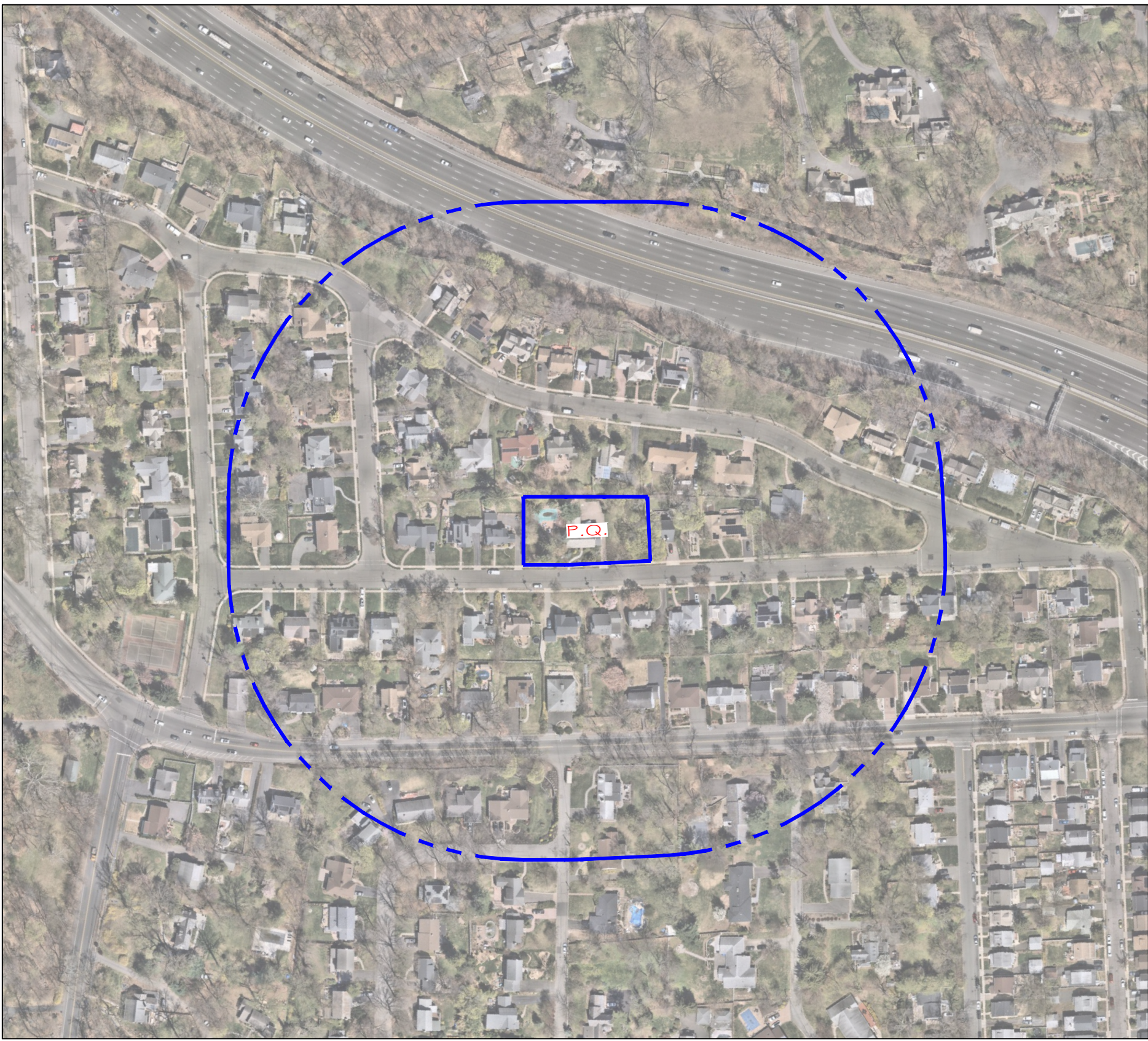
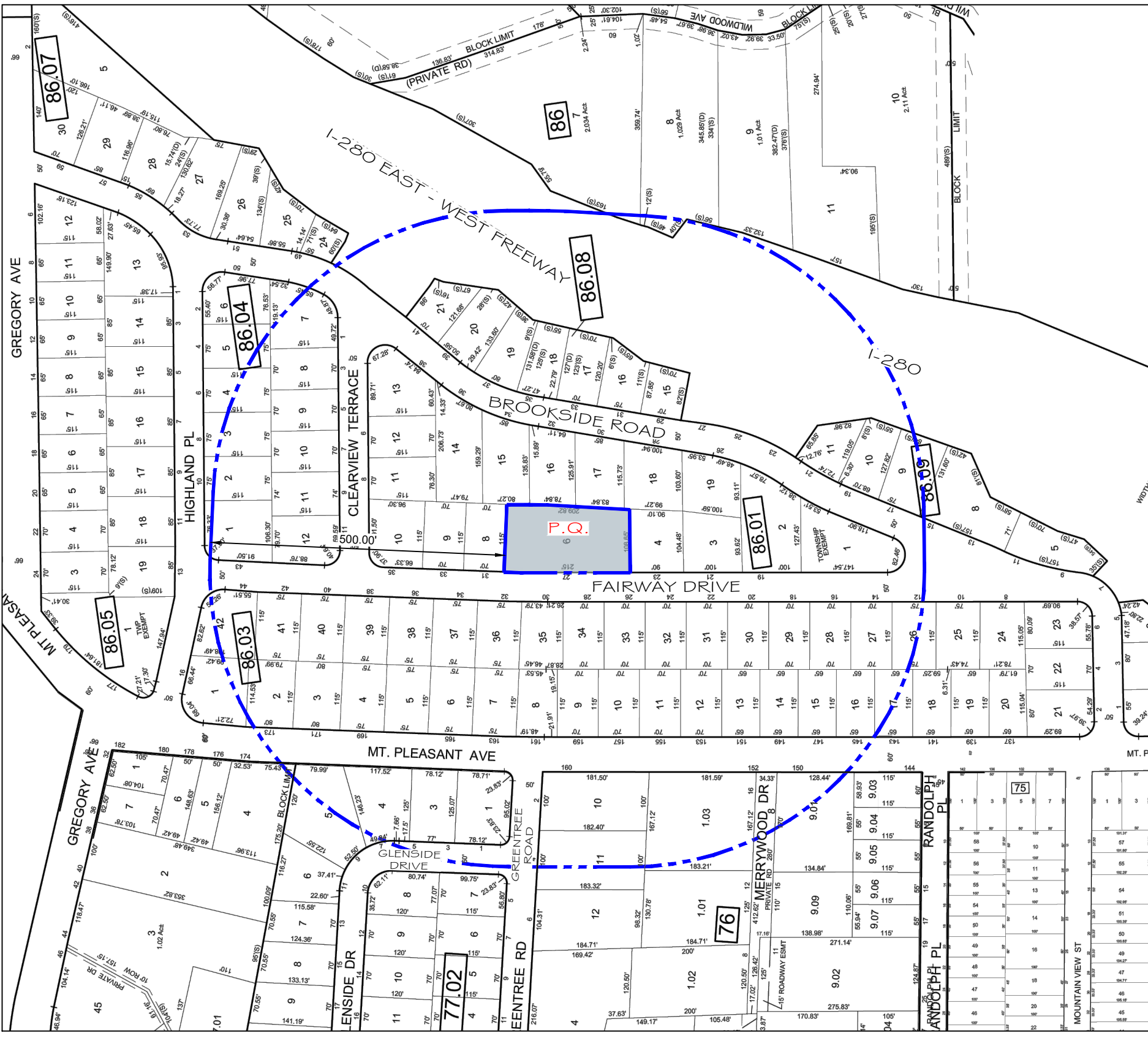


PRELIMINARY & FINAL MAJOR SUBDIVISION

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



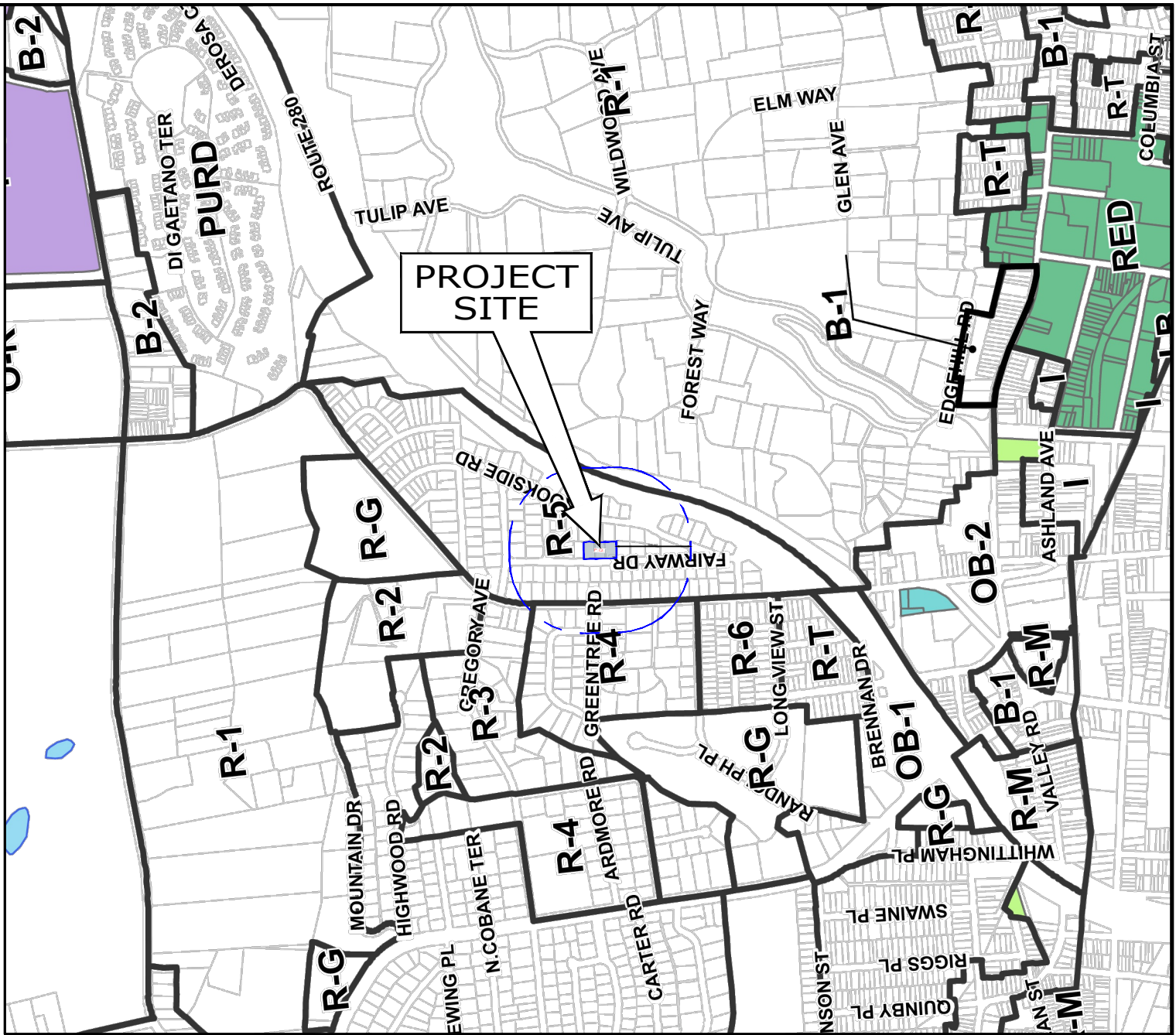
2026 AERIAL PHOTO
SCALE: 1"=200'



TAX MAP
TOWNSHIP OF WEST ORANGE
1"=200'

200 FT. PROPERTY OWNERS LIST

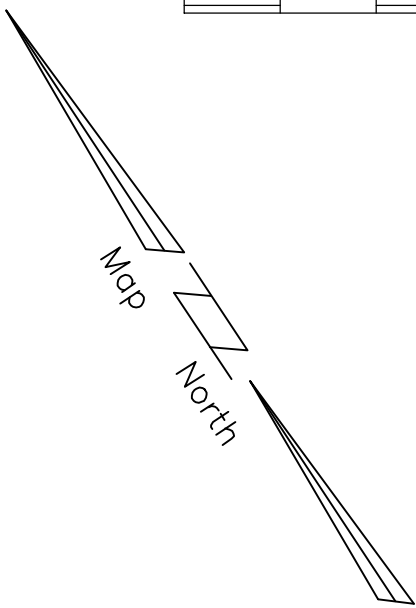
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing	Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	86.01	2		24 BROOKSIDE ROAD	MITCHELL, REGINALD & 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 DR	WEST ORANGE, NJ	07052	23 Fairway Drive, West Orange, NJ, 07052	West Orange Township	86.01	19		26 BROOKSIDE ROAD	WILLIAMS, VAN D	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	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 DR	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	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	CURIS, 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 & DELLARE, 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 DR	WEST ORANGE, NJ	07052	22 Fairway Drive, 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	86.03	32		24 FAIRWAY DRIVE	RAPPAPORT HOWARD A & W EVELYN	24 FAIRWAY DRIVE	WEST ORANGE NEW JERSEY	07052	24 Fairway Drive, West Orange, NJ, 07052



ZONING MAP

Scale: 1"= 1000'

0 500 1000 2000 3000 4000



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

THE FOLLOWING APPROVALS ARE REQUIRED:

1. TOWNSHIP OF WEST ORANGE
- 1.1. MAJOR SUBDIVISION APPROVAL
- 1.2. VARIANCE APPROVAL
- 1.3. BUILDING PERMIT
2. HUDSON-ESSEX-PASSAIC SCD CERTIFICATION
3. WEST ORANGE PLANNING BOARD

LIST OF REQUESTED WAIVERS

MAJOR SUBDIVISION REQUIREMENTS - PRELIMINARY STAGE:

ITEM 4: EXISTING TWO-FOOT INTERVAL CONTOURS BASED ON THE UNITED STATES COAST GEODETIC SURVEY DATA SHALL BE SHOWN EXTENDING A MINIMUM OF 150 FEET BEYOND THE BOUNDARY OF THE TRACT IN QUESTION.

ITEM 20: SIGHT TRIANGLE DATA AS REQUIRED BY THIS CHAPTER.

ITEM 22: TRAFFIC STUDY

MAJOR SUBDIVISION REQUIREMENTS - FINAL STAGE:

ITEM 12: FOUR COPIES OF A MAP, REFERRED TO AS A "TRUN CARD", DEPICTING THE LOCATION OF ALL FIRE HYDRANTS WITHIN THE SUBJECT PROPERTY, AND DEPICTING THE SURROUNDING STREETS, BASED ON A SCALE OF ONE INCH EQUALING 400 FEET, AND CONTAINED ON AN 8.5 INCH BY ELEVEN-INCH PAPER WITHIN AN AREA NOT TO EXCEED 7.5 INCHES IN WIDTH AND EIGHT INCHES IN HEIGHT.

REVISIONS			
3	Revised per Township Comments	06-10-26	
1	Revised per Township Comments	03-04-26	2 Revised per Major Subdivision

OWNER:

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

APPLICANT:

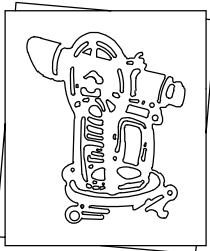
CATALYST DEVELOPMENT GROUP, LLC
354 EISENHOWER PARKWAY,
LIVINGSTON, NJ, 07039
PHONE: 347-735-9779

COVER SHEET & AREA MAP

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

CASEY &



KELLER
INCORPORATED

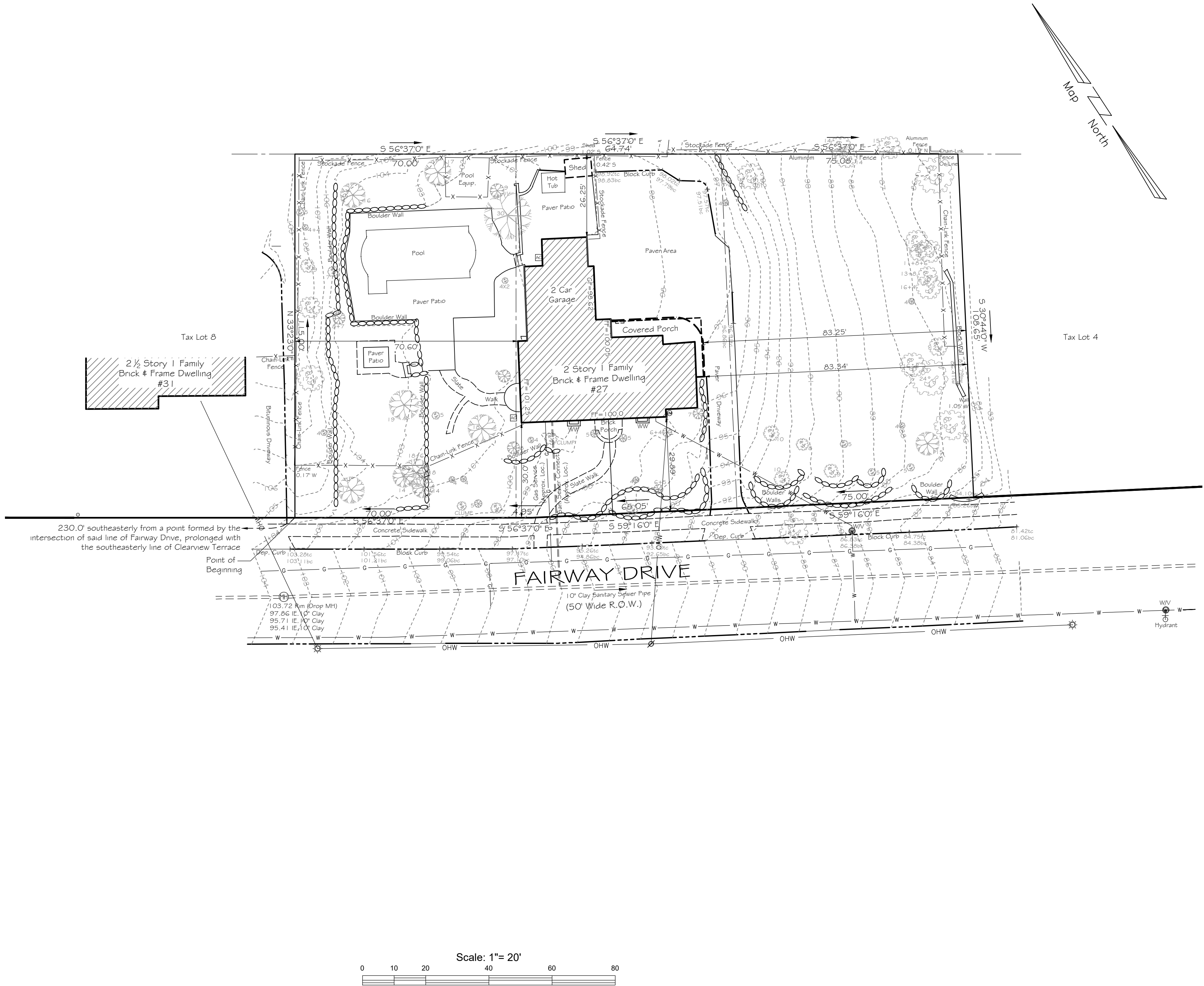
LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

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

MICHAEL T. LANZAFAMA

Michael Lanzafama
New Jersey Professional Engineer No. 00503 DATE 06-17-2025
New Jersey Professional Planner No. 30084

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



NOTES

1. PO BEING LOT 6, IN BLOCK 86.01, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS.
2. LOT AREA = 23,982 SF. OR 0.551 AC.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.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 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.
5. 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.
6. 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).
7. 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:
CATALYST DEVELOPMENT GROUP, LLC

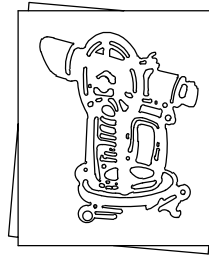
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	Revised per Township Comments	06-10-26	

TITLE & TOPOGRAPHIC SURVEY

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ

CASEY &



KELLER
INCORPORATED

NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 246027965-000

LICENSED PROFESSIONAL

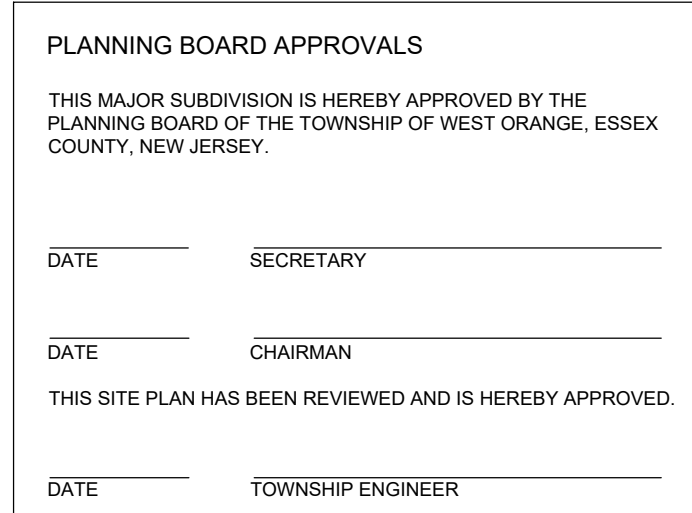
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

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

MICHAEL T. LANZAFAMA

 DATE 06-17-2025
New Jersey Professional Planner No. 05503
New Jersey Professional Engineer No. 30084

REFERENCE	MTL CHK. BY	TF DRAWN BY
DESC.	CAD	DWG NO.
MAP NO.	FIELD BOOK	2
1250703	1"=20'	
JOB NO.	SCALE	



1. PO BEINGS LOT 6, IN BLOCK 86.01, AS SHOWN ON TOWNSHIP OF WEST ORANGE TAX MAPS.
2. LOT AREA = 23.982 AC FOR 0.551 AC.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.D. 1988 SURVEY DATUM AS DETERMINED BY RAPID STATIC GPS.
4. COORDINATES SHOWN HEREON ARE BASED ON A LOCAL DATUM.
5. 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 WILL BE ENCOUNTERED. SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY REPRESENTATIVE PRIOR TO EXCAVATION.CONSTRUCTION MAY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION
6. 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 BURIED UTILITIES: JURISDICTIONS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE ON THE DATE OF FIELD SURVEY; BUILDING TRACK LINES; EXISTING PROTECTIVE EROSION CONTROL MEASUREMENTS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS SUCH THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. 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.A. 45-6-36(b)] AND N.J.A.C. 13-40-6.(f).
8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY IT IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

REVISIONS					
3	Revised per Township Comments	06-10-26			
1	Revised per Township Comments	03-04-26	2	Revised per Major Subdivision	05-04-26

WE CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE ON _____, 2026 AND SAID MAP _____ COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" (N.J.S.A. 48:23-9.9 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_____

CHAIRMAN

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:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP AND LAND SURVEY DATED 09/17/2026 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.

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.291(C.40:55D-1 et seq.) OR LOCAL ORDINANCE.

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:

NOTARY DATE: _____

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.

OWNER:

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

27 FAIRWAY DRIVE
TAX LOT 6, BLOCK 86.01

CASEY &



NJ State Board of Professional Engineers & Land
Surveyors Certificate of Authorization # 24GA27985400

258 Main Street, PO Box 191
Millburn, New Jersey 07041

MICHAEL T. LANZAFAMA

Michael L. Langhammer
New Jersey Professional Engineer/Land Surveyor No. 03503
New Jersey Professional Planner No. 03503

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