

Sills Cummis & Gross

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Matthew P. Posada
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January 29, 2026

Via Federal Express & Electronic Mail

Township of West Orange Planning Board
60 Main Street
West Orange, NJ 07052

Attn: Ms. Jamilet Baquerizo Vite
Planning Board Secretary
planningboard@westorange.org

Re: Minor Subdivision Application (Residential)
Applicant: Catalyst Development Group LLC
Property: 27 Fairway Drive, Block 86.01, Lot 6
Township of West Orange, Essex County, New Jersey
Zone District: R-5 District

Dear Ms. Baquerizo Vite:

This office represents Catalyst Development Group LLC ("Catalyst") in connection with the property commonly known as 27 Fairway Drive and designated as Block 86.01, Lot 6 on the Official Tax Map of the Township of West Orange (the "Property"). **Catalyst is requesting minor subdivision approval, with bulk "c" variance relief, to subdivide the Property into three (3) lots.**

Catalyst is the contract purchaser of the Property, which is comprised of 23,867 square feet and improved with a single-family dwelling consisting of 3,509 square feet and associated improvements, including a swimming pool, paver patios, and walkways. Catalyst is proposing to subdivide the Property into three lots, proposed Lots 6.01 (7,199 square feet), 6.02 (8,505 square feet) and 6.03 (8,278 square feet). The existing dwelling will be retained on proposed Lot 6.02. To facilitate the proposed subdivision, the existing driveway will be modified and certain accessory improvements will be removed. The Applicant anticipates that proposed Lot 6.01 and 6.03 will be

Ms. Jamilet Baquerizo Vite
Catalyst Development Group LLC – Block 86.01 Lot 6
January 29, 2026
Page 2

developed with single-family dwellings in the future. However, no new construction is proposed at this time.

Catalyst has identified the following bulk “c” variances, pursuant to N.J.S.A. 40:55D-70(c)(2), from the Town Code that are required as part of the Application:

- From Section 25-7.1, to permit proposed Lot 6.01 with a lot area of 7,199 square feet, where a minimum of 10,000 square feet is required.
- From Section 25-7.1, to permit proposed Lot 6.02 with a lot area of 8,505 square feet, where a minimum of 10,000 square feet is required.
- From Section 25-7.1, to permit proposed Lot 6.03 with a lot area of 8,278 square feet, where a minimum of 10,000 square feet is required.
- From Section 25-7.1, to permit proposed Lot 6.01 with a lot width of 62.60 feet, where a minimum of 75 feet is required.

Catalyst will present the requisite expert testimony justifying the relief sought at the public hearing on the application.

Enclosed herewith for completeness review please find the following:

1. One (1) original and four (4) copies of the “Township of West Orange Application Form for the Planning Board”;
2. Five (5) copies of the “Statement of the Applicant”;
3. Five (5) copies of the “Application Checklist,” completed by Casey and Keller, Inc.;
4. Five (5) signed and sealed copies of the “Minor Subdivision Plat,” prepared by Michael T. Lanzafama, of Casey and Keller, Inc., dated September 17, 2025;
5. Five (5) copies of the “Topographical Survey Map,” prepared by Michael T. Lanzafama, of Casey and Keller, Inc., dated September 17, 2025;
6. Five (5) copies of the executed Affidavit of Ownership and Applicant Authorization, dated December 12, 2025;
7. Five (5) copies of the completed W-9 Form;
8. Five (5) copies of the Tax Certification; and
9. Five (5) copies of the 200ft Property Owners List.

Electronic (PDF) copies of the aforementioned materials have also been produced. Our office has calculated the applicable fees as follows:

1. One (1) check made payable to the Township of West Orange in the amount of \$700.00 representing the Application Fee; and

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A Professional Corporation

Ms. Jamilet Baquerizo Vite
Catalyst Development Group LLC – Block 86.01 Lot 6
January 29, 2026
Page 3

2. One (1) check made payable to the Township of West Orange in the amount of \$4,000.00 representing the Escrow Fee.

Please advise if any additional fees are required and our office will provide the checks under separate cover.

Thank you for your assistance with this request. Please do not hesitate to contact this office with any questions or if additional information or documentation is required.

Sincerely,

/s/ Matthew P. Posada
Matthew P. Posada, Esq.

MPP/JJK

Enc.

cc: Catalyst Development Group LLC
Joshua J. Koodray, Esq. (jkoodray@sillscummis.com)
Megan T. Galante, Esq. (mgalante@sillscummis.com)

APPLICANT: CATALYST DEVELOPMENT GROUP LLC
PREMISES: 27 FAIRWAY DRIVE
BLOCK 86.01, LOT 6
ZONE DISTRICT: R-5

PROPOSAL

Catalyst Development Group LLC (the “Applicant”) is requesting preliminary and final minor subdivision approval, with “c” variance relief, to subdivide the property identified as Block 86.01, Lot 6 on the Tax Maps of the Town of West Orange and commonly known as 27 Fairway Drive (the “Property”) into three (3) lots. The Applicant is the contract purchaser of the Property, which is comprised of 23,982 square feet and improved with a single-family dwelling consisting of 3,509 square feet and associated improvements, including a swimming pool, paver patios, and walkways. The Property is in the Town’s R-5 Residential Zoning District (the “R-5 Zone”), which permits, in relevant part, one-family dwellings on 10,000 square foot lots.

The Applicant is requesting bulk (“c”) variance relief to subdivide the Property into three lots, proposed Lots 6.01 (7,199 square feet), 6.02 (8,505 square feet) and 6.03 (8,278 square feet). The existing dwelling will be retained on proposed Lot 6.02. To facilitate the proposed subdivision, the existing driveway will be modified and certain accessory improvements will be removed. The Applicant anticipates that proposed Lot 6.01 and 6.03 will be developed with single-family dwellings in the future. However, no new construction is proposed at this time.

APPLICANT: CATALYST DEVELOPMENT GROUP LLC
PREMISES: 27 FAIRWAY DRIVE
BLOCK 86.01, LOT 6
ZONE DISTRICT: R-5

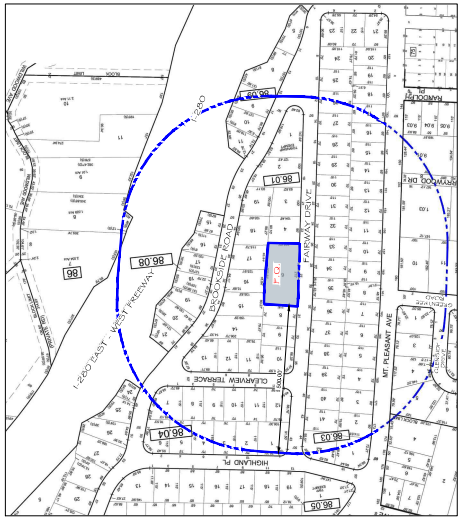
REASONS FOR RELIEF

The Applicant has identified the following bulk “c” variances, pursuant to N.J.S.A. 40:55D-70(c)(2), from the Town Code that are required as part of the Application:

- From Section 25-7.1, to permit proposed Lot 6.01 with a lot area of 7,199 square feet, where a minimum of 10,000 square feet is required.
- From Section 25-7.1, to permit proposed Lot 6.02 with a lot area of 8,505 square feet, where a minimum of 10,000 square feet is required.
- From Section 25-7.1, to permit proposed Lot 6.03 with a lot area of 8,278 square feet, where a minimum of 10,000 square feet is required.
- From Section 25-7.1, to permit proposed Lot 6.01 with a lot width of 62.60 feet, where a minimum of 75 feet is required.

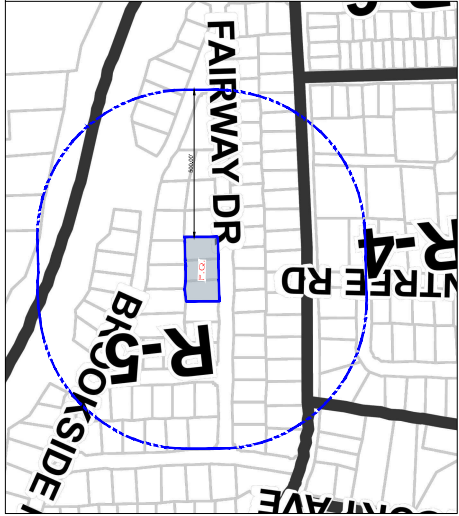
The benefits of granting the requested relief outweigh any perceived detriments. The Property is oversized for the R-5 Zone. The proposed lot sizes and dimensions are consistent with the surrounding neighborhood and the proposed lots will accommodate the development of conforming single-family residential dwellings in the future. Therefore, the Applicant’s proposal will not substantially detriment the public good. The proposal also advances purposes of the Municipal Use Land Law (MLUL) including but not limited to, encouraging the “efficient use of land.” N.J.S.A. 40:55D-2.

The Applicant reserves the right to present expert testimony and evidence establishing that the Application can be granted without substantial detriment to the public good, and without substantial impairment of the intent and purposed of the zone plan and Code. The evidence will further show that the subdivision and construction of two additional homes, while maintaining the original structure, will advance the purposes of the Municipal Land Use Law and the public good.



MINOR SUBDIVISION PLAT

27 FAIRWAY DRIVE, TAX LOTS 6, BLOCK 86.01
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY



TAX MAP

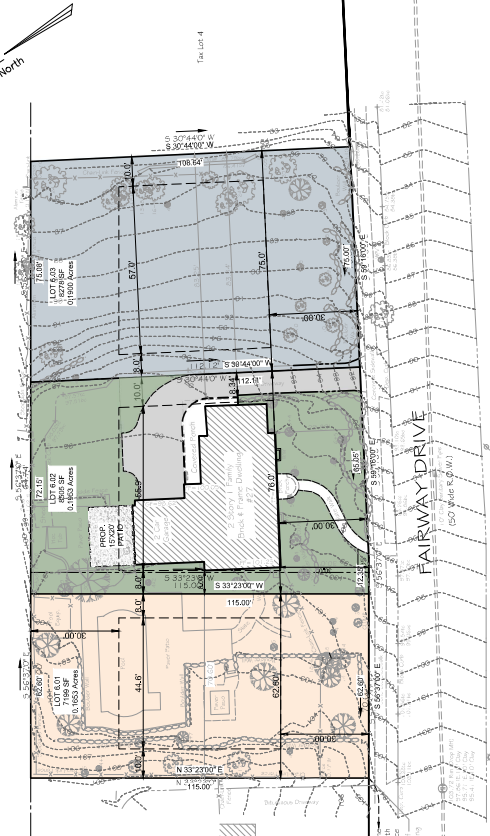
ZONING MAP

Zoning Analysis: 27 Fairway Drive, West Orange, NJ

Proposed Lot 6.01				
MINIMUM	Required for R-2 Zone	Proposed	Variance	Comments
Lot Area	1000	7199		
Lot Width	75.00	62.67	Variance	
Lot Depth	N/A	115.00		
Front Yard	30'	30'	To Comply	
Side Yard (Each)	10'	10'	To Comply	
Side Yard (Each)	8'	8'	To Comply	
Rear Yard (ft.)	30'	30'	To Comply	
MAXIMUM				
Building Coverage	35.0%	25.00 SF		To Comply
Lot Coverage	25.00 SF	3040 SF		To Comply

Proposed Lot 6.02				
MINIMUM	Required for R-2 Zone	Proposed	Variance	Comments
Lot Area	1000	8809		
Lot Width	75.00	76.07	Complies	
Lot Depth	N/A	113.61		
Front Yard	30'	30'	Complies	
Side Yard (Each)	10'	10'	Complies	
Side Yard (Each)	8'	8'	Complies	
Rear Yard (ft.)	30'	34.02	Complies	
MAXIMUM				
Building Coverage	35.0%	25.26	Complies	
Lot Coverage	20.71 SF	2146 SF	Complies	
Lot Coverage	45.5%	44.3%	Complies	
Lot Coverage	3028 SF	3768 SF		

Proposed Lot 6.03				
MINIMUM	Required for R-2 Zone	Proposed	Variance	Comments
Lot Area	1000	6279		
Lot Width	75.00	62.67	Complies	
Lot Depth	N/A	113.39		
Front Yard	30'	30'	To Comply	
Side Yard (Each)	10'	10'	To Comply	
Side Yard (Each)	8'	8'	To Comply	
Rear Yard (ft.)	30'	30'	To Comply	
MAXIMUM				
Building Coverage	35.0%	25.26	To Comply	
Lot Coverage	20.71 SF	2146 SF	To Comply	
Lot Coverage	3028 SF	3768 SF		



PROPERTY OWNERS LIST
SEE APPLICATION FOR CURRENT PROPERTY OWNERS LIST

PLANNING BOARD APPROVALS

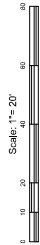
THIS SITE PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED.

DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

- NOTES
1. LOT 6.01 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.01, N.J.
 2. LOT 6.02 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.02, N.J.
 3. LOT 6.03 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.03, N.J.
 4. LOT 6.04 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.04, N.J.
 5. LOT 6.05 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.05, N.J.
 6. LOT 6.06 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.06, N.J.
 7. LOT 6.07 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.07, N.J.
 8. LOT 6.08 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.08, N.J.
 9. LOT 6.09 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.09, N.J.
 10. LOT 6.10 IS A 100' X 100' LOT, AS SHOWN ON THE ORIGINAL PLAT OF LOT 6.10, N.J.

This Survey is based on the following information:

REVISIONS



OWNER:
MICHAEL T. LANZAFAMA
27 FAIRWAY DRIVE,
WEST ORANGE, NJ 07093

APPLICANT:
CATALYST DEVELOPMENT GROUP LLC
384 EBERHART PARKWAY,
WEST ORANGE, NJ 07093
PHONE: 973-254-7779

MINOR
SUBDIVISION

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ



CASEY &

KELLER
INCORPORATED

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

288 Main Street, PO Box 191
West Orange, NJ 07093
973-254-7779

MICHAEL T. LANZAFAMA
27 FAIRWAY DRIVE
WEST ORANGE, NJ 07093

1

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
1. PROJECT-PLAN INFORMATION												
1. Item:	Name, address of owner and applicant.	X	X	X	X	X	X	X	X			
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X			
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X			
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X	X	X	X	X	X	X	X			
Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.												
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X			
Comment: Schedule may be less detailed in pre-application-concept plan stages.												
6. Item:	North arrow and scale.	X	X	X	X	X	X	X	X			
7. Item:	Proof that taxes are current.	X	X	X	X	X	X	X	X			
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.	X	X	X	X	X	X	X	X			
9. Item:	Appropriate certification blocks as required by Map Filing Law.	X	X	X	X	X	X	X	X			
10. Item:	Monumentation as specified by Map Filing Law.	X	X	X	X	X	X	X	X			
Comment: Monumentation required only for final subdivision.												
11. Item:	Date of current property survey.	X	X	X	X	X	X	X	X			
Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.												

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Item Number	Description	Pre-Application - Concept Plan		Minor Application		General Development Plan		Subdivision		Site Plan			
				Subdivision	Site Plan			Preliminary	Final	Preliminary	Final		
12. Item: One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.				X	X			X	X		X	X	
13. Item: Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.				X					X			X	
14. Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.		X		X	X		X	X	X		X		
15. Item: Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).				X	X		X	X	X		X	X	
16. Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.				X	X		X	X	X		X	X	
17. Item: Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.		X		X	X		X	X	X		X	X	
18. Item: Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). Comment: Item important for detailed planning.		X		X	X		X	X	X		X	N/A	
19. Item: All proposed lot lines and area of lots in square feet.				X	X			X	X		X	X	
20. Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. €		X		X	X		X	X	X		X	N/A	
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. €		X		X	X		X	X	X		X	N/A	
22. Item: Development stages or staging plans (for GDP--general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.							X	X	X		X	N/A	

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Item Number	Description	Pre-Application - Concept Plan	Minor Application				General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision		Site Plan	Subdivision		Site Plan						
						Preliminary		Final	Preliminary	Final				
23. Item:	List of required regulatory approvals or permits. Comment: Basic planning information. #		X		X		X					X		
24. Item:	List of variances required or requested. # Comment: Basic planning information.		X		X		X					X		
25. Item:	Requested or obtained design waivers or exceptions. # Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X		X		X					X		
26. Item:	Payment of application fees. Comment: Fee not imposed for pre-application conference.	X	X		X		X					X		
27. Item:	Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.				X		X					X		
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.													
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X			X		X					X		
30. Item:	Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X			X		X					X		

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LICENSED PROFESSIONAL

Item Number	Description	Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan	General Development Plan	Preliminary	Final	Preliminary	Final		
31.	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.					X	X	X	X	X	
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X	X	X	X	X	X	X	
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X	N/A	
34.	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.					X	X	X	X	N/A	
35.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X		X	X	X	X	N/A	
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X		X	X	X	X	N/A	
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.			X	X	X	X	X	X	N/A	

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
38. Item:	Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.			X		X		X		X	N/A	
39. Item:	Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comment: Not required for minor subdivision because not involving construction of buildings.			X	X	X		X		X	N/A	
40. Item:	Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.											
41. Item:	Road and paving cross-sections and profiles. Comment: See Item 40.					X		X		X	N/A	
42. Item:	Proposed street names. Comment: Applicable only when new road is proposed.					X		X		X	N/A	
43. Item:	New block and lot numbers confirmed with local assessor or municipal designee. Comment: Needed whenever a new lot is created.		X								X	
44. Item:	Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.			X				X		X	N/A	
45. Item:	Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping			X						X	N/A	
46. Item:	Solid waste management plan. Comment: Site plan consideration only, see Item 44.			X						X	N/A	
47. Item:	Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X						X	N/A	

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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
48. Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.			X			X				X		
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.		X		X	X	X				X		
50. Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.				X		X				X		
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X						X		
52. Item: Plans and legal documents for compliance with West Orange COAII Ordinances.			X	X	X	X				X		

€ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 € Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/30/05 aw

F:\Forms & Awards\PB-ZBAPP.FRM\CHECKLIST\CHECKLIST.FRM



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 12/10/225

BLOCK: 86.01

LOT: 6

NAME: SANDELS, MICHAEL C. & NIKAN N.

ADDRESS: 27 Fairway Drive

TAXES PAID UNTIL: 1/31/25

2025 SEWER PAID

YES

NO



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org

Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	86.01	6		27 FAIRWAY DRIVE	SANDELS, MICHAEL C & NIKAN N.	27 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	27 Fairway Drive, West Orange, NJ, 07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (37)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	86.01	2		24 BROOKSIDE ROAD	MITCHELL, REGINALD & MARILYN J.	24 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	24 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	3		21 FAIRWAY DRIVE	BARRETT, GALEN	21 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	21 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	4		23 FAIRWAY DRIVE	BILLINGS, MELISSA & JEFFREY L	23 FAIRWAY DR	WEST ORANGE, NJ	07052	23 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	6		27 FAIRWAY DRIVE	SANDELS, MICHAEL C & NIKAN N.	27 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	27 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	8		31 FAIRWAY DRIVE	THOMPSON, WILLIAM L & AMANDA	31 FAIRWAY DR	WEST ORANGE, NJ	07052	31 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	9		33 FAIRWAY DRIVE	OGUNDARE, TOBI & HENRY, LASANA	33 FAIRWAY DR	WEST ORANGE, NJ	07052	33 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	10		35 FAIRWAY DRIVE	MCKAY, TRACY E & SHAWN E	35 FAIRWAY DR	WEST ORANGE, NJ	07052	35 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	11		8 CLEARVIEW TERRACE	HALL, ANTHONY & ABIBAT	8 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052	8 Clearview Terrace, West Orange, NJ, 07052
West Orange Township	86.01	12		6 CLEARVIEW TERRACE	CURIS, RENZO	8 SWAINE PLACE	WEST ORANGE, NJ	07052	6 Clearview Terrace, West Orange, NJ, 07052
West Orange Township	86.01	13		38 BROOKSIDE ROAD	SCHAFLER, CAROL J	38 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	38 Brookside Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	86.01	14		36 BROOKSIDE ROAD	FERRIS, JAMES CHARLES III & MAGUIRE	36 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	36 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	15		34 BROOKSIDE ROAD	KNIGHT, YUSUF & MADONNA	34 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	34 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	16		32 BROOKSIDE ROAD	LYN, ANTHONY & STEFANIUK, JOHN	32 BROOKSIDE RD	WEST ORANGE, NJ	07052	32 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	17		30 BROOKSIDE ROAD	STEVENS EDWIN B & LILLIE	30 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	30 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	18		28 BROOKSIDE ROAD	DAUPHIN, DONALD & AURORE	28 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	28 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	19		26 BROOKSIDE ROAD	WILLIAMS, VAN D JR & VALERIE	26 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	26 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.03	6		165 MT. PLEASANT AVENUE	PARTCH, KRISTEN	165 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052	165 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	7		163 MT. PLEASANT AVENUE	PALMER, PRINCESS M.	163 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052	163 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	8		161 MT. PLEASANT AVENUE	LORA, SABRINA	161 MT PLEASANT AVE	WEST ORANGE, NJ	07052	161 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	9		159 MT. PLEASANT AVENUE	MALANGA, STEVEN T & WENDI-AN	28 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	159 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	10		157 MT. PLEASANT AVENUE	D'ANGELO, RICHARD L.	157 MT PLEASANT AVE	WEST ORANGE, NJ	07052	157 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	11		155 MT. PLEASANT AVENUE	GUILLEN, TATIANA & DELLARE, ANDREW	155 MOUNT PLEASANT AVENUE	WEST ORANGE, NJ	07052	155 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	12		153 MT. PLEASANT AVENUE	MAYANCELA, LOURDES L.	153 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052	153 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	30		20 FAIRWAY DRIVE	ALLEYNE, HENDERSON & CRYSTAL	20 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	20 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	31		22 FAIRWAY DRIVE	HUSSAIN, EHSAN & BALROOP,FREYA	22 FAIRWAY DR	WEST ORANGE, NJ	07052	22 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	32		24 FAIRWAY DRIVE	RAPPAPORT HOWARD A & W EVELYN	24 FAIRWAY DRIVE	WEST ORANGE NEW JERSEY	07052	24 Fairway Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	86.03	33		26 FAIRWAY DRIVE	RINALDI, MICHAEL A	26 FAIRWAY DRIVE	WEST ORANGE, NEW JERSEY	07052	26 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	34		28 FAIRWAY DRIVE	MALANGA, STEVEN T & WENDI-AN	28 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	28 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	35		30 FAIRWAY DRIVE	MURPHY, BRIAN & CAROL ANN	30 FAIRWAY DR.	W. ORANGE, NJ	07052	30 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	36		32 FAIRWAY DRIVE	NIAMKE, ROBERT & EDITH J.	32 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	32 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	37		34 FAIRWAY DRIVE	MARCUS, PAUL & JENNILYN	34 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	34 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	38		36 FAIRWAY DRIVE	KLEIN, NORMA	36 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	36 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.08	15		29 BROOKSIDE ROAD	GIDEON, QUINN & ALCA	29 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	29 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	16		31 BROOKSIDE ROAD	FIELDS, MARCELLUS & CELESTINE	31 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	31 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	17		33 BROOKSIDE ROAD	DEROLUS, JEAN PATRICK & GEISY V.	33 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	33 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	18		35 BROOKSIDE ROAD	BUTLER, ERIC & CHERYL	35 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	35 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	19		37 BROOKSIDE ROAD	FIELDS, TONY D. & SHERIAN D.	37 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	37 Brookside Road, West Orange, NJ, 07052

Buffer Report - Map

