

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED APRIL 21, 2022 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARD SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

ANDREW A. SCHMIDT, PLS
LAND SURVEYOR, N.J. LIC. No. 24GS04330100

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW."

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, c.291 (C. 40:550-1 ET SEQ.) OR LOCAL ORDINANCE.

NANCY J. SCOTT, PLS
LAND SURVEYOR, N.J. LIC. No. 24GS35875

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.

MUNICIPAL ENGINEER
DATE

THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141, P.L. 1960, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE CLERK OF ESSEX COUNTY BY THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE.

BOARD SECRETARY
DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, c.291 (C. 40:550-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK
DATE

I, AMOGHENE FRANCIS UMUDE, AS OWNER OF THE PROPERTIES BEING SUBDIVIDED HEREBY GIVE CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE THE REGISTER OF ESSEX COUNTY, NEW JERSEY.

AMOGHENE FRANCIS UMUDE
DATE

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE AT A MEETING HELD ON _____
AND SHALL BE FILED ON OR BEFORE _____

BOARD CHAIRMAN
DATE

BOARD SECRETARY
DATE

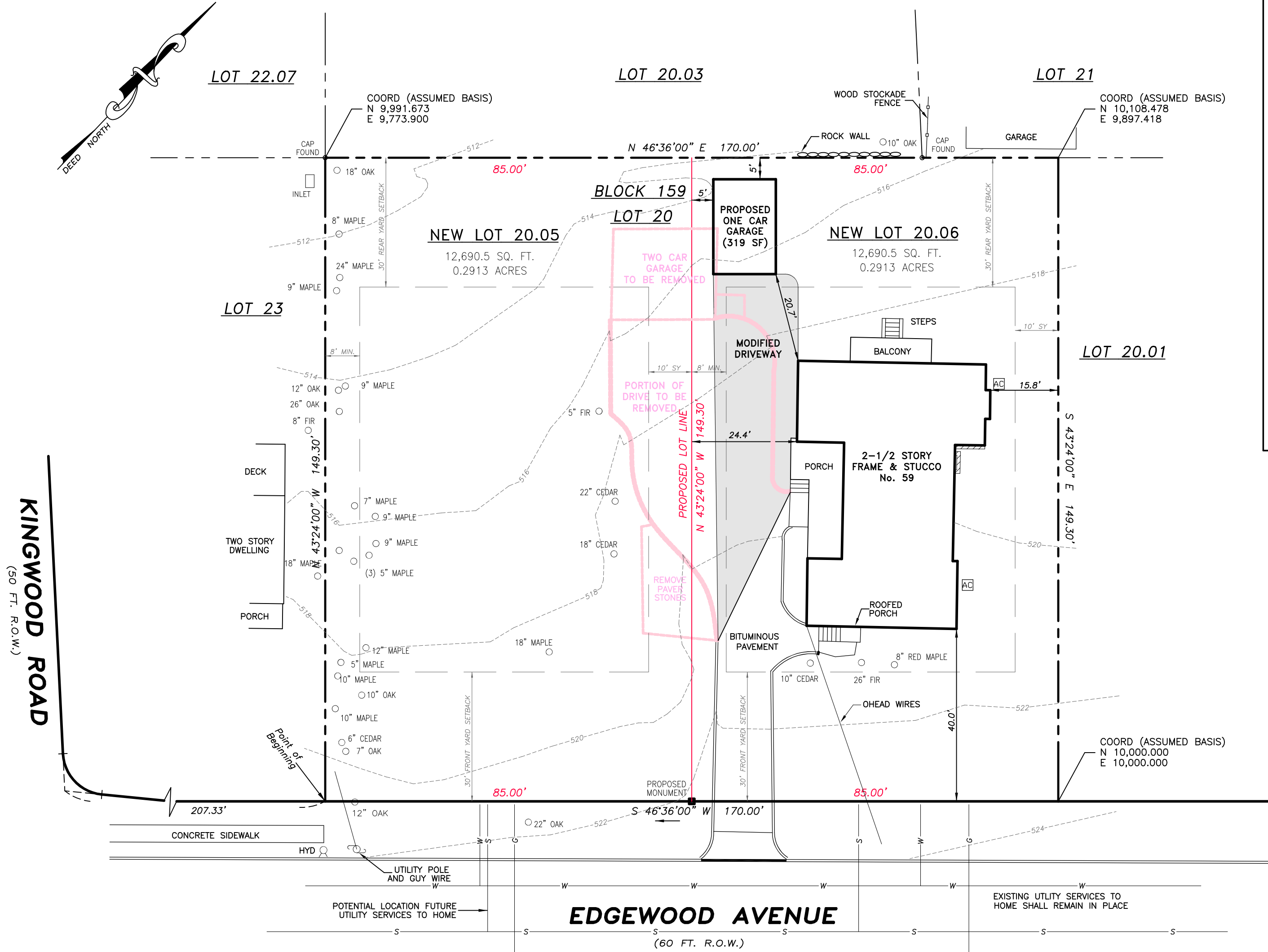
MAP OF PROPERTY SITUATED IN
TOWNSHIP OF WEST ORANGE,
ESSEX COUNTY, NEW JERSEY
FILED: _____ IN THE ESSEX COUNTY
REGISTER'S OFFICE IN CASE NO.: _____

MINOR SUBDIVISION PLAN

59-61 EDGEWOOD AVENUE

LOT 20 IN BLOCK 159

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.



LOT OWNERS

(WITHIN 200 FT OF SITE)

BLOCK 159 - LOT 20.01
LIN, JOSEPH & MO
53 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 53 EDGEWOOD AVE

BLOCK 159 - LOT 20.02
FISHER, LEONARD & NANCY
51 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 51 EDGEWOOD AVE

BLOCK 159 - LOT 20.03
BORGES, MADELINE PETERSON
15 KINGWOOD RD
WEST ORANGE, NJ 07052
RE: 15 KINGWOOD RD

BLOCK 159 - LOT 21
PUETZ, MICHAEL
51 BIRCHWOOD AVE
WEST ORANGE, NJ 07052
RE: 51 BIRCHWOOD AVE

BLOCK 159 - LOT 22.04
NELLEN, CAROL LYNNE
77 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 77 EDGEWOOD AVE

BLOCK 159 - LOT 22.06
SHAPIRO, CHARLES
67 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 67 EDGEWOOD AVE

BLOCK 159 - LOT 22.07
MCDERMOTT, MICHAEL
11 KINGWOOD RD
WEST ORANGE, NJ 07052
RE: 11 KINGWOOD RD

BLOCK 159 - LOT 22.09
TORROMEO, RONALD & FELICE
7 KINGWOOD RD
WEST ORANGE, NJ 07052
RE: 7 KINGWOOD RD

BLOCK 159 - LOT 22.13
UNION, NJ 07083
RE: 18 KINGWOOD RD

BLOCK 159 - LOT 22.14
RESTREPO, LUIS & RHOA, MICHAEL
51 BIRCHWOOD AVE
WEST ORANGE, NJ 07052
RE: 51 BIRCHWOOD AVE

BLOCK 159.07 - LOT 33
ESHETEA, GIRUM & YODIT, DESTA
62 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 64 EDGEWOOD AVE

BLOCK 159.07 - LOT 33.01
YOUNG, JOSHUA & CORSETTO, LAURA
66 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 66 EDGEWOOD AVE

BLOCK 159.07 - LOT 35
BEN AND JOSH ESTATES, LLC
133 CHARLES ST
WILKES BARRE, PA 18702
RE: 58 EDGEWOOD AVE

BLOCK 159.07 - LOT 36
MCGREGOR, STACEY & BASIL
68 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 58 EDGEWOOD AVE

BLOCK 159.07 - LOT 37.05
FALK, ALEX & HOULDE, KAYLEIGH
52 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 52 EDGEWOOD AVE

BLOCK 159.07 - LOT 37.08
HARDING, LAUREN & BRIAN
5 WEST VIEW RD
WEST ORANGE, NJ 07052
RE: 5 WEST VIEW RD

BLOCK 159.07 - LOT 37.13
SKOLNICK, PAUL & PAULA
3 WEST VIEW RD
WEST ORANGE, NJ 07052
RE: 3 WEST VIEW RD

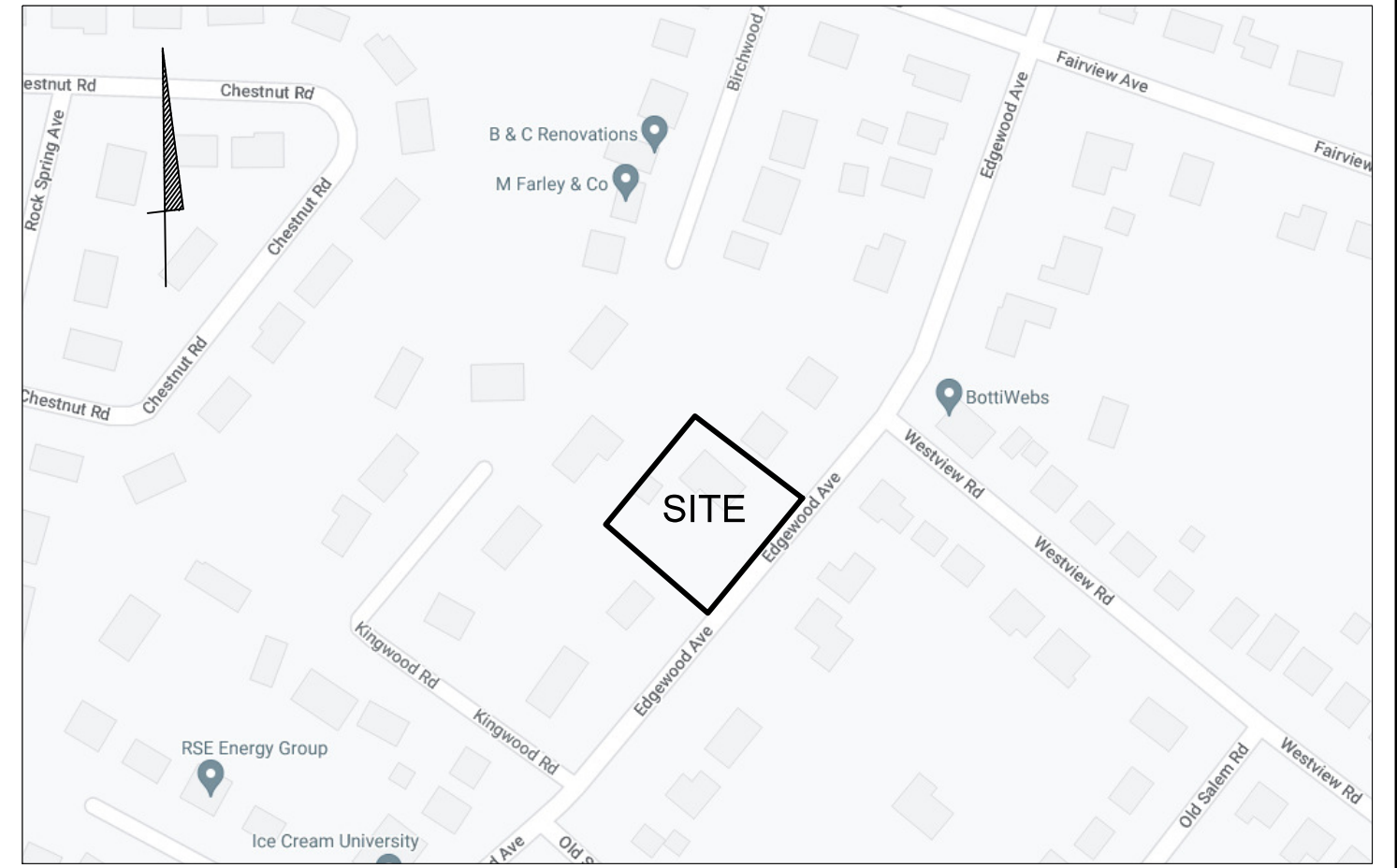
BLOCK 159.07 - LOT 90
ALTENOR, ALFREDO & MARIE
70 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 70 EDGEWOOD AVE

BLOCK 159.08 - LOT 37
BOTTI, CARL & ANN
48 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 48 EDGEWOOD AVE

BLOCK 158.09 - LOT 84
UNUDE, AMOGHENE FRANCIS
43 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 43 EDGEWOOD AVE

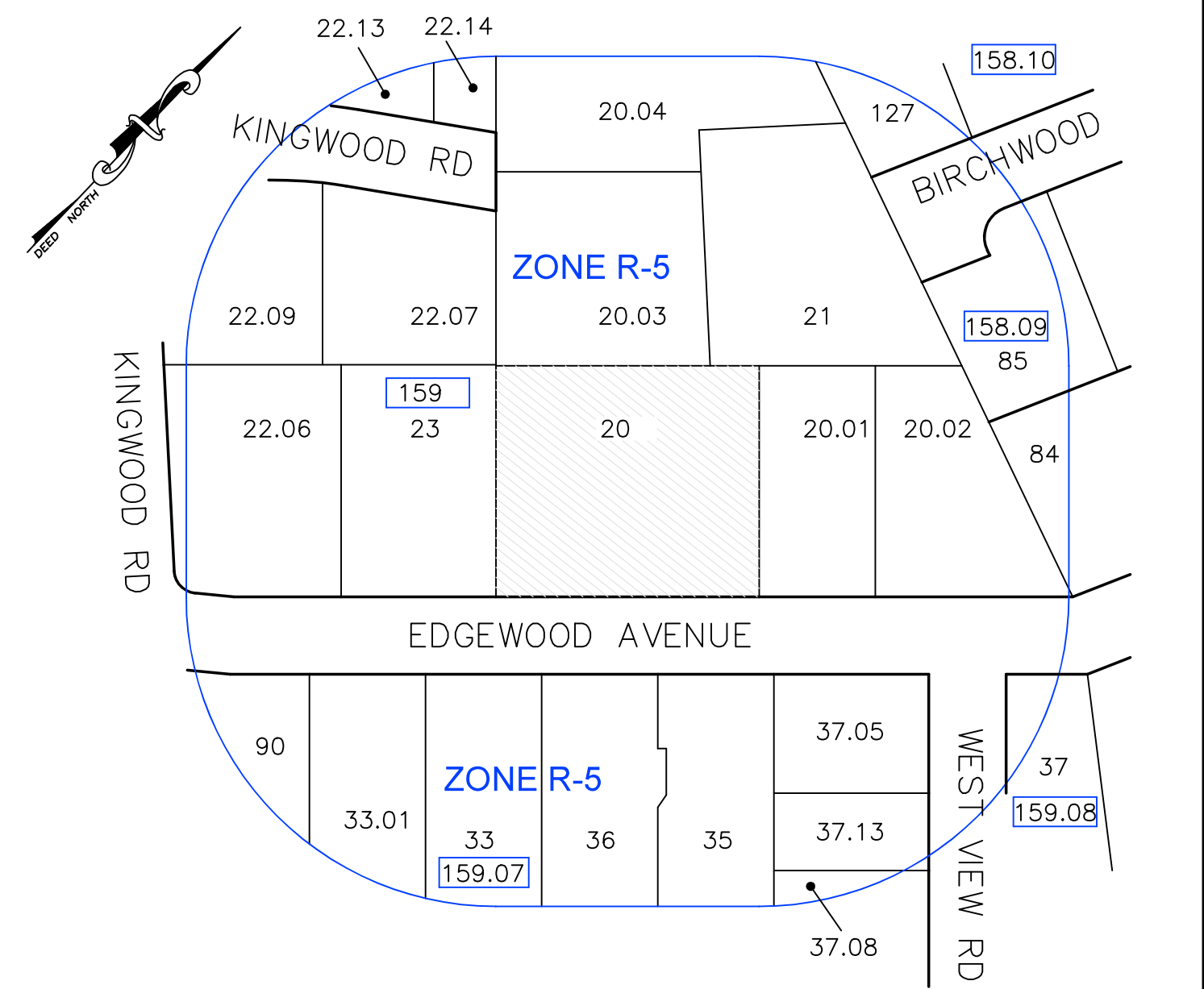
BLOCK 158.09 - LOT 85
FERDINAND, BETHE
42 BIRCHWOOD AVE
WEST ORANGE, NJ 07052
RE: 42 BIRCHWOOD AVE

BLOCK 158.10 - LOT 127
VAN WRIGHT, NEVEA & BODDIE, VINCENT
49 EDGEWOOD AVE
WEST ORANGE, NJ 07052
RE: 49 EDGEWOOD AVE



AREA KEY

(GOOGLE MAPS)



200' RADIUS MAP

1"=100'

PROJECT NARRATIVE:

THE EXISTING PROPERTY CONTAINS 25,381 SQUARE FEET AND IS SITUATED IN THE R-5 RESIDENTIAL ZONE; THERE IS CURRENTLY AN EXISTING DWELLING AND A DETACHED GARAGE ON THE PROPERTY.

THIS PLAN PROPOSES TO SUBDIVIDE THE PROPERTY IN HALF TO CREATE TWO NEW LOTS. ONE LOT WILL CONTAIN AN EXISTING 2 1/2 STORY ONE-FAMILY RESIDENCE TO REMAIN. THE EXISTING DETACHED GARAGE WILL BE RELOCATED AS SHOWN; THE SECOND LOT WILL BE DEVELOPED IN ACCORD WITH DEVELOPMENT REGULATIONS OR OFFERED FOR SALE.

OWNER & APPLICANT:

AMOGHENE FRANCIS UMUDE
43 EDGEWOOD AVENUE
WEST ORANGE, N.J. 07052

PROPERTY NOTES:

- PROPERTY KNOWN AS LOT 20 IN BLOCK 159 ON THE CURRENT TAX MAP OF THE TOWNSHIP OF WEST ORANGE, SHEET NO. 94 DATED JUNE 2011.
- BEING MORE COMMONLY KNOWN AS 59-61 EDGEWOOD AVENUE, TOWNSHIP OF WEST ORANGE, N.J.
- BEING THE SAME PREMISES DESCRIBED IN A DEED RECORDED IN THE ESSEX COUNTY CLERK'S OFFICE IN DEED BOOK 5670 AT PAGE 155.
- PROPERTY CONTAINS 25,381 SF OR 0.582 ACRES (MORE OR LESS).
- THIS PLAN HAS BEEN PREPARED TO INDICATE THE ZONING REQUIREMENTS IN ACCORD WITH ZONE R-5 (ZONING MAP DATED 11/2006) AND THE SCHEDULE OF REQUIREMENTS DATED MAY 2020.
- PROPERTY SITUATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ESSEX COUNTY, NEW JERSEY, ON MAP No. 340130094F DATED 6/04/2007.
- EXISTING CONDITIONS AND BOUNDARY INFORMATION BASED UPON A SURVEY PREPARED BY SCHMIDT SURVEYING DATED 4/01/2022.

ANTICIPATED AGENCY APPROVALS REQUIRED:

TOWNSHIP OF WEST ORANGE PLANNING BOARD
TOWNSHIP OF WEST ORANGE BOARD OF HEALTH
HUDSON-ESSEX-PASSAIC SOIL EROSION DISTRICT

DRAINAGE ANALYSIS AND NOTES

THE PROPOSED SUBDIVISION RESULTS IN A DECREASE OF IMPERVIOUS COVERAGE OF 1,292 SF. A CORRESPONDING DECREASE IN RUNOFF IS EXPECTED.

EXISTING 100 YR RUNOFF, I=8.35in/hr, TC=10 min, CN IMP=98, CN GRASS = 61
Q100 = 2.81 CFS
EXISTING 100 YR RUNOFF, I=8.35in/hr, TC=10 min, CN IMP=98, CN GRASS = 61
Q100 = 2.67 CFS

THE RUNOFF FROM ANY PROPOSED DWELLING ON LOT 20.05 WILL NOT BE DIRECTED ONTO ANY NEIGHBORING PROPERTIES AS STIPULATED IN SECTION 25-8.16 OF THE LAND USE REGULATIONS.

APPROVALS:

OWNER
I HEREBY CONSENT TO THE FILING OF THIS MINOR SUBDIVISION WITH THE TOWNSHIP OF WEST ORANGE.

DATE AMOGHENE FRANCIS UMUDE

TOWNSHIP PLANNING BOARD:
CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE TOWNSHIP OF WEST ORANGE.

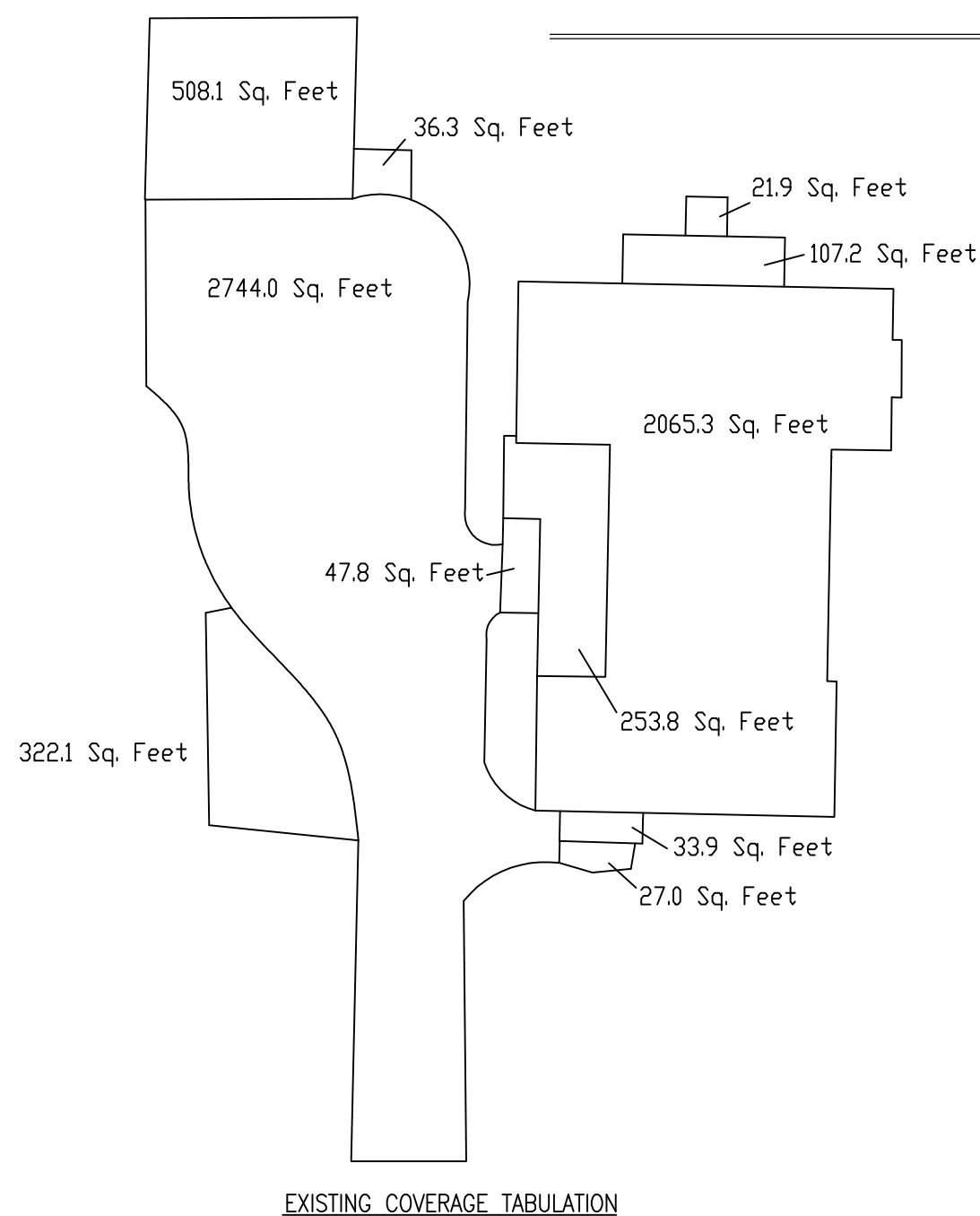
DATE CHAIRMAN

DATE SECRETARY

DATE MUNICIPAL ENGINEER

ENGINEER
I HAVE REVIEWED THIS SUBDIVISION PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION

DATE BOARD ENGINEER



PROPOSED STREET ADDRESS:

PROPOSED LOT 20.06 = 59 EDGEWOOD AVENUE
PROPOSED LOT 20.05 = 61 EDGEWOOD AVENUE

SURVEY ERROR OF CLOSURE

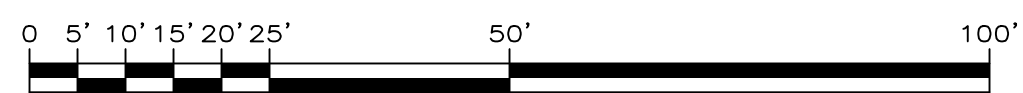
SURVEY ERROR OF CLOSURE IS 1:22,625
SECOND ORDER CLASS TWO ACCURACY

ZONING REQUIREMENTS: RESIDENTIAL DISTRICT R-5

	ZONE R-5	EXISTING	VARIANCE
LOT AREA	10,000 SF	25,381 SF	NO
LOT FRONTAGE (75% OF REQ. WIDTH)	56.25 FT	170 FT	NO
LOT WIDTH (AT MINIMUM SETBACK)	75 FT	170 FT	NO
MINIMUM LOT DEPTH	N/A	149.30 FT	NO
PRINCIPAL BUILDING FRONT YARD (MINIMUM)	30 FT	40.0 FT	NO
PRINCIPAL BUILDING REAR YARD (MINIMUM)	30 FT	47.1 FT	NO
PRINCIPAL BUILDING SIDE YARD (MINIMUM)	8 FT/10 FT	15.8 FT/111.6 FT	NO
ACCESSORY USE REAR YARD	5 FT	16.5 FT	NO
ACCESSORY USE TO PROPERTY LINE	5 FT	66.3 FT	NO
MAXIMUM BUILDING COVERAGE	35%	10% (2,573 SF)	NO
MAXIMUM LOT COVERAGE	45%	24% (6,167 SF)	NO
BUILDING HEIGHT	2.5 STY/35 FT	2.5 STY	NO

* ANY FUTURE PROPOSED DWELLING SHALL BE DESIGNED TO MEET BULK RESTRICTIONS
** EXISTING TO REMAIN

	LOT 20.05	VARIANCE	LOT 20.06	VARIANCE
LOT AREA	12,690 SF	NO	12,690 SF	NO
LOT FRONTAGE	85 FT	NO	85 FT	NO
LOT WIDTH	85 FT	NO	85 FT	NO
MINIMUM LOT DEPTH	149.30 FT	NO	149.30 FT	NO
PRINCIPAL BUILDING FRONT YARD	30 FT *	NO	40.0 FT	NO
PRINCIPAL BUILDING REAR YARD	30 FT *	NO	47.1 FT	NO
PRINCIPAL BUILDING SIDE YARD	8 FT/10 FT *	NO	15.8 FT/24.4 FT	NO
ACCESSORY USE REAR YARD	-	NO	5 FT	NO
ACCESSORY USE TO PROPERTY LINE	-	NO	5 FT	NO
MAXIMUM BUILDING COVERAGE	35% *	NO	19% (2,384 SF)	NO
MAXIMUM LOT COVERAGE	45% *	NO	38% (4,875 SF)	NO
BUILDING HEIGHT	2.5 STY/35 FT *	NO	2.5 STY/** FT	NO



GRAPHIC SCALE
1"=20'

Revision Table:		
1) 7-13-2022 ENGINEER COMMENT LTR 7-07-2022		
0) INITIAL ISSUE 6-21-2022		
 WILLIAM S. SCOTT, P.E. Professional Engineer N.J. License No. GE44863		
 NANCY J. SCOTT, P.L.S. Professional Land Surveyor N.J. License No. GS35875		
ENGINEERING SURVEYING PLANNING ENSURPLAN INC. (Certificate of Authorization No. 24GA27997700) P.O. BOX 4304, WARREN, N.J. 07059 172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J. Tel: 732-469-0400 Fax: 732-469-0466		
MINOR SUBDIVISION PLAN 59-61 EDGEWOOD AVENUE LOT 20 IN BLOCK 159 (TAX MAP SHEET NO. 94) SITUATED IN THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ		
SCALE: 1"=20'	ORDER: E-10877	1
DATE: 06-21-2022	FILE: 29652	1