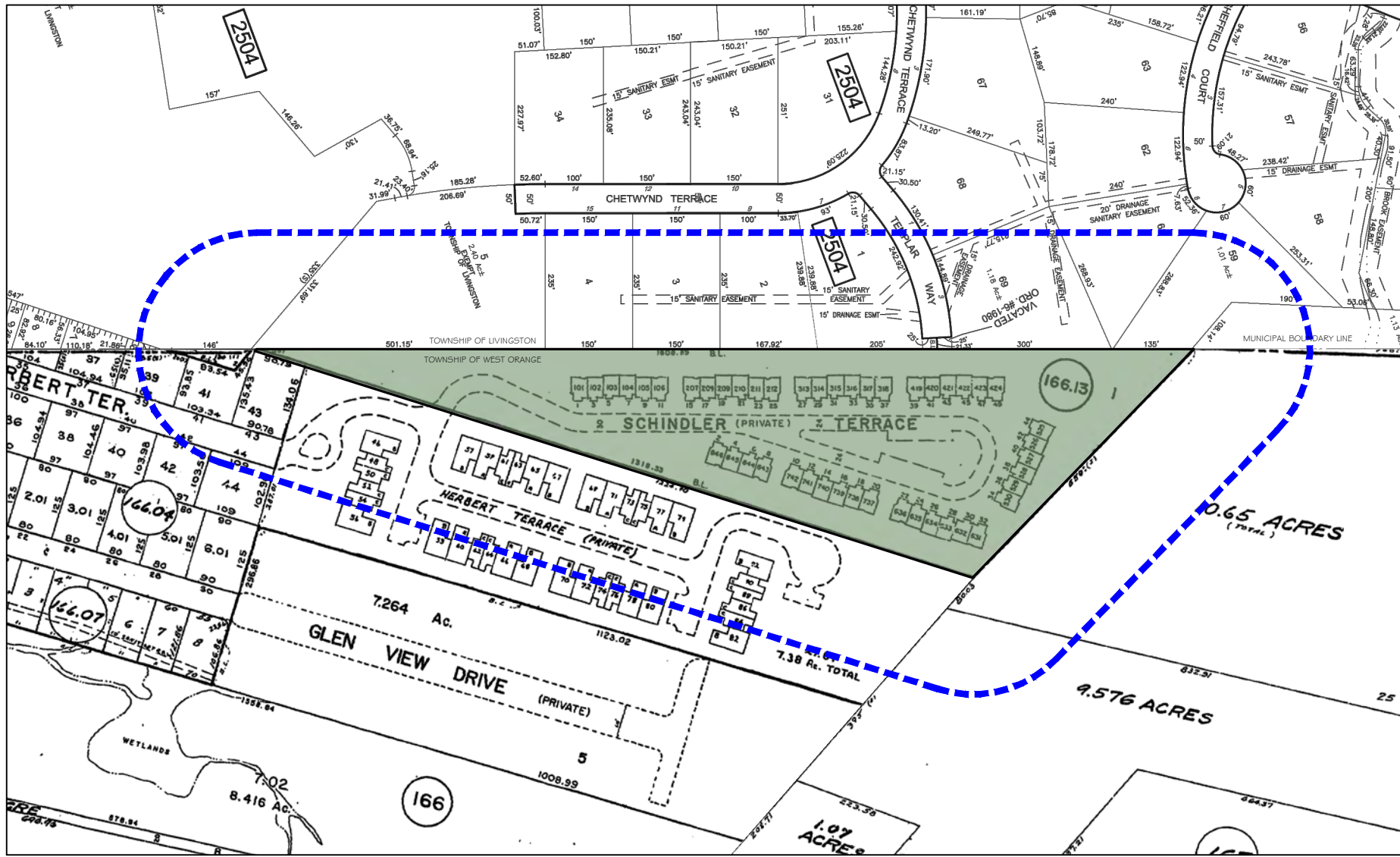




AREA MAP

TOWNSHIP OF WEST ORANGE / TOWNSHIP OF LIVINGSTON
TAX MAPS
1"= 250'

List of adjoining features that intersect 20 foot buffer from Parcel Limits.

Adjoining Properties Data	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Livingston Township	2504	3	8	CHETWYND TERRACE	KORKE, CERALD & NANCY	9 CHETWYND TERRACE	LIVINGSTON, NJ	07039	9 Chetwynd Terrace, Livingston, NJ 07039
Livingston Township	2504	3	11	CHETWYND TER	BENTLEY, JAMES & SARKIS BENTLEY, M	11 CHETWYND TERRACE	LIVINGSTON, NJ	07039	11 Chetwynd Terrace, Livingston, NJ 07039
Livingston Township	2504	4	15	CHETWYND TERR	PENG, JACK	15 CHETWYND TERR	LIVINGSTON, NJ	07039	15 Chetwynd Terrace, Livingston, NJ 07039
Livingston Township	2504	5	15	CHETWYND TERR	AGIANG LINDA LEI	15 CHETWYND TERR	LIVINGSTON, NJ	07039	15 Chetwynd Terrace, Livingston, NJ 07039
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, HILARY WILLIAM	HERBERT TERRACE	WEST ORANGE, NJ	07002	Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, NIKOLAY YEVGENIY	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, KLENSCHAMDT, CARSTEN	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, PHILIP, LORE, ANNE	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, SIGAL, MARK & CAROL	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, SIGAL, BARRY & ROS	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, BERNSTEIN, LAWRENCE & JUDITH	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, MALONE, KAREN	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, OFABELL, GLENN	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, K & AUBREY	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, WEINBERG, CHERYL	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, GIBBY TRUST	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.04	29	40	HERBERT TERRACE	HERBERT, TENENBAUM, DAVID & LAURA	HERBERT TERRACE	WEST ORANGE, NJ	07002	40 Herbert Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, NORMAN & ETTIE	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, Livingston, NJ 07039
West Orange Township	166.13	1	1	SCHINDLER TERRACE	BALAN, SUSAN RENEE	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, KENNETH	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, ADRIAN & SCHINDLER, JACQUELINE	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, REEVE, KEVIN & CHRISTINA	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, KANTOR, JEFFREY H. & SARA-ANNE M.	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, BARNETT, ALAN & FLODY	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, KUNCHAM, KANYA	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, SANTIARAM, ANAT	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, WHITE, DONALD & LORIE SHON	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, SCHLAG, RICHARD	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, LINDEN, CHRISTOPHER & ERIEN	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, JENN, RICHARD	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, SMITH, MARIC & ELIZABETH	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002
West Orange Township	166.13	1	1	SCHINDLER TERRACE	SCHINDLER, CHRISTOPHER & ALEXANDER & OLGA	SCHINDLER TERRACE	WEST ORANGE, NJ	07002	Schindler Terrace, West Orange, NJ 07002

200 Foot Lir, December 24, 2024
5 Schindler Terrace, West Orange, NJ
166.13/1/C0105

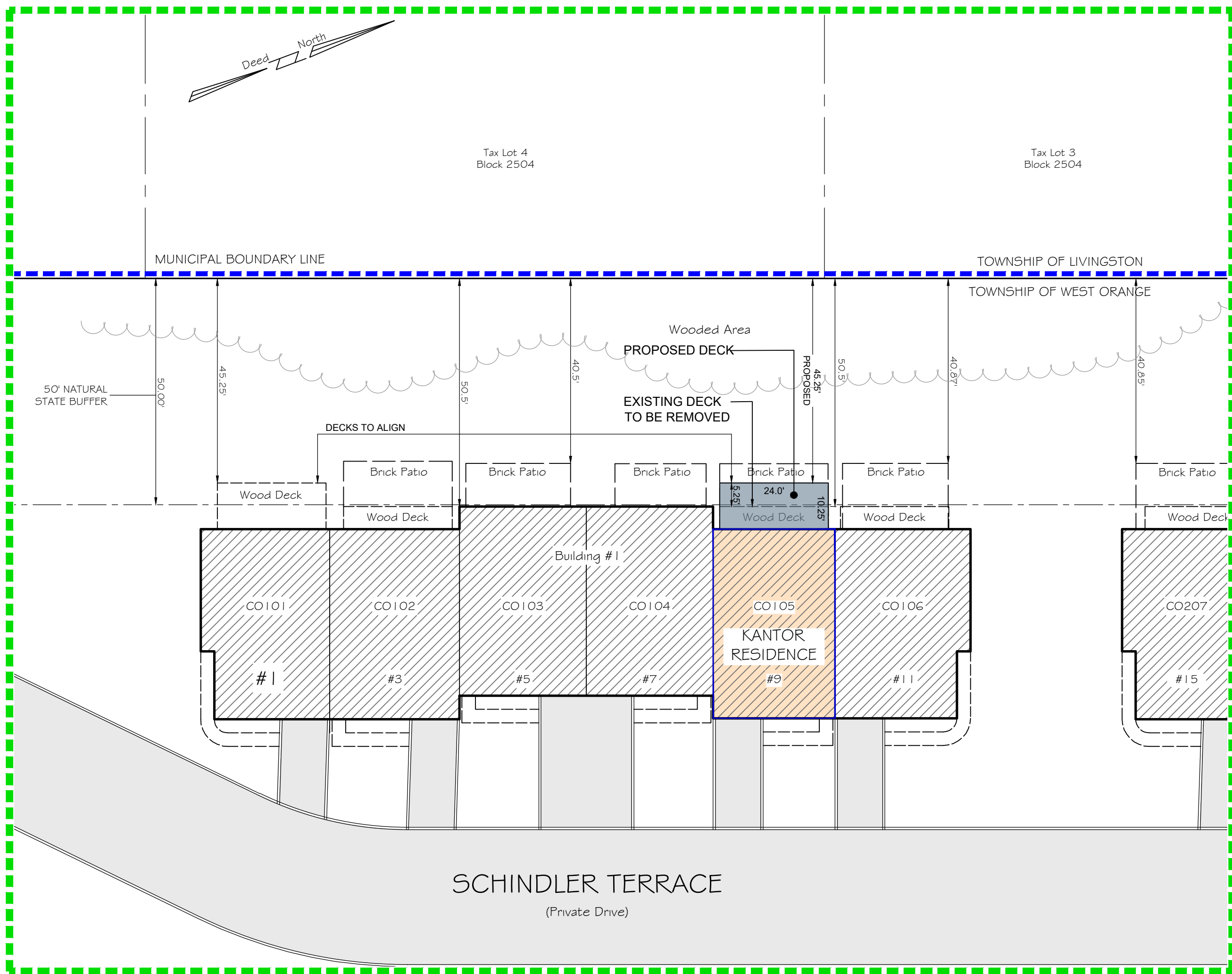
LIVINGSTON PROPERTIES	#	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City	Owner State	Zip Code
1	2504	3	8	CHETWYND TER	CHETWYND TERRACE	KORKE, CERALD & NANCY	9 CHETWYND TERRACE	LIVINGSTON	NJ	07039
2	2504	3	11	CHETWYND TER	CHETWYND TERRACE	BENTLEY, JAMES & SARKIS BENTLEY, M	11 CHETWYND TERRACE	LIVINGSTON	NJ	07039
3	2504	4	15	CHETWYND TER	CHETWYND TERRACE	PENG, JACK	15 CHETWYND TERRACE	LIVINGSTON	NJ	07039
4	2504	5	15	CHETWYND TER	CHETWYND TERRACE	AGIANG LINDA LEI	15 CHETWYND TERRACE	LIVINGSTON	NJ	07039

KANTOR RESIDENCE AMENDED SITE PLAN

VARIANCE APPLICATION - PROPOSED DECK EXPANSION

BLOCK 166.13, LOT 1 - C0105

TOWNSHIP OF WEST ORANGE, NEW JERSEY



INSET AREA:
(SEE SHEET 2 FOR OVERALL BOUNDARY SURVEY)

Scale: 1"= 20'

ZONING TABLE

ZONE RC: RESIDENTIAL CLUSTER ZONE (TOWNHOUSES)				
	REQUIRED	EXISTING	PROPOSED	PROPOSED
MINIMUMS:				
LOT AREA	10.0 ACRES	7.8 ACRES	N.C.	CONFORMS
MAXIMUMS:				
BUILDING COVERAGE	20%	16.0% (54,330 SF)	N.C.	CONFORMS
LOT COVERAGE	30%	±21.0% (71,404 SF)	N.C.	CONFORMS
UNIT C105: 9 SCHINDLER TERRACE ONLY				
MAXIMUMS:				
REAR YARD	50'	40.9' (PATIO) 50.5' (DECK)	N.C. (PATIO) 45.25' (DECK)	VARIANCE \$ 25-7.1 (DECK)
NATURAL STATE BUFFER	50'	40.9' (PATIO) 50.5' (DECK)	N.C. (PATIO) 45.25' (DECK)	VARIANCE \$ 25-10.2 d 4 (DECK)

PROJECT ORIGINALLY APPROVED BY THE PLANNING BOARD, WHICH RETAINS JURISDICTION OVER THE PROPOSED DECK EXPANSION

THE FOLLOWING APPROVALS ARE REQUIRED FROM THE TOWNSHIP OF WEST ORANGE:

- TOWNSHIP OF WEST ORANGE PLANNING BOARD: AMENDED SITE PLAN APPROVAL WITH VARIANCES
- BUILDING DEPARTMENT - BUILDING PERMIT

NO APPROVALS ARE REQUIRED FROM THE NJDEP OR HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT

OWNER / APPLICANT:

JEFFREY & SARA KANTOR
9 SCHINDLER TERRACE
WEST ORANGE, NJ 07052

SURVEY NOTES

- PO BEING LOT 1, IN BLOCK 166.13, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS
- LOT AREA = 341,914.91 SF OR 17.849 Acres
- BOUNDARY INFORMATION & BUILDING LOCATION SHOWN TAKEN FROM A MAP ENTITLED "PRELIMINARY SITE PLANS FOR BLOCK 166.13, LOT 1, EXISTING CONDITIONS PLAN" PREPARED BY KELLER & KIRKPATRICK FOR NORMANDIE ESTATES, DATED 4-25-2006.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE ON THE DATE OF FIELD SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS SUCH THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

DRAWING INDEX

DWG. NO.	DRAWING TITLE
1	AMENDED SITE PLAN - VARIANCE APPLICATION PLAT
2	BOUNDARY SURVEY

PLANNING BOARD APPROVALS

THIS VARIANCE PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.

DATE SECRETARY
DATE CHAIRMAN
THIS PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED.
DATE TOWNSHIP ENGINEER

REVISIONS

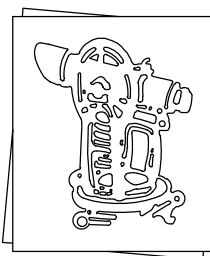
NO.	DESCRIPTION	DATE	BY
1	Kantor Condominium Unit Highlighted	5-06-2025	

AMENDED SITE PLAN: VARIANCE APPLICATION

9 SCHINDLER TERRACE
CONDOMINIUM
TAX LOT 1 C0105, BLOCK 166.13

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

CASEY &



KELLER
INCORPORATED

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24042735400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax: 973-379-7993

MICHAEL T. LANZAFAMA

Michael T. Lanzafama
New Jersey Professional Engineer License No. 035003
DATE 3-20-2025
30084

REFERENCE	MTL CHK. BY	RAK DRAWN BY
MAP NO.	CAD	DWG NO.
1250116	FIELD BOOK	1
JOB NO.	SCALE	

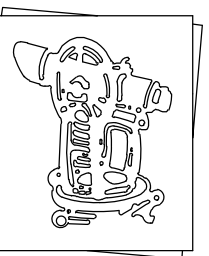


BOUNDARY SURVEY

NORMANDIE ESTATES
CONDOMINIUM
TAX LOT 1, BLOCK 166.13

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

C A S E Y & C O



K E L L E R
I N C O R P O R A T E D

NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 240A27884-000

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax: 973-379-7993

MICHAEL T. LANZAFAMA

Michael Lanzafama
New Jersey Professional Engineer License No. 30084
New Jersey Professional Planner License No. 05503

DATE 3-20-2025

- NOTES
1. PQ BEING LOT 1, IN BLOCK 166.13, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS
 2. LOT AREA = ±341.914 SF OR ±7.849 Acres
 3. BOUNDARY INFORMATION & BUILDING LOCATION SHOWN TAKEN FROM A MAP ENTITLED "PRELIMINARY SITE PLANS FOR BLOCK 166.13, LOT 1, EXISTING CONDITIONS PLAN" PREPARED BY KELLER & KIRKPATRICK FOR NORMANDIE ESTATES, DATED 4-25-2006.
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This Survey is Certified To:
JEFFREY & SARA KANTOR

REVISIONS

NO.	DESCRIPTION	DATE
1	Kantor Condominium Unit Highlighted	5-06-2025

REFERENCE	MTL CHK. BY	RAK DRAWN BY
MAP NO.	CAD FIELD BOOK	DWG NO.
12501116	1"=50'	2
JOB NO.	SCALE	