

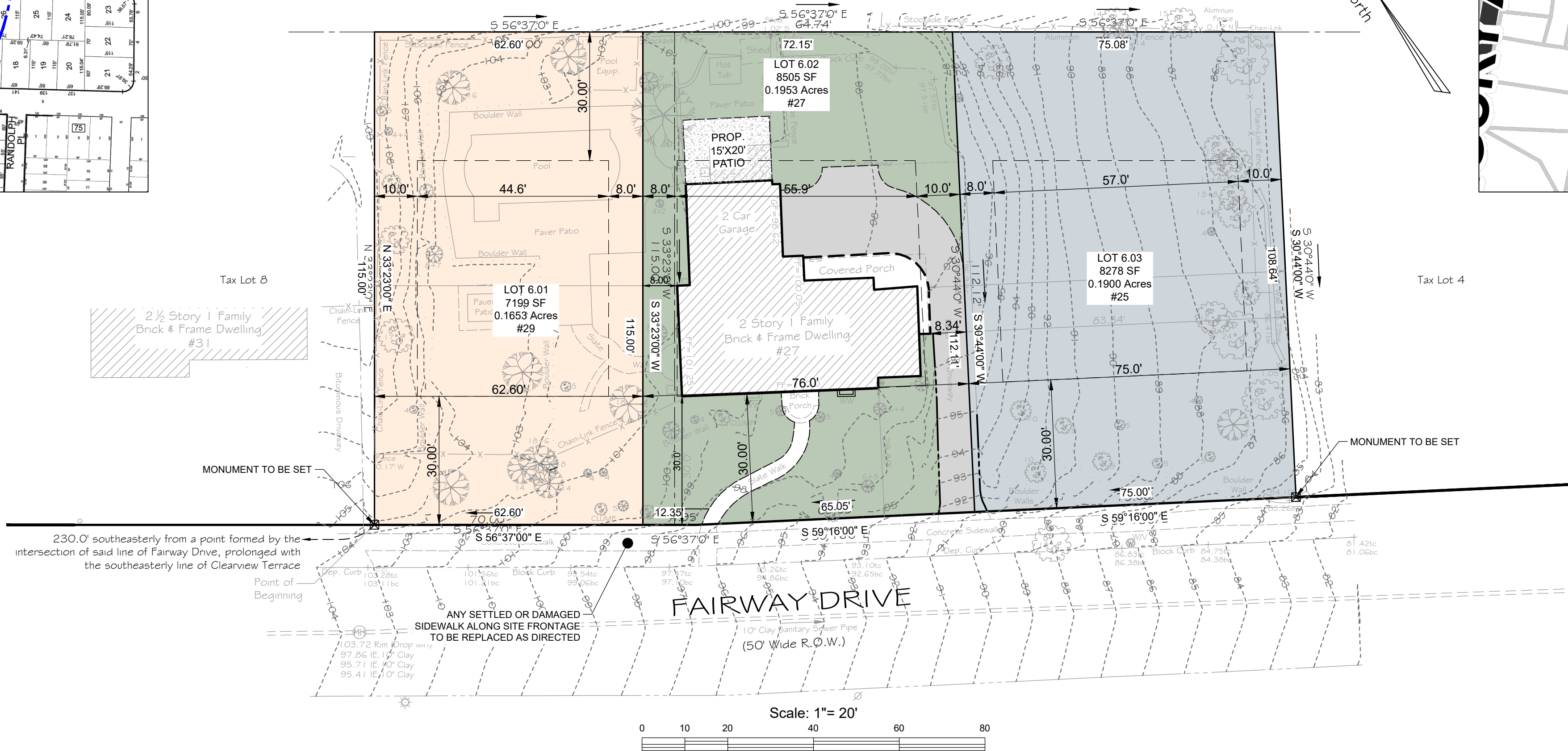
2 1/2 Story 1 Family
Brick & Frame Dwelling
#31

	Required for R-5 Zone	Proposed	Comments
MINIMUM			
Lot Area	10000	7199	Variance
Lot Width	75.00'	62.60'	Variance
Lot Depth	NR	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% 2520 SF	--	To Comply
Lot Coverage	45.0% 3240 SF	--	To Comply

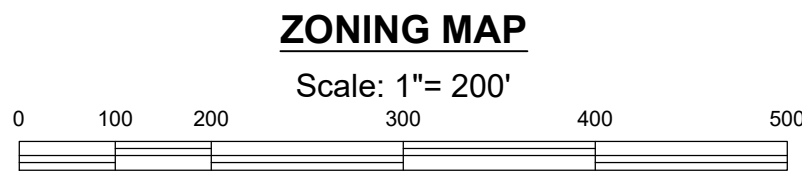
	Required for R-5 Zone	Proposed	Comments
MINIMUM			
Lot Area	10000	8506	Variance
Lot Width	75.00'	76.0'	Complies
Lot Depth	NR	113.61'	--
Front Yard	30'	30'	Complies
Side Yard Each	10'	8.34'	Variance
Side Yard Each	8'	8'	Complies
Rear Yard (ft.)	30'	34.62'	Complies
MAXIMUM			
Building Coverage	35.0% 2977 SF	25.2% 2140 SF	Complies
Lot Coverage	45.0% 3828 SF	44.3% 3764 SF	Complies

	Required for R-5 Zone	Proposed	Comments
MINIMUM			
Lot Area	10000	8278	Variance
Lot Width	75.00'	75.00'	Complies
Lot Depth	NR	110.38'	--
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% 2897 SF	--	To Comply
Lot Coverage	45.0% 3725 SF	--	To Comply

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



Maple	Black	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing	Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing	Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	86.01	2		24 BROOKSIDE ROAD	MITCHELL, RICHARD L & MARILYN J	24 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	24 Brookside Road, West Orange, NJ	West Orange Township	86.01	17		30 BROOKSIDE ROAD	STEVEN'S EDWIN B & LILLIE	30 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	30 Brookside Road, West Orange, NJ	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
West Orange Township	86.01	3		21 FAIRWAY DRIVE	BARRETT, GALEN D	21 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	21 Fairway Drive, West Orange, NJ	West Orange Township	86.01	18		28 BROOKSIDE ROAD	DAUPHIN, DONALD & WILLIAMS	28 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	28 Brookside Road, West Orange, NJ	West Orange Township	86.03	34		28 FAIRWAY DRIVE	MALANCA, STEVEN T & WENDIAN	28 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	28 Fairway Drive, West Orange, NJ
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	West Orange Township	86.01	19		26 BROOKSIDE ROAD	BILLINGS, VAN D R & VALERIE	26 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	26 Brookside Road, West Orange, NJ	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
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	West Orange Township	86.03	6		165 MT. PLEASANT AVENUE	PARTCH, KRISTEN A	165 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052	165 Mt. Pleasant Avenue, West Orange, NJ	West Orange Township	86.03	36		32 FAIRWAY DRIVE	NJABE, ROBERT & EDITH J	32 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	32 Fairway Drive, West Orange, NJ
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	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	West Orange Township	86.03	37		34 FAIRWAY DRIVE	MARCLUS, PAUL & JENNILYN	34 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	34 Fairway Drive, West Orange, NJ
West Orange Township	86.01	9		33 FAIRWAY DRIVE	OGUNDARE, TORI & HENRY, LASANA	33 FAIRWAY DR	WEST ORANGE, NJ	07052	33 Fairway Drive, West Orange, NJ	West Orange Township	86.03	8		161 MT. PLEASANT AVENUE	LORA, SARRINA	161 MT PLEASANT AVE	WEST ORANGE, NJ	07052	161 Mt. Pleasant Avenue, West Orange, NJ	West Orange Township	86.03	38		36 FAIRWAY DRIVE	KLEIN, NORMA	36 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	36 Fairway Drive, West Orange, NJ
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	West Orange Township	86.03	9		159 MT. PLEASANT AVENUE	MALANCA, STEVEN T & WENDIAN	28 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	159 Mt. Pleasant Avenue, West Orange, NJ	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
West Orange Township	86.01	11		8 CLEARVIEW TERRACE	HALL, ANTHONY & ABIGAIL	8 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052	8 Clearview Terrace, West Orange, NJ	West Orange Township	86.03	10		157 MT. PLEASANT AVENUE	DANGELO, RICHARD L	157 MT PLEASANT AVE	WEST ORANGE, NJ	07052	157 Mt. Pleasant Avenue, West Orange, NJ	West Orange Township	86.08	16		31 BROOKSIDE ROAD	FIELDS, MARCELLUS & CELESTINE	31 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	31 Brookside Road, West Orange, NJ
West Orange Township	86.01	12		6 CLEARVIEW TERRACE	CURIS, KENZO	8 SWANE PLACE	WEST ORANGE, NJ	07052	6 Clearview Terrace, West Orange, NJ	West Orange Township	86.03	11		155 MT. PLEASANT AVENUE	GUILLEN, TATIANA & DELLA LEE	155 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052	155 Mt. Pleasant Avenue, West Orange, NJ	West Orange Township	86.08	17		33 BROOKSIDE ROAD	DEROLUS, JEAN PATRICK & GYES V.	33 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	33 Brookside Road, West Orange, NJ
West Orange Township	86.01	13		38 BROOKSIDE ROAD	SCHAFER, CAROL J	38 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	38 Brookside Road, West Orange, NJ	West Orange Township	86.03	12		153 MT. PLEASANT AVENUE	MAVANELLA, LOUISE L	153 MT. PLEASANT AVE	WEST ORANGE, NJ	07052	153 Mt. Pleasant Avenue, West Orange, NJ	West Orange Township	86.08	18		35 BROOKSIDE ROAD	BUTLER, ERIC & CHERYL	35 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	35 Brookside Road, West Orange, NJ
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	West Orange Township	86.03	30		20 FAIRWAY DRIVE	ALLYNNE, HENDERSON & CRYSTAL	20 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	20 Fairway Drive, West Orange, NJ	West Orange Township	86.08	19		37 BROOKSIDE ROAD	SHELDON, TONY D & FIELDS, THOMAS D	37 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	37 Brookside Road, West Orange, NJ
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	West Orange Township	86.03	31		22 FAIRWAY DRIVE	RUSSABA, HESAN & BALROOP, FREYA	22 FAIRWAY DR	WEST ORANGE, NJ	07052	22 Fairway Drive, West Orange, NJ	West Orange Township	86.03	32		24 FAIRWAY DRIVE	RAPPAPORT HOWARD A & W	24 FAIRWAY DRIVE	WEST ORANGE, NEW JERSEY	07052	24 Fairway Drive, West Orange, NJ
West Orange Township	86.01	16		32 BROOKSIDE ROAD	LYN, ANTHONY & STEFANIKU, JOHN	32 BROOKSIDE ROAD																							



CATALYST DEVELOPMENT GROUP, LLC
354 EISENHOWER PARKWAY,
LIVINGSTON, NJ, 07039
PHONE: 347-735-9779

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 # 246A27985400

L I C E N S E D P R O F E S S I O N A L

C I V I L E N G I N E E R S
L A N D S U R V E Y O R S
P L A N N E R S

MICHAEL T. LANZAFAMA

Michael Langfeger
New Jersey Professional Engineer/Land Surveyor No. 13-000000000
New Jersey Professional Planner No. 035003

TF

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

DRAWN BY

DWG.NO.

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

DATE _____ SECRETARY _____

DATE _____ CHAIRMAN _____

THIS SITE PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED

1. ANY & ALL RUNOFF RESULTING FROM FUTURE DEVELOPMENT ON LOTS 6.01 & 6.03 SHALL NOT BE DIRECTED ONTO NEIGHBORING PROPERTIES

SURVEY NOTES

1. PQ BEING LOT 6, IN BLOCK 66.1, AS SHOWN ON TOWNSHIP OF WEST GRANGE TAX MAPS.
2. ELEVATION WAS = 23.9825 SFH, OR 551 AC.
3. LOT ELEVATION SHOWN HEREON ARE BASED UPON N.A.D. 1988 SURVEY DATUM AS DETERMINED BY RAPID STATION GPS.
4. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON ADJACENT STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES ARE NOT SHOWN. LOCATION SHOWN HEREON, ADJACENT BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED ALTHOUGH SURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO ANY CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE PROPERTY: ESTATE, EASEMENTS, OR OTHER PLOTTING OR CLAIMS WHICH WERE VISIBLE ON THE DATE OF FIELD SURVEY. BUILDING SETBACK LINES, NEIGHBORHOODS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS SUCH THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. A WRITTEN WAIVER AND DIRECTIONS NOT TO SET CORNER MARKS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL 2003, c. 14 (N.J.A.C. 45:6-38) AND N.J.A.C. 17:26D-161.
7. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

REVISIONS

1	Revised per Township Comments	03-04-26			

REFERENCE	MTL CHK. BY	TF DRAWN BY
DESC. MAP NO.	CAD FIELD BOOK	DWG. NO.
1250703	1"=20'	1
JOB NO.	SCALE	