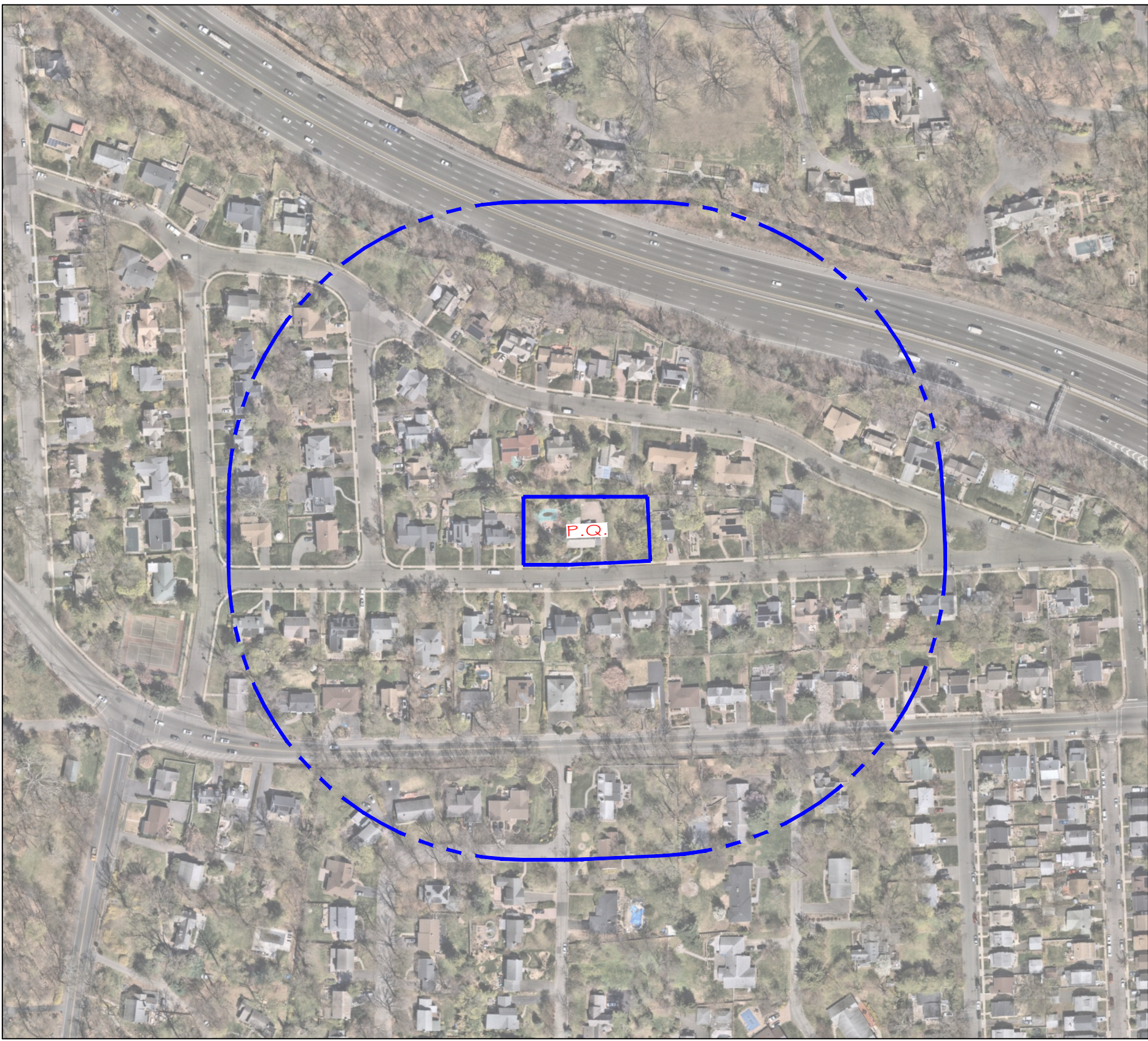


KREIS, 12/30/73 Survey
L:\2081\2507\1250703\AUTOCAD\1250703\SUBDIVISION.DWG 05/05/26 08:30:27AM, T:\epson, LAYOUT COVER SHEET

PRELIMINARY & FINAL MAJOR SUBDIVISION

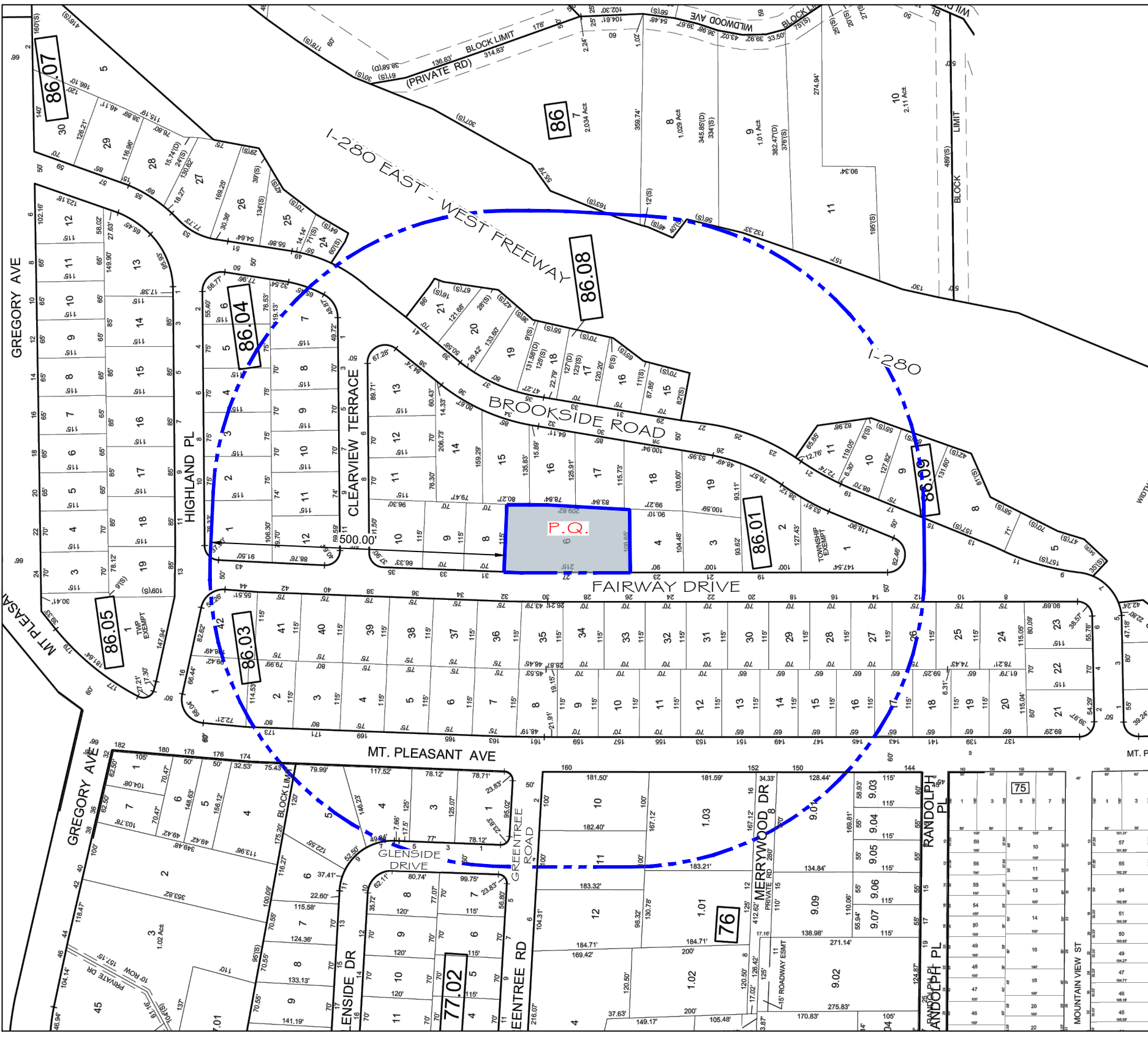
27 FAIRWAY DRIVE, TAX LOTS 6, BLOCK 86.01
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY



2026 AERIAL PHOTO
SCALE: 1"=200'

200 FT. PROPERTY OWNERS LIST

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, REGINALD & MARILYN J.	24 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	24 Brookside Road, West Orange, NJ, 07052	West Orange Township	86.01	17		30 BROOKSIDE ROAD	STEVENS EDWIN B & LILLIE	30 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	30 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	18		28 BROOKSIDE ROAD	DALPHIN, DONALD & AURORE	28 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	28 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	4		23 FAIRWAY DRIVE	BILLINGS, MELISSA & JEFFREY L.	23 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	23 Fairway Drive, West Orange, NJ, 07052	West Orange Township	86.01	19		26 BROOKSIDE ROAD	WILLIAMS, VAN D & VALERIE	26 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	26 Brookside Road, 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	86.03	6		165 MT. PLEASANT AVENUE	PARTCH, KRISTEN M.	165 MOUNT PLEASANT AVENUE	WEST ORANGE, NJ	07052	165 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.01	8		31 FAIRWAY DRIVE	THOMPSON, WILLIAM L & AMANDA	31 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	31 Fairway Drive, West Orange, NJ, 07052	West Orange Township	86.03	7		163 MT. PLEASANT AVENUE	PALMER, PRINCESS M.	163 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052	163 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.01	9		33 FAIRWAY DRIVE	OGUNDARE, TOBI & HENRY, LASANA	33 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	33 Fairway Drive, West Orange, NJ, 07052	West Orange Township	86.03	8		161 MT. PLEASANT AVENUE	LORA, SARRINA	161 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052	161 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.01	10		35 FAIRWAY DRIVE	MCKAY, TRACY E & SHAWN E	35 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	35 Fairway Drive, 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	86.01	11		8 CLEARVIEW TERRACE	HALL, ANTHONY & AMBIT	8 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052	8 Clearview Terrace, West Orange, NJ, 07052	West Orange Township	86.03	10		157 MT. PLEASANT AVENUE	D'ANGELO, RICHARD L.	157 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052	157 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.01	12		6 CLEARVIEW TERRACE	CURS, RENZO	8 SWAINE PLACE	WEST ORANGE, NJ	07052	6 Clearview Terrace, West Orange, NJ, 07052	West Orange Township	86.03	11		155 MT. PLEASANT AVENUE	GUILLEN, TATIANA & DELLARIE, ANDREW	155 MOUNT PLEASANT AVENUE	WEST ORANGE, NJ	07052	155 Mt. Pleasant Avenue, West Orange, NJ, 07052
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, 07052	West Orange Township	86.03	12		153 MT. PLEASANT AVENUE	MAYANGELA, LOUISE L.	153 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052	153 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.01	14		36 BROOKSIDE ROAD	FERRIS, JAMES CHARLES III & MACGURE	36 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	36 Brookside Road, 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	86.01	15		34 BROOKSIDE ROAD	KNIGHT, YUSUF & MADONNA	34 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	34 Brookside Road, West Orange, NJ, 07052	West Orange Township	86.03	31		22 FAIRWAY DRIVE	HUSSAIN, EHSAN & BALROOP, FREYA	22 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	22 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	16		32 BROOKSIDE ROAD	LYN, ANTHONY & STEFANIK, JOHN	32 BROOKSIDE RD	WEST ORANGE, NJ	07052	32 Brookside Road, 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

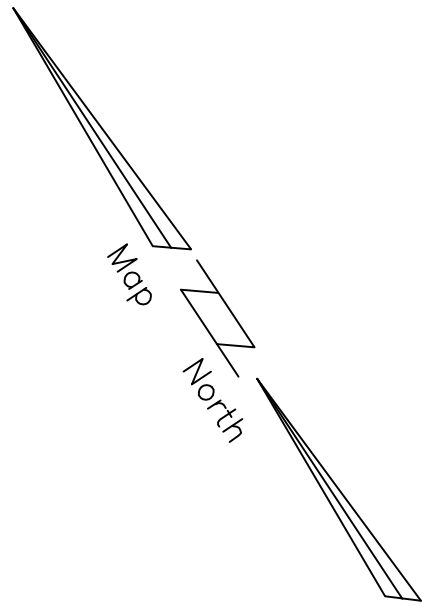


TAX MAP
TOWNSHIP OF WEST ORANGE
1"=200'



ZONING MAP

Scale: 1"= 200'



OWNER:

NIKAN N. SANDELS & MICHAEL C. SANDELS
27 FAIRWAY DRIVE,
WEST ORANGE, NJ, 07039

APPLICANT:

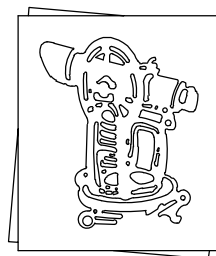
CATALYST DEVELOPMENT GROUP, LLC
354 EISENHOWER PARKWAY,
LIVINGSTON, NJ, 07039
PHONE: 347-735-9779

COVER SHEET & AREA MAP

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

CASEY &



KELLER
INCORPORATED

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. 05053
DATE 09-17-2025
30084

PLANNING BOARD APPROVALS

THIS MAJOR 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.

DATE _____ TOWNSHIP ENGINEER _____

DRAWING INDEX

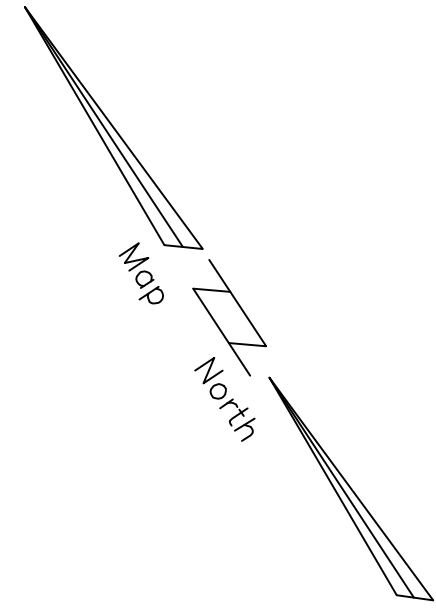
DWG. NO.	DRAWING TITLE
1	COVER SHEET
2	TITLE & TOPOGRAPHIC SURVEY
3	PRELIMINARY SUBDIVISION PLAT
4	FINAL SUBDIVISION PLAT

REVISIONS

NO.	DESCRIPTION	DATE
1	Revised per Township Comments	03-04-26
2	Revised per Major Subdivision	05-04-26

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

PLAT FILE NO.



1. PO BEING LOT 6, IN BLOCK 86.0, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAP MAPS.

2. LOT AREA = 23,982 SF. OR .551 AC.

3. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.D. 1988 SURVEY DATUM AS DETERMINED BY RAPID STATIC GPS.

4. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITY STRUCTURES ARE NOT KNOWN FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY UTILITY CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT INTEND TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS, OTHER THAN POSITIVE EASEMENTS WHICH WERE VISIBLE ON THE DATE OF FIELD SURVEY: BUILDING SETBACK LINES; COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS SUCH THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

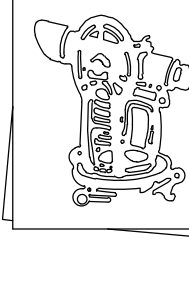
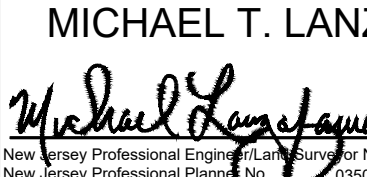
A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PLT 2003, c. 14 (N.J.S. 45:8-30) AND N.J.A.C. 17:26-61(f).

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

This Survey Is Certified To:

IGOR VISHNEVETSKY

REVISIONS					

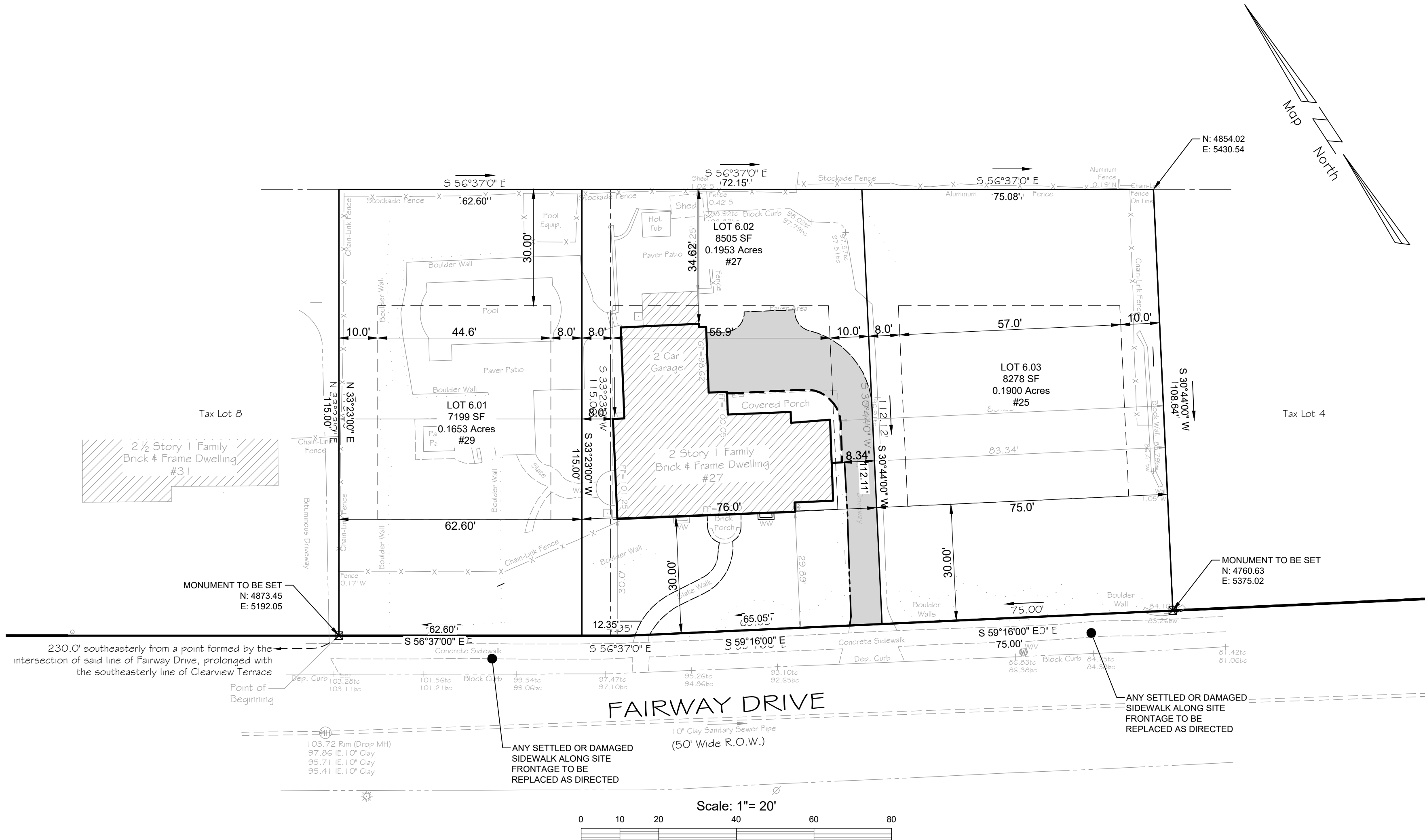
TITLE & TOPOGRAPHIC SURVEY			
27 FAIRWAY DRIVE TAX LOT 6, BLOCK 86.01			
TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NJ			
C A S E Y &			
			
K E L L E R I N C O R P O R A T E D NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24627985400			
LICENSED PROFESSIONAL CIVIL ENGINEERS LAND SURVEYORS PLANNERS			
258 Main Street, PO Box 191 Milburn, New Jersey 07041 973-379-3280 Fax: 973-379-7993			
MICHAEL T. LANZAFAMA			
		DATE 09-17-2025 New Jersey Professional Engineer License No. 24627985400 New Jersey Professional Planning No. 24627985400	
REFERENCE	MTL CHK. BY	TF DRAWN BY	
DESC. MAP NO.	CAD FIELD BOOK	DWG NO.	
1250703	1"=20'	2	
JOB NO.	SCALE		

FLAT FILE NO.:

AKRES 1250703 SURVEY

L:\2021\1250703\AKRES\1250703\AKRES\1250703\SUBDIVISION.DWG 09/05/2025 08:35:25AM T:\Papers_LAYOUT\FINAL SUBDIVISION

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



PLANNING BOARD APPROVALS

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

DATE	SECRETARY
DATE	CHAIRMAN
DATE	TOWNSHIP ENGINEER

- SURVEY NOTES
- PO BEING LOT 6, IN BLOCK 86.01, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS.
 - LOT AREA = 23,982 SF. OR 0.551 AC.
 - ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988 SURVEY DATUM AS DETERMINED BY RAPID STATIC GPS.
 - COORDINATES SHOWN HEREON ARE BASED ON A LOCAL DATUM
 - UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
 - 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.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(g).
 - 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	2
2	Revised per Major Subdivision	05-04-26	

MUNICIPAL APPROVAL

WE CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE ON 09/17/2025 AND SAID MAP COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" (N.J.S.A. 46:23-9.9 et seq.) THIS CERTIFICATION SHALL EXPIRE IF THE MAP IS NOT FILED IN THE OFFICE OF THE REGISTER OF ESSEX COUNTY ON OR BEFORE THE _____ DAY OF _____, 20____.

SECRETARY, PLANNING BOARD _____ DATE: _____

CHAIRMAN _____ DATE: _____

MAP CERTIFICATIONS

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

TOWNSHIP ENGINEER _____ DATE: _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP AND LAND SURVEY DATED 09/17/2025 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN SET.

_____, DATE: _____

MICHAEL T. LANZAFAMA
NJ PROFESSIONAL ENGINEER & LAND SURVEYOR REG. NO. 30084

THE MONUMENTS SHOWN ON THIS MAP HAVE BEEN SET WITHIN THE TIME LIMIT PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW" - P.L. 1975, c.29 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE.

OWNERS' CONSENT

WE THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY COVERED BY THIS SUBDIVISION MAP, DO HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE REGISTER OF ESSEX COUNTY.

OWNER _____ DATE: _____

NOTARY _____ DATE: _____

COUNTY PLANNING BOARD

THIS MAP HAS BEEN REVIEWED BY THE ESSEX COUNTY PLANNING BOARD AND IS HEREBY APPROVED FOR FILING IN THE OFFICE OF THE REGISTER OF ESSEX COUNTY.

PLANNING OFFICER _____ DATE: _____

OWNER:

NIKAN N. SANDELS & MICHAEL C. SANDELS
27 FAIRWAY DRIVE,
WEST ORANGE, NJ, 07039
APPLICANT:

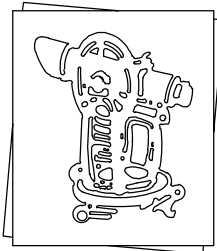
CATALYST DEVELOPMENT GROUP, LLC
354 EISENHOWER PARKWAY,
LIVINGSTON, NJ, 07039
PHONE: 347-735-9779

FINAL
SUBDIVISION PLAT

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

CASEY &



KELLER
INCORPORATED

N.J. State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 246027984-00

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 No. 05503
New Jersey Professional Planner No. 05503
DATE 09-17-2025
30084

REFERENCE	MTL CHK. BY	TF DRAWN BY
DESC.	CAD	DWG. NO.
MAP NO.	FIELD BOOK	4
1250703	1"=20'	
JOB NO.	SCALE	

PLAT FILE NO.