



June 19, 2025

Delivery via LReX - Priority

Township of West Orange Planning Board
66 Main Street
West Orange, New Jersey 07052

**RE: PB-24-14 -172-174 Main Street (Block 89, Lot 6)
Site Plan Review Advisory Board Report**

To whom it may concern:

Enclosed please find the following materials regarding the above referenced project:

- Five (5) copies of the Boundary & Topographic Survey with adjacent building height & spot grades, prepared by David J. VonSteenburg, P.L.S. of Morgan Engineering & Surveying, dated January 14, 2025, last revised June 17, 2025;
- Five (5) copies of the site plan entitled Preliminary and Final Major Site Plan: 172-174 Main Street prepared by Donna M. Bullock, P.E. of Morgan Engineering & Surveying, dated January 21, 2025, last revised June 17, 2025;
- One (1) flash drive containing a digital copy of the enclosed documents

The enclosed site plan has been revised in accordance with the Township of West Orange Planning Board meeting dated May 7, 2025.

If you have any questions or require any additional materials, please do not hesitate to contact this office.

Respectfully submitted,

A handwritten signature in black ink that reads 'DM Bullock'.

Donna M. Bullock, P.E
Morgan Engineering, LLC
P.O. Box 5232

Toms River, NJ 08754

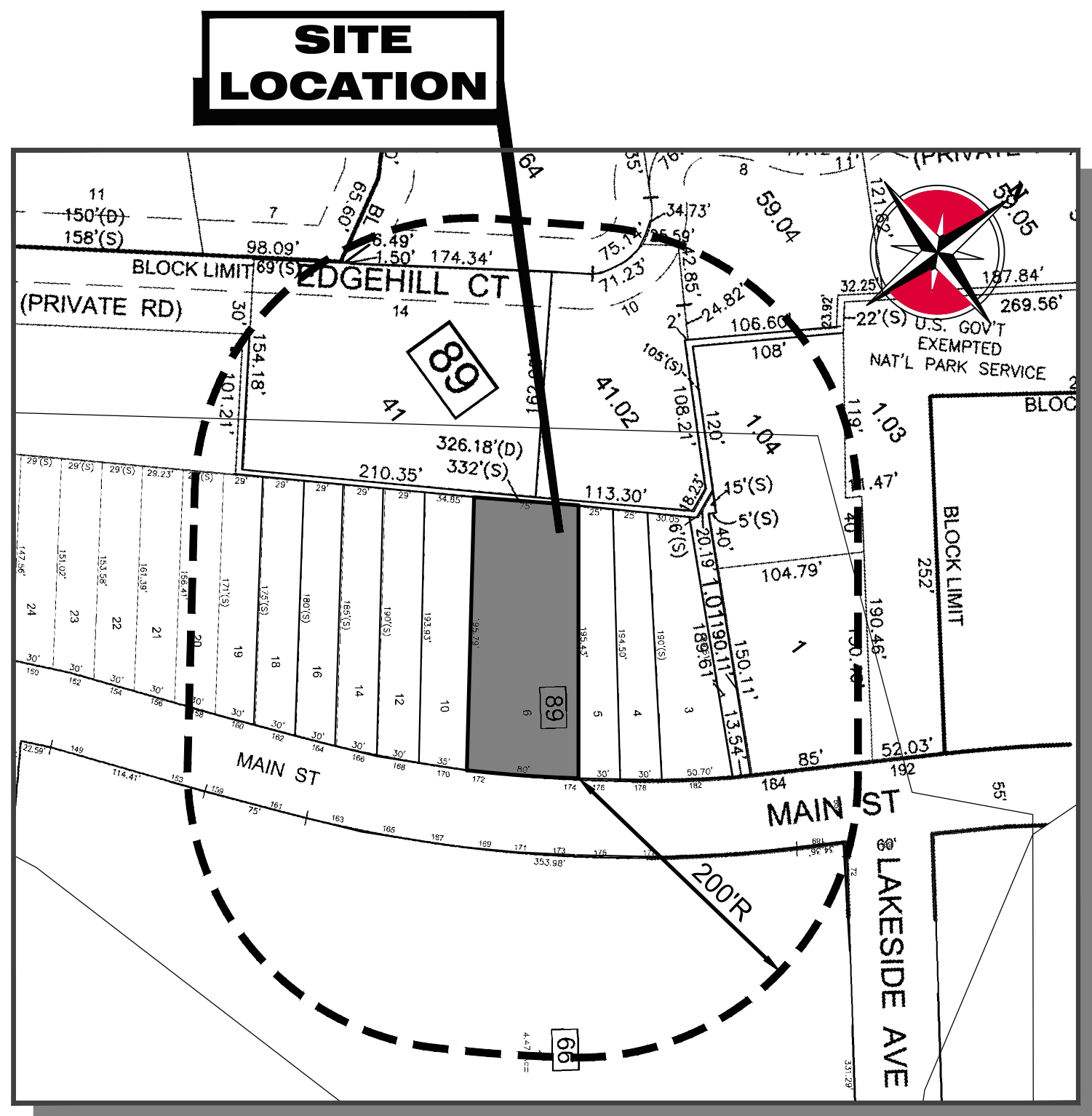
732.270.9690 office

DonnaB@MorganEngineeringLLC.com

PRELIMINARY & FINAL MAJOR SITE PLAN

BLOCK 89 LOT 6

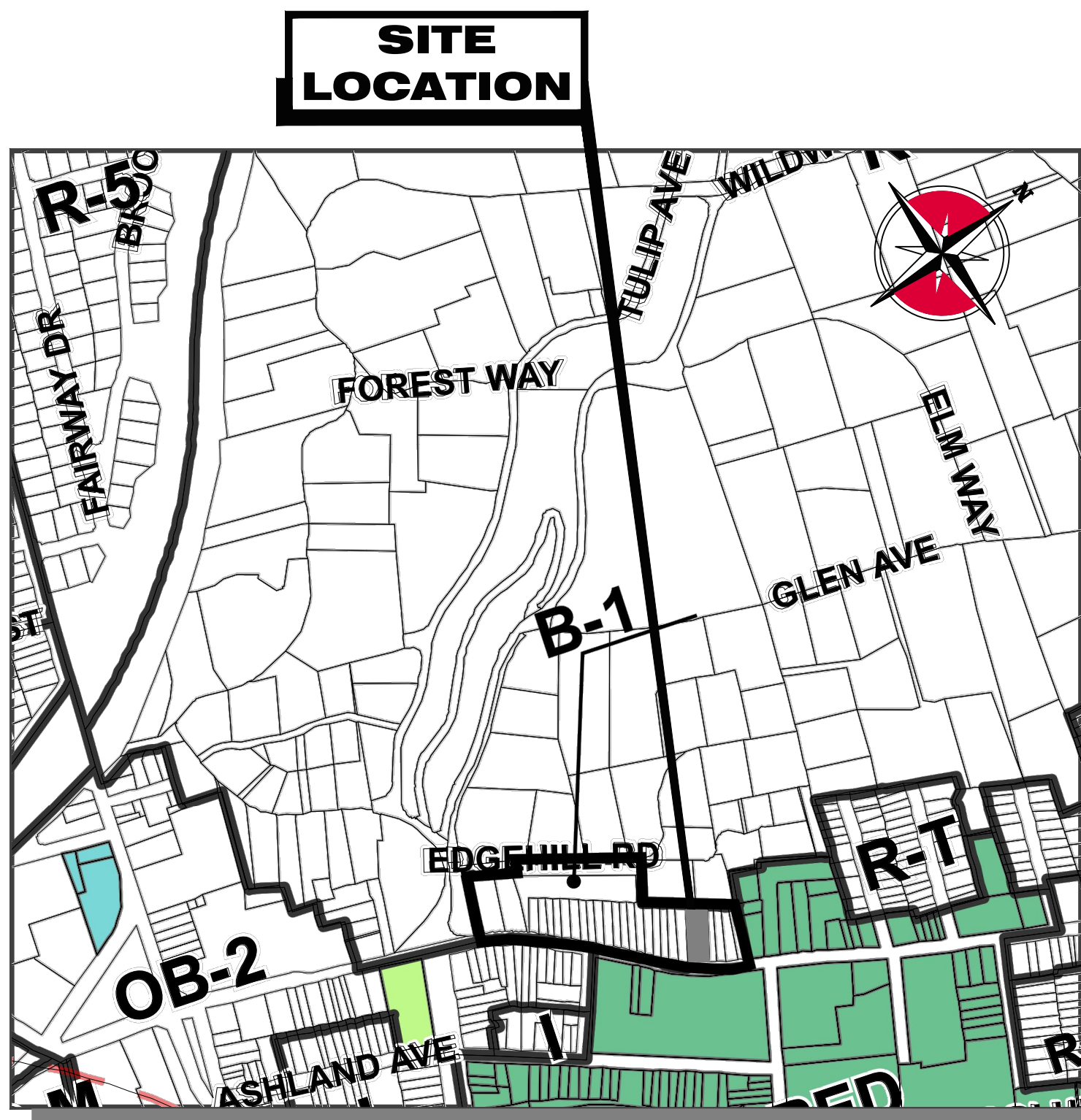
WEST ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY



TAX MAP

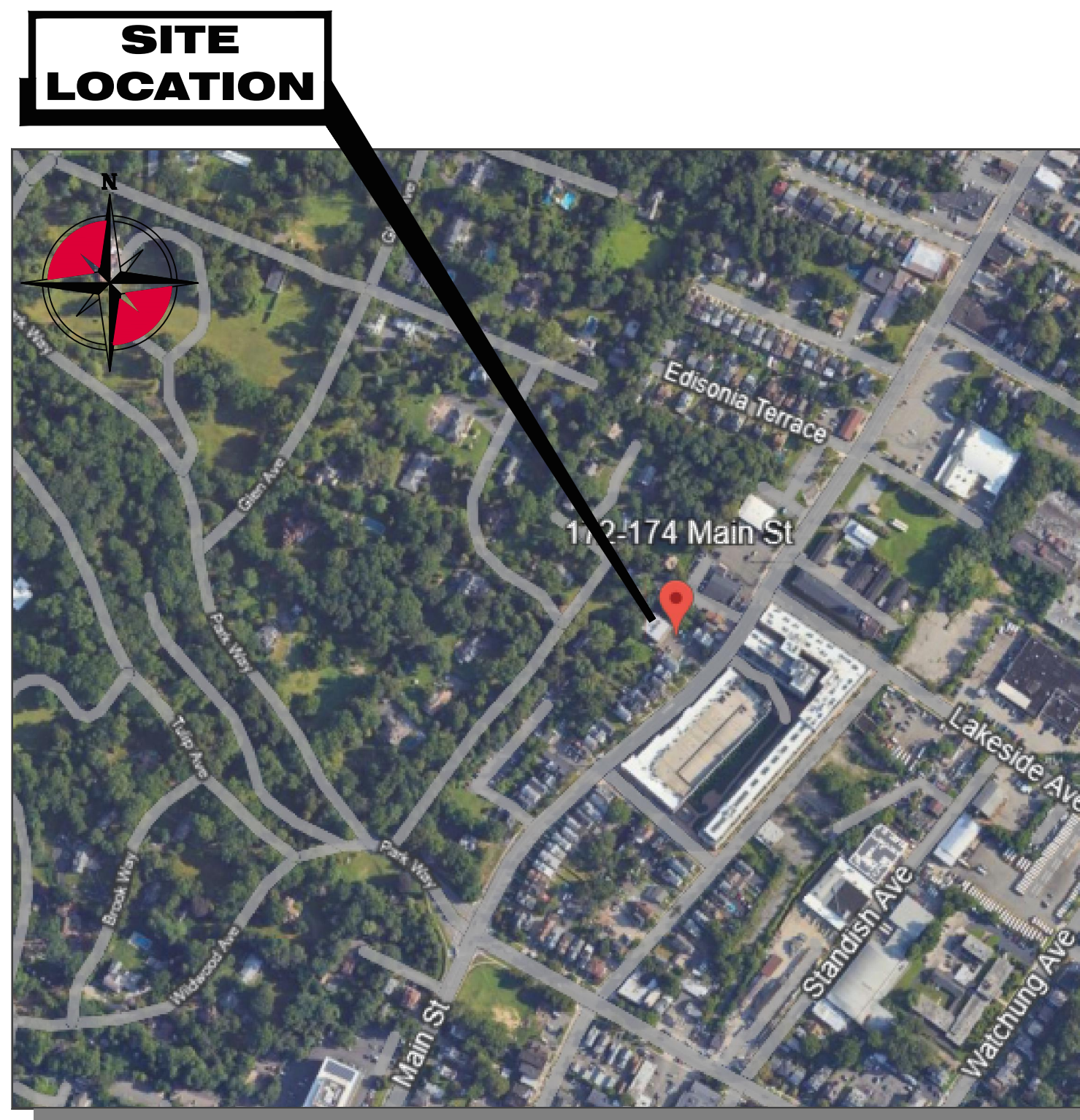
SCALE: 1"=100'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF WEST ORANGE,
ESSEX COUNTY, NEW JERSEY" SHEET NUMBERS #43



ZONING MAP

NOT TO SCALE

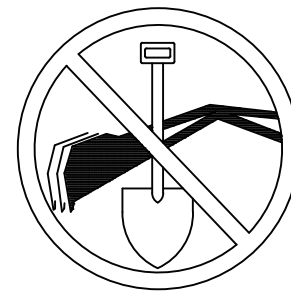


KEY MAP

NOT TO SCALE

BEFORE YOU DIG
CALL TOLL FREE
IN NJ 811 or
1-800-272-1000

THREE WORKING DAYS BEFORE YOU DIG



OWNER/APPLICANT :
172-174 MAIN STREET LLC,
172-174 MAIN STREET,
WEST ORANGE, NJ 07052

Parcel Limits (1)								
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Property Mailing
West Orange Township	89	6		172-174 MAIN STREET	172-174 MAIN STREET LLC	172-174 MAIN ST	WEST ORANGE NJ	172-174 Main Street, West Orange, NJ 07052

PROPERTY OWNERS WITHIN 200 FEET

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Property Mailing
West Orange Township	66	1		175 MAIN STREET	DGP URBAN RENEWAL LLC	2 POST RD WEST	WESTPORT, CT	175 Main Street, West Orange, NJ 07052
West Orange Township	89	1		184 MAIN STREET	184 MAIN STREET WEST ORANGE LLC	184 MAIN ST	WEST ORANGE, NJ	184 Main Street, West Orange, NJ 07052
West Orange Township	89	1.01		182 MAIN STREET	PETRACCO, LAWRENCE	311 NEWARK AVE.	JERSEY CITY, NJ	182 Main Street, West Orange, NJ 07052
West Orange Township	89	1.03		192 MAIN STREET	UNITED STATES OF AMERICA	P O BOX 126	ORANGE NEW JERSEY	192 Main Street, West Orange, NJ 07052
West Orange Township	89	1.04		184 MAIN STREET REAR	184 MAIN STREET WEST ORANGE LLC	184 MAIN ST	WEST ORANGE, NJ	184 Main Street West Orange, NJ 07052
West Orange Township	89	3		182 MAIN STREET	PETRACCO, LAWRENCE	311 NEWARK AVE.	JERSEY CITY, NJ	182 Main Street, West Orange, NJ 07052
West Orange Township	89	4		178 MAIN STREET	178 MAIN VIEW LLC	71 SOUTH ORANGE AVE	SOUTH ORANGE NJ	178 Main Street, West Orange, NJ 07052
West Orange Township	89	5		176 MAIN STREET	WATSON, MACKENZIE	2213 MILLBURN AVE #L1	MAPLEWOOD, NJ	176 Main Street, West Orange, NJ 07052
West Orange Township	89	6		172-174 MAIN STREET	172-174 MAIN STREET LLC	172-174 MAIN ST	WEST ORANGE NJ	172-174 Main Street, West Orange, NJ 07052
West Orange Township	89	10		170 MAIN STREET	FLORES, JOSE A	170 MAIN STREET	WEST ORANGE, N.J.	170 Main Street, West Orange, NJ 07052

Property Owners Within 200 Feet								
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Property Mailing
West Orange Township	89	12		168 MAIN STREET	JUDSON, HENRY & JENNIFER	168 MAIN STREET	WEST ORANGE, NJ	168 Main Street, West Orange, NJ 07052
West Orange Township	89	14		166 MAIN STREET	SOLARI MIRIAM & CARLOS ZUNIGA	166 MAIN ST	WEST ORANGE, NJ	166 Main Street, West Orange, NJ 07052
West Orange Township	89	16		164 MAIN STREET	VILLAMARIN, ALFONSO & WILMA	164 MAIN STREET	WEST ORANGE, NJ	164 Main Street, West Orange, NJ 07052
West Orange Township	89	18		162 MAIN STREET	SALAS, PETER	162 MAIN STREET	WEST ORANGE, NJ	162 Main Street, West Orange, NJ 07052
West Orange Township	89	19		160 MAIN STREET	DOMINGUEZ, MARCO	160 MAIN STREET	WEST ORANGE, NJ	160 Main Street, West Orange, NJ 07052
West Orange Township	89	20		158 MAIN STREET	ESSEX HOUSING PRESERVATION, L.P.	77 PARK STREET	MONTCLAIR, NJ	158 Main Street, West Orange, NJ 07052
West Orange Township	89	33		130-132 MAIN STREET	O'REILLY, MICHAEL	24 ELMWOOD ROAD	VERONA, NJ	130-132 Main Street, West Orange, NJ 07052
West Orange Township	89	41		14 EDGEHILL ROAD	UHER, DONNA	14 EDGEHILL ROAD	WEST ORANGE, NJ	14 Edgehill Road, West Orange, NJ 07052
West Orange Township	89	41.01		EDGEHILL ROAD	TRUSTEES OF LLEWELLYN PARK	1 PARK WAY	WEST ORANGE, NEW JERSEY	Edgehill Road, West Orange, NJ 07052
West Orange Township	89	41.02		10 EDGEHILL COURT	BARTON, JONATHAN & AMANDA	10 EDGEHILL COURT	WEST ORANGE NJ	10 Edgehill Court, West Orange, NJ 07052
West Orange Township	89	58.03		EDGEHILL ROAD REAR	TRUSTEES LLEWELLYN PARK	1 PARK WAY	WEST ORANGE, NJ	Edgehill Road Rear, West Orange, NJ 07052
West Orange Township	89	59.04		8 EDGEHILL COURT	LUBIN, SOPHIE B & BUCKLEY, ERIC T	8 EDGEHILL COURT	WEST ORANGE, NJ	8 Edgehill Court, West Orange, NJ 07052
West Orange Township	89	64		12 EDGEHILL ROAD	SHAPIRO, STANLEY & FISCH, ANN	12 EDGEHILL ROAD	WEST ORANGE, NEW JERSEY	12 Edgehill Road, West Orange, NJ 07052
West Orange Township	90	20		7 EDGEHILL ROAD	MARCUS, STANLEY + SHARON	7 EDGEHILL ROAD	WEST ORANGE, NJ	7 Edgehill Road, West Orange, NJ 07052

UTILITIES WITHIN 200 FEET

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Railway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

APPROVED BY:
TOWNSHIP OF WEST ORANGE PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

GENERAL NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 6 IN BLOCK 89 AS SHOWN ON THE TOWNSHIP OF WEST ORANGE TAX MAP, SHEET 43.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 6, BLOCK 89, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, STATE OF NEW JERSEY" PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C. DATED 11/16/2025.
- THE PURPOSE OF THIS APPLICATION IS FOR THE CONSTRUCTION OF A 3RD STORY TO THE EXISTING 2 STORY BUILDING AND CONVERT THE EXISTING COMMERCIAL USE TO A MIXED USE. THE FIRST FLOOR SHALL BE OFFICE SPACE AND THE 2 AND THIRD STORIES ARE GOING TO BE FOR RESIDENTIAL USE.
- THE TRACT CONTAINS 0.348 AC. = 15,176.60 S.F.
- ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
- PROPERTY IS LOCATED IN THE B-1 ZONE.
- NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
- SITE LOCATED WITHIN FLOOD ZONE X AS SHOWN ON THE CURRENT FIRM 34013C011F, DATED JUNE 4, 2007.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS "NJ-GEOVIEW INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY."
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
A. CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
B. CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- ALL DISTURBED AREAS WILL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN UPON COMPLETION OF THE GRADING ACTIVITIES.
- SOLID WASTE PICKUP IS AND WILL BE BY PRIVATE HAULER.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE SAME.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.1(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND C.F.R. 1926.301(F) (OSHA COMPETENT PERSON). MORGAN ENGINEERING, L.L.C., ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF

- ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC., THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
- EXISTING LOCATIONS FOR SEWER LATERAL AND WATER SERVICE TO BE USED FOR THE PROPOSED BUILDING. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO THE DEMOLITION OF ANY BUILDINGS. UTILITIES TO BE REPLACED IF DEEMED UNACCEPTABLE.
 - ANY CURB DEEMED IN NEED OF REPAIR BY TOWNSHIP ENGINEER SHALL BE REPLACED AS NECESSARY. FURTHERMORE, THE CURB SHALL BE CUT TO THE NEAREST JOINT TO AIDE IN THE BLENDING OF NEW AND EXISTING CURBS.
 - ANY SIDEWALK DEEMED IN NEED OF REPAIR BY THE TOWNSHIP ENGINEER SHALL BE REPLACED AS NECESSARY. FURTHERMORE, THE SIDEWALK SHALL BE CUT TO THE NEAREST JOINT TO AIDE IN THE BLENDING OF NEW AND EXISTING SIDEWALK.
 - APPLICANT MUST COMPLY WITH TOWNSHIPS TREE ORDINANCE IF ANY TREES ARE TO BE REMOVED OR REPLACED.
 - HOURS OF OFFICE OPERATION: 9 AM - 5 PM M-FRI & SAT. EVERY OTHER WEEK.
 - APPLICANT SHALL CLEAN OUT EXISTING STORM WATER SYSTEM TO FUNCTION PROPERTY TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
 - THERE SHALL BE NO EXTERIOR LIGHTING ON THE BUILDING.
 - SITE DEBRIS SHALL BE CLEANED UP AND BE PROPERLY MAINTAINED FREE OF DEBRIS.
 - APPLICANT SHALL COMPLY WITH THE NOISE ORDINANCE.
 - NO PORTION OF THE BUILDING MAY BE USED AS AN EVENT SPACE.
 - NO PROPOSED LIGHTING WILL NOT HAVE ANY SPILLAGE ONTO NEIGHBOR PROPERTY.
 - PARKING AREA TO BE MILLED, REPLACE TOP COURSE AND RE STRIPE EXISTING TRENCH DRAIN GRATES TO BE RESET OR REPLACED AS NECESSARY.
 - THE FIRST FLOOR USE SHALL BE A MEDICAL OFFICE USE FOR UNIT ONE (1,436 SF) AND NO MEDICAL USE FOR COMMERCIAL UNIT 2 (1,388 SF).
 - NO PARKING SPACES SHALL BE LEASED BY OTHERS (INCLUDING TRUCKS); PARKING IS LIMITED TO PATIENTS, CUSTOMERS, RESIDENTS AND THEIR GUESTS OF THE BUILDING.

SHEET INDEX

SHEET No.	SHEET DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITION AND DEMOLITION PLAN & SITE LAYOUT PLAN
3	GRADING AND UTILITIES PLAN AND LIGHTING PLAN
4	VEHICLE CIRCULATION PLAN AND CONSTRUCTION DETAILS
1 OF 4	AERIAL DISPLAY & SIGHT TRIANGLE EASEMENT PLAN



Donna M. Bullock
DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

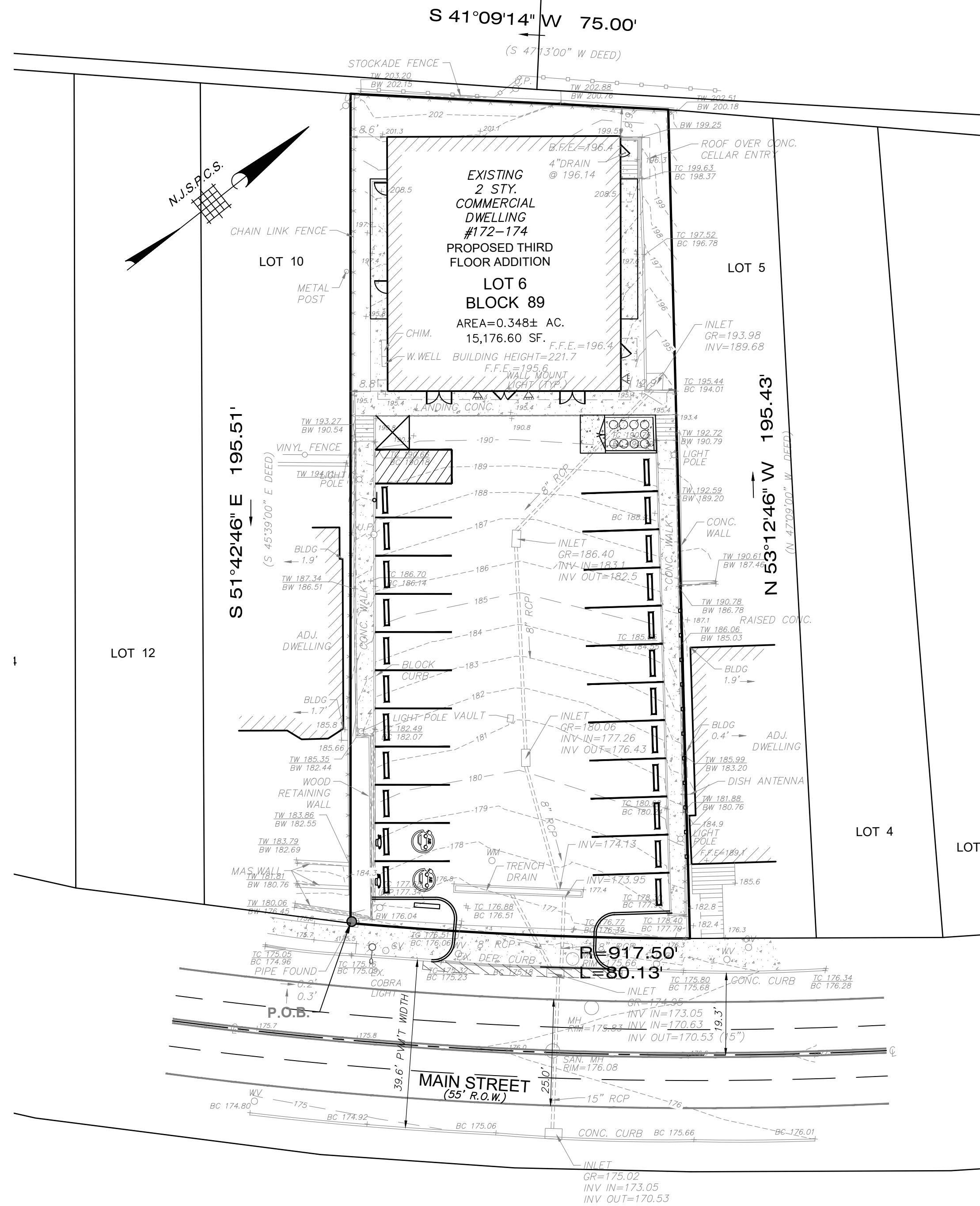
LOT 6 BLOCK 89

172-174 Main Street

TOWNSHIP OF WEST ORANGE

COUNTY OF ESSEX NEW JERSEY

Scale: AS NOTED Drawn By: DS Date: 1/21/2025 JOB #: E24-01108 CAD File #: SITE PLAN Sheet #: 1 OF 4



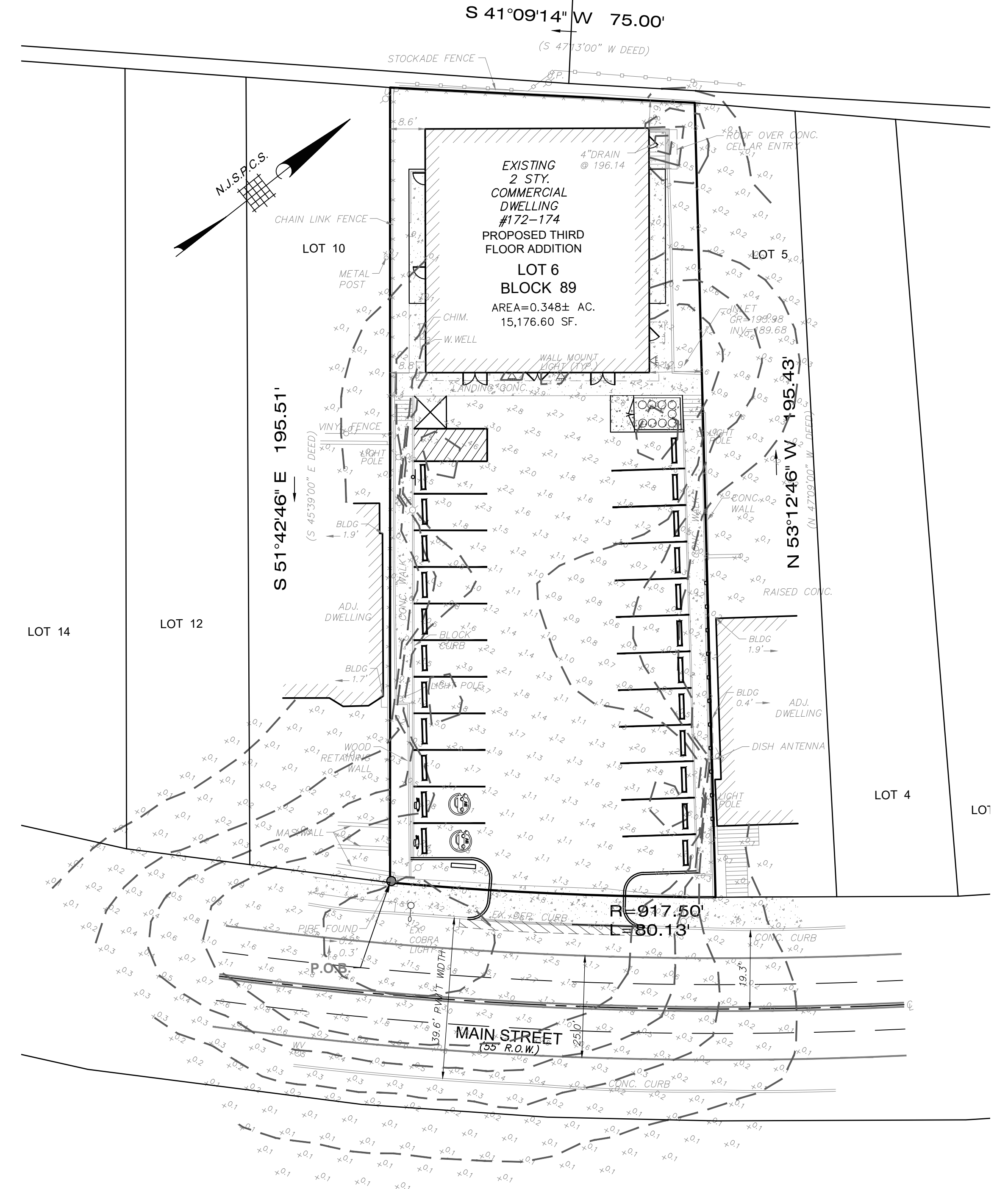
GRADING AND UTILITIES PLAN

SCALE: 1"=20'

SANITARY SEWER FLOWS:

EXISTING:
OFFICE BUILDING @ (2)(2,824 SF) X 0.100 GAL/DAY = 564 GPD

PROPOSED:
OFFICE BUILDING @ 2,824 SF X 0.100 GAL/DAY = 282.4 GPD
RESIDENTIAL 1 BEDROOM @ 150 GPD X 5 = 750 GPD
RESIDENTIAL 2 BEDROOM @ 225 GPD X 2 = 450 GPD
TOTAL DAILY FLOW = 1,482.4 GPD

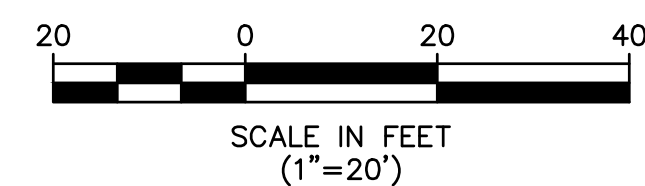


EXISTING LIGHTING PLAN

SCALE: 1"=20'

LEGEND

---	EXISTING CONTOUR	---	EXISTING WATER VALVE LINE
- - -	PROPOSED CONTOUR	---	PROPOSED WATER VALVE LINE
x 100.5	EXISTING SPOT ELEVATION	---	EXISTING GAS VALVE LINE
x 100.5	PROPOSED SPOT ELEVATION	---	PROPOSED GAS VALVE LINE
+	TEST PIT LOCATION	---	EXISTING UTILITY POLE
+	EXISTING CURB INLET	---	EXISTING LIGHT FIXTURE
+	PROPOSED CURB INLET	---	PROPOSED HYDRANT
+	PROPOSED 'E' INLET	---	TRAFFIC SIGN
+	EXISTING STORM MANHOLE	---	STREET SIGN
+	PROPOSED STORM MANHOLE	---	EXISTING TREE LINE
+	EXISTING STORM SEWER	---	PROPOSED TREE LINE
+	PROPOSED STORM SEWER	---	MONUMENT FOUND
+	EXISTING SANITARY MANHOLE	---	PIN FOUND
+	PROPOSED SANITARY MANHOLE	---	CAPPED PIN
+	PROPOSED SANITARY CLEANOUT	---	DRAINAGE FLOW ARROW
+	EXISTING SANITARY MAIN	---	EXISTING FENCE
+	PROPOSED SANITARY MAIN	---	PROPOSED FENCE
+	EXISTING ELECTRIC LINE	---	



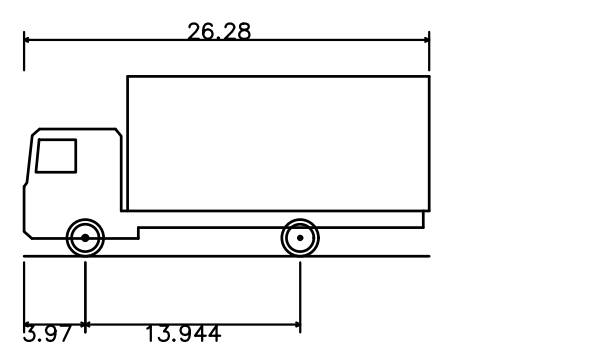
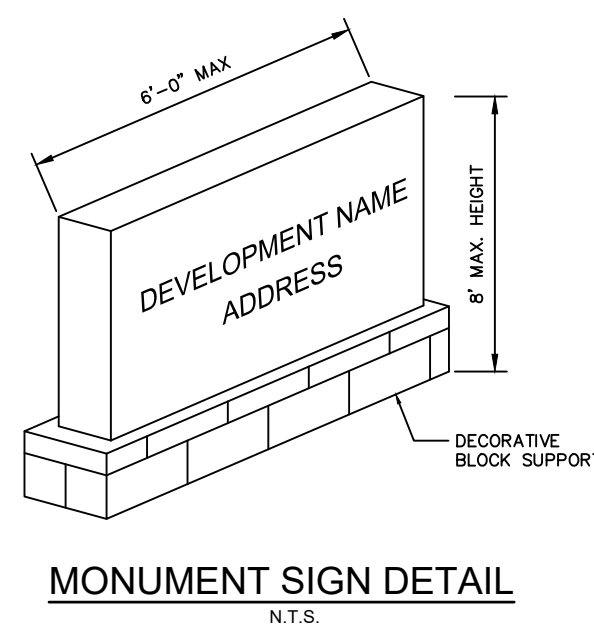
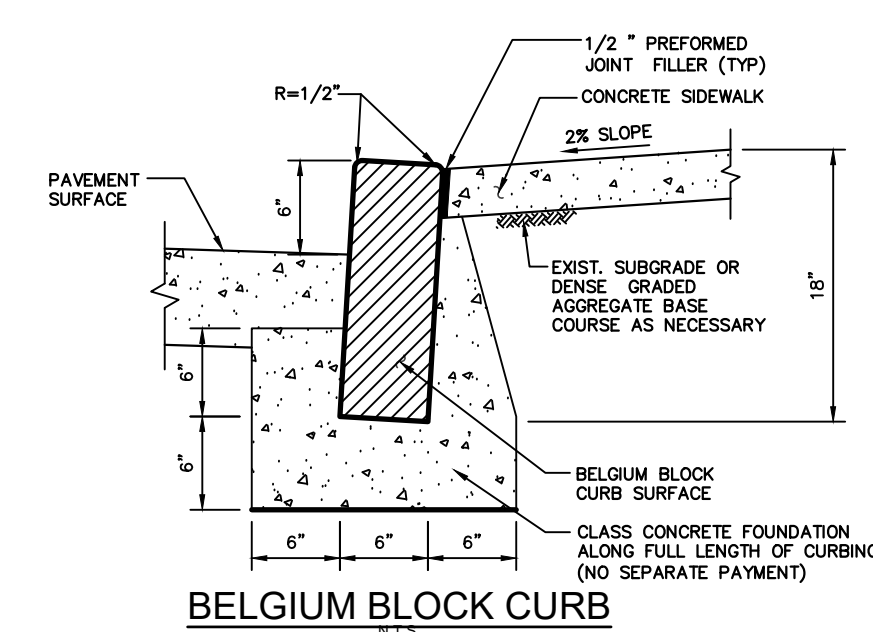
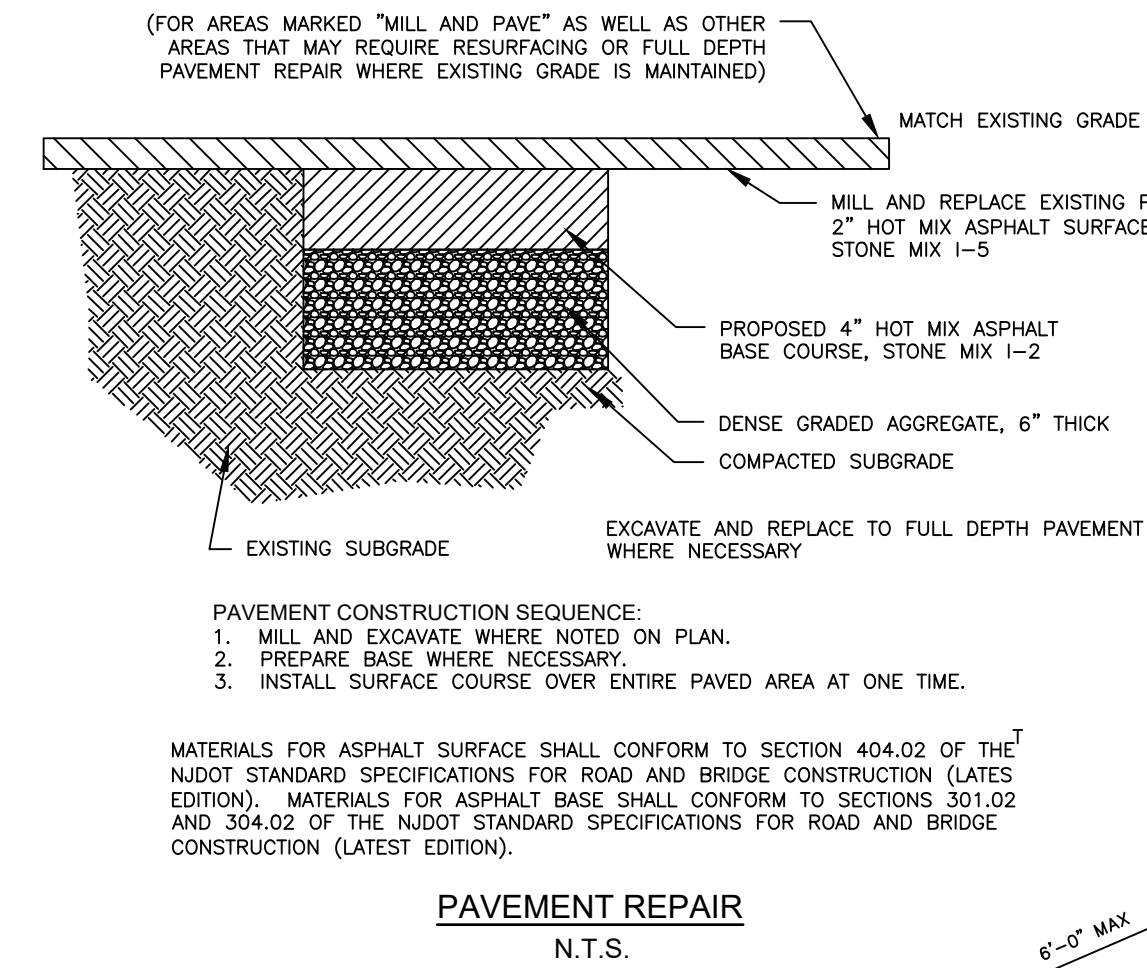
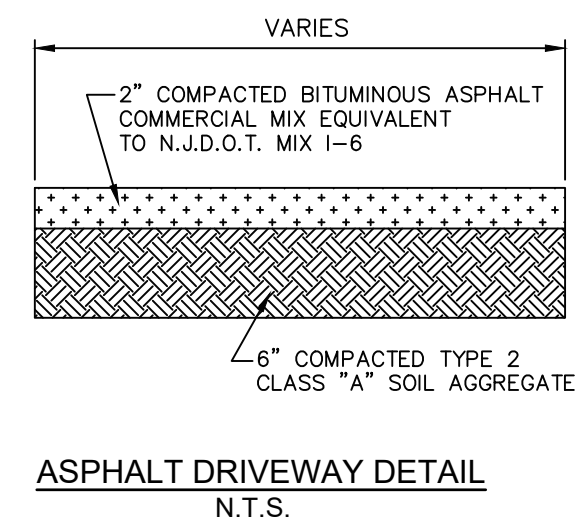
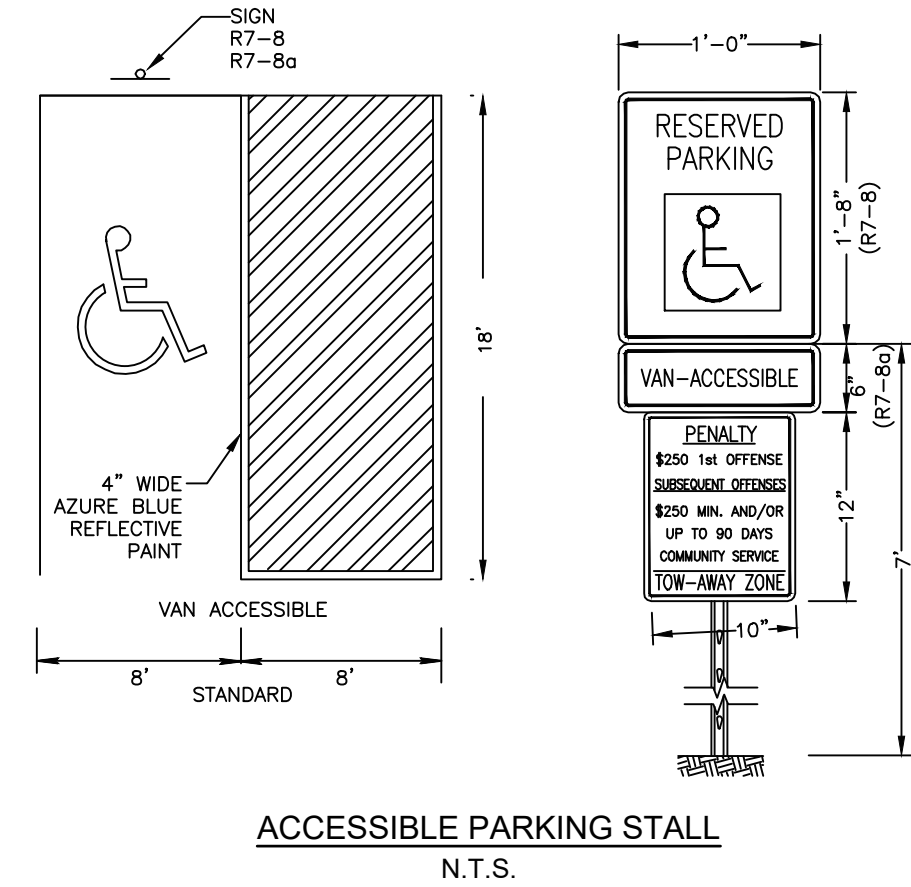
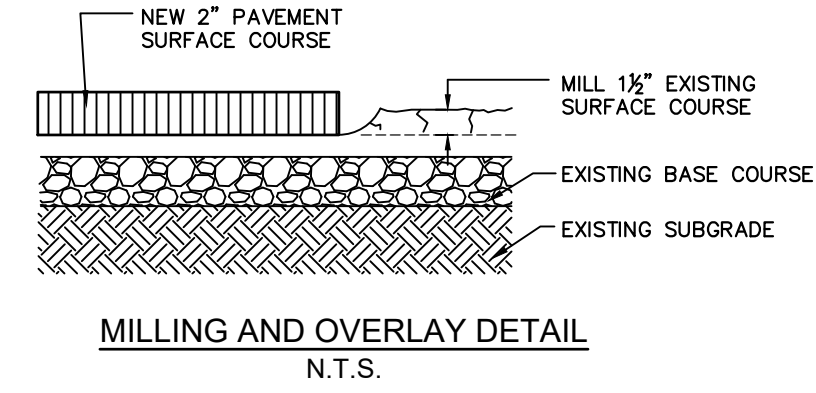
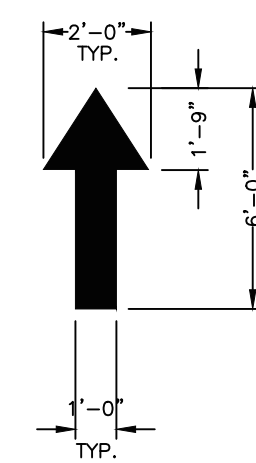
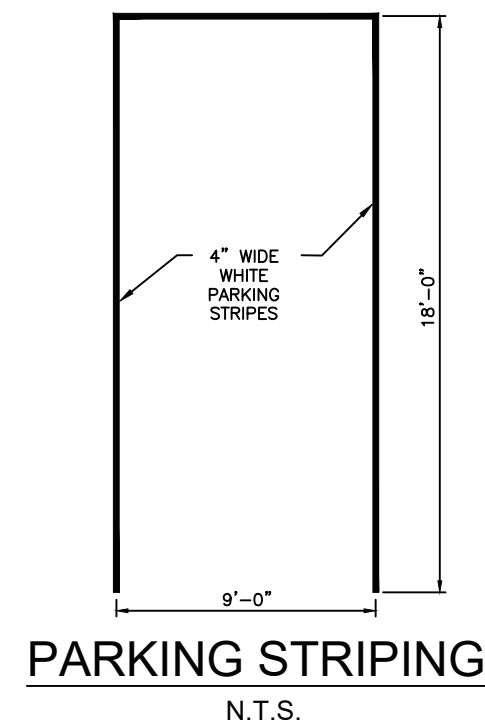
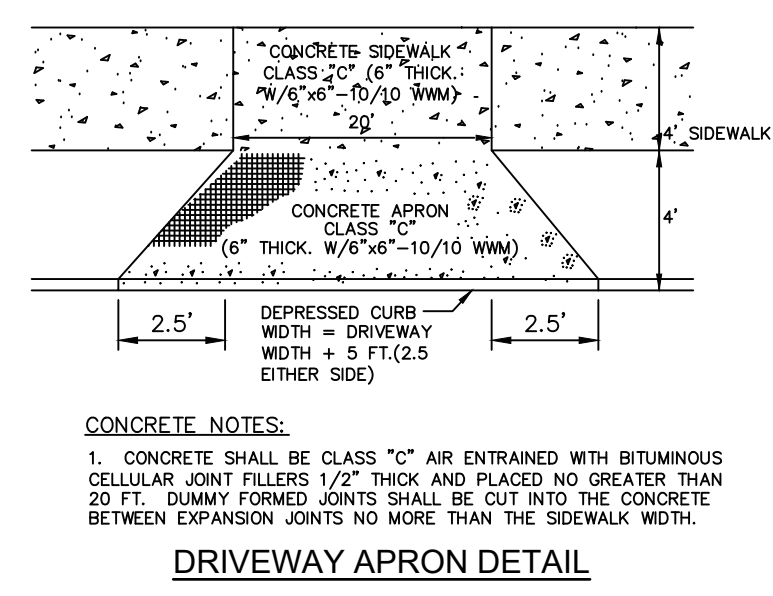
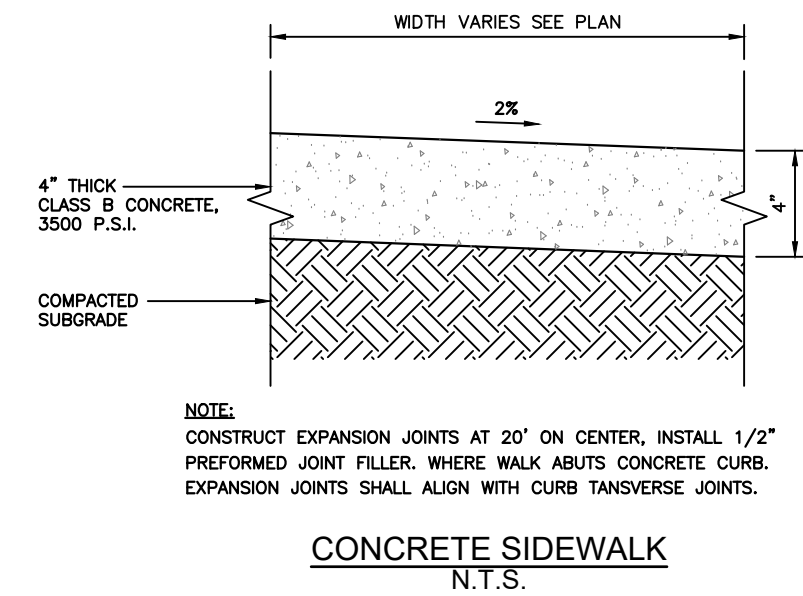
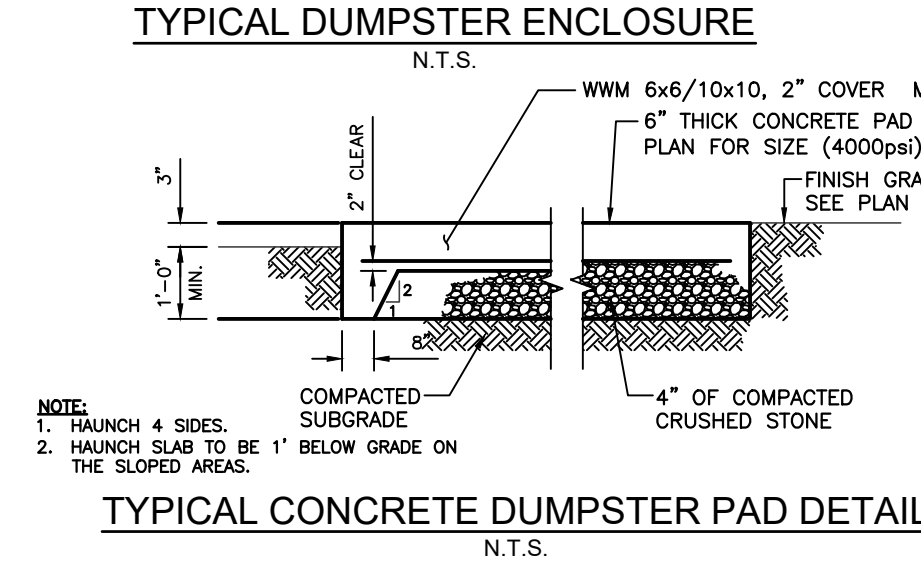
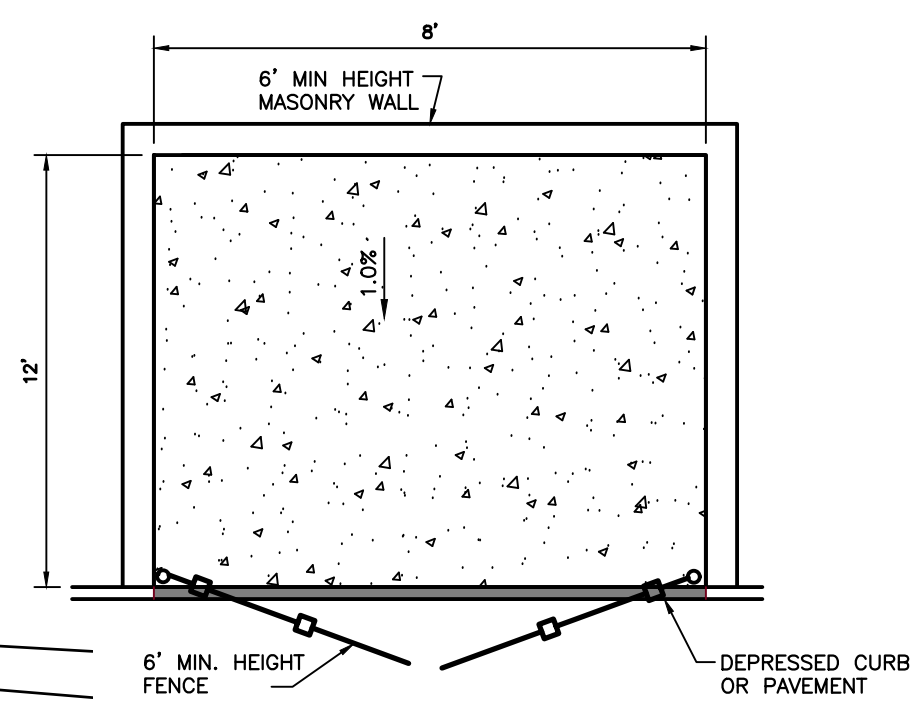
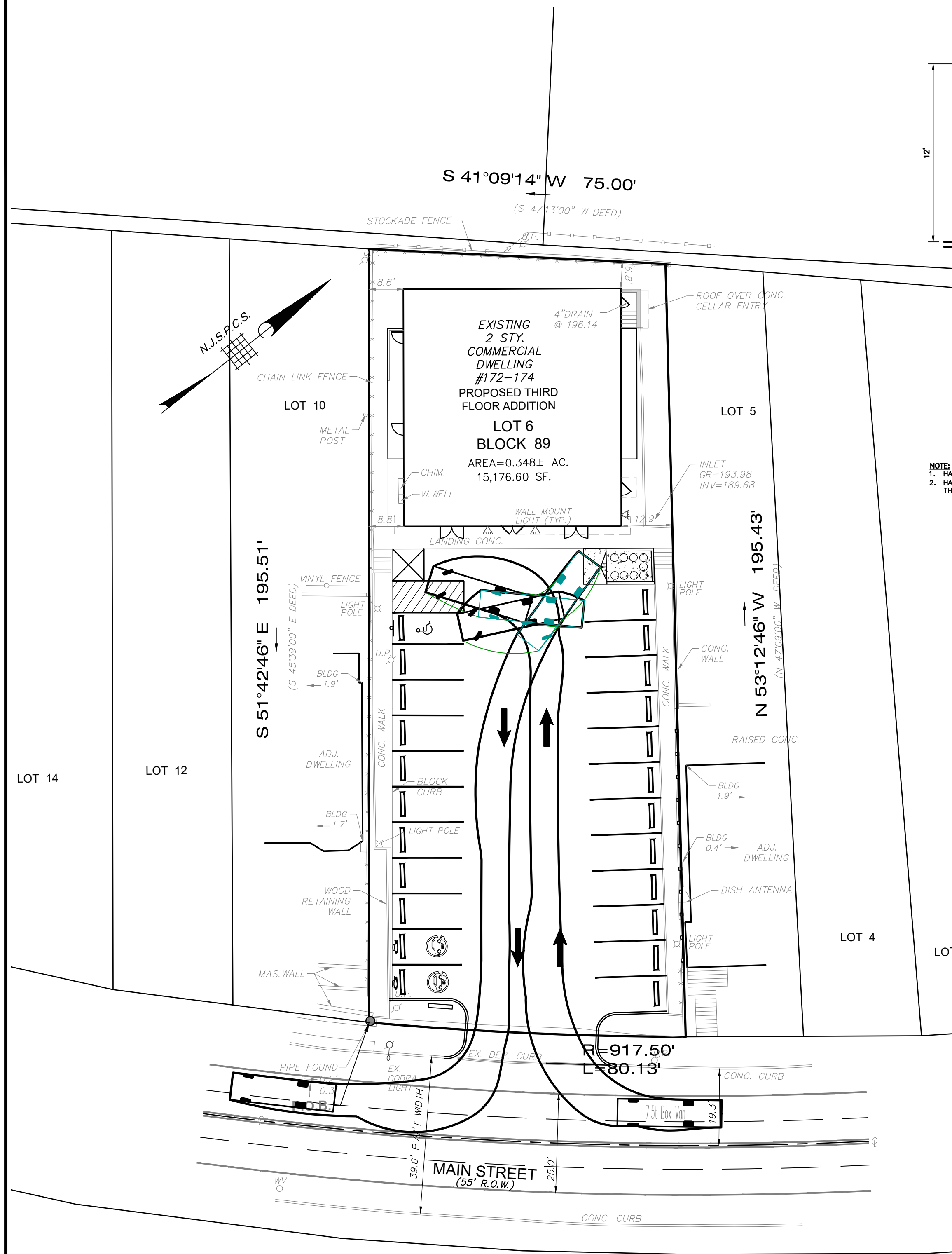
CERTIFICATE OF AUTHORIZATION: 24GA2228900

MORGAN
engineering & surveying

P.O. BOX 6232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

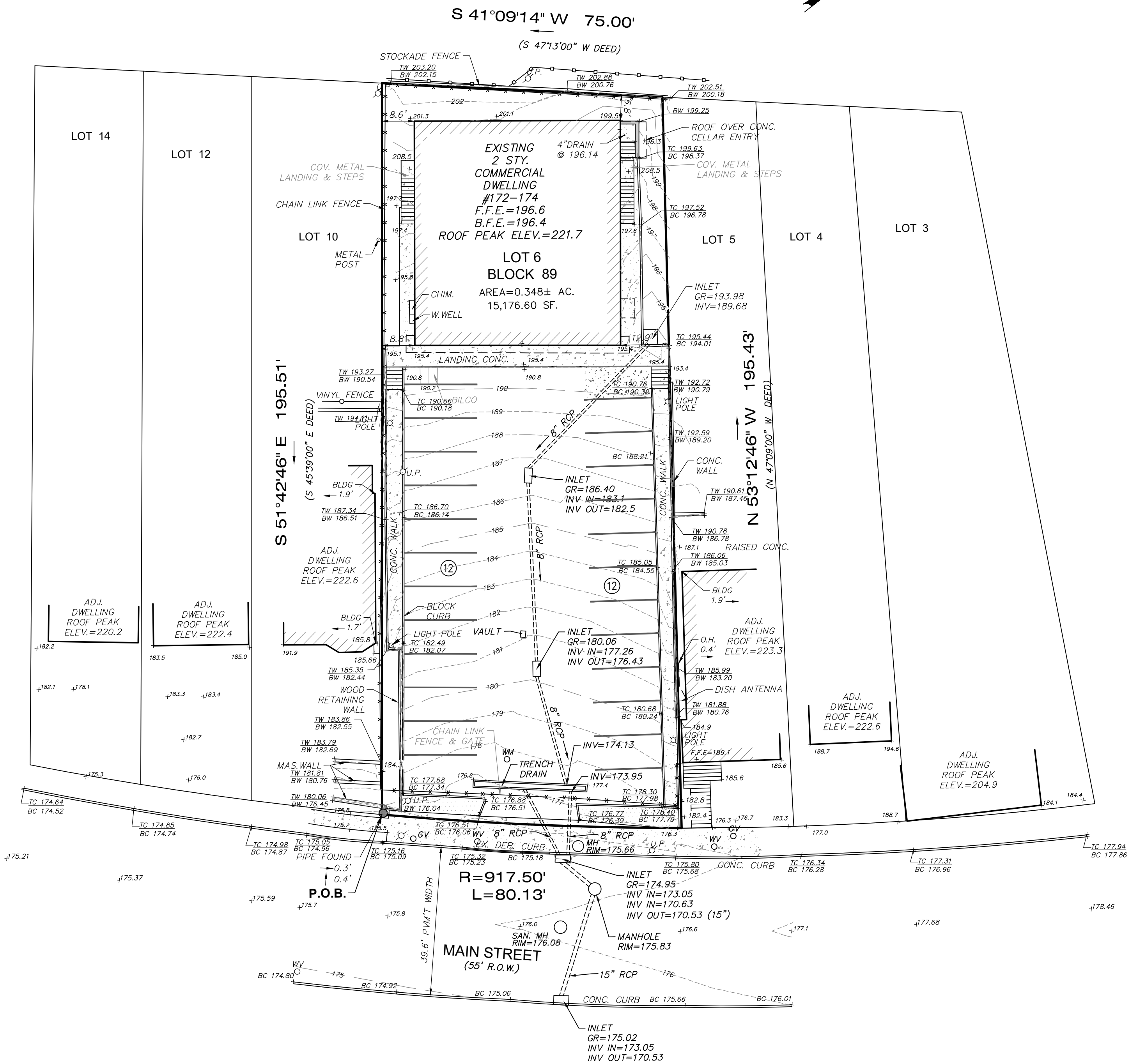
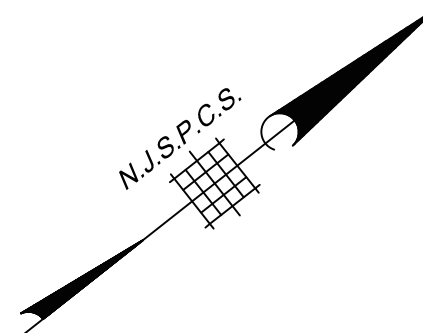
Donna M. Bullock
DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

1.	6/17/25	REV. PER PLANNING BOARD MEETING OF MAY 7, 2025	DB
REV	DATE	DESCRIPTION	BY
PRELIMINARY & FINAL MAJOR SITE PLAN			
GRADING AND UTILITIES PLAN & LIGHTING PLAN			
LOT 6 BLOCK 89			
172-174 Main Street			
TOWNSHIP OF WEST ORANGE			
COUNTY OF ESSEX		NEW JERSEY	
Scale:	Drawn By:	Date:	JOB #
1"=20'	DS	1/21/2025	E24-01108
SHEET #		SITE PLAN	
3		OF 4	



7.5t Box Van	26.280ft
Overall Length	6.890ft
Overall Width	11.666ft
Overall Body Height	1.152ft
Min Body Ground Clearance	6.772ft
Track Width	4.00s
Lock-to-lock time	24.278ft
Curb to Curb Turning Radius	

THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.				1.	6/17/25	REV. PER PLANNING BOARD MEETING OF MAY 7, 2025	DB
CERTIFICATE OF AUTHORIZATION: 24GA28228800				REV	DATE	DESCRIPTION	BY
MORGAN engineering & surveying				PRELIMINARY & FINAL MAJOR SITE PLAN			
VEHICLE CIRCULATION PLAN CONSTRUCTION DETAILS				LOT 6 BLOCK 89 172-174 Main Street TOWNSHIP OF WEST ORANGE COUNTY OF ESSEX NEW JERSEY			
Scale: NTS Drawn By: DS Date: 1/21/2025				Job #: E24-01108 CAD File #: SITE PLAN Sheet #: 4 OF 4			



PREPARED FOR: MAURICE COX

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 1/14/25 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS, NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

INSTRUMENT No. 2024012862

MORGAN
engineering & surveying

CERTIFICATE OF AUTHORIZATION: 24GA28229800

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

www.morganengineeringllc.com

DAVID J. VONSTEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 6 BLOCK 89
TOWNSHIP OF WEST ORANGE
COUNTY OF ESSEX NEW JERSEY

Scale: 1"=20'	Drawn By: DS	Date: 1/14/25	JOB #: E24-01108	CAD File #: TOPO	Sheet #: 1 OF 1
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1	6/12/25	ADDED ADJACENT BLDG. HTS. AND SPOT GRADES	BY
REV	DATE	DESCRIPTION	BY

LREX

Account No: 2267A-DB1
Morgan Engineering & Surveying
Morgan Engineering & Surveying
130 Central Avenue
Island Heights, NJ 08732

PRIORITY

TRACKING # 27652592
Label Date: 6/19/2025 3:54 PM



PRIORITY

Billing Reference No:
E24_01108_PlanstoWOPB_6_19_25

RECIPIENT

Township of West Orange Planning Board
66 MAIN ST
WEST ORANGE, NJ 07052

EX1

AFFIX THIS PART TO YOUR SHIPMENT

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PRIORITY SERVICE

TRACKING # 27652592

Account No: 2267A

FROM

Morgan Engineering & Surveying
Morgan Engineering & Surveying
130 Central Avenue
Island Heights, NJ 08732

BILLING REFERENCE

Billing Reference No: E24_01108_PlanstoWOPB_6_19_25

SHIP TO

Township of West Orange Planning Board
66 MAIN ST
WEST ORANGE, NJ 07052

ITEM DESCRIPTION

Other