



West Orange Township Planning Board Meeting July 31, 2024

West Orange Town Hall - Council Chambers – 66 Main Street

APPEL DESIGN GROUP^{PA}
ARCHITECTS

Appel Design Group P.A. Architects
23 Vreeland Road Suite 260
Florham Park, NJ 07932
973.994.1776
info@ADGarchitects.com



VIEW 1: BUILDING D RENDERING

PROPOSED BUILDING D

WEST ORANGE, NJ



ARTISTIC CONCEPTUAL RENDERING
ACTUAL COLORS AND CONDITIONS
MAY VARY.

5/10/2023



VIEW 2: BUILDING D RENDERING

PROPOSED BUILDING D

WEST ORANGE, NJ



ARTISTIC CONCEPTUAL RENDERING
ACTUAL COLORS AND CONDITIONS
MAY VARY.

5/10/2023



VIEW 3: BUILDING D RENDERING

PROPOSED BUILDING D

WEST ORANGE, NJ





1 CLUBHOUSE NORTH ELEVATION
Scale: 3/32" = 1'-0"



2 CLUBHOUSE EAST ELEVATION
Scale: 3/32" = 1'-0"



3 CLUBHOUSE WEST ELEVATION
Scale: 3/32" = 1'-0"



4 CLUBHOUSE SOUTH ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE		
NOT ALL NOTES MAY APPLY TO THIS SHEET		
TAG	DESCRIPTION	NOTES
1	FIBER CEMENT PANEL (WOOD GRAIN PATTERN)	1. PRODUCTS MAY VARY TO SUIT ARCHITECTURAL INTENT UTILIZING OTHER PRODUCTS OF SIMILAR APPEARANCE AND QUALITY. PRODUCT MANUFACTURERS MAY VARY.
2	WHITE FIBER CEMENT	
3	STONE VENEER	
4	ALUMINUM STOREFRONT	
5	ALUMINUM CANOPY	
6	GRAY FIBER CEMENT	
7	METAL ROOF	
8	FASCIA	
9	RAIL SYSTEM	
10	STONE COPING	
11	SOFFIT (WOOD PATTERN)	
12	METAL PANEL	
13	METAL COPING	
14	BRACKET	



APPEL DESIGN GROUP
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FAX: (973) 977-4466

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO. REVISION BY DATE
1/1 ISSUED FOR REVIEWS PA 08-18-23



LAURANCE D. APPEL, R.A., N.J. # 41-0148
N.J. # 0150-8
P.A. # RA-0150-0

CLUBHOUSE PLANS & ELEVATIONS

DRAWN BY: PA
CHECKED BY: MP
CL EN: G-1-24-0
DATE: 1-24-2023

DRAWING
PB-6.2

TEL: DESIGN GROUP - FILENAME: C:\Users\paul\Documents\TEMP\DWG PLOT DATE: 08/31/2023 1:45 PM BY: PA

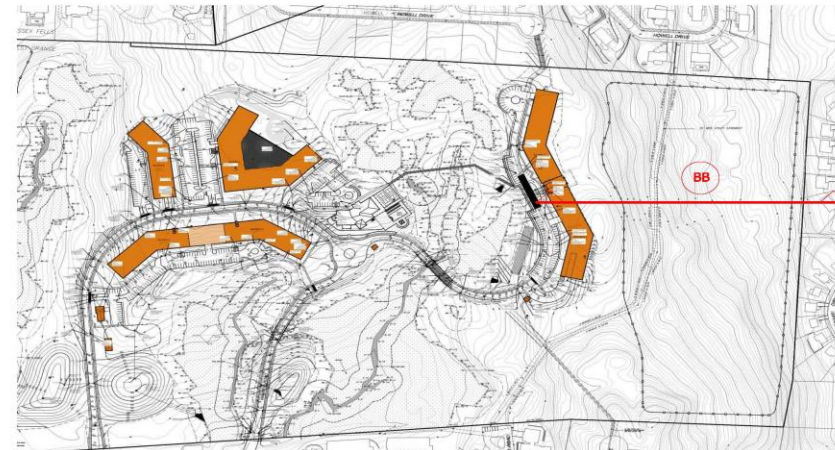
APPEL DESIGN GROUP - FLORHAM, PA CLIENT: GARDEN HOMES WEST ESSEX HIGHLANDS RESERVATION BOUNDARY ISSUED FOR PER 05/09/2023 LING FLOT DATE: 05/09/2023 5:21 PM BY: PA



APPEL DESIGN GROUP
ARCHITECTS

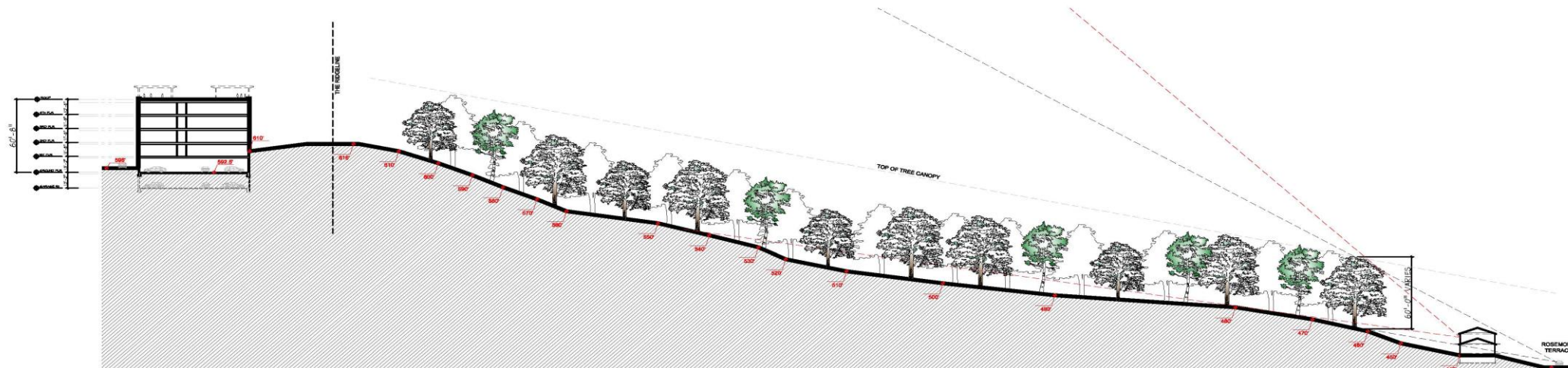
23 VREELAND RD, SUITE 200
FLORHAM PARK, NJ 07932
TEL: (973) 994-1718
FAX: (973) 977-4438

PROPOSED BUILDING D
GARDEN HOMES
WARNER ROAD
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



KEY MAP

Scale: N.T.S



1 DIAGRAMMATIC SITE SECTION BB BUILDING D

Scale: 1"=40'



NOTE:
TOPOGRAPHIC INFORMATION TAKEN FROM PRELIMINARY AND
FINAL SITE PLAN DRAWINGS WEST ESSEX HIGHLANDS
CONDUCTED BY PAUL W. ANDERSEN N.J. PROFESSIONAL
ENGINEER. SEE SITE DRAWINGS FOR ADDITIONAL
INFORMATION.

NO.	REVISION	BY	DATE
1	ISSUE FOR PB	PA	05-09-23



LAWRENCE D. APPEL, R.A. N.J. # AI-01018
NY - 008018
PA - RA 01000-B

DIAGRAMMATIC SITE
STUDY SECTIONS

DRAWN BY: PA
CHECKED BY: MM
CLIENT: GH-LEH-01
DATE: 8-24-2023

DRAWING:

PB-4.4C

DATE: N/A

2022 Submission to Planning Board

APPEL DESIGN GROUP^{PA}
ARCHITECTS

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FAX: (973) 577-4455

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

[illegible]

ODM #:	N/A
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23 VREELAND RD. SUITE 260
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WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-21
	ISSUE FOR P/B	PA	12-20-21

Carth

LAURANCE D. APPEL, R.A. NJ • 201-216-
NY • 201-216-
PA • 216-216-216

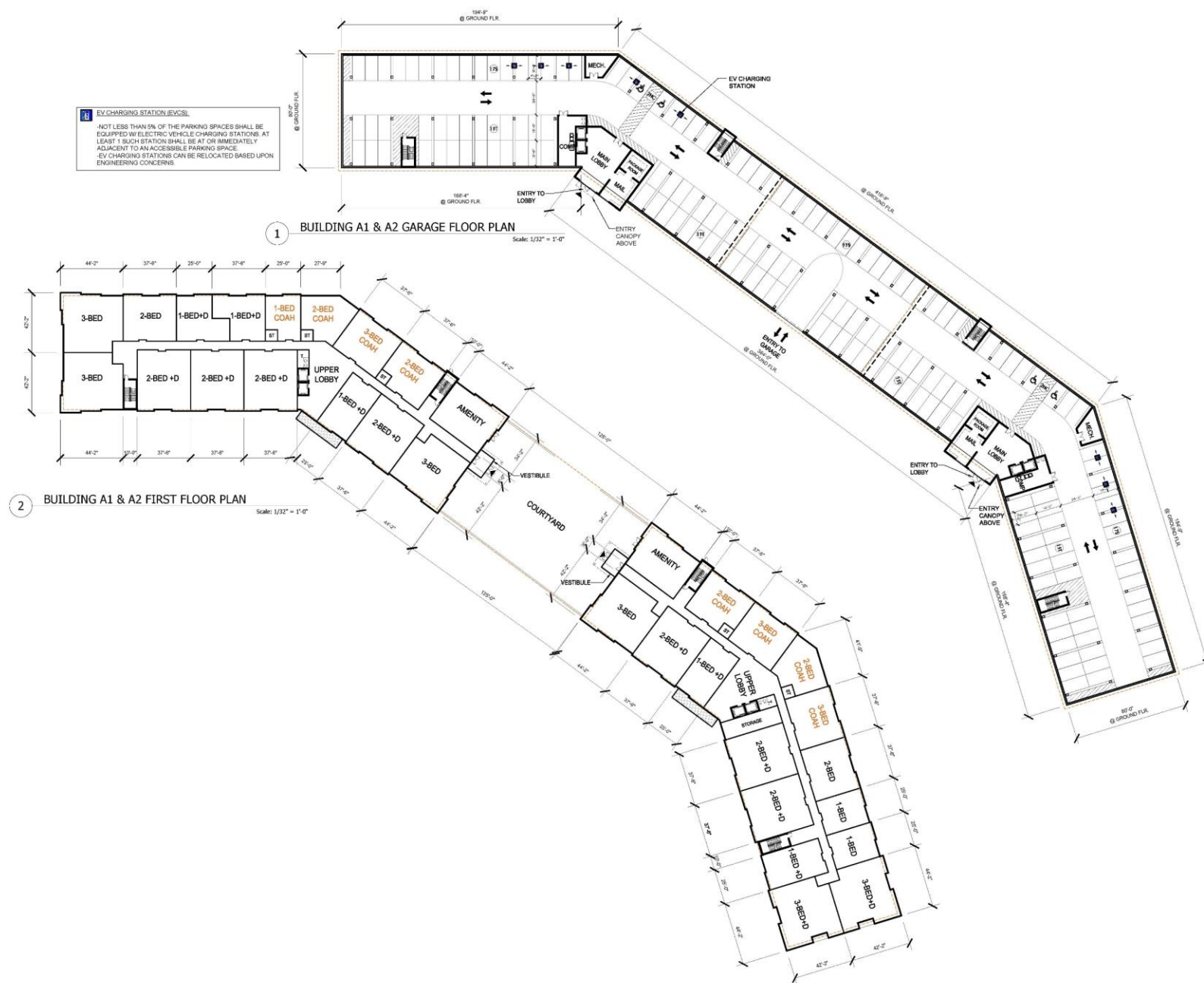
BUILDING #
A1& A2 PLANS

DRAIN BY:	PA
CHECKED BY:	MM
CLIENT:	OH-UE-H OF
DATE:	1-24-2002

DRAWING:

PB-1.1

N/A



APPEL DES GN GROUP - FILENAME: P:\CLIENT\GN-WEST ESSEX\ONG\G4-WEST ESSEX [PO] 12132023.ONG PLOT DATE: 12/20/2023 9:11 AM BY: PA



23 VRIELAND RD. SUITE 260
FLORHAM PARK, NJ 07932
TEL: (973) 904-1778
FAX: (973) 577-4455

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-21
	ISSUE FOR PDS	PA	12-20-21

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LAURANCE D. APPEL, R.A. NJ * 46-0149
NY - 0078018
PA - 94-014380-9

BUILDING #
A1& A2 PLANS

DRAIN BY:	PA
CHECKED BY:	TM
CLIENT:	CHUEH CI
DATE:	1-24-2002

DRAWING:

PB-1.2

COMPL. #:	N/A
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APPEL DES GN GROUP - FILENAME: P:\CLIENT\24-WEST ESSEX\JONG\G+WEST ESSEX [P] 12/3/2023.CWG PLOT DATE: 12/30/2023 9:11 AM BY: PA

APTEL DESIGN GROUP - 7121 LAUREL AVE. - WEST ESSEX, NJ 07052 (908) 675-2023 (908) 675-2024 FAX (908) 675-2025



1 BUILDING A1 & A2 FOURTH FLOOR
Scale: 1/32" = 1'-0"



APPEL DESIGN GROUP
ARCHITECTS

23 WESLAND RD. SUITE 200
FLORHAM PARK, NJ 07931
TEL: (908) 675-2023
FAX: (908) 675-2025

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
1	ISSUE FOR REVIEW	PA	1-08-23
2	ISSUE FOR PERMITS	PA	1-20-23
3	REVISED & RE-ISSUE	PA	8-10-24
(COAH UNITS COORD.)			



LAURANCE D. APPEL, R.A., NJ P.E. 00000000
NJ - 00000000
PA - NJ-00000000

BUILDING #
A1 & A2 PLANS

DRAWN BY:	PA
CHECKED BY:	PA
CLIENT:	GH-0000-01
DATE:	1-24-2023

UNAWARDED

PB-1.3

CONTRACT #:

N/A



APPEL DESIGN GROUP
ARCHITECTS

23 HIRSHLAND RD. SUITE 200
FLORHAM PARK, NJ 07932
TEL: 973.894.1700
FAX: 973.894.1400

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
1	ISSUE FOR REVIEW	PA	12-05-22
2	FOR REVIEW	PA	12-05-22



Landscape: C. Appel, Inc. 12-05-22
12-05-22
12-05-22

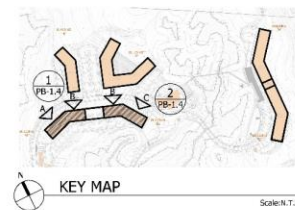
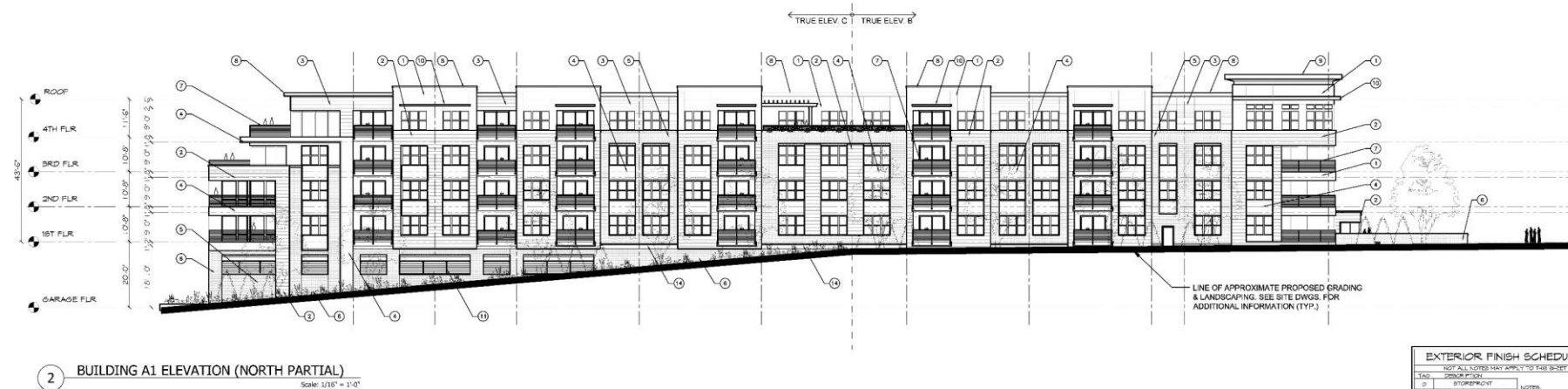
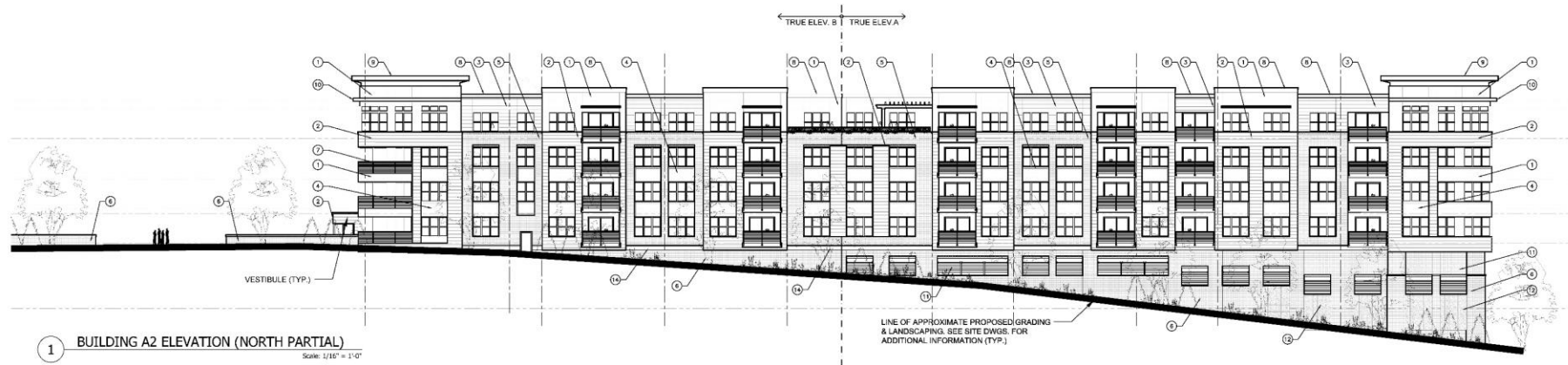
BUILDING # A1 &
A2 ELEVATIONS

DRAWN BY: PA
CHECKED BY: PA
CLIENT: G&H LLC
DATE: 12-05-22

CONTRACT NO.

PB-1.4

CONTRACT NO. N/A



EXTERIOR FINISH SCHEDULE	
NOT ALL LOBBIES MAY APPLY TO THIS SCHEDULE	
NO.	DESCRIPTION
1	STONE/CONCRETE
2	BRICK CORNER PANEL
3	BRICK CORNER PANEL
4	BRICK CORNER PANEL
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99	BRICK CORNER PANEL
100	BRICK CORNER PANEL



WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-23
	ISSUE FOR P&B	PA	12-20-23



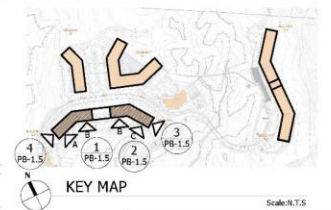
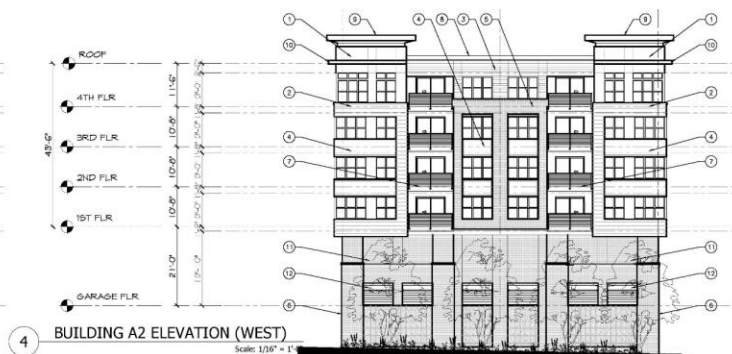
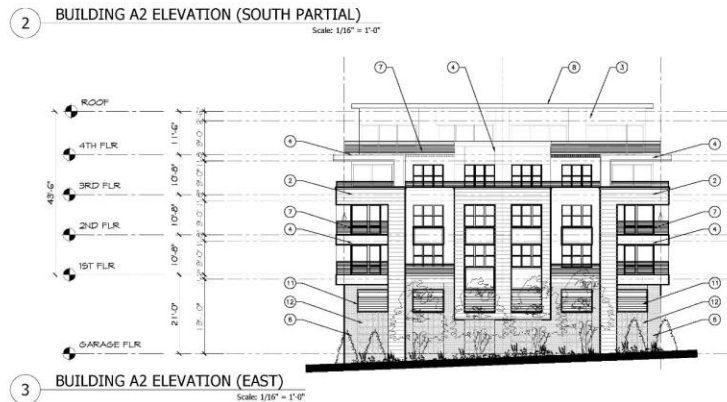
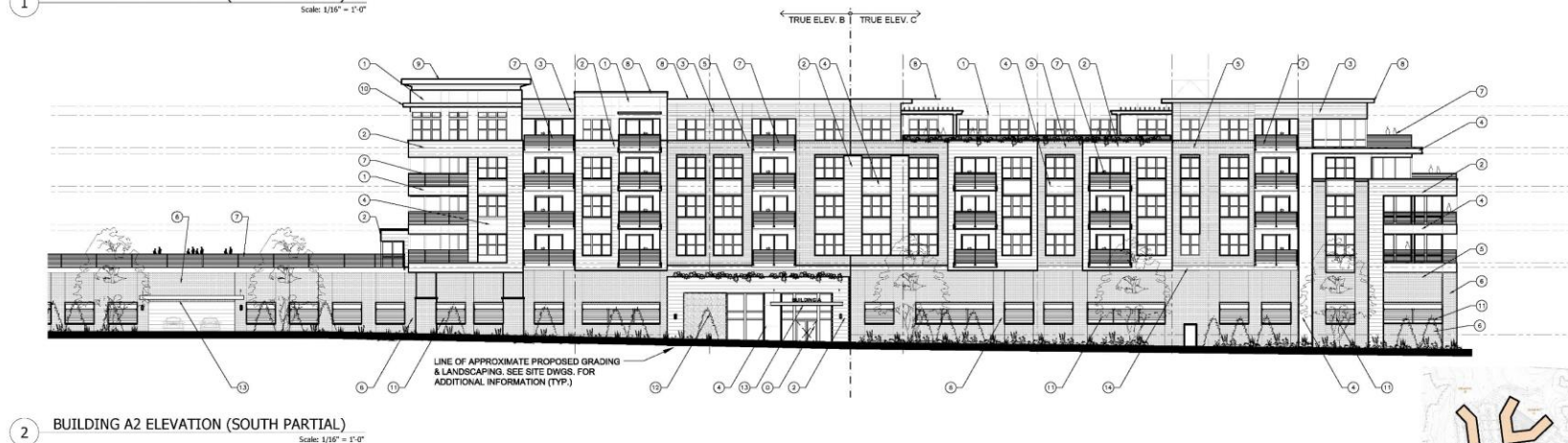
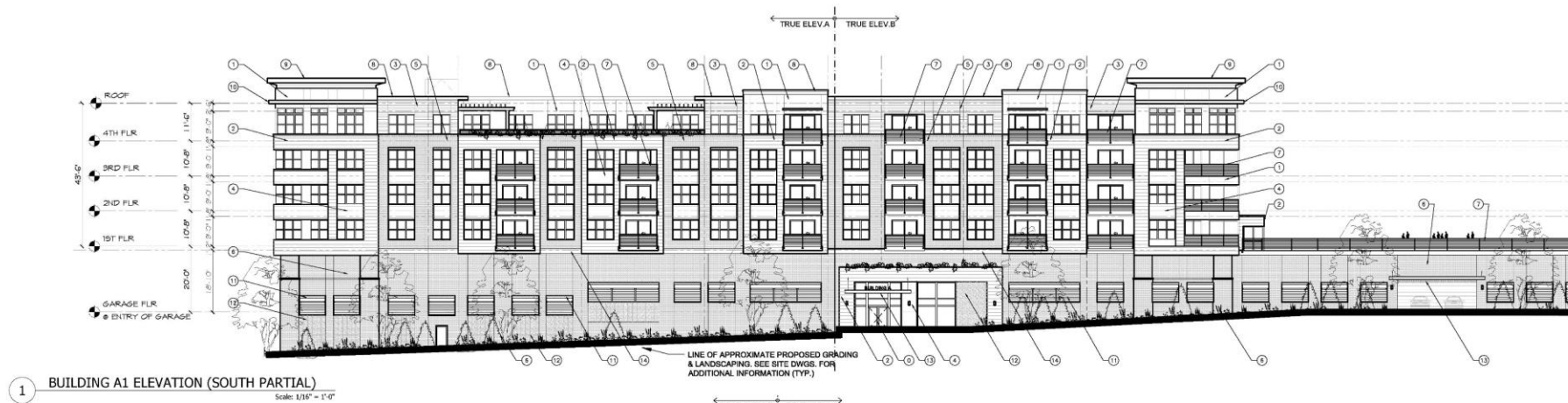
BUILDING # A1&
A2 ELEVATIONS

DRAWN BY:	PA
CHECKED BY:	MM
CLIENT:	OH-GEN CO
DATE:	1-24-2012

DRAWING:

PB-1.5

COMPL #:	N/A
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EXTERIOR FINISH SCHEDULE		
NOT ALL NOTES MAY APPLY TO THIS SHEET		
S.NO.	DESCRIPTION	NOTES
1	1. FLOOR GROUT FILL	1. PRODUCTS MAY VARY TO BUT NOT EXCEED THE FOLLOWING TYPICAL THICKNESS OF PRODUCTS OF THIS TYPE APPEARANCE AND QUALITY. PRODUCTS MAY VARY BUT NOT EXCEED THE FOLLOWING THICKNESS
2	2. FLOOR GROUT FILL	
3	3. FLOOR GROUT FILL	
4	4. H.T.A. FILL	
5	5. BRICK VENEER TYPE #1	
6	6. BRICK VENEER TYPE #2	
7	7. ALUMINUM RAILING	
8	8. ALUMINUM CORING	
9	9. ALUMINUM CORING JOINT	
10	10. METAL BRACE JOINT	
11	11. ARCHITECTURAL GRIDDLE	
12	12. GREEN PAINT	
13	13. ALUMINUM CASSETT IV	
14	14. IV SOURCE	
15	15. TRIM BOARD PANEL	
16	16. STONE VENEER	
17	17. STONE CORNER	
18	18. ALUMINUM GLAZED BRASS	
19	19. DECORATIVE GLAZED BRASS	
20	20. GLAZED BRASS	



WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-21
	ISSUE FOR #18	PA	12-20-21
	REVISE & REISSUE	MM	5-13-24

(COAH UNITS COORD.)



LAURANCE D. APPEL, R.A. NJ • A1-0145
NY • 079018
PA • 04-01450-0

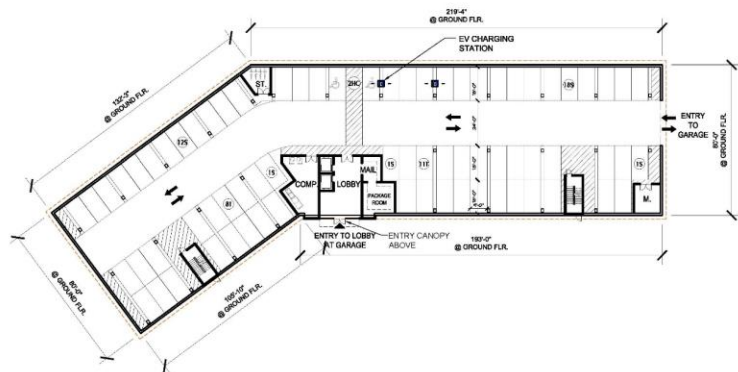
BUILDING # B
PLANS

DRAIN BY:	PA
CHECKED BY:	NY
CLIENT:	GRUELO
DATE:	1-24-2002

DRAWING

PB-2.1

COMM. #:	N/A
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1 BUILDING B GARAGE FLOOR PLAN

Scale: 1/32" = 1'-0"

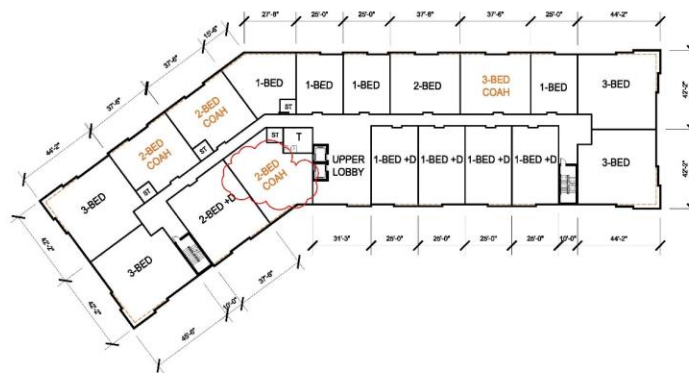
 EV CHARGING STATION (EVCS)

- NOT LESS THAN 5% OF THE PARKING SPACES SHALL BE EQUIPPED W/ ELECTRIC VEHICLE CHARGING STATIONS. AT LEAST 1 SUCH STATION SHALL BE AT OR IMMEDIATELY ADJACENT TO AN ACCESSIBLE PARKING SPACE.
- EV CHARGING STATIONS CAN BE RELOCATED BASED UPON ENGINEERING CONCERNS.



2 BUILDING B FIRST FLOOR PLAN

Scale: 1/32" = 1'-0"



2 BUILDING B SECOND FLOOR

Scale: 1/32" = 1'-0"

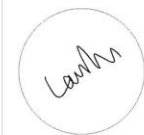


23 VREELAND RD, SUITE 260
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TEL: (973) 994-1778
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WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVEL	PA	12-08-21
	ISSUE FOR FB	PA	12-20-21
	REVISE & REISSUE	MM	5-13-24

(COAH UNIT COORD.)



LAURANCE D. APPEL, R.A. NJ • 212-245
NY • 212-215
PA • 212-215-215

BUILDING # B
PLANS

DRAIN BY:	PA
CHECKED BY:	MM
CLIENT:	OH-GE-H OF
DATE:	1-24-2002

DRAWING

PB-2.2

CONVUL #1: **N/A**



1 BUILDING B THIRD FLOOR PLAN Scale: 1/32" = 1'-0"



2 BUILDING B FIRST FOURTH FLOOR PLAN



23 VREELAND RD. SUITE 250
FLORHAM PARK, NJ 07931
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WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	BASE FOR REVIEW	PA	1-28-71
	BASE FOR APP	PA	1-28-71



LAWRENCE D. APPEL, 94 N. F. AHEM
11 - 02507
94 - 94-21430-2

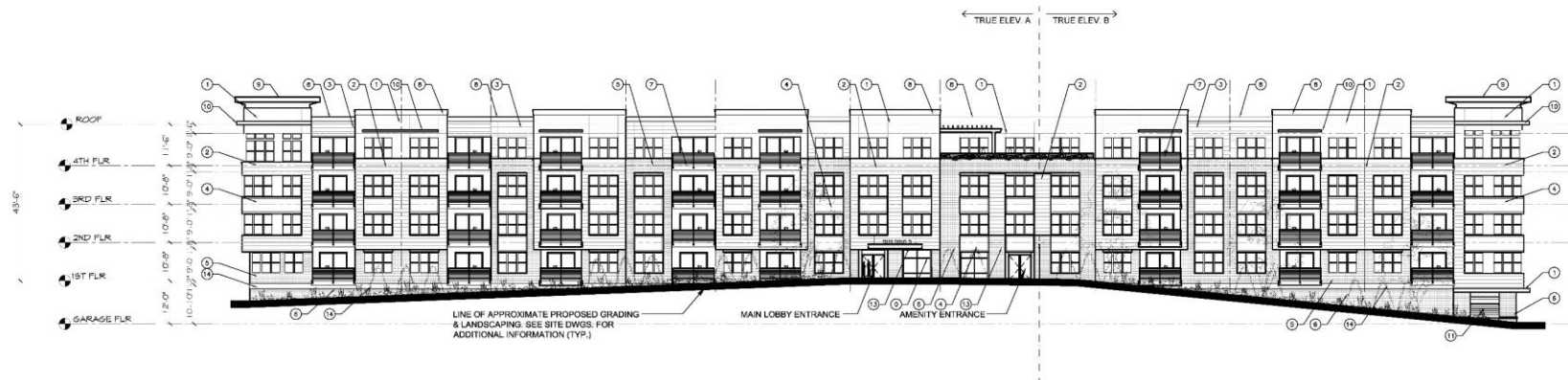
BUILDING # B
PLANS

DRAWN BY: MJA
CHECKED BY: MJA
CLIENT: C&A - C
DATE: 1-24-2002

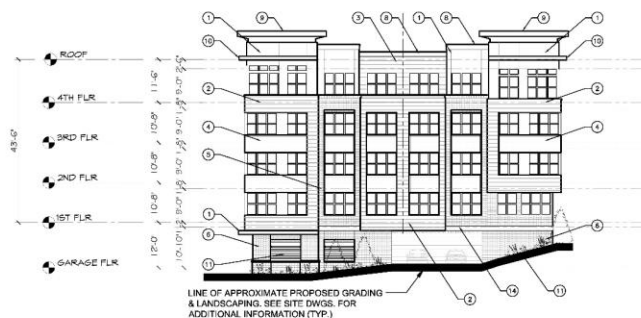
DRAWING:

PB-2.3

ODM #	N/A
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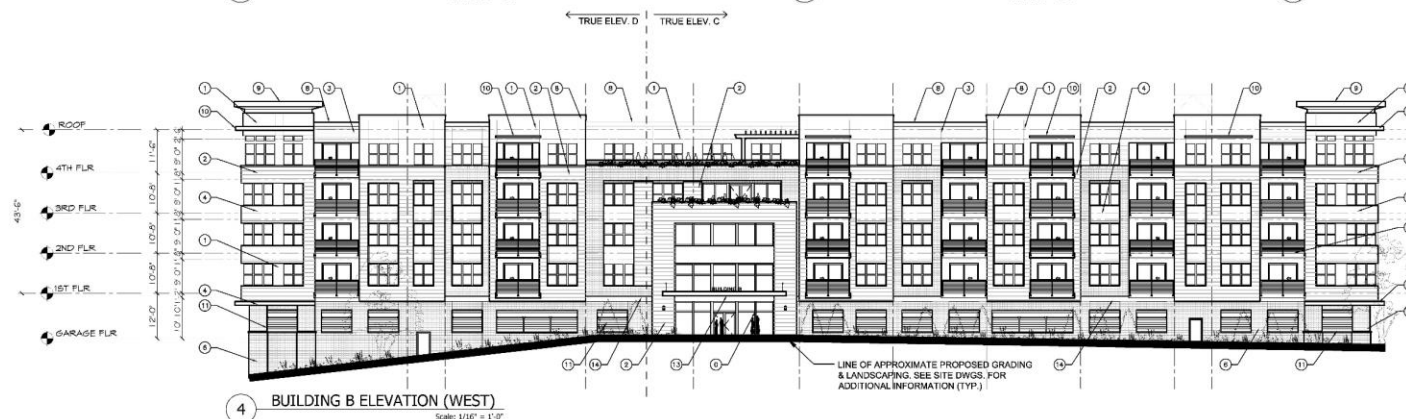
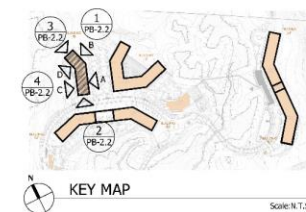
1 BUILDING B ELEVATION (EAST)
Scale: 1/16" = 1'-0"



2 BUILDING B ELEVATION (SOUTH)
Scale: 1/16" = 1'-0"



3 BUILDING B ELEVATION (NORTH)
Scale: 1/16" = 1'-0"

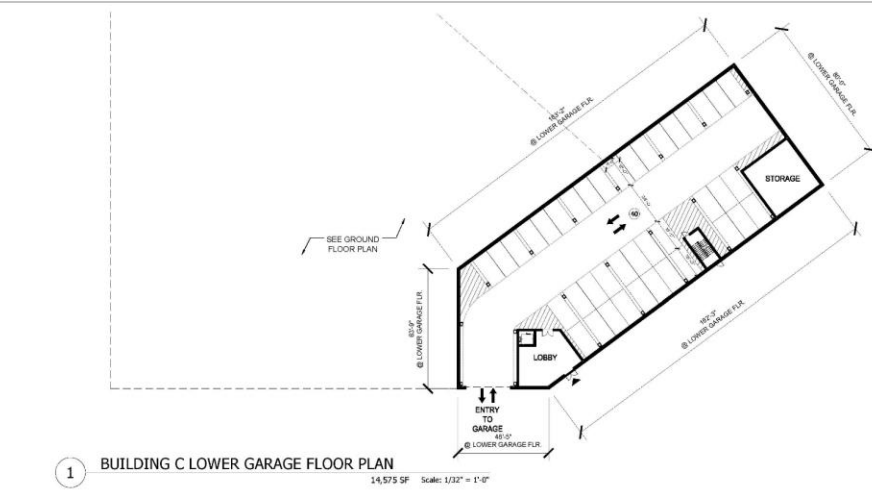


4 BUILDING B ELEVATION (WEST)
Scale: 1/16" = 1'-0"

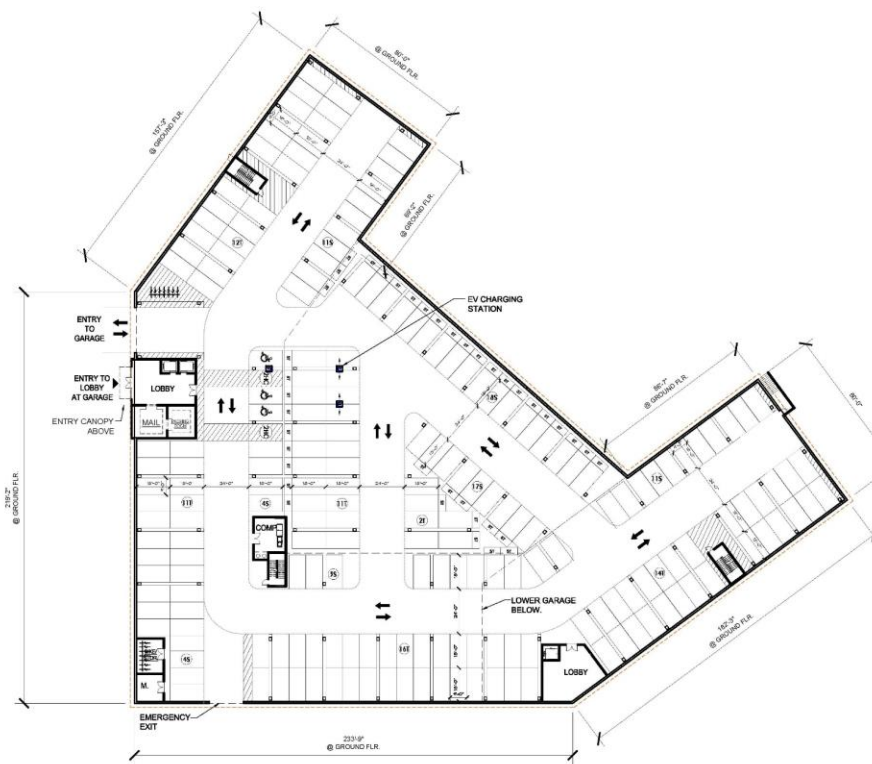
EXTERIOR FINISH SCHEDULE		
NOTE: ALL FINISHES MUST APPLY TO THIS SHEET		
TAB.	DESCRIPTION	NOTES
0	STORMING	
1	FINISH EXTERIOR PANEL TYPE #1	1 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
2	FINISH EXTERIOR PANEL TYPE #2	2 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
3	FINISH EXTERIOR PANEL TYPE #3	3 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
4	NETAL PANEL	4 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
5	BRICK VENEER TYPE #1	5 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
6	BRICK VENEER TYPE #2	6 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
7	ALUMINUM TRAILING	7 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
8	ALUMINUM CORNER	8 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
9	ALUMINUM GORGE	9 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
10	METAL SHADE LOUVER	10 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
11	ARCHITECTURAL GRILL	11 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
12	ARCHIT. WALL PANEL	12 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
13	ALUMINUM CANYON / V. BRIDGE	13 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
14	TRIM BOARD PANEL	14 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
15	"H" STONE VESSEL	15 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
16	STONE CORNER	16 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
17	ALUMINUM GLASS RAILING	17 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
18	DECORATIVE POOL GRAB	18 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)
19	ROOF PANEL	19 PRODUCTS MAY VARY TO BEST ANTECHNOLOGICAL FINISH (FLOORING)

APP: DESIGN GROUP - FILENAME: P:\C:\ENR\G1-WEST\ESSEX\DWG\DATE: 12/30/2023 9:12 AM BY: PA

APPL DESIGN GROUP - FIELDMAN, P.C. 10111th WEST ESSEX HILLS DRIVE, SUITE 200, WEST ESSEX, NJ 07061 (908) 233-2000 FAX: (908) 233-2001
DATE: 12/20/2023 BY: J.A.B. REV: 1/12/2023



1 BUILDING C LOWER GARAGE FLOOR PLAN
14,575 SF Scale: 1/32" = 1'-0"



2 BUILDING C GARAGE FLOOR PLAN
Scale: 1/32" = 1'-0"

EV CHARGING STATION (EVCS):
NOT LESS THAN 5% OF THE PARKING SPACES SHALL BE EQUIPPED WITH ELECTRIC VEHICLE CHARGING STATIONS. AT LEAST 1 SUCH STATION SHALL BE AT OR IMMEDIATELY ADJACENT TO AN ACCESSIBLE PARKING SPACE.
EV CHARGING STATIONS CAN BE RELOCATED BASED UPON ENGINEERING CONCERNS.

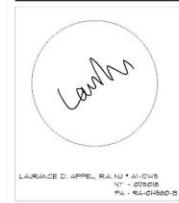


3 BUILDING C FIRST FLOOR PLAN
Scale: 1/32" = 1'-0"



WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
1	ISSUE FOR REVIEW	PL	1-08-23
2	ISSUE FOR PERMITS	PL	1-20-23



BUILDING # C
PLANS

DRAWN BY:	PL
CHECKED BY:	PL
CLIENT:	GM-015-015
DATE:	1-20-23

PB-3.1
SCALE: 1/32" = 1'-0"

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-21
	ISSUE FOR FB	PA	12-20-21

LAURENCE D. APPEL, RALPH • 41-0145
127 • 229-0118
44 • 44-01880-2

BUILDING # C
PLANS

DRAIN BY: PA
 CHECKED BY: M1
 CLIENT: GH-UE-H OF
 DATE: 1-24-2002

DRAWING:

PB-3.2

COMPL #:	N/A
----------	-----



1 BUILDING C SECOND FLOOR Scale: 1/32" = 1'-0"



2 BUILDING C THIRD FLOOR
Scale: 1/32" = 1'-0"



23 VREELAND RD. SUITE 260
FLORHAM PARK, NJ 07932
TEL: (973) 904-1778
FAX: (973) 577-4455

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-21
	ISSUE FOR PDS	PA	12-20-21

Carlin

LAURENCE D. APPEL, R.A. NJ * 46-0149
NY - 0078018
PA - 94-014380-9

**BUILDING # C
PLANS**

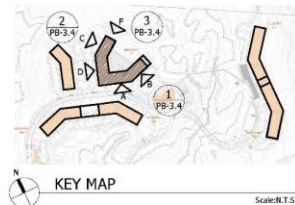
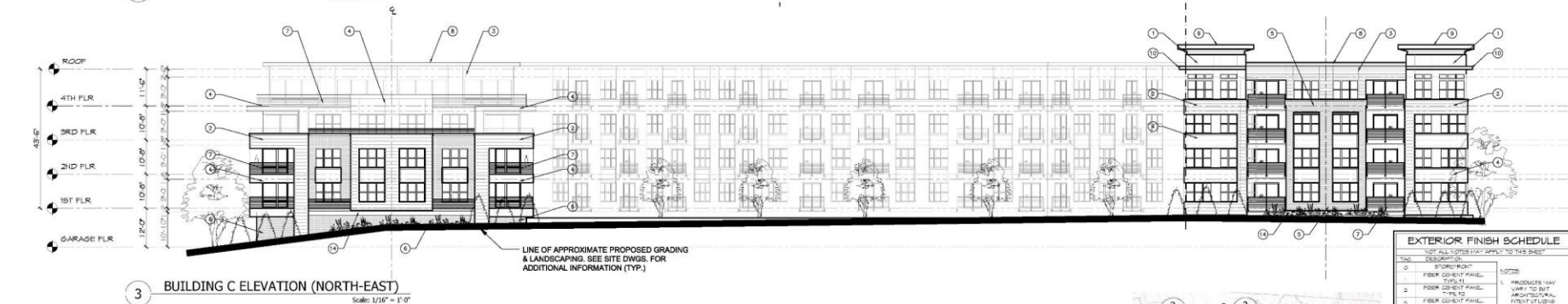
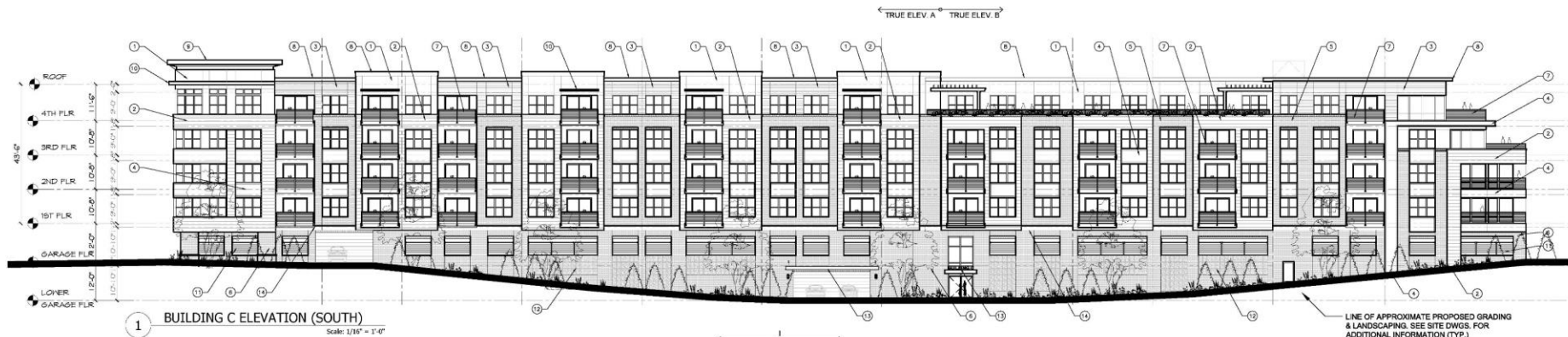
DRAIN BY:	PA
CHECKED BY:	TM
CLIENT:	CHUEH CI
DATE:	1-24-2002

PB-3.3

COMM. #:	N/A
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1 BUILDING C FOURTH FLOOR Scale: 1/32" = 1'-0"



EXTERIOR FINISH SCHEDULE	
NOT ALL TO BE APPLIED TO THIS SHEET	
NO.	DESCRIPTION
1	STORM FRONT
2	FIBER CEMENT PANEL, TYPICAL
3	FIBER CEMENT PANEL, TYPICAL
4	FIBER CEMENT PANEL, TYPICAL
5	METAL PANELS
6	BRICK VENEER, TYPICAL
7	ALUMINUM CORNICE
8	ALUMINUM CORNICE
9	METAL BAND, LOWER
10	OPEN WALL PANEL
11	ALUMINUM CORNICE
12	TRIM BOARD PANEL
13	TRIM BOARD PANEL
14	TRIM BOARD PANEL
15	TRIM BOARD PANEL
16	TRIM BOARD PANEL
17	ALUMINUM GLAD BRACKET
18	ALUMINUM GLAD BRACKET
19	ALUMINUM GLAD BRACKET
20	ALUMINUM GLAD BRACKET



APPEL DESIGN GROUP
ARCHITECTS

23 WINDLAND RD. SUITE 200
FLORHAM PARK, NJ 07031
TEL: 973-371-1111
FAX: 973-371-4400

WEST ESSEX HIGHLANDS GARDEN HOMES TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY

NO. REVISION BY DATE
DATE FOR REVIEW BY 11-08-23
SCALE FOR PLOT BY 11-08-23



LAURENCE D. APPEL, R.A., N.J. # 00000000
BY: 11-08-23
BY: 11-08-23

BUILDING # C ELEVATIONS

DRAWN BY: PJA
CHECKED BY: PJA
CLIENT: GARDEN HOMES
DATE: 11-08-23

PB-3.4

SCALE: 1/16\"/>

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-23
	ISSUE FOR PDS	PA	12-20-23

Carlin

LAURANCE D. APPEL, R.A. NJ * 21-0145
NY * 079-018
PA * 64-04580-5

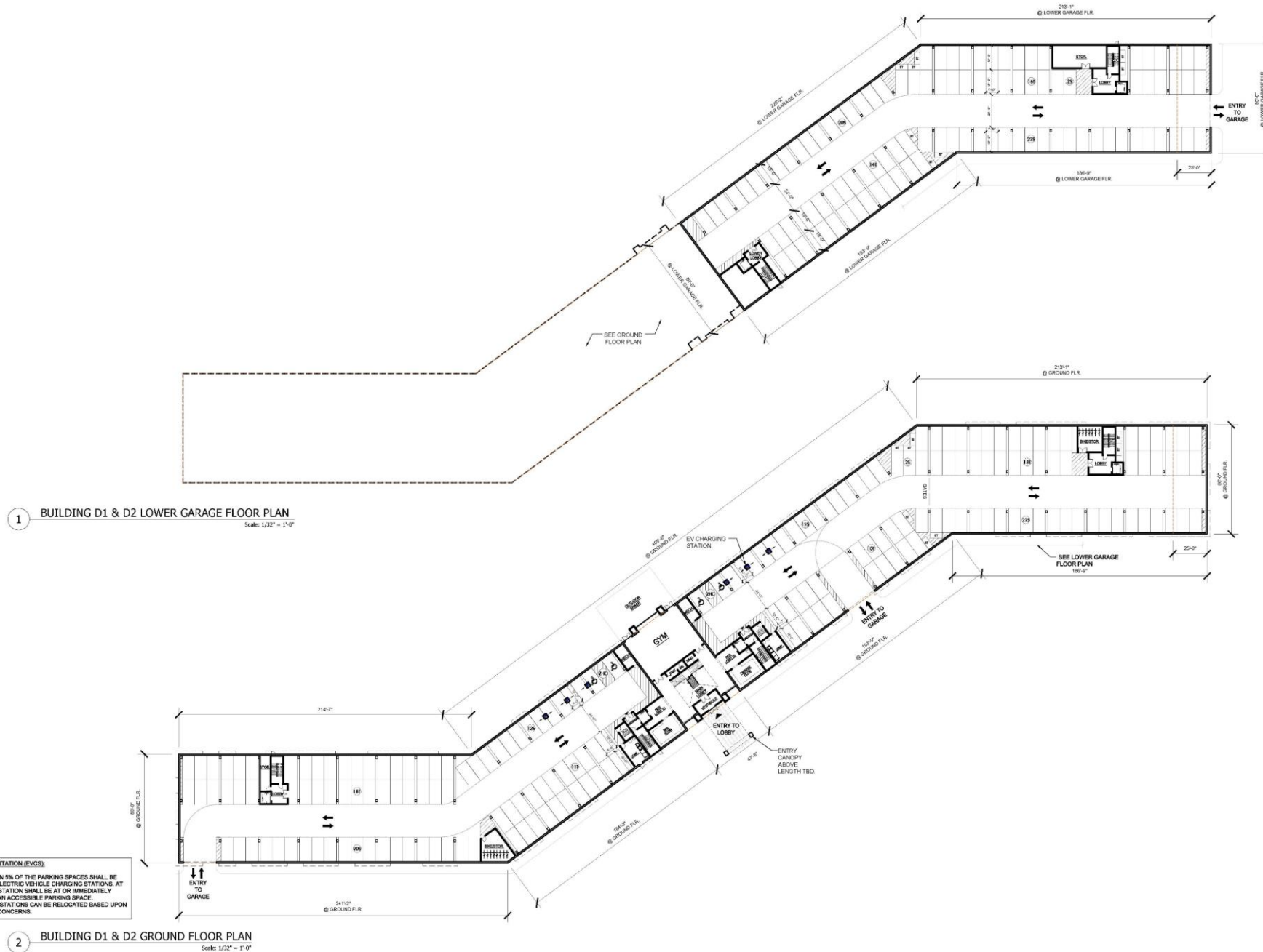
BUILDING #
D1& D2 PLANS

DRAWN BY: PA
CHECKED BY: MY
CLIENT: GRIFFIN
DATE: 1-24-2002

DRAWING:

PB-4.1

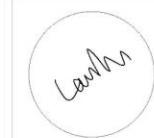
COMPL. #:	N/A
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WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-2
	ISSUE FOR PHS	PA	12-20-2



LAURANCE D. APPEL, R.A.N.J. # A1-0146
NY - 079018
PA - 01-01380-0

BUILDING #
D1& D2 PLANS

DRAWN BY: PA
CHECKED BY: MY
CLIENT: OM-NEW CI
DATE: 11-11-2009

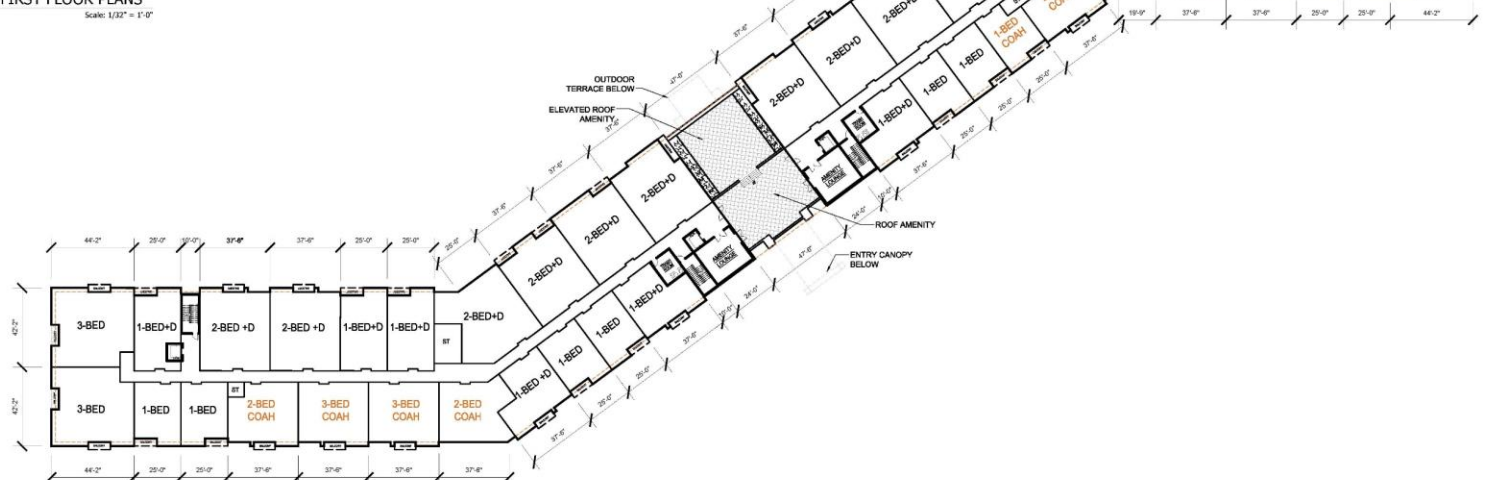
© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

PB-4.2

COMPL #1:	N/A
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1 BUILDING D1 & D2 FIRST FLOOR PLANS Scale: 1/32" = 1'-0"



2 BUILDING D1 & D2 SECOND FLOOR PLAN
Scale: 1/32" = 1'-0"



23 VREELAND RD. SUITE 260
FLORHAM PARK, NJ 07932
TEL: (973) 994-1778
FAX: (973) 577-4455

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-2
	ISSUE FOR PB	PA	12-20-2

Carlin

LAURANCE D. APPEL, R.A. NJ • A1-0145
NY • 079018
PA • 04-01450-0

BUILDING #
D1& D2 PLANS

DRAIN BY:	PA
CHECKED BY:	MM
CLIENT:	GRUEW OF
DATE:	1-24-2002

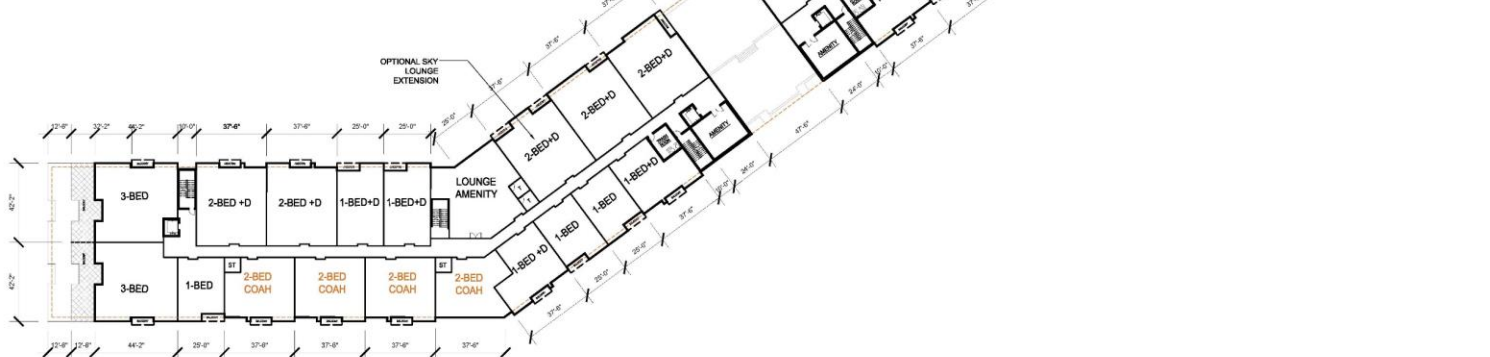
1996-1997

PB-4.3

CONVUL #:	N/A
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1 BUILDING D1 & D2 THIRD FLOOR PLAN
Scale: 1/32" = 1'-0"



2 BUILDING D1 & D2 FOURTH FLOOR PLAN
Scale: 1/32" = 1'-0"

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-21
	ISSUE FOR P&B	PA	12-20-21

Carlin

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NY • 2025018
PA • 94-014380-9

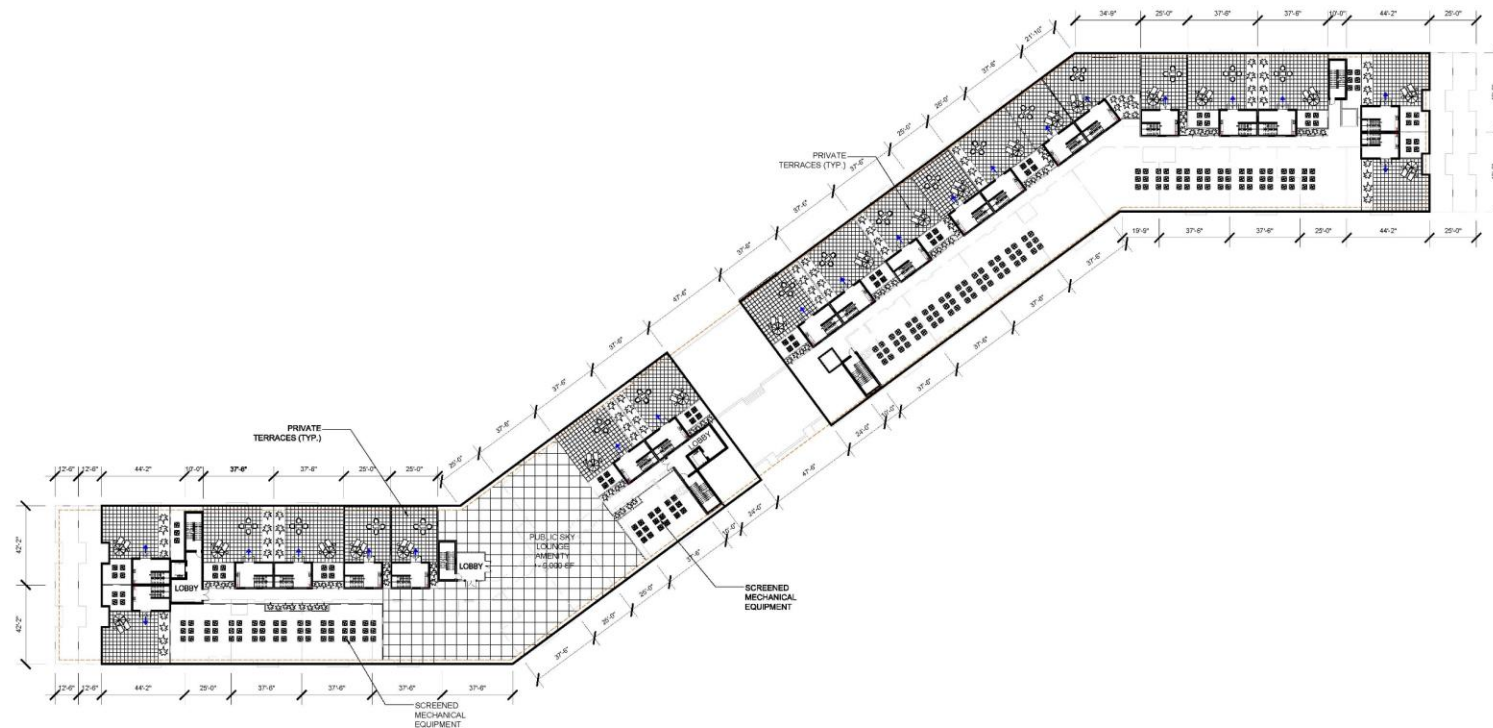
BUILDING # D1& D2
ROOF PLAN &
ELEVATION

DRAIN BY:	PA
CHECKED BY:	MM
CLIENT:	OH-UE-H OF
DATE:	1-24-2002

DRAWING

PB-4.4

CONVUL #1: **N/A**



1 BUILDING D1 & D2 ROOF PLAN
Scale: 1/32" = 1'-0"



APPEL DESIGN GROUP
ARCHITECTS

23 WHEELAND RD. SUITE 200
FLORHAM PARK, NJ 07932
TEL: (973) 594-1700
FAX: (973) 594-1701

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
1	ISSUE FOR RFP	EL	12-05-22
2	FOR RFP	EL	12-05-22



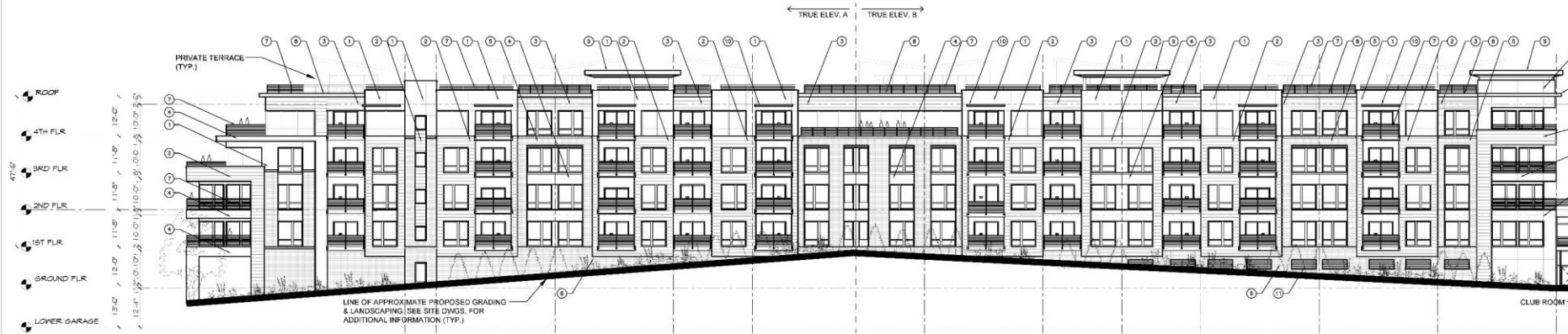
BUILDING # D1 & D2
ELEVATIONS

DRAWN BY: EL
CHECKED BY: EL
CLIENT: G&H LLC
DATE: 12-05-22

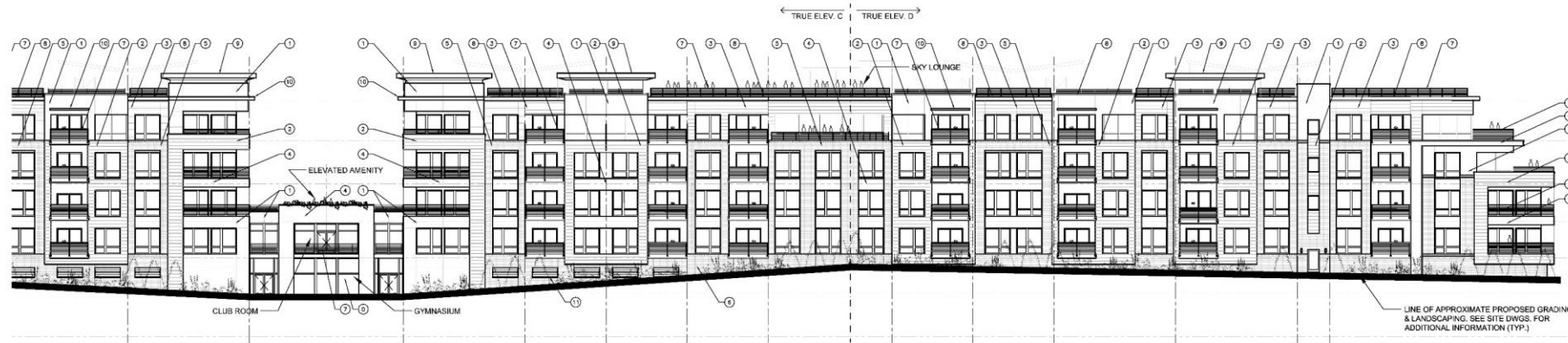
CONTRACT #

PB-4.5

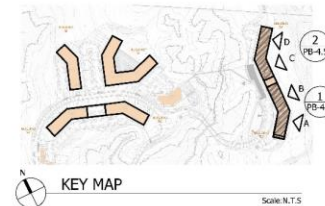
CONTRACT # N/A



1 BUILDING D1 ELEVATION (EAST)
Scale: 1/16" = 1'-0"



2 BUILDING D2 ELEVATION (EAST)
Scale: 1/16" = 1'-0"



EXTERIOR FINISH SCHEDULE	
NOT ALL LOBBIES HAVE APPLICABLE TO THIS SCHEDULE	
ITEM	NOTES
1	STORAGE
2	FRONT CORNER PANEL, TYPE 10
3	FRONT CORNER PANEL, TYPE 12
4	FRONT CORNER PANEL, TYPE 10
5	METAL PANEL
6	BRIGHT VENEER TYPE 10
7	BRICK VENEER TYPE 12
8	ALUMINUM PANELS
9	ALUMINUM CORNICE
10	ALUMINUM CORNICE
11	ALUMINUM CORNICE
12	GREEN WALL PANEL, ALUMINUM CORNICE
13	TRIM BOARD PANEL
14	TRIM BOARD PANEL
15	TRIM BOARD PANEL
16	TRIM BOARD PANEL
17	ALUMINUM GLASS BRACKET, DECORATIVE PHOTO BRACKET, METAL BOARD PANEL

APPEL DESIGN GROUP - PROJECT - WEST ESSEX HIGHLANDS GARDEN HOMES TYPICAL UNITS. DATE: 12/20/2023 3:14 AM BY: PA



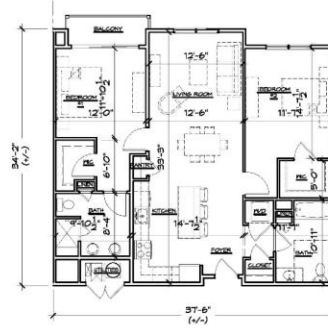
1 BEDROOM MARKET

Scale: 1/8" = 1'-0"



1 BEDROOM + DEN MARKET

Scale: 1/8" = 1'-0"



2 BEDROOM MARKET

Scale: 1/8" = 1'-0"



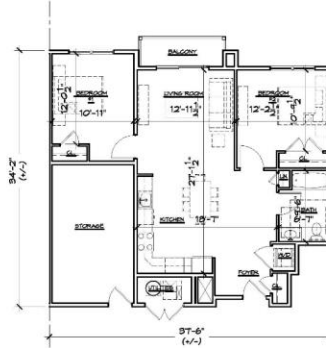
3 BEDROOM MARKET

Scale: 1/8" = 1'-0"



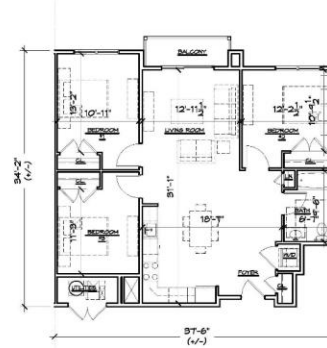
1 BEDROOM COAH

Scale: 1/8" = 1'-0"



2 BEDROOM COAH

Scale: 1/8" = 1'-0"



3 BEDROOM COAH

Scale: 1/8" = 1'-0"

NOTE: UNIT AREAS AND LAYOUTS MAY VARY.
AREAS SHOWN ARE APPROXIMATE AND TO BE USED
IN CONCEPTUAL PLANNING AND DESIGN ONLY



APPEL DESIGN GROUP
ARCHITECTS

23 VIRELAND RD., SUITE 200
FLORHAM PARK, NJ 07932
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FAX: (973) 877-4488

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
1	ISSUE FOR REVIEW	PA	12-05-23
2	ISSUE FOR PB	PA	12-20-23



LAWRANCE D. APPEL, P.A., N.J. # 013148
N.J. - 025018
PA - RA-016800-B

TYPICAL UNITS

DRAWN BY: PA

CHECKED BY: MH

CLIENT: SH-PMH 01

DATE: 11-24-2023

DESCRIPTION:

PB-4.7

PROJECT: 2



WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-2
	ISSUE FOR PB	PA	12-20-2



LAURANCE D. APPEL, R.A. NJ # 21-0149
NY - 025016
PA - RA-014550-0

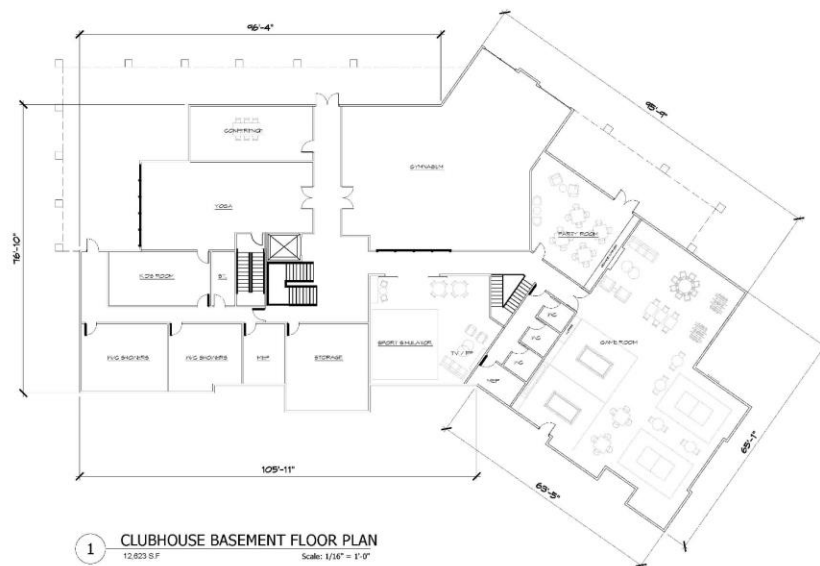
CLUBHOUSE PLANS

DRAIN BY: FA
CHECKED BY: MM
CLIENT: G&H-JEH DI
DATE: 1-24-2002

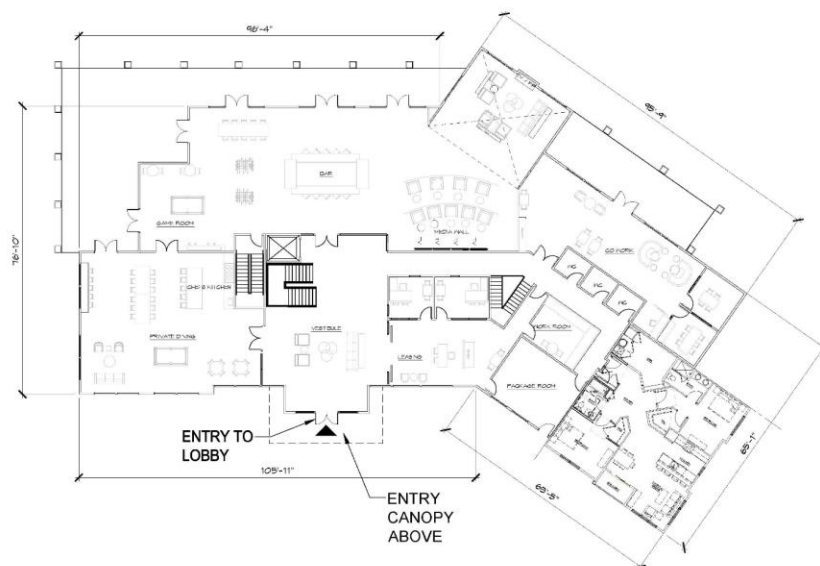
DRAWING:

PB-5.1

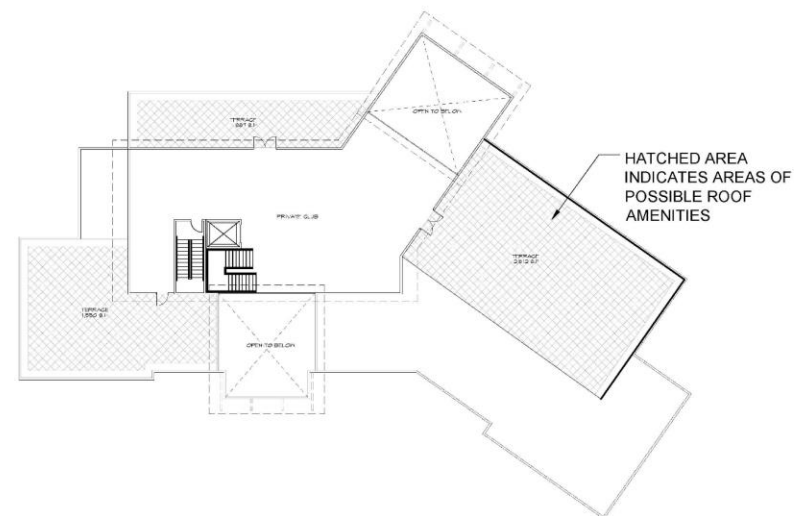
COMM. #:	N/A
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1 CLUBHOUSE BASEMENT FLOOR PLAN
12,823 S.F. Scale: 1/16" = 1'-0"



2 CLUBHOUSE GROUND FLOOR PLAN
12,623 SF Scale: 1/16" = 1'-0"



3 CLUBHOUSE SECOND FLOOR PLAN
3,040 SF
Scale: 1/16" = 1'-0"



23 VREELAND RD. SUITE 260
FLORHAM PARK, NJ 07932
TEL: (973) 994-1770
FAX: (973) 577-4455

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO.	REVISION	BY	DATE
	ISSUE FOR REVIEW	PA	12-08-2
	ISSUE FOR P&S	PA	12-20-2

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LAURANCE D. APPEL, R.A. NJ # 21-0149
NY - 005016
PA - RA-014980-5

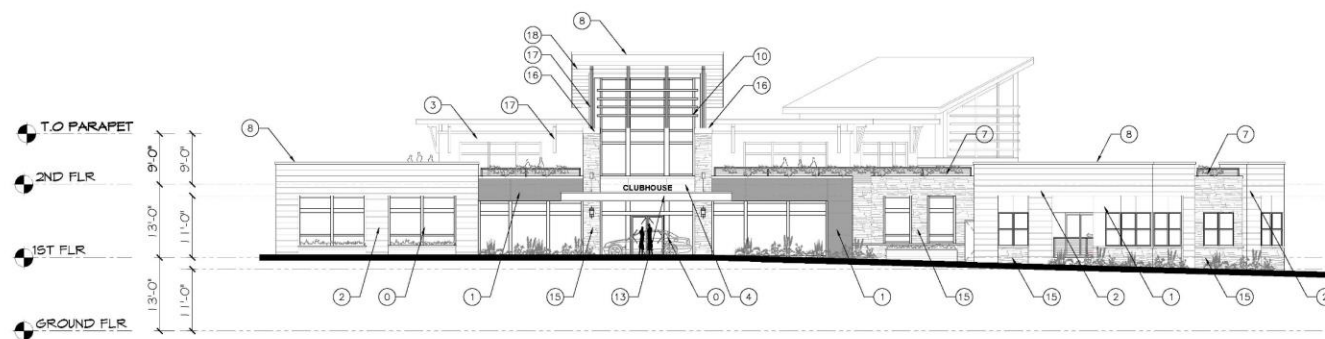
CLUBHOUSE
ELEVATIONS

DRAWN BY:	PA
CHECKED BY:	MM
CLIENT:	GRI-JEH 01
DATE:	1-24-2022

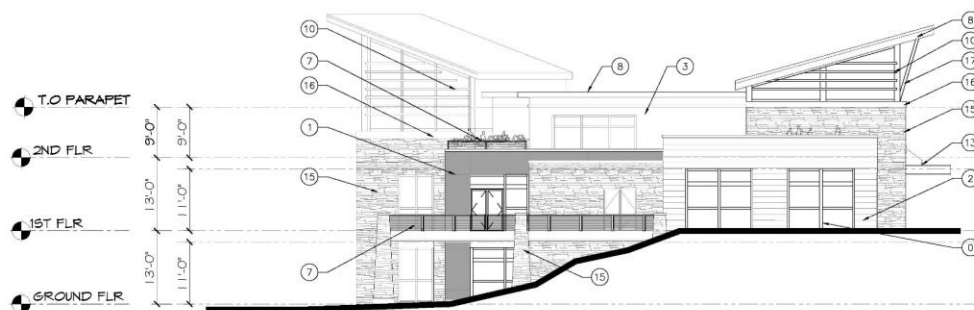
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PB-5.2

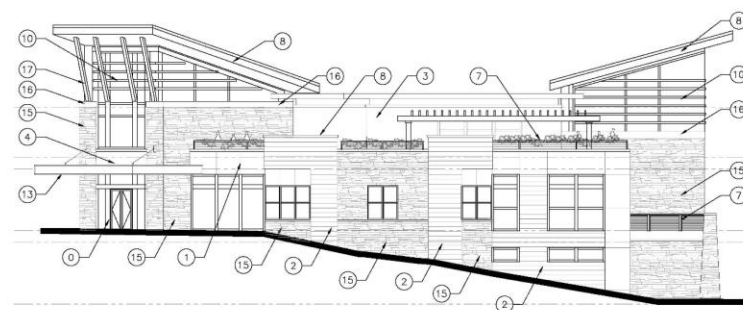
COMM. #:	N/A
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1 CLUBHOUSE NORTH ELEVATION
Scale: 3/32" = 1'-0"



2 CLUBHOUSE EAST ELEVATION Scale: 3/32" = 1'-0"

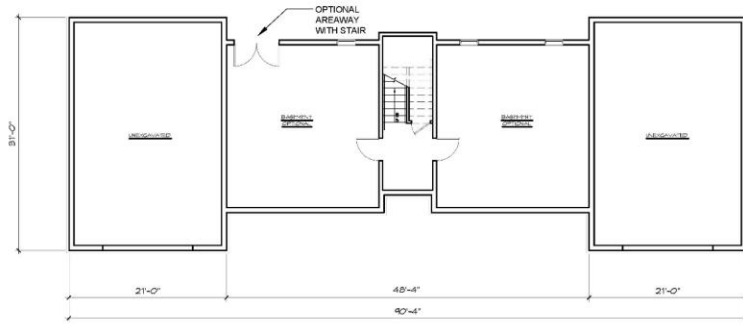


3 CLUBHOUSE WEST ELEVATION Scale: 3/32" = 1'-0"

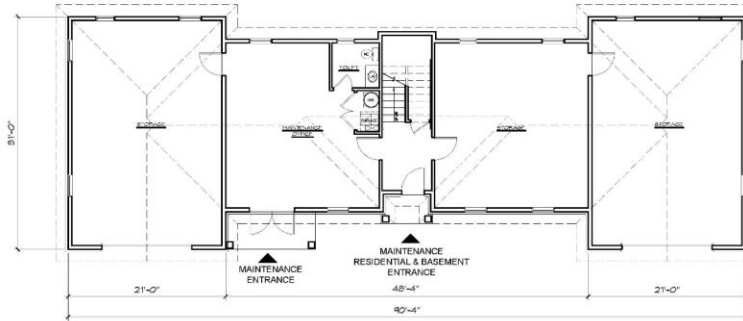


4 CLUBHOUSE SOUTH ELEVATION Scale: 3/32" = 1'-0"

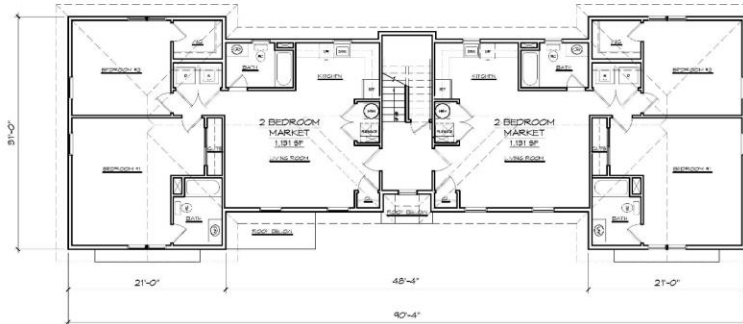
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1 MAINTENANCE BUILDING OPTIONAL BASEMENT
2,407 SQ. FT.
Scale: 1/8" = 1'-0"



2 MAINTENANCE BUILDING GROUND FLOOR
2,407 SQ. FT.
Scale: 1/8" = 1'-0"



3 MAINTENANCE BUILDING SECOND FLOOR
2,407 SQ. FT.
Scale: 1/8" = 1'-0"



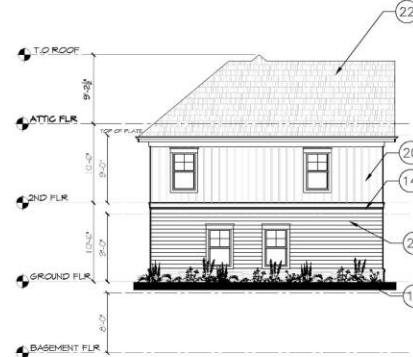
4 MAINTENANCE BUILDING FRONT ELEVATION
Scale: 1/8" = 1'-0"

LINE OF APPROXIMATE
PROPOSED GRADING &
LANDSCAPING. SEE SITE DWGS.
FOR ADDITIONAL INFORMATION
(TYP.)



5 MAINTENANCE BUILDING REAR ELEVATION
Scale: 1/8" = 1'-0"

LINE OF APPROXIMATE
PROPOSED GRADING &
LANDSCAPING. SEE SITE DWGS.
FOR ADDITIONAL INFORMATION
(TYP.)



6 MAINTENANCE BUILDING SIDE ELEVATION (TYP.)
Scale: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
NOT ALL NOTED MAY APPLY TO THIS SHEET	
1. FLOOR FINISH	1. FLOOR FINISH
2. FLOOR FINISH	2. FLOOR FINISH
3. FLOOR FINISH	3. FLOOR FINISH
4. FLOOR FINISH	4. FLOOR FINISH
5. FLOOR FINISH	5. FLOOR FINISH
6. FLOOR FINISH	6. FLOOR FINISH
7. FLOOR FINISH	7. FLOOR FINISH
8. FLOOR FINISH	8. FLOOR FINISH
9. FLOOR FINISH	9. FLOOR FINISH
10. FLOOR FINISH	10. FLOOR FINISH
11. FLOOR FINISH	11. FLOOR FINISH
12. FLOOR FINISH	12. FLOOR FINISH
13. FLOOR FINISH	13. FLOOR FINISH
14. FLOOR FINISH	14. FLOOR FINISH
15. FLOOR FINISH	15. FLOOR FINISH
16. FLOOR FINISH	16. FLOOR FINISH
17. FLOOR FINISH	17. FLOOR FINISH
18. FLOOR FINISH	18. FLOOR FINISH
19. FLOOR FINISH	19. FLOOR FINISH
20. FLOOR FINISH	20. FLOOR FINISH
21. FLOOR FINISH	21. FLOOR FINISH
22. FLOOR FINISH	22. FLOOR FINISH
23. FLOOR FINISH	23. FLOOR FINISH



23 WIGLUND RD. SUITE 200
FLORHAM PARK, NJ 07931
TEL: (973) 894-1700
FAX: (973) 894-1400

WEST ESSEX HIGHLANDS
GARDEN HOMES
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

NO. REVISION BY DATE
ISSUE FOR REVIEW BY 2-28-23
ISSUE FOR BIDD BY PA 2-28-23



LAURENCE D. APPEL, P.E., M.A.S., M.S.E., M.B.A.
NY - 00000000
PA - 00000000-B

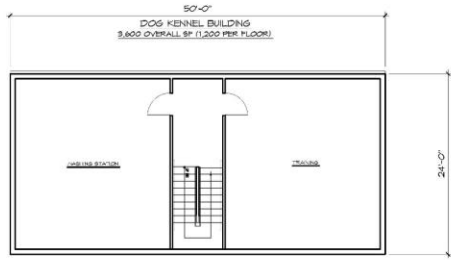
MAINTENANCE
BUILDING PLANS &
ELEVATIONS

DRAWN BY: JMS
CHECKED BY: HHT
CLIENT: GARDEN HOMES
DATE: 1-24-2023

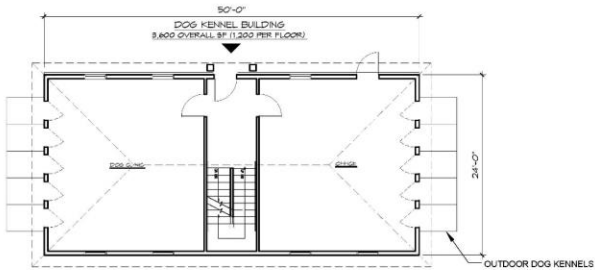
CONTRACT NO.

PB-6.1

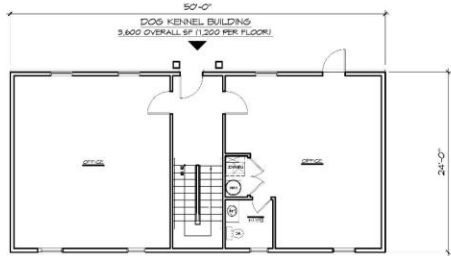
CONTRACT NO. N/A



1 DOG KENNEL BUILDING BASEMENT FLOOR PLAN
1,200 S.F. Scale: 1/8" = 1'-0"



2 DOG KENNEL BUILDING GROUND FLOOR PLAN
1,200 S.F. Scale: 1/8" = 1'-0"



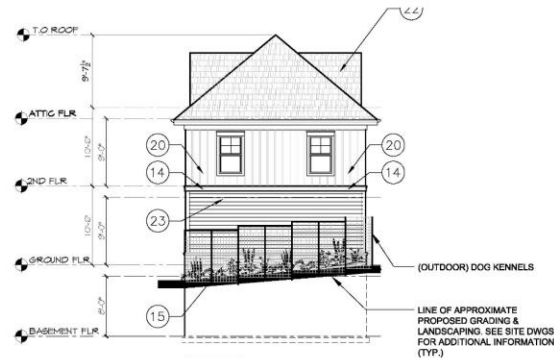
3 DOG KENNEL BUILDING SECOND FLOOR PLAN
1,200 S.F. Scale: 1/8" = 1'-0"



4 DOG KENNEL BUILDING FRONT ELEVATION
Scale: 1/8" = 1'-0"



5 DOG KENNEL BUILDING REAR ELEVATION
Scale: 1/8" = 1'-0"



6 DOG KENNEL BUILDING SIDE ELEVATION (TYP.)
Scale: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
NOT ALL NOTES MAY APPLY TO THIS SHEET		
TAB	DESCRIPTION	NOTES
1	1.000 GROUND FLOOR	1. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
2	1.000 GROUND FLOOR	2. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
3	1.000 GROUND FLOOR	3. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
4	1.000 GROUND FLOOR	4. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
5	1.000 GROUND FLOOR	5. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
6	1.000 GROUND FLOOR	6. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
7	1.000 GROUND FLOOR	7. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
8	1.000 GROUND FLOOR	8. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
9	1.000 GROUND FLOOR	9. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
10	1.000 GROUND FLOOR	10. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
11	1.000 GROUND FLOOR	11. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
12	1.000 GROUND FLOOR	12. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
13	1.000 GROUND FLOOR	13. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
14	1.000 GROUND FLOOR	14. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
15	1.000 GROUND FLOOR	15. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
16	1.000 GROUND FLOOR	16. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
17	1.000 GROUND FLOOR	17. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
18	1.000 GROUND FLOOR	18. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
19	1.000 GROUND FLOOR	19. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
20	1.000 GROUND FLOOR	20. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
21	1.000 GROUND FLOOR	21. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
22	1.000 GROUND FLOOR	22. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.
23	1.000 GROUND FLOOR	23. PRODUCTS MAY VARY TO BEST AVAILABLE MATERIALS.



West Orange Township Planning Board Meeting July 30, 2024

West Orange Town Hall - Council Chambers – 66 Main Street

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