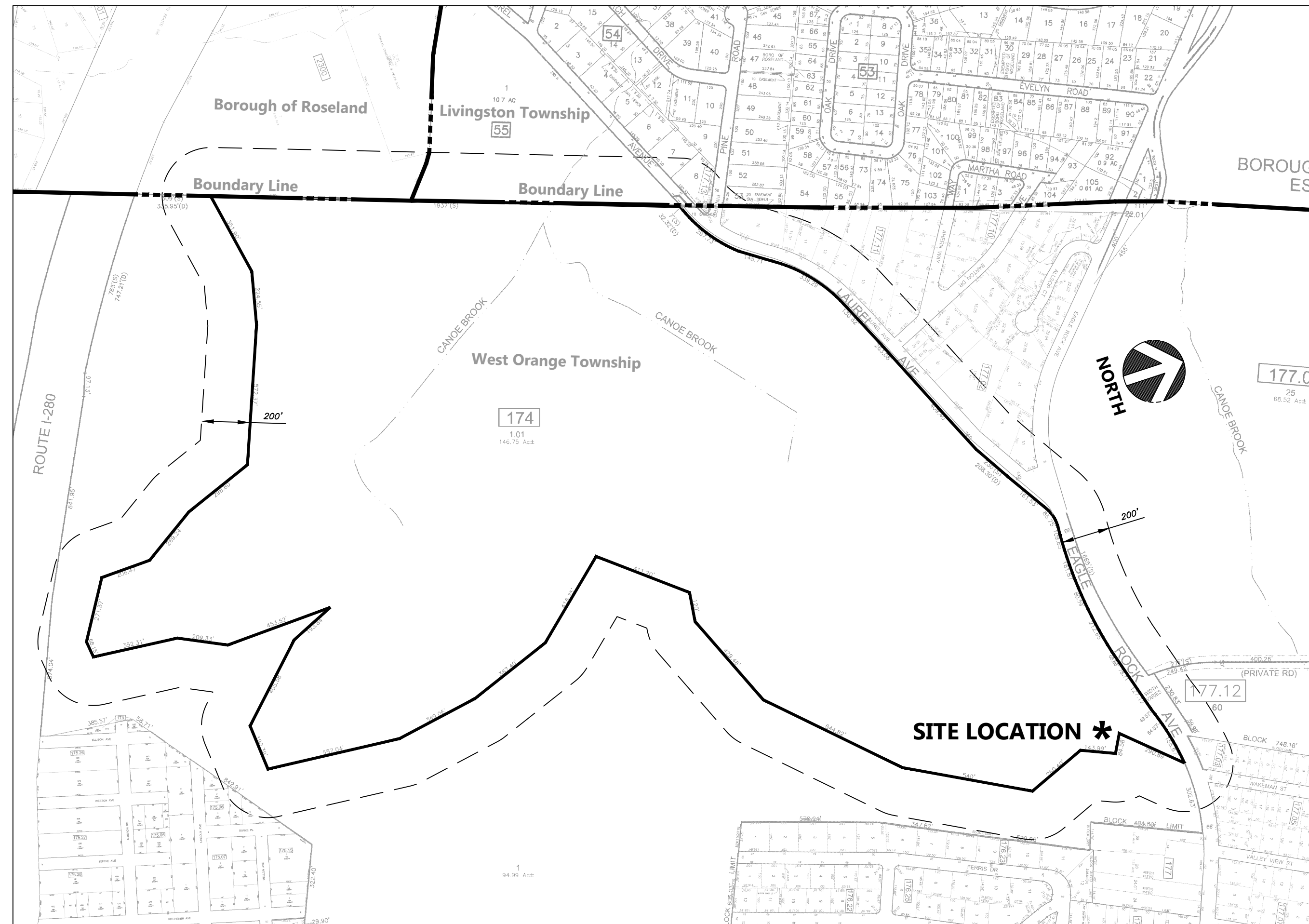
LIST OF REQUIRED APPROVALS:

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

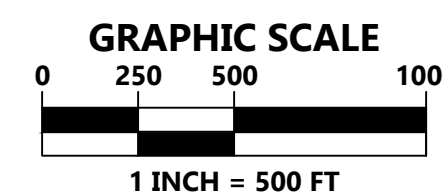
ZONING BOARD APPROVAL:

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

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE



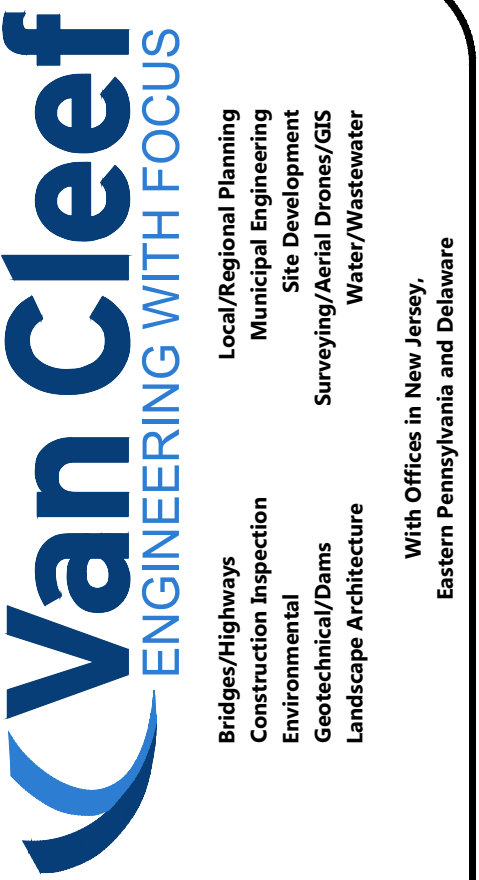
SITE LOCATION MAP



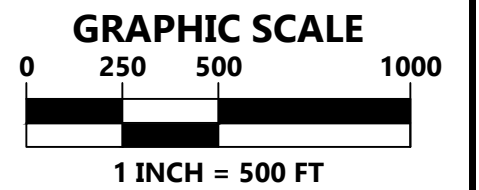
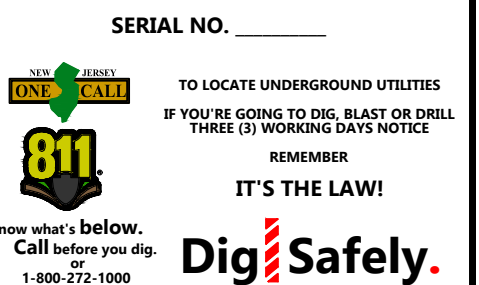
VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (609) 689-1100
CERT. OF AUTHORIZATION NO. 24GA28132300

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
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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
9/16/24
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

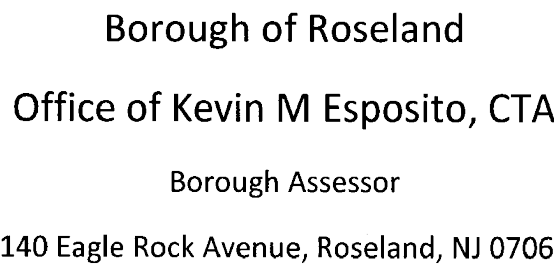
CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200 FEET

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 Rahway Avenue
Union, NJ 07083

Shade Tree Commission
140 Eagle Rock Avenue
Roseland, NJ 07068

created on 4/1/2024

Subject Property(s) (1)

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

Adjoining Properties (27)

West Orange Township	174	1	EAGLE ROCK AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE NJ	07052
West Orange Township	174	1.01	750 EAGLE ROCK AVENUE	CRESTMONT COUNTRY CLUB	750 EAGLE ROCK AVENUE	WEST ORANGE,NEW JERSEY	07052
West Orange Township	175.06	1	LINCOLN AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.06	2	LINCOLN AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.06	5	BURKE PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.06	6	BURKE PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	177.01	25	EAGLE ROCK AVENUE	ESSEX FELS COUNTRY CLUB	219 DEVON ROAD	ESSEX FELS, NEW JERSEY	07021
West Orange Township	177.02	15.01	23 LAUREL AVENUE	SUN KING PRIVATE LIMITED	23 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.02	15.02	31 LAUREL AVENUE	EMMR LIMITED PARTNERSHIP	196 DEVON ROAD	ESSEX FELS, NJ	07021
West Orange Township	177.02	15.03	29 LAUREL AVENUE	BUTKOV, NIKOLAS	29 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.02	15.04	3 BARTON DRIVE	LI, HAIBING, & PEI LIU	3 BARTON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	177.02	18	7 LAUREL AVENUE	MARTINEZ, ANABEL	7 LAUREL AVENUE	WEST ORANGE, NJ	07052
West Orange Township	177.02	19	1 LAUREL AVENUE	EMMR LIMITED PARTNERSHIP % ELI CORI	196 DEVON ROAD	ESSEX FELS, NJ	07021
West Orange Township	177.03	1	753 EAGLE ROCK AVENUE	MEJIA, TELESFORO & CARMELA	753 EAGLE ROCK AVENUE	WEST ORANGE, NJ	07052
West Orange Township	177.03	3	21 WAKEMAN STREET	SMERALDO, PETER & KIM	21 WAKEMAN STREET	WEST ORANGE, N.J.	07052
West Orange Township	177.05	1	22 WAKEMAN STREET	OKOLIE, FLEETA BURGESS & HENRY	22 WAKEMAN STREET	WEST ORANGE, NJ	07052
West Orange Township	177.11	1	4 BARTON DRIVE	KOUASSI, ALAIN J. & ALICIA T.	4 BARTON DR	WEST ORANGE, NJ	07052
West Orange Township	177.11	2	2 AHERN WAY	ALAS, DEVRIM & MELANIE	2 AHERNE WAY	WEST ORANGE, NJ	07052
West Orange Township	177.11	6	41 LAUREL AVENUE	MORANA, FRANK & MARIE	41 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	7	49 LAUREL AVENUE	CERPA, MARIBEL & OBLITAS,AURORA	49 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	10	59-61 LAUREL AVENUE	BHANDARI,VINIL+PREMKUMAR,VANDANA	59-61 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.11	11	55 LAUREL AVENUE	KAY, JILLIAN ALYN	55 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	11.01	57 LAUREL AVENUE	HARRIS, PAUL JR & MUNFORD, LORETTA	57 LAUREL AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.11	12	51 LAUREL AVENUE	GRABOWSKI, PAUL L & JEANNINE	51 LAUREL AVENUE	WEST ORANGE, NJ	07052
West Orange Township	177.11	13	45 LAUREL AVENUE	KELLY, JERRY DAVID & ALEXANDRA	45 LAUREL AVE	WEST ORANGE, NJ	07052
West Orange Township	177.12	60	757 EAGLE ROCK AVENUE	PLEASANTDALE CHATEAU & CONFER. INC.	757 EAGLE ROCK AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	177.13	1	ROSELAND	ASSESSED IN ROSELAND	ASSESSED IN ROSELAND	ASSESSED IN ROSELAND	00000

Livingston Township	2300	7	LAUREL AVENUE	CRESTMONT COUNTRY CLUB	P.O. BOX 358	WEST ORANGE, NJ	07052
Livingston Township	2300	7.01	LAUREL AVENUE	SS NICHOLAS,CONSTANTINE&HELEN G.O.C	80 LAUREL AVE.	ROSELAND, NJ	07068
Roseland Borough	49	53	4 PINE ROAD	LANCIA, NICHOLAS JR	4 PINE ROAD	ROSELAND, NJ	07068
Roseland Borough	54	7	67 LAUREL AVENUE	AMIRATA, HEIDI B.	67 LAUREL AVE.	ROSELAND, N.J.	07068
Roseland Borough	54	8	63 LAUREL AVENUE	MANUSIS, MICHAEL & FLORINA B	63 LAUREL AVE	ROSELAND, NJ	07068
Roseland Borough	55	1	78 LAUREL AVE.	CRESTMONT COUNTRY CLUB	750 EAGLE ROCK AVE.	WEST ORANGE, N.J.	07052



Van Cleef
ENGINEERING WITH FOCUS

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]

1	REVISE PER ENGINEER REVIEW DATED 8/15/24	JB	09/16/24
REV	DESCRIPTION	AUTH	DATE

SERIAL NO. _____



PLAN NOTATION

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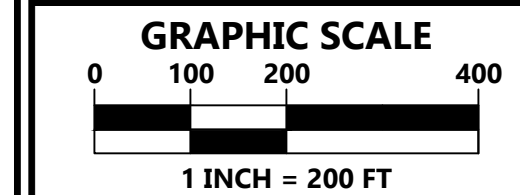
NOTE:
EXISTING CONDITIONS SHOWN HEREON IS BASED UPON A SURVEY
MAP AND LAND MERGER/MINOR SUBDIVISION FOR THE
CRESTMONT COUNTRY CLUB, PREPARED BY GC STEWART
ASSOCIATES INC., DWG. NO. 07-4137, DATED AUGUST 23, 2003,
BEARING A LATEST REVISION DATE JUNE 6, 2007.

REV	DESCRIPTION	AUTH	DATE
1	REVISE PER ENGINEER REVIEW DATED 8/15/24	J.B.	09/16/24

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.



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APPLICABLE PARTY.

JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 24605258005

9/16/24
DATE

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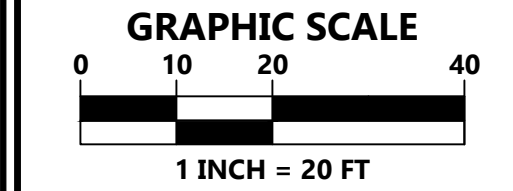
EXISTING CONDITION & DEMOLITION PLAN
SCALE: 1"=20'

1	REVISE PER ENGINEER REVIEW DATED 8/15/24	JB	08/16/24
REV/DESCRIPTION		AUTH	DATE

SERIAL NO. _____

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James A. Bash
JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 246052258005
9/16/24
DATE

EXISTING CONDITION & DEMOLITION PLAN
FOR

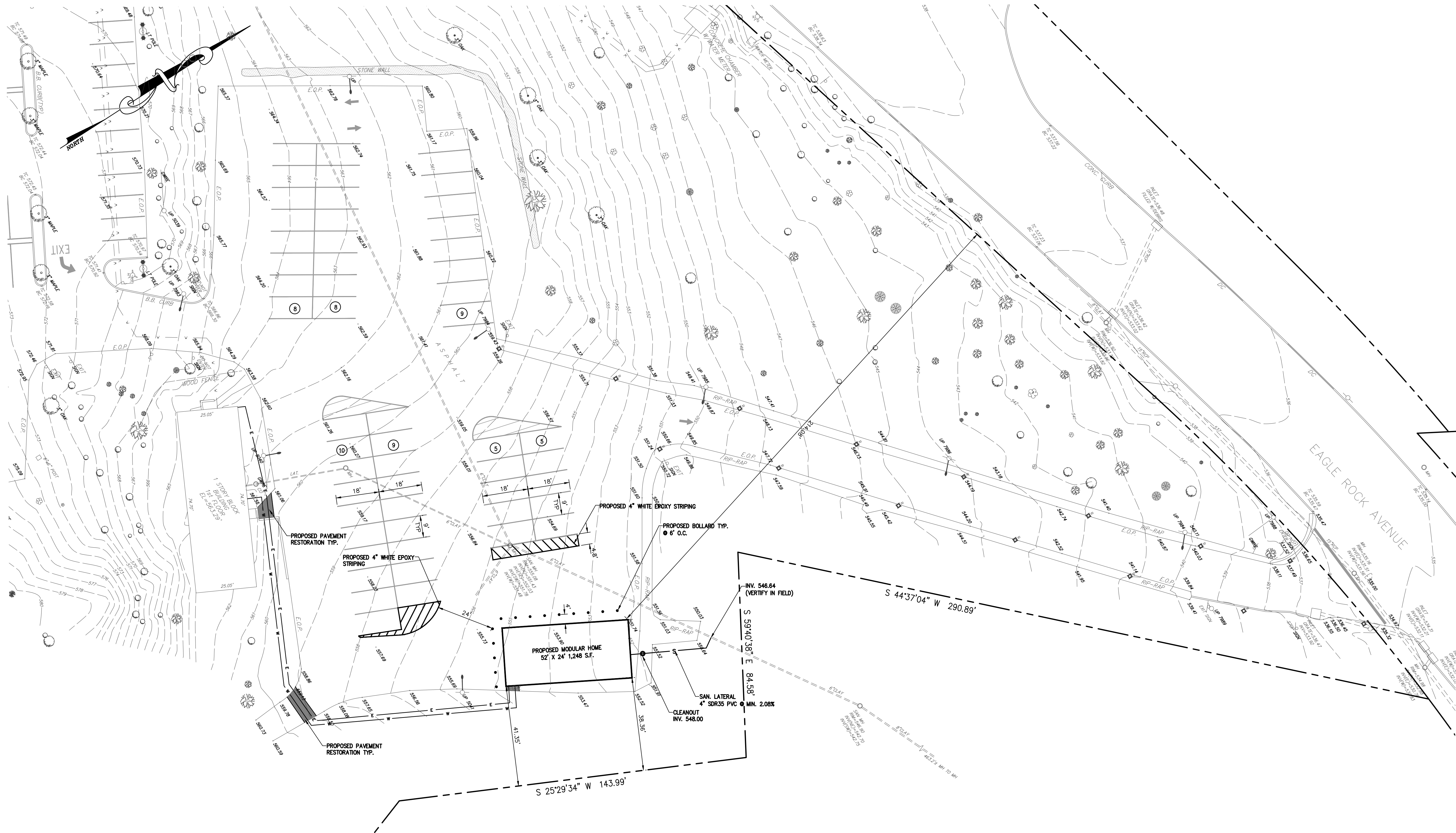
**MODULAR HOUSING
CRESTMONT COUNTRY
CLUB**

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

P:\Projects\2402\WOT DWG\PLAN_CRESTMONT_HOUSING_2402WOT.dwg 11/16/2024 3:08:37 PM



SITE & UTILITY PLAN
SCALE: 1"=20'

PARKING REQUIREMENTS:

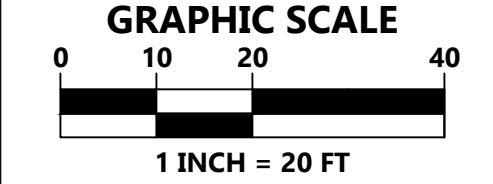
31,500 S.F. CLUB
REQUIRED 1 SPACE/ 45 S.F. = 700 SPACES
EXISTING = 259 SPACES
PROPOSED = 252 SPACES (VARIANCE)

1	REVISE PER ENGINEER REVIEW DATED 8/15/24	JB	09/16/24
REV/DESCRIPTION	AUTH DATE		

SERIAL NO. _____

TO LOCATE UNDERGROUND UTILITIES
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APPLICABLE PARTY.

James A. Bash
JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 246952258005
DATE 9/16/24

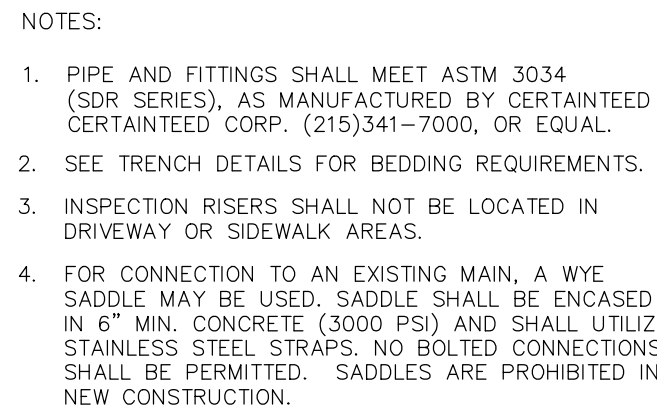
SITE & UTILITY PLAN
FOR

**MODULAR HOUSING
CRESTMONT COUNTRY
CLUB**

DATE:	APRIL 9, 2024
SCALE:	1"=20'
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DRAWN BY:	R.R.F.
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LOT 1.01 BLOCK 174

WEST ORANGE TOWNSHIP
ESSEX COUNTY, NEW JERSEY

[illegible]

1	REVISE PER ENGINEER REVIEW DATED 8/15/24	JB	09/16/24
REV	DESCRIPTION	AUTH	DATE

SERIAL NO. _____



811

**Know what's below.
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1-800-272-1000**

**TO LOCATE UNDERGROUND UTILITIES
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JAMES A. BASH
NEW JERSEY PROFESSIONAL
ENGINEER NUMBER 24GE052258005

9/16/24
DATE



Van Clee
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (609) 669-1100
CERT. OF AUTHORIZATION NO. 246A28132300

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**