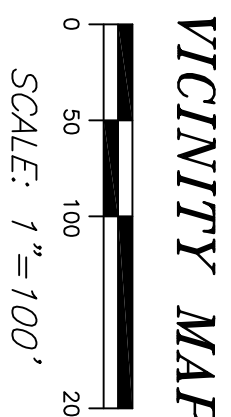


R-2 ZONE



25-9-2: HOUSING OF ANIMALS IN A PRINCIPAL STRUCTURE

THIS SITE PLAN APPLICATION WAS APPROVED BY THE
BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WEST ORANGE
AT A MEETING HELD ON _____

LIST OF DRAWINGS

LATEST SHEET DATES, LIST OF REQUIRED APPROVALS

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Incorporation, No. 295428201100
 213 NEWTON SMARSHOOD ROAD, NEWTON, NEW JERSEY 07860
 973-219-7546 RMCNUP@YAHOO.COM
 AUGUST 25, 2025

Robert M. Cunningham
 ROBERT M. CUNNINGHAM
 PROFESSIONAL ENGINEER N.J. LICENSE 0631540



DATA SCHEDULE - R-1 RESIDENTIAL ZONE			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 S.F.	150,302 S.F.	150,302 S.F.
MINIMUM LOT FRONT	150 FT.	473 FT.	473 FT.
MINIMUM FRONT YARD	40 FT.	28.82 FT.	28.82 FT.
BURN TO WOODLAND A/C		41.38 FT.	41.38 FT.
AREA TO WOODLAND A/C		29.33 FT.	29.33 FT.
MINIMUM SIDE YARD	25 FT.	9.83 FT.	9.83 FT.
AREA		65.81 FT.	65.81 FT.
MINIMUM REAR YARD	50 FT.	179.09 FT.	179.09 FT.
MAXIMUM BUILDING COVERAGE	30%	25.38%	N/A
MAXIMUM LOT COVERAGE	30%	40.28%	36.00%
MAXIMUM BUILDING HEIGHT	3 1/2 STORIES	2 STORIES	2 STORIES
	25 FT.	25 FT.	429 FT.

== WAIVER OR VARIANCE REQUIRED
** = PRE-EXISTING NON-CONFORMITY
*** = PRE-EXISTING NON-CONFORMITY TO BE BROUGHT CLOSER TO CONFORMANCE
A VARIANCE OR WAIVER AS THE CASE MAY BE IS REQUESTED FROM SECTION 25-4-A.
TO ALLOW AN OVERSIGHT OF 6 FT. FROM THE FRONT YARD
TO THE ADJACENT CORNER OF THE PROPERTY.
ENCLOSED EXISTING SITE DATA
ENCLOSED EXISTING SITE DATA FOR THE PARTICULAR USE IN THE DISCREPANCY REGULATIONS.
THE EXISTING FRONT SETBACK TO A PARKING SPACE IS 8.3 FT.
THE PROPOSED FRONT SETBACK TO A PARKING SPACE IS 8.3 FT.
TO BE TO ADJACENT CORNER OF THE PROPERTY.
ENCLOSED EXISTING SITE DATA
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THE EXISTING FRONT SETBACK TO A PARKING SPACE IS 8.3 FT.
THE PROPOSED FRONT SETBACK TO A PARKING SPACE IS 8.3 FT.
TO BE TO ADJACENT CORNER OF THE PROPERTY.

PROPOSED IMPROVED LOT COVERAGE SUMMARY	
BUILDINGS	37,164 S.F.
PARKING	2,469 S.F.
ASPHALT DRIVE	1,571 S.F.
WALLS	800 S.F.
STONE SURFACES	7,516 S.F.
WELL PIT (STEEL)	44 S.F.
NEW CURBS	288 S.F.
TOTAL IMPROVED LOT COVERAGE	54,114 S.F.
TOTAL EXISTING COVERAGE	60,544 S.F.
DECREASE IN IMPROVED LOT COVERAGE	6,430 S.F.
LOT AREA	150,302 S.F.
PROPOSED IMPROVED LOT COVERAGE (%)	24.73%
PROPOSED BUILDING COVERAGE (%)	24.73%
EXISTING BUILDING COVERAGE (%)	25.38%
AREA OF PROPOSED DRIVEWAY EXTENSION	3,364 S.F.
NET	50.35
PER 50.35	PER 50.35

PROPOSED SITE IMPROVEMENTS

MONTCLAIR STABLES

TAX LOTS 176, 179 & 186 BLOCK 152.02

TAX MAP SHEET 77

THE TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, PLLC

Centrality of Collaboration, Inc. 213/42320100

213 NEWTON SMARTSWOOD ROAD, NEWTON, NEW JERSEY 07860

973-219-7546 RMCNPE@YAHOO.COM

August 25, 2025

ORIGINAL DWG. DATE

FEBRUARY 19, 2024

ROBERT M. CUNNINGHAM

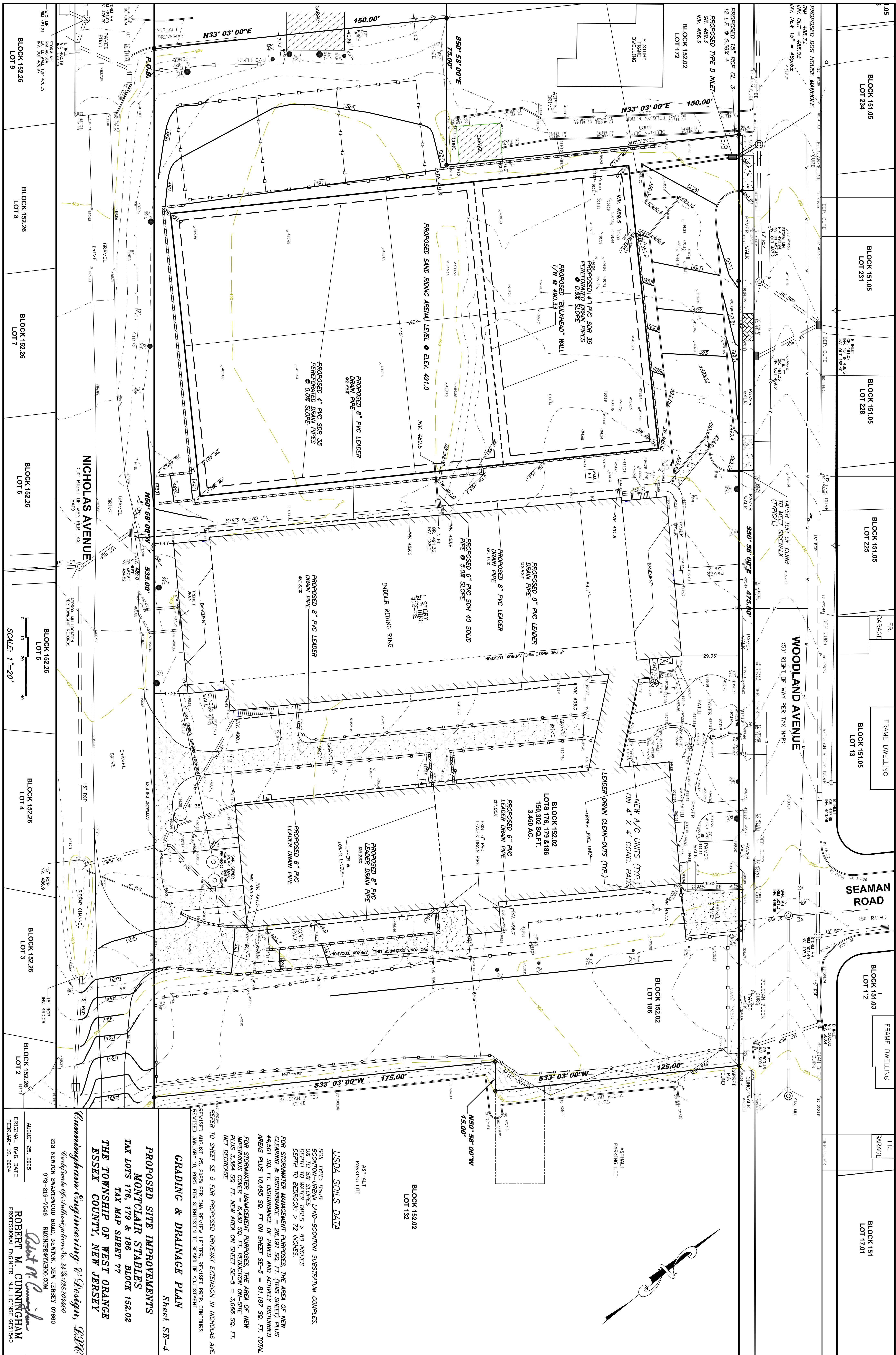
PROFESSIONAL ENGINEER N.J. LICENSE GE313940

SITE PLAN

Sheet SE-3

REVISED AUGUST 25, 2025 PER CME REVIEW LETTER

REVISED JANUARY 10, 2025 FOR SUBMISSION TO BOARD OF ADJUSTMENT



PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SHIRAZ & DAVANAO 1 DAY

Sheet SE-4

BC 502/24
REFER TO SHEET SE-5 FOR PROPOSED DRIVEWAY EXTENSION IN NICHOLAS AVE.
REVISED AUGUST 25, 2025, PER CMA REVIEW LETTER. REVISED PROP. CONTOURS
REVISED JANUARY 10, 2025, FOR SUBMISSION TO BOARD OF ADJUSTMENT

SOIL TYPE: Bould
BOONTON-URBAN LAND-BOONTON SUBSTRATUM COMPLEX,
0% TO 8% SLOPES
DEPTH TO WATER TABLE > 80 INCHES
DEPTH TO BEDROCK: > 72 INCHES.

FOR STORMWATER MANAGEMENT PURPOSES, THE AREA OF NEW
CLEANING & DISTURBANCE = 26,191 SQ. FT. (THIS SHEET PLUS
44,501 SQ. FT. DISTURBANCE OF PAVED AND ACTIVELY DISTURBED
AREAS PLUS 10,496 SQ. FT. ON SHEET SE-5 = 81,187 SQ. FT. TOTAL

FOR STORMWATER MANAGEMENT PURPOSES, THE AREA OF NEW
IMPERVIOUS COVER = 6,430 SQ. FT. REDUCTION ON-SITE
PLUS 3,364 SQ. FT. NEW AREA ON SHEET SE-5 = 3,066 SQ. FT.
NET DECREASE

USDA SOILS DATA

ASPHALT
PARKING LOT

BLOCK 152.02
LOT 132

213 NEWTON SQUAREWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RACONPR@YAHOO.COM

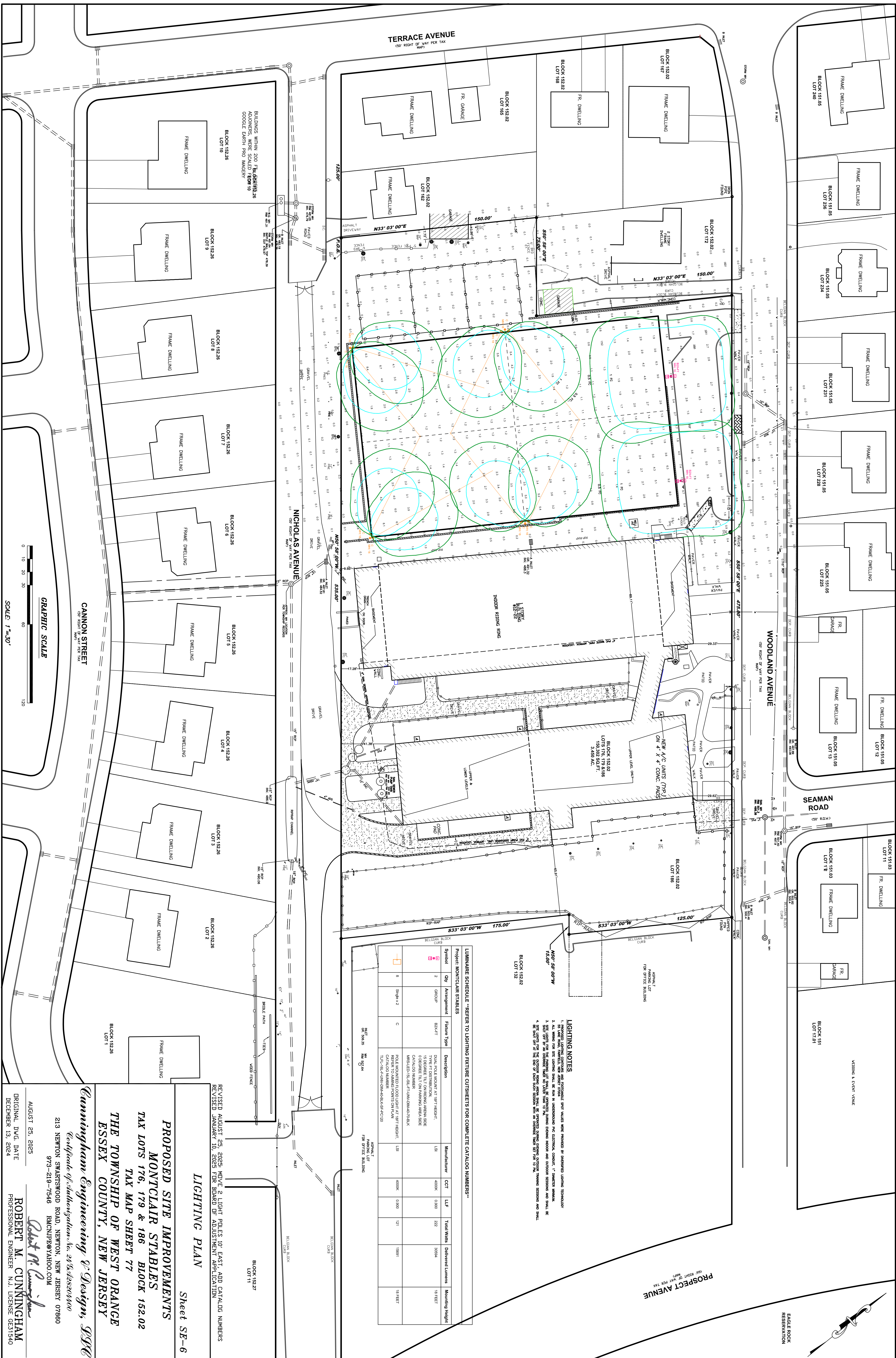
AUGUST 25, 2025

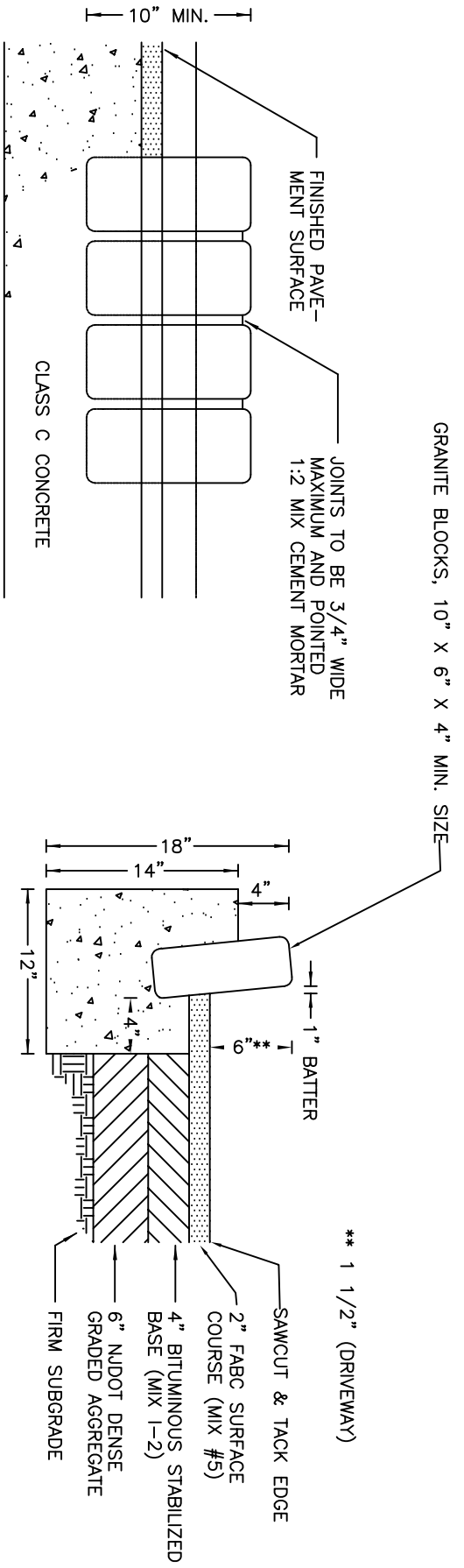
ORIGINAL DWG. DATE
FEBRUARY 19, 2024

Robert M. Cunningham

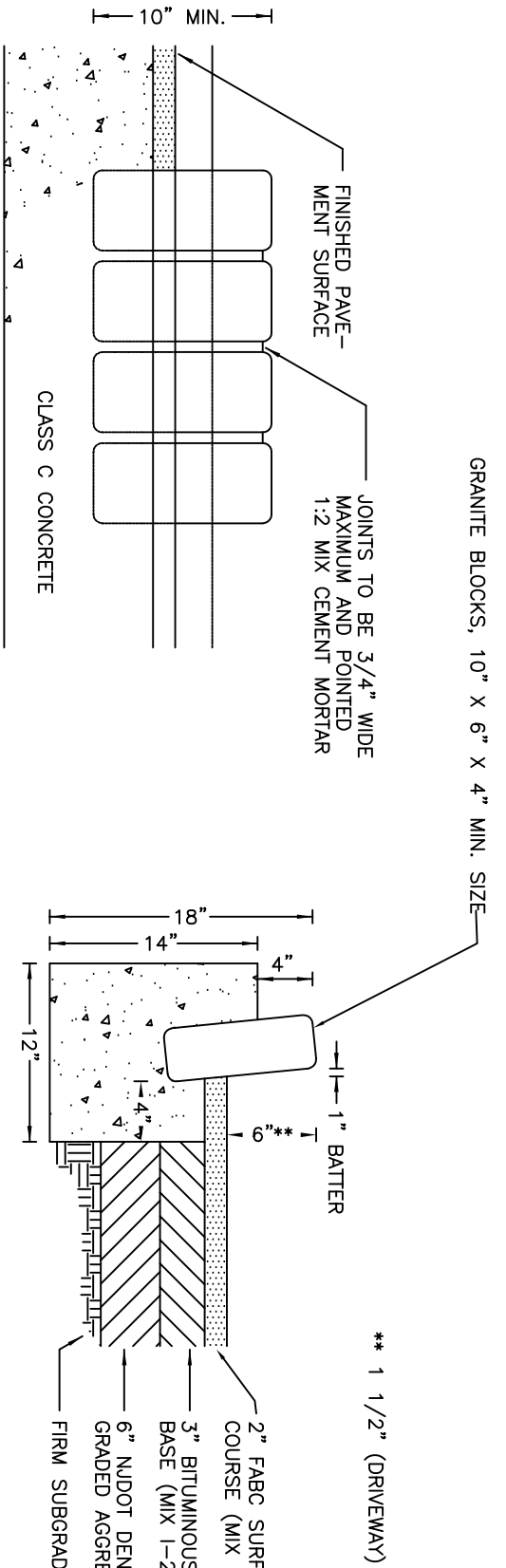
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE 6631940

Robert M. Cunningham
ROBERT M. CUNNINGHAM
 PROFESSIONAL ENGINEER N.J. LICENSE GE3154



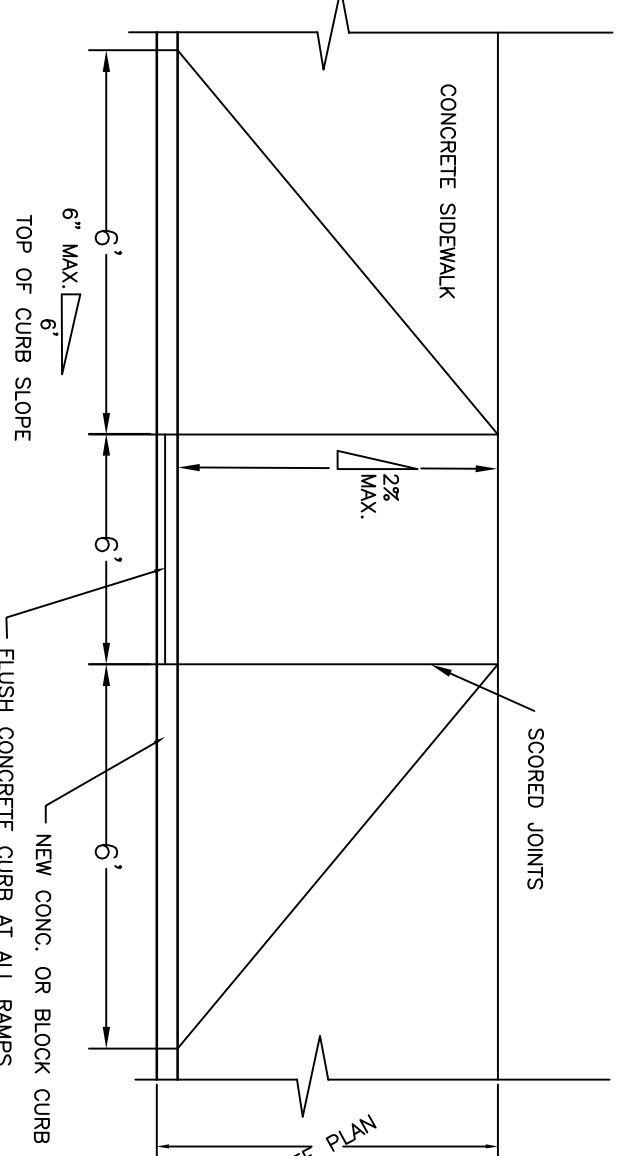


GRANITE BLOCK CURB & ROAD RESTORATION DETAIL

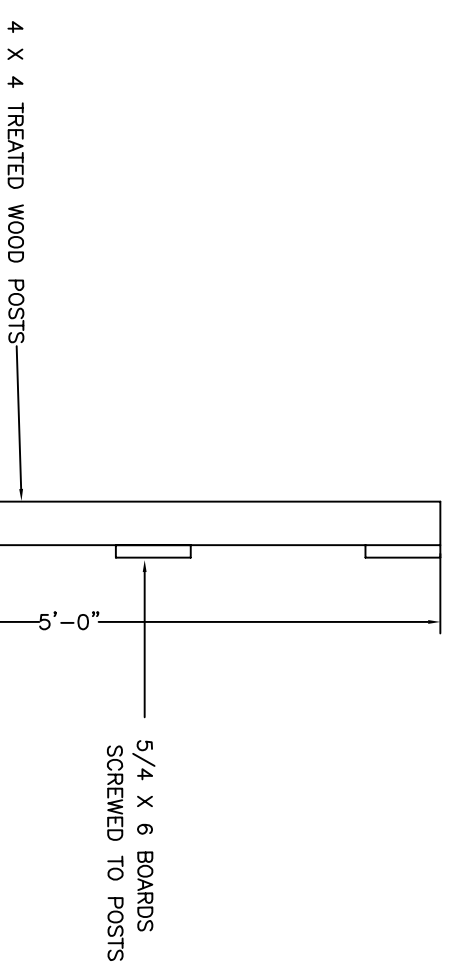


GRANITE BLOCK CURB & SITE PAVEMENT DETAIL

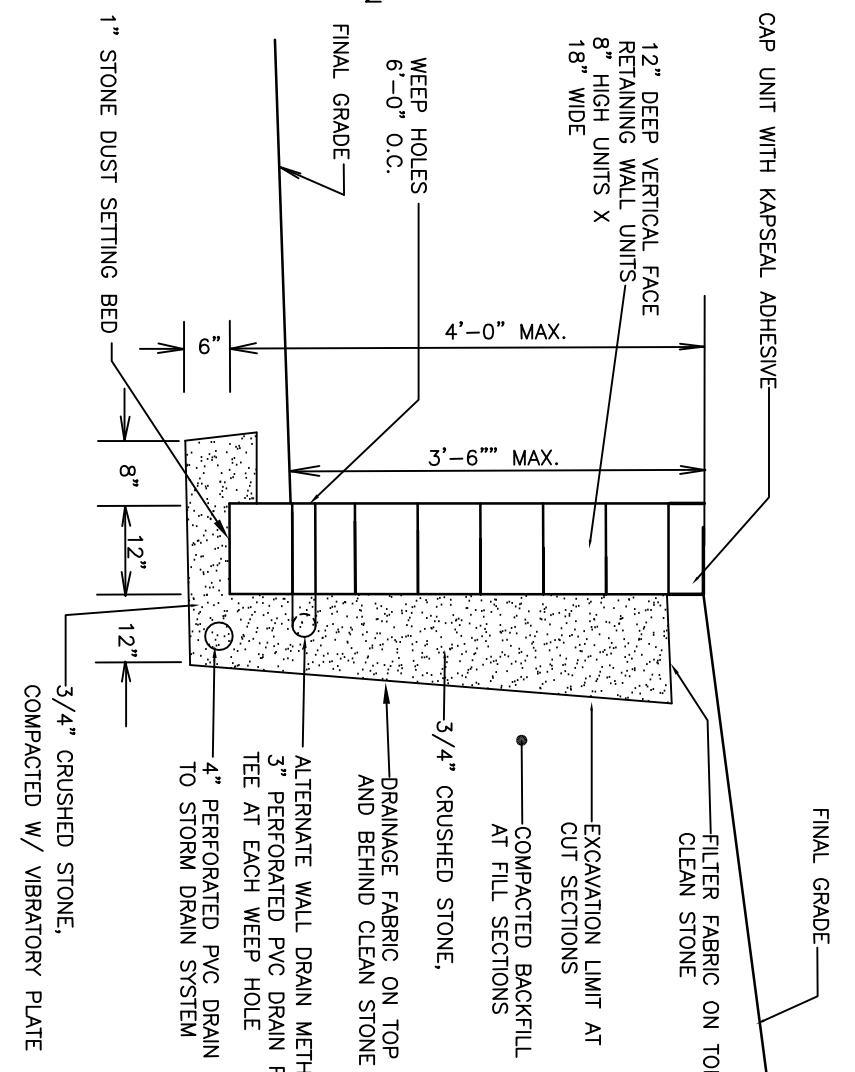
SEE SITE PLAN SHEET SE-3 FOR LOCATIONS



PLAN VIEW AT HANDICAP RAMP

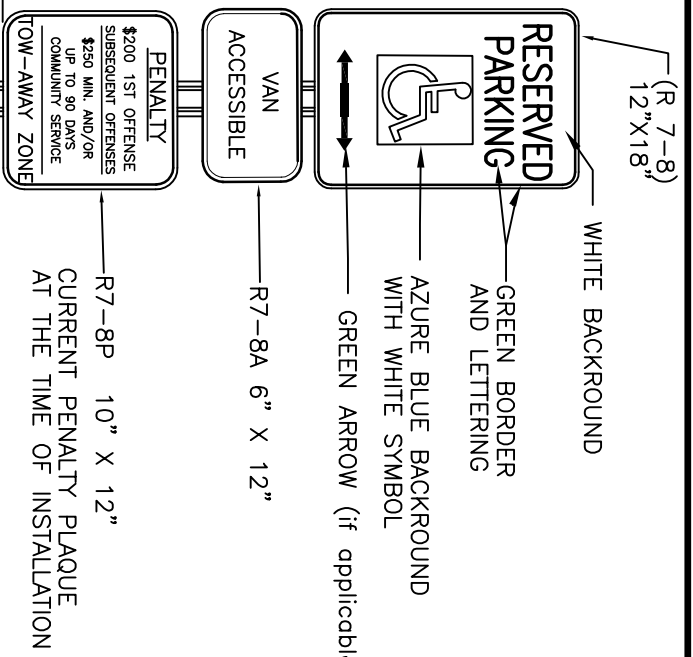
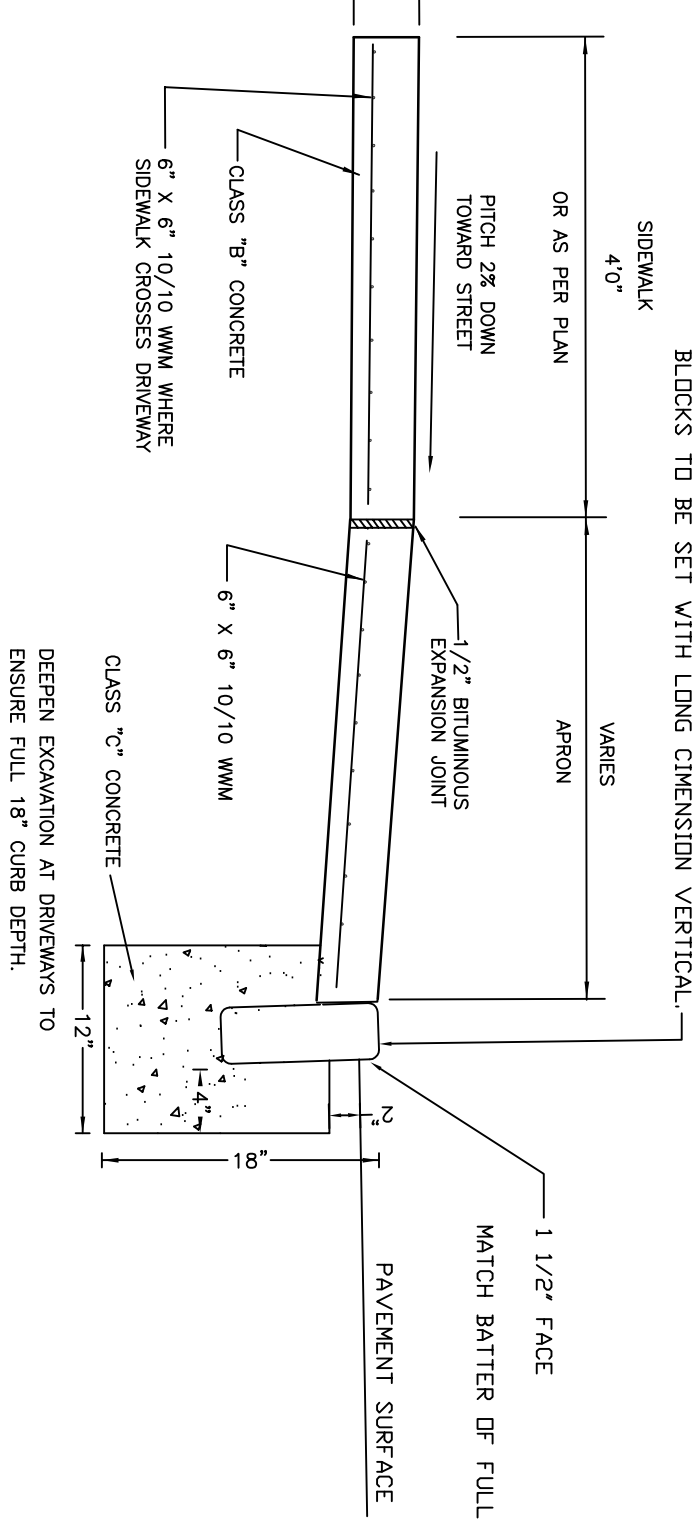


SECTION DETAIL OF RETENTION CURB & RIDING ARENA

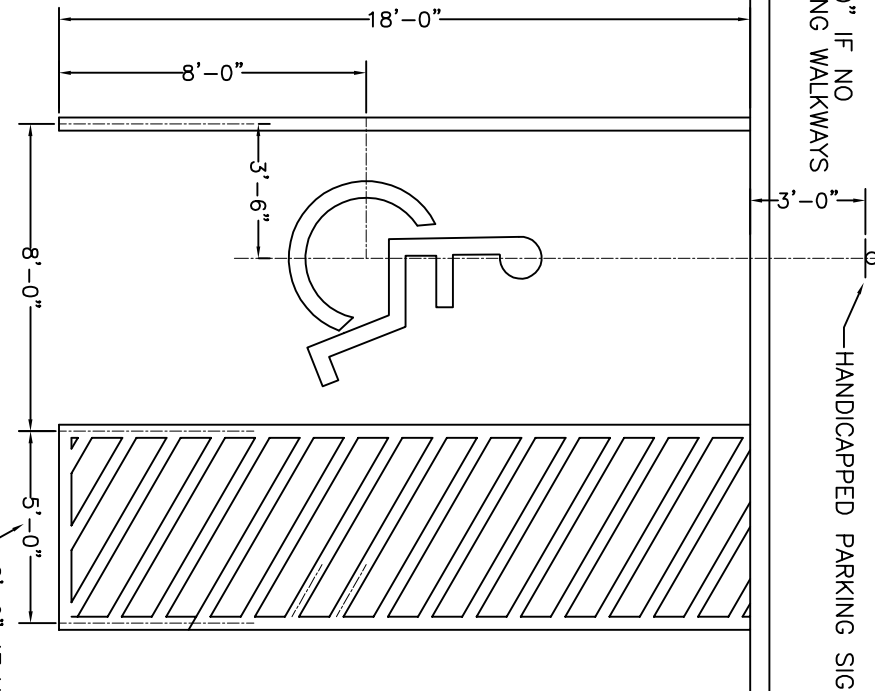


MODULAR BLOCK WALL SECTION

GRANITE BLOCK DEPRESSSED CURB AND CONCRETE DRIVEWAY APRON DETAIL

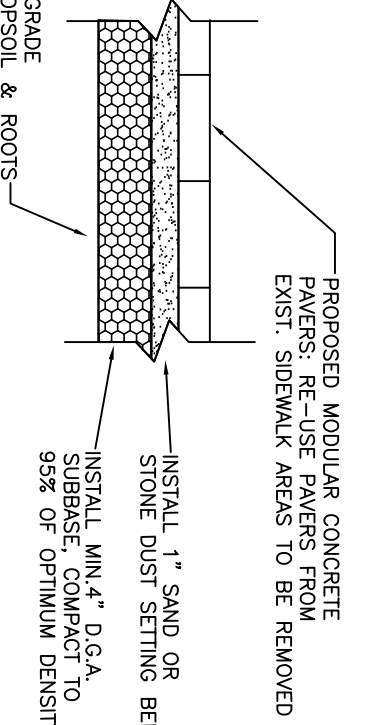


HANDICAPPED PARKING SIGN DETAIL

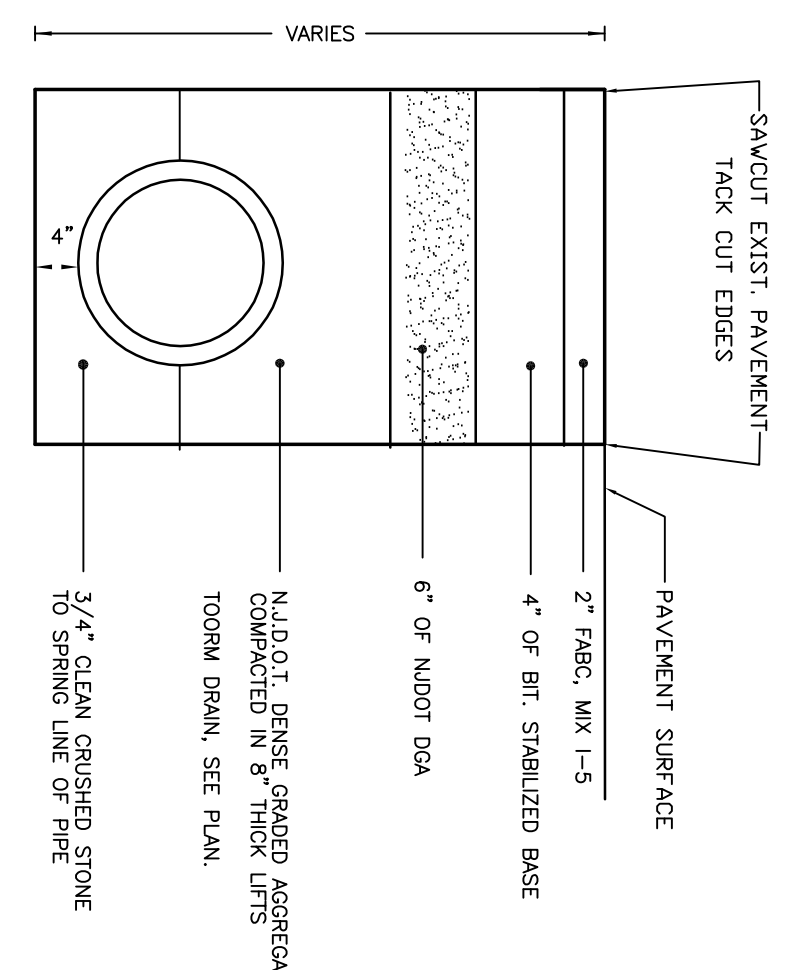
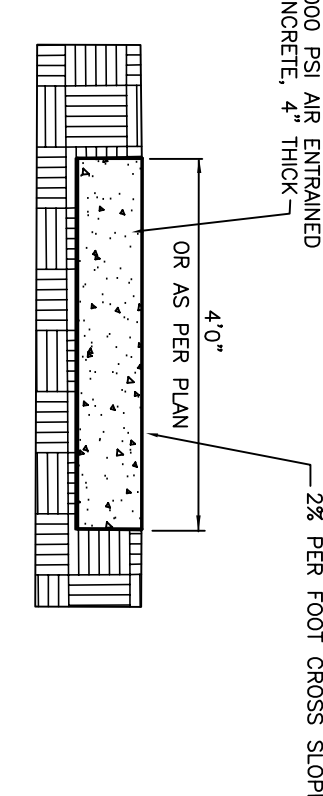


HANDICAPPED PARKING SPACE DETAIL

SECTION AT PAVER SIDEWALK

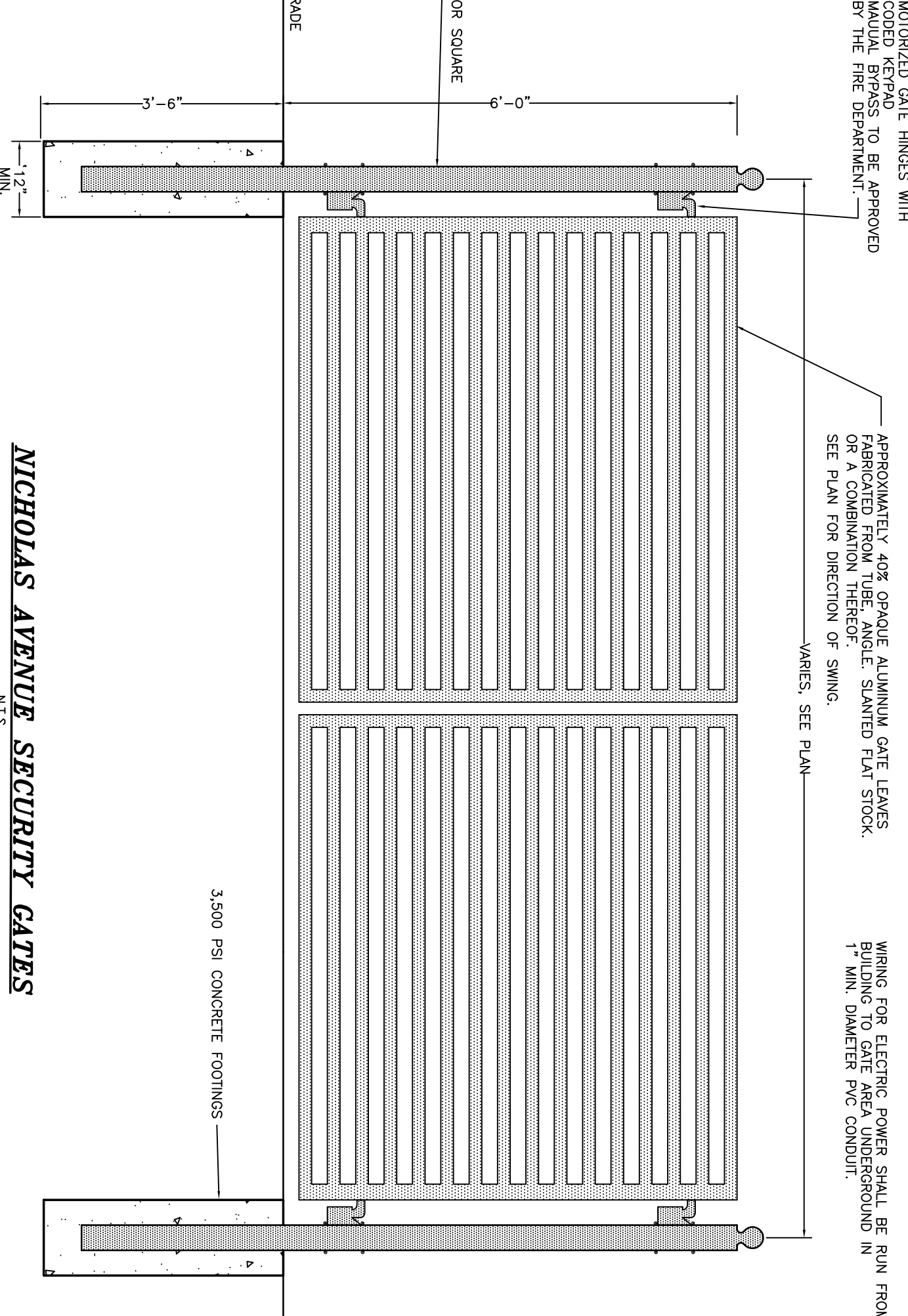


SECTION THROUGH CONCRETE SIDEWALK



SEWER OR DRAIN TRENCH DETAIL AT MUNICIPAL ROAD

NICHOLAS AVENUE SECURITY GATES

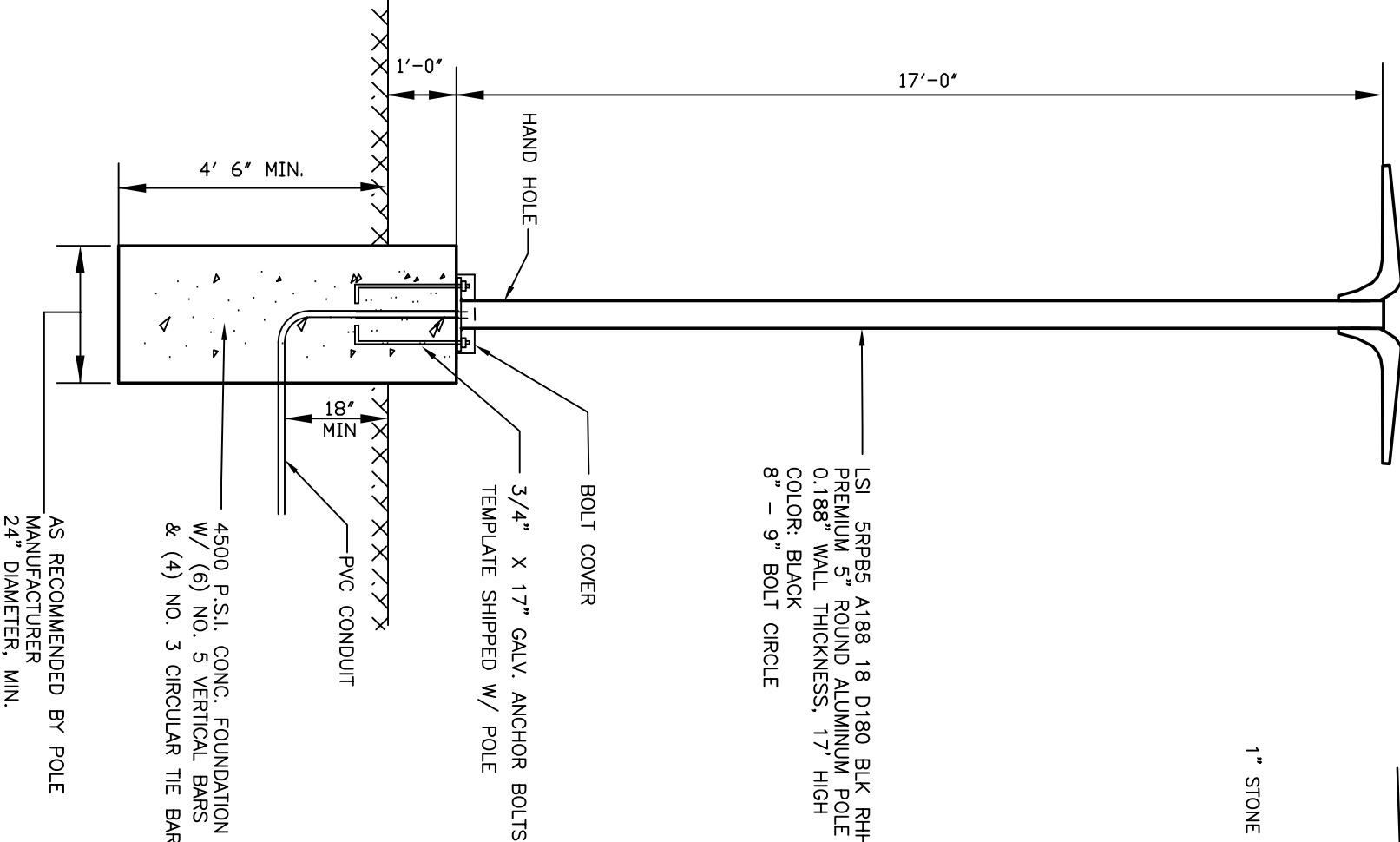


SITE DETAILS

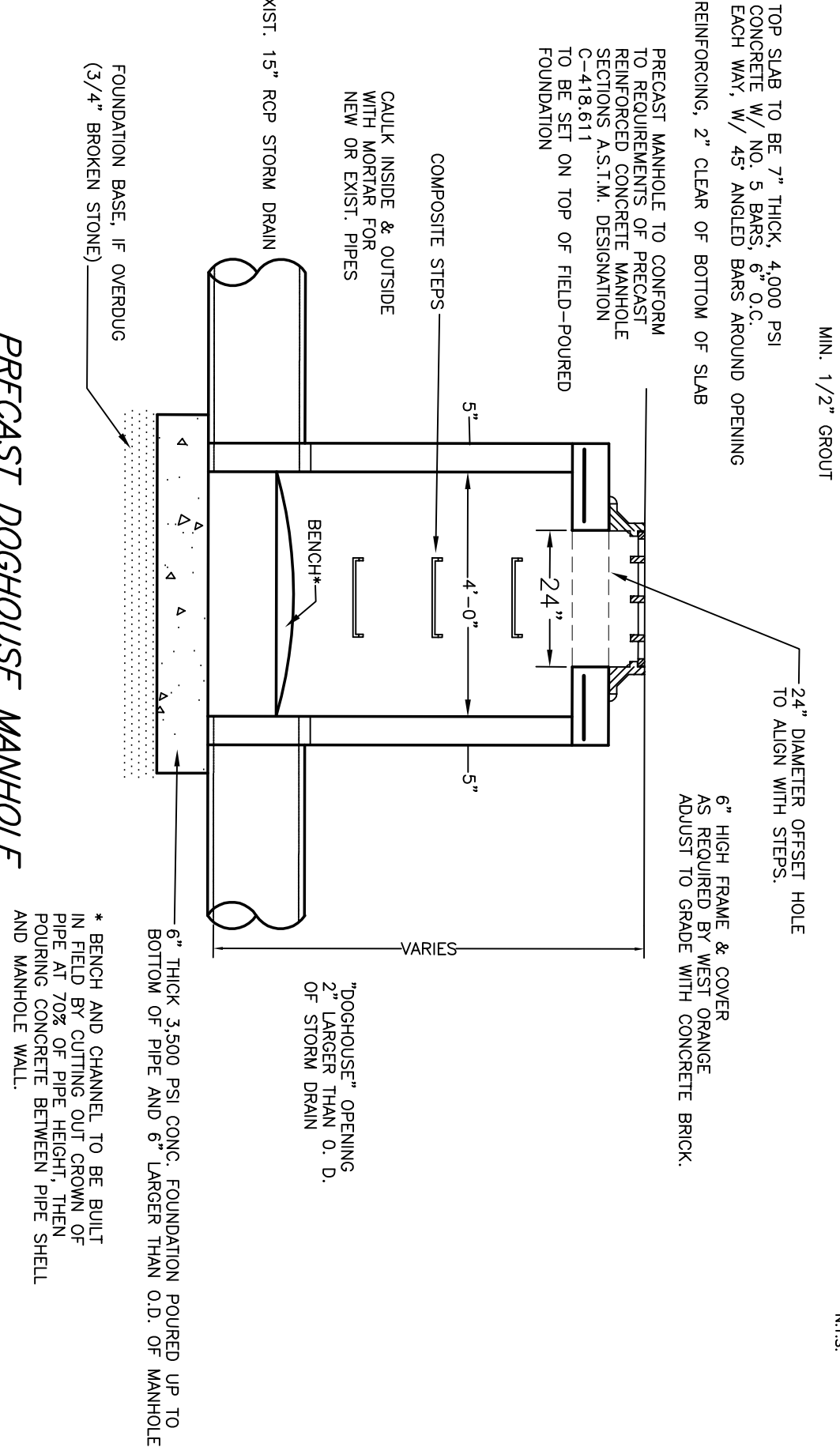
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ESSEX COUNTY, NEW JERSEY

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 213 NEWTON SMARSWOOD ROAD, NEWTON, NEW JERSEY 07860
 973-219-7546 RUCNJP@YAHOO.COM
 AUGUST 25, 2025
 ORIGINAL DWG. DATE
 DECEMBER 26, 2024
ROBERT M. CUNNINGHAM
 PROFESSIONAL ENGINEER, N.J. LICENSE 0E31540

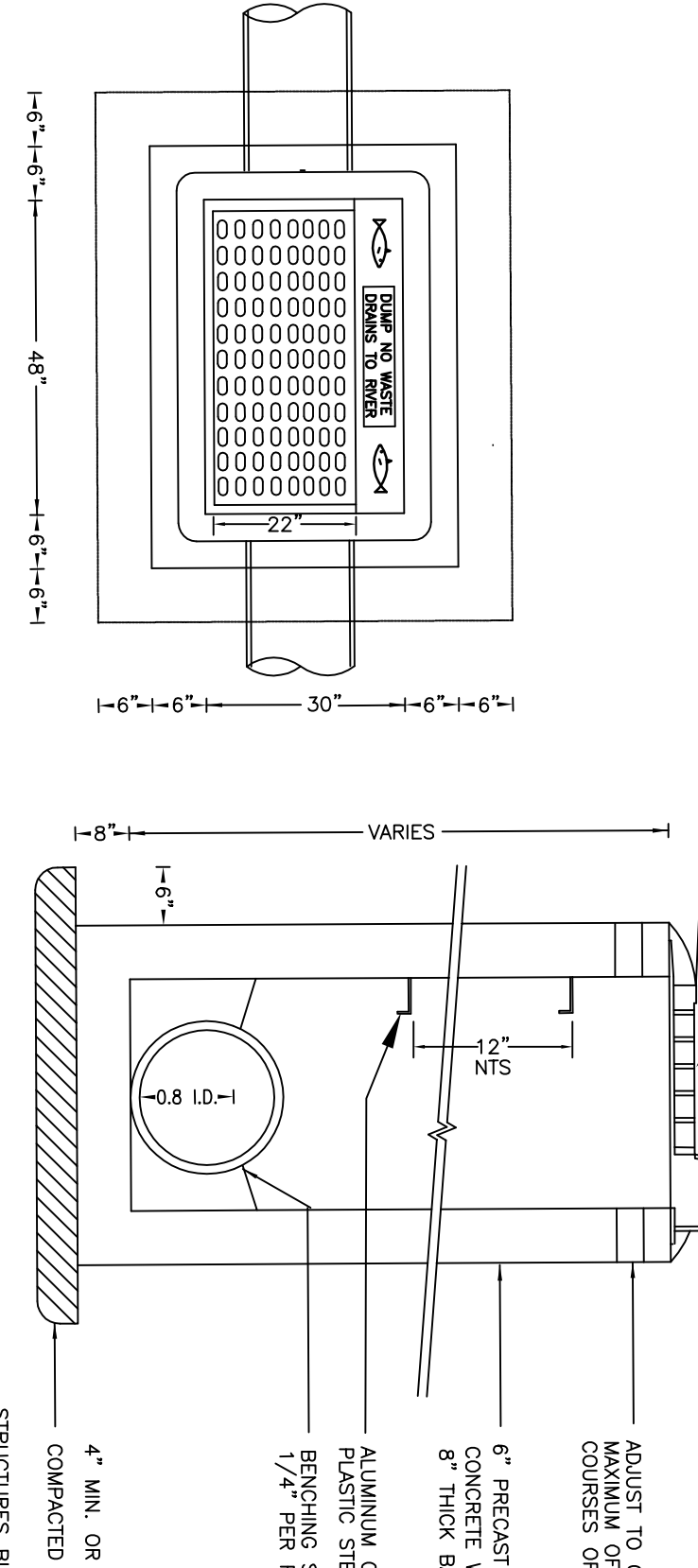
POLE LIGHT DETAIL

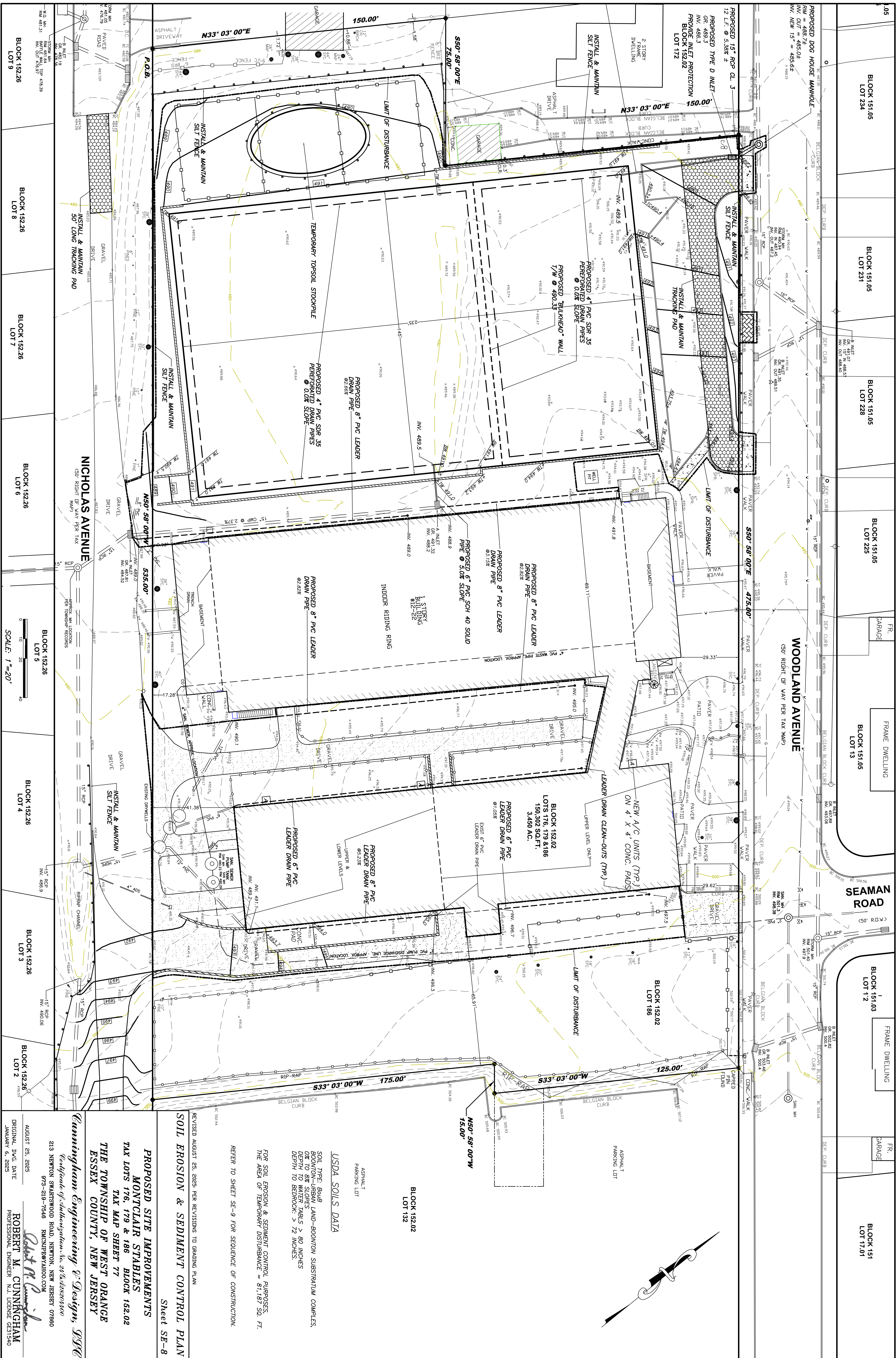


PRECAST DOGHOUSE MANHOLE



INLET, TYPE "D"





USDA SOILS DATA

SOIL TYPE: B04B
BROOKTON-URBAN LAND-BROOKTON SUBSTRATUM COMPLEX,
0% TO 8% SLOPES
DEPTH TO WATER TABLS > 80 INCHES
DEPTH TO BEDROCK: > 72 INCHES.

FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES,
THE AREA OF TEMPORARY DISTURBANCE = 81,187 SQ. FT.

REFER TO SHEET SE-9 FOR SEQUENCE OF CONSTRUCTION.

SOIL EROSION & SEDIMENT CONTROL PLAN

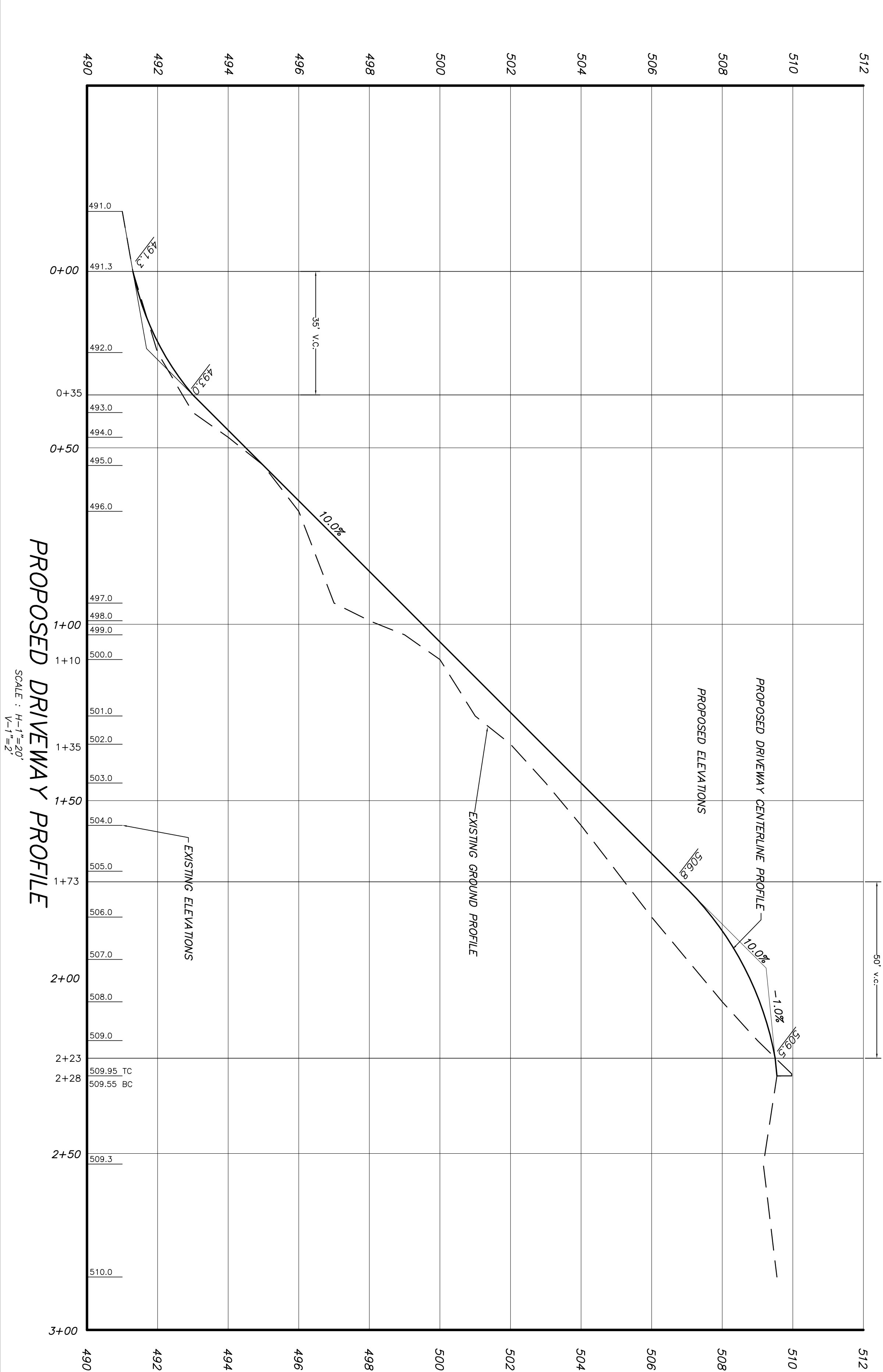
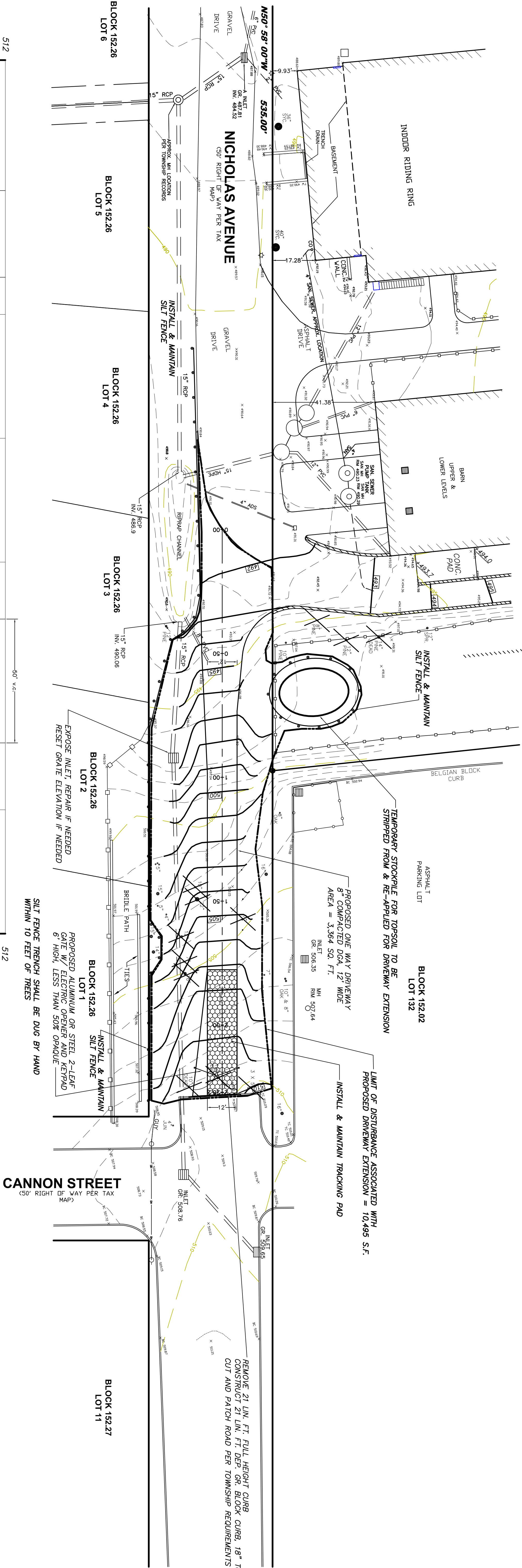
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Cunningham Engineering & Design, LLC
Certificate of Authorization, No. 245,482,020,000
 213 NEWTON SMITHSON ROAD, NEWTON, NEW JERSEY 07860
 978-212-97546 RMCNPE@YAHOO.COM

AUGUST 23, 2025

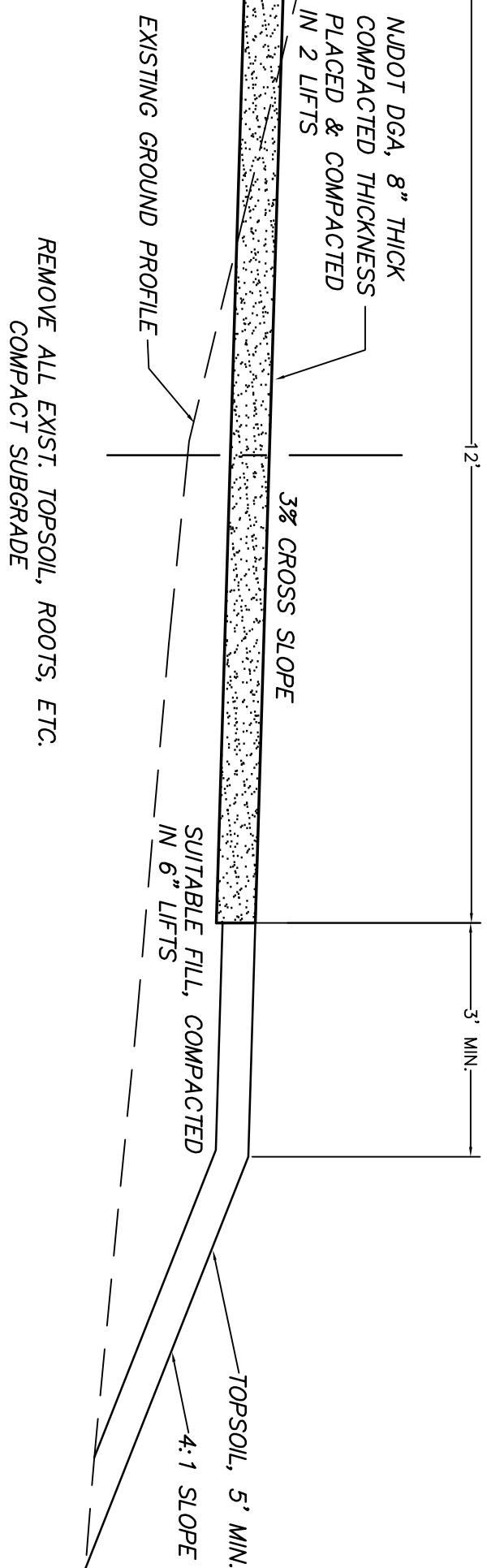
ORIGINAL, DWG, DATE
 JANUARY 6, 2025

Robert M. Cunningham
ROBERT M. CUNNINGHAM
 PROFESSIONAL ENGINEER N.J. LICENSE 6231540



TYPICAL DRIVEWAY SECTION

SCALE : H-1"=2'
LOOKING UPHILL



- | SEQUENCE OF CONSTRUCTION | APPROXIMATE TIME PER ITEM |
|--|---------------------------|
| 1. INSTALL TRACKING PADS NOT REQUIRING TREE REMOVAL | 1 DAY |
| 2. INSTALL SILT FENCES NOT REQUIRING TREE REMOVAL | 2 DAYS |
| 3. CUT & REMOVE TREES | 5 DAYS |
| 4. DIG & LOAD-OUT STUMPS | 4 DAYS |
| 5. INSTALL REMAINING TRACKING PADS & SILT FENCES | 1 DAY |
| 6. REMOVE ASPHALT & CONCRETE PAVEMENTS | 2 DAYS |
| 7. STRIP & STOCKPILE TOPSOIL | 2 DAYS |
| 8. PERFORM EARTH CUTTING, FILLING & COMPACTION | 10 DAYS |
| 9. INSTALL MODULAR BLOCK WALLS | 6 DAYS |
| 10. INSTALL LIGHT POLE FOUNDATIONS & CONDUITS | 4 DAYS |
| 11. INSTALL PARKING LOT STORM DRAIN | 3 DAYS |
| 12. INSTALL CURBS FOR PARKING LOT, DRIVEWAY HEADER CURB & RIDING RING | 10 DAYS |
| 13. FINE GRADE PARKING LOT, DRIVEWAY EXTENSION, & RIDING ARENA SUBGRADES | 4 DAYS |
| 14. INSTALL DGA BASE FOR PARKING LOT & DRIVEWAY EXTENSION | 3 DAYS |
| 15. INSTALL STONE BASE & SAND FOR RIDING ARENA | 6 DAYS |
| 16. INSTALL CONCRETE SIDEWALKS & DRIVEWAY APRONS | 3 DAYS |
| 17. BASE PAVEMENT FOR PARKING LOT | 1 DAY |
| 18. SPREAD & RAKE STORED TOPSOIL | 3 DAYS |
| 19. INSTALL LIGHT POLES & SITE LIGHTS | 1 DAY |
| 20. PLANT TREES & SHRUBS | 5 DAYS |
| 21. INSTALL FENCES & SECURITY GATES | 5 DAYS |
| 22. FINAL PAVING, STRIPING & SIGNAGE | 3 DAYS |
| 23. INSTALL FINAL STABILIZATION MEASURES | 2 DAYS |
| 24. FINAL CLEAN-UP | 2 DAYS |

REMOVE SILT FENCES ONCE FINAL STABILIZATION IS SUBSTANTIALLY ESTABLISHED.
WHEN POSSIBLE, WORK ITEMS SHOULD OCCUR SIMULTANEOUSLY.
SEQUENCE OF CONSTRUCTION IS SUBJECT TO WEATHER DELAYS AND OTHER UNFORESEEN CONDITIONS.

REVISD AUGUST 25, 2025, PER REVISIONS TO PREPARED CONTOURS REVISED JANUARY 10, 2025, FOR SUBMISSION TO BOARD OF ADJUSTMENT	
SOIL EROSION & SEDIMENT CONTROL PLAN	
Sheet SE-9	
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973-219-7546 RNCNJPE@YAHOO.COM	
AUGUST 25, 2025	ROBERT M. CUNNINGHAM
ORIGINAL DWG. DATE	PROFESSIONAL ENGINEER N.J. LICENSE G631540
DECEMBER 30, 2024	

