

200' LIST - WEST ORANGE

Adjoining Properties (17)							
Town	Block	Lot	Qualities	Location	Owner	Owner Address	Owner City/State
West Orange Township	174	1.01		750 EAGLE ROCK AVENUE	CRESTMONT COUNTRY CLUB	750 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY
West Orange Township	177.02	15.01		23 LAUREL AVENUE	SUN KING PRIVATE LIMITED	23 LAUREL AVE	WEST ORANGE, NJ
West Orange Township	177.02	15.02		31 LAUREL AVENUE	EMMR LIMITED PARTNERSHIP	196 DEVON ROAD	ESSEX FELS, NJ
West Orange Township	177.02	15.03		29 LAUREL AVENUE	BUTKOV, NIKOLAS	29 LAUREL AVE	WEST ORANGE, NJ
West Orange Township	177.02	15.04		3 BARTON DRIVE	LI, HAIBING, & PEI LIU	3 BARTON DRIVE	WEST ORANGE, NJ
West Orange Township	177.02	15.05		5 BARTON DRIVE	CALDERON, JAVIER L. & RUTH	5 BARTON DR	WEST ORANGE, NJ
West Orange Township	177.02	15.06		7 BARTON DRIVE	MC CAFFREY, KEVIN & CAROLANN	7 BARTON DRIVE	WEST ORANGE, NEW JERSEY
West Orange Township	177.02	18		7 LAUREL AVENUE	MARTINEZ, ANABEL	7 LAUREL AVENUE	WEST ORANGE, NJ
West Orange Township	177.02	19		1 LAUREL AVENUE	EMMR LIMITED PARTNERSHIP % ELI CORI	196 DEVON ROAD	ESSEX FELS, NJ
West Orange Township	177.02	21		814 EAGLE ROCK AVENUE	PASQUALE, JOHN & MICHELE	814 EAGLE ROCK AVENUE	WEST ORANGE NEW JERSEY
West Orange Township	177.02	22.04		6 ALLSOP COURT	WILLIAMS, CLENCY D. & BRENDA L.	6 ALLSOP COURT	WEST ORANGE, NJ
West Orange Township	177.02	22.05		8 ALLSOP COURT	CERPA, MILSA	8 ALLSOP COURT	WEST ORANGE, NJ
West Orange Township	177.02	22.06		5 ALLSOP COURT	BEN ZVI, TAL	5 ALLSOP COURT	WEST ORANGE, NJ
West Orange Township	177.02	22.07		3 ALLSOP COURT	DEBARROS, MANUEL & HEATHER M	3 ALLSOP COURT	WEST ORANGE, NJ

Town	Block	Lot	Qualities	Location	Owner	Owner Address	Owner City/State
West Orange Township	177.10	1		6 BARTON DRIVE	VITIELLO, MARILYN E.	6 BARTON DRIVE	WEST ORANGE, N.J.
West Orange Township	177.11	1		4 BARTON DRIVE	KOUASSI, ALAIN J. & ALICIA T.	4 BARTON DR	WEST ORANGE, NJ
West Orange Township	177.11	2		2 AHERN WAY	ALAS, D & M & MANIAPIC, A&DUPTAS, M	2 AHERN WAY	WEST ORANGE, NJ

PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
One Verizon Way
Basking Ridge, NJ 07920

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202

City of Orange Township
29 North Day Street
Orange, NJ 07050

ESSEX COUNTY

If property address is adjacent to County road, please provide notice to:

Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

STATE OF NEW JERSEY

If property address is adjacent to State highway, please provide notice to:

New Jersey Department of Transportation
1035 Parkway Avenue
PO Box 600
Trenton, NJ 08625-0600

200' LIST - ESSEX FELS

PROPERTY	LOCATION	CLASS	OWNER
00177 01 00025	EAGLE ROCK AVENUE	4A	ESSEX FELS COUNTRY CLUB 219 DEVON ROAD ESSEX FELS, NEW JERSEY 07021
00177 02 00015 02	31 LAUREL AVENUE	2	EMMR LIMITED PARTNERSHIP 196 DEVON ROAD ESSEX FELS, NJ 07021

Verizon
1 Verizon Way
Basking Ridge NJ 07920

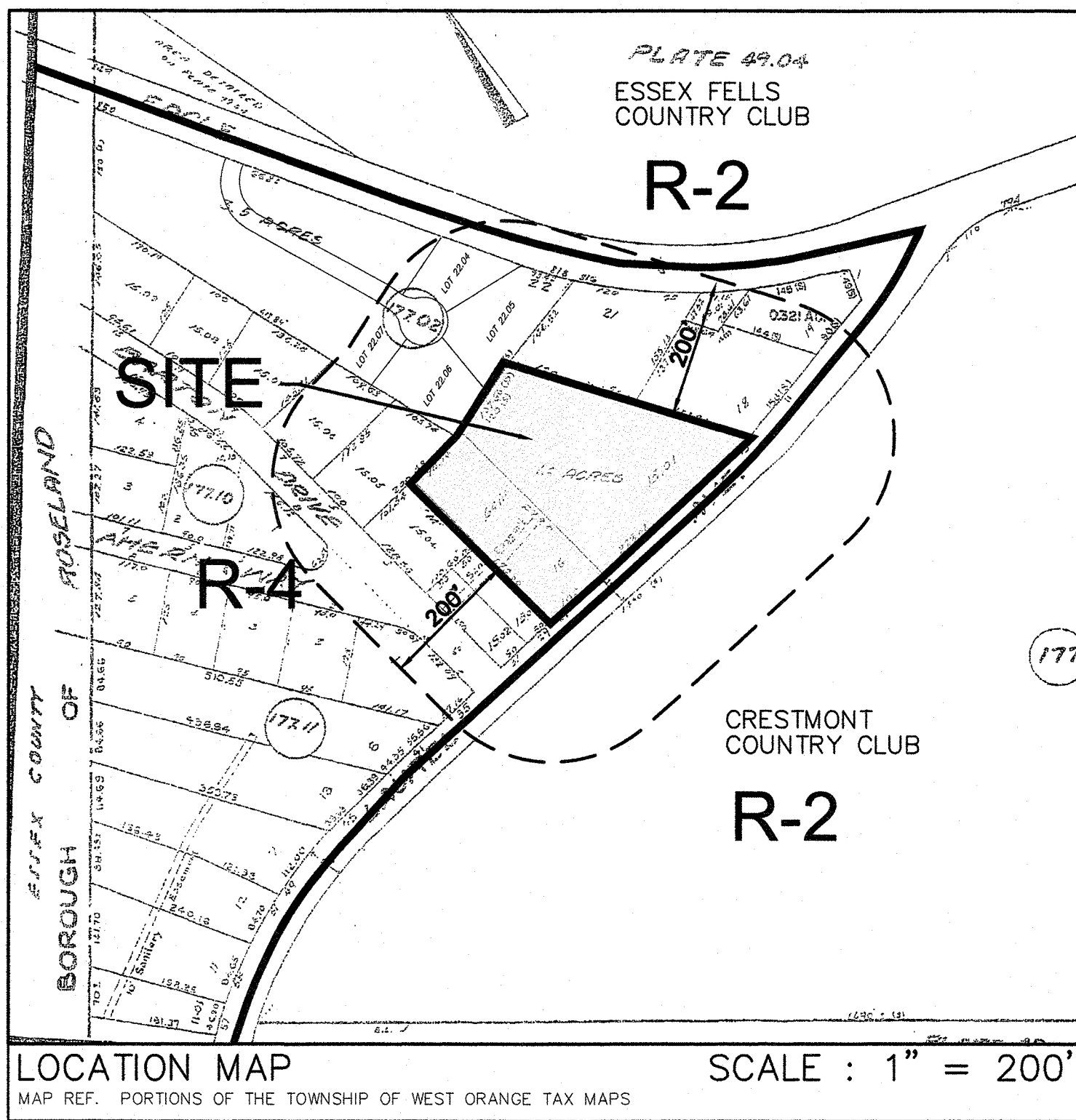
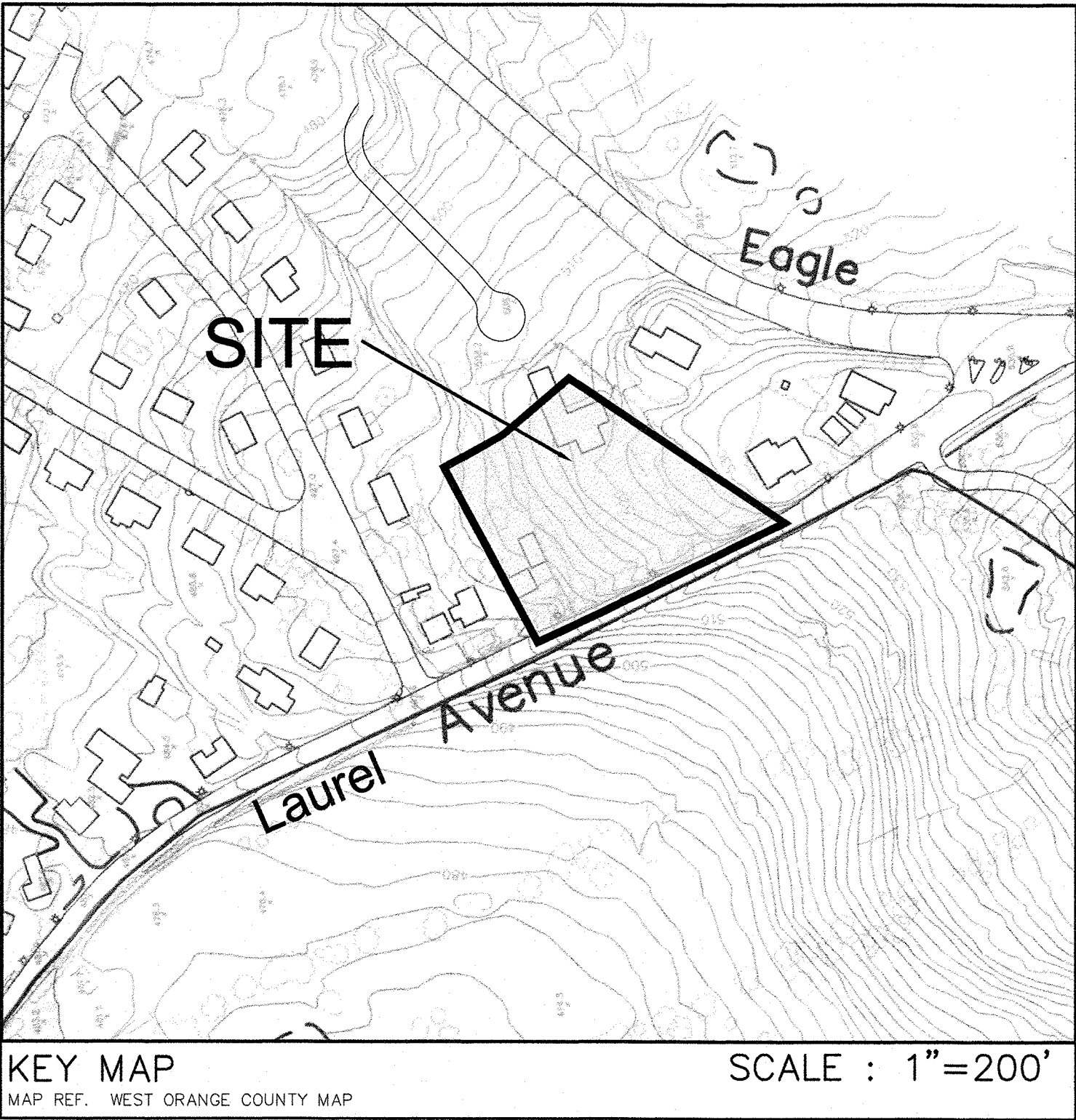
PSE & G
80 Park Plaza
Newark, NJ 07102

Comcast
1701 John F Kennedy Blvd
Philadelphia, PA 19103

Essex Fells Water Utility
255 Roseland Ave
Essex Fells, NJ 07021

AMENDED PRELIMINARY and FINAL SITE PLAN APPLICATION

PREPARED FOR
SAI HIRA RAM TRUST
LOCATED IN
LOT 15.01 BLOCK 177.02
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY
NEW JERSEY



APPROVALS

TOWNSHIP OF WEST ORANGE

ZONING BOARD CHAIRPERSON

ZONING BOARD SECRETARY

TOWNSHIP ENGINEER

COUNTY OF ESSEX

PLANNING BOARD CHAIRPERSON

PLANNING BOARD SECRETARY

SITE DATA CHART

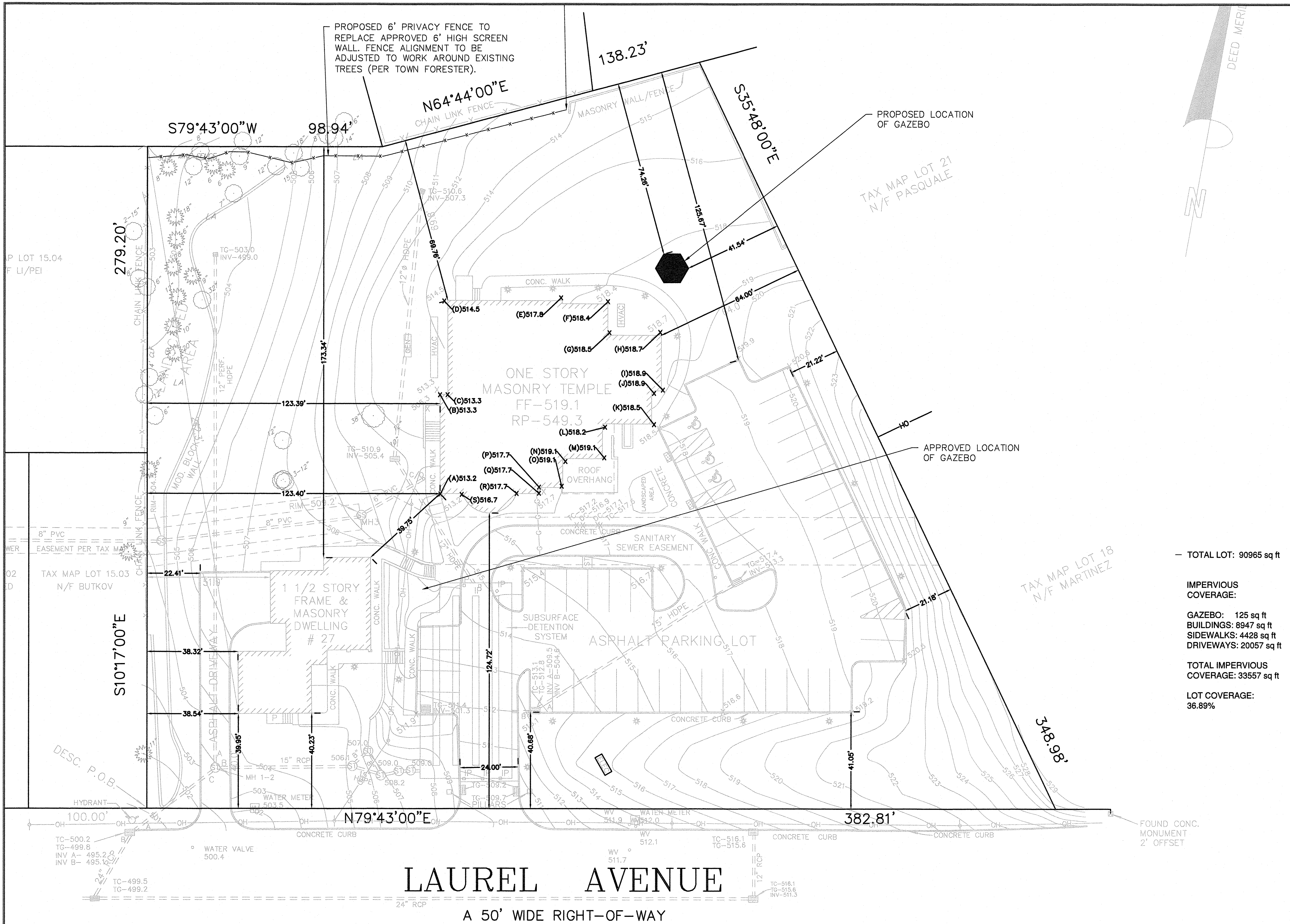
LOT 15.01 BLOCK 177.02 ZONE R-4 SINGLE FAMILY RESIDENTIAL AREA (TOTAL TRACT): LOT 15.01-0.2.0894 ACRES/91012 SF.				
APPLICANT: SAI HIRA RAM TRUST 23 LAUREL AVENUE WEST ORANGE, NJ 07052			OWNER: SUN KING PRIVATE LIMITED 23 LAUREL AVENUE WEST ORANGE, NJ 07052	
PROPOSED USE: MERGE TWO LOTS INTO ONE AND CONSTRUCT HOUSE OF WORSHIP (CONDITIONAL USE)(25-24.2 J)				
BUILDING/LOT REQUIREMENTS (ALL SECT. 25-7.1)				
DESCRIPTION	CODE	PREVIOUSLY APPROVED	AS BUILT	COMPLIANCE
MAX. BLDG. HEIGHT	2.5 STY/35'	2 STY/33.3'	1 STY/32.0'	YES
MIN. LOT AREA (Sq.Ft.)	15,000 SF.	90,964 SF.	90,964 SF.	YES
MIN. LOT WIDTH	100'	323.14'	323.14'	YES
MAX. BLDG. COVER.	30%	9.49%	9.83%	YES
MAX. IMPERVIOUS COVER.	40%	41.01%	36.89%	YES
STEEP SLOPES CALCULATIONS (PER SECT. 25-28.8 (d))				
DESCRIPTION	CODE	PREVIOUSLY APPROVED	AS BUILT	COMPLIANCE
MIN. EFFECTIVE LOT AREA	15,000 SF.	77,023.38 SF.	77,023.38 SF.	YES
MIN. EFFECT. BLDG. COVER.	30%	11.21%	11.60%	YES
MIN. EFFECT. IMPER. COVER.	40%	48.43%	43.57%	YES
PRINCIPAL BUILDING SETBACKS (TEMPLE) (25-24.2 J i)				
DESCRIPTION	CODE	PREVIOUSLY APPROVED	AS BUILT	COMPLIANCE
* MIN. FRONT YARD	125'	125'	124.72'	NO ¹
* MIN. SIDE YARD	125'	123.99'(W) + 63.63'(E)	123.39'(W) + 64.0'(E)	NO ¹
* MIN. REAR YARD	125'	70.70'	69.76'	NO ¹
ACCESSORY USE REQUIREMENTS (CARETAKER'S HOME-MEDITATION CENTER)				
GENERAL REQUIREMENTS				
MIN BUILDING SEPARATION	25-8.1(e)	15'	40.05'	39.75'
MAX. REAR YARD COVER	25-8.1(f)	33%	0%	0%
USE	25-8.1(f)	SHALL NOT BE USED AS LIVING OR SLEEPING QUARTERS	CARETAKER'S HOME MEDITATION CENTER	CARETAKER'S HOME MEDITATION CENTER
* ACCESSORY BLDG. SETBACK FROM PROPERTY LINE	25-24.2 J(1)	75'	FRONT SETBACK: 40.0' FRONT SETBACK: 39.95'	YES
* ACCESSORY USE SETBACK FROM PROPERTY LINE	25-24.2 J(1)	125'	FRONT SETBACK: 38.76' SIDE SETBACK: 38.32'	NO ¹
NON-RESIDENTIAL ACCESSORY USE IN RESIDENTIAL DISTRICT (MEDITATION CENTER)				
MIN. FRONT YARD SETBACK	25-24.2 J(1)	125'	40.07'	39.95'
MIN. SIDE YARD SETBACK	25-24.2 J(1)	125'	38.75'	38.32'
MIN. REAR YARD SETBACK	25-24.2 J(1)	125'	173.37'	173.34'
MAXIMUM HEIGHT	25-8.1(f)	1 STY/15'	1.5 STY/25'	1.5 STY/25'
PARKING REQUIREMENTS				
DESCRIPTION	CODE	PREVIOUSLY APPROVED	AS BUILT	COMPLIANCE
* MIN. FRONT YARD SETBACK	25-24.2 J(1)	75'	41.00'	40.68'
* MIN. SIDE YARD SETBACK	25-24.2 J(1)	75'	20.83'	21.18'
* MIN. REAR YARD SETBACK	25-24.2 J(1)	75'	125.97'	125.67'
* MIN. INGRESS AND EGRESS TO STREET INTERSECTION	25-24.2 J(4)	75'	153.05'	153.05'
* LANDSCAPE BUFFER A.D. TO PROP. LINE	25-24.2 J(2)	50'	FRONT 41.00' SIDE (E) 19.50' SIDE (W) 22.24' REAR 173.37'	FRONT 40.68' SIDE (E) 21.18' SIDE (W) 22.41' REAR 125.67'
MIN. NUMBER OF TREES WITHIN PARKING AREA	25-12.1 (F)	1 TREE/10 SPACES 6 TREES	10 TREES	10 TREES
PARKING STALL SIZE	25-12.1 (G)	9' x 18'	9' x 18'	9' x 18'
MIN. REQUIRED PARKING	46 SPACES	48 SPACES	48 SPACES	48 SPACES
MIN. 2 WAY DRIVEWAY WIDTH	25-12.1 (H)	24'	24'	24'
MIN. PARKING AREA WITHIN SETBACK AREA	25-12.4 (b2)	30%	23.1%	22.5%
PARKING CALCULATIONS				
TEMPLE 25-12.2 (b)		CARETAKER'S HOME 25-12.2 (b)		
PRAYER HALL: 1420 SF		MEDITATION ROOM: 511 SF		
1420 SF/45 SF = 32 SPACES		511 SF/45 SF = 12 SPACES		
25-12.2 (c)		3 BR UNIT: 25-12.2 (c)		
		2.0 USABLE OFF-STREET SPACES		
		TOTAL REQUIRED PARKING: 46 SPACES		

FOOTNOTES:

- VARIANCE REQUIRED
- EXISTING LOT IS NOT IN CONFORMANCE WITH REQUIREMENTS

* CONDITIONAL USE REQUIREMENTS

1	REVISED SITE DATA CHART	10/05/2021	JMP
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR SAI HIRA RAM TRUST 23 LAUREL AVE TAX LOT 15.01 IN BLOCK 177.02 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
TITLE SHEET			
		Designer: JMP	
		Draftsman: JAF	
		Checked By: JMP	
		Project No.: 09-7021	
		Scale: N.T.S.	
		Sheet:	SP-1
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. No. 36692 DATED 09/25/21			



Point	Elev.
A	513.2
B	513.3
C	513.3
D	514.5
E	517.8
F	518.4
G	518.5
H	518.7
I	518.9
J	518.9
K	518.5
L	518.2
M	519.1
N	519.1
O	519.1
P	517.7
Q	517.7
R	517.7
S	516.7
Average:	517.3

AVERAGE GRADE = 517.3'
BUILDING HEIGHT = 549.3 - 517.3
= 32.0'

TOTAL LOT: 90965 sq ft

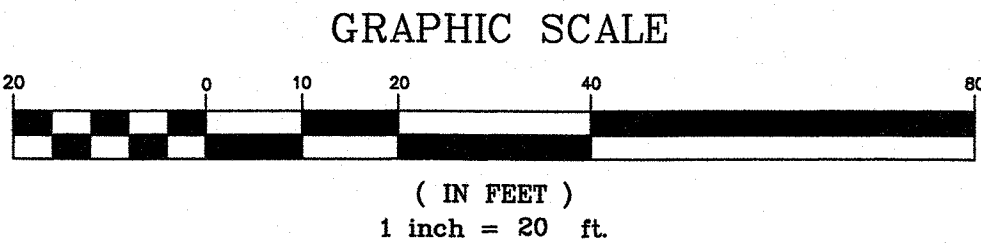
IMPERVIOUS
COVERAGE:

GAZEBO: 125 sq ft
BUILDINGS: 8947 sq ft
SIDEWALKS: 4428 sq ft
DRIVEWAYS: 20057 sq ft

TOTAL IMPERVIOUS
COVERAGE: 33557 sq ft

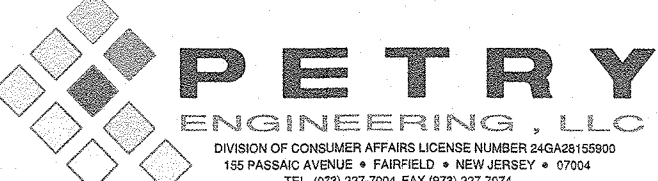
LOT COVERAGE:
36.89%

MH 1-2 - RIM 502.7'
INV A - 497.0'
INV B - 497.0'
INV C - 496.8'



REFERENCE:
AS-BUILT SURVEY ENTITLED "SAI HIRA RAM TRUST SITUATED IN
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
BEING TAX LOT 15.01 IN BLOCK 177.02, PREPARED BY
WM. F. ZIMMERLY & ASSOCIATES LAND SURVEYING
DATED MARCH 2, 2021 AND REVISED MAY 13, 2021.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED
IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT
IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

REVISION	DESCRIPTION	DATE	BY
PREPARED FOR SAI HIRA RAM TRUST 23 LAUREL AVE TAX LOT 15.01 IN BLOCK 177.02 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			
MINOR AMENDMENTS TO APPROVED SITE PLAN			
		Designer: JMP	
		Draftsman: JAF	
		Checked By: JMP	
		Project No.: 06-7021	
		Scale: 1" = 20'	
		Sheet:	SP-2
 J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC. NO. 36882		DATED	05/25/21