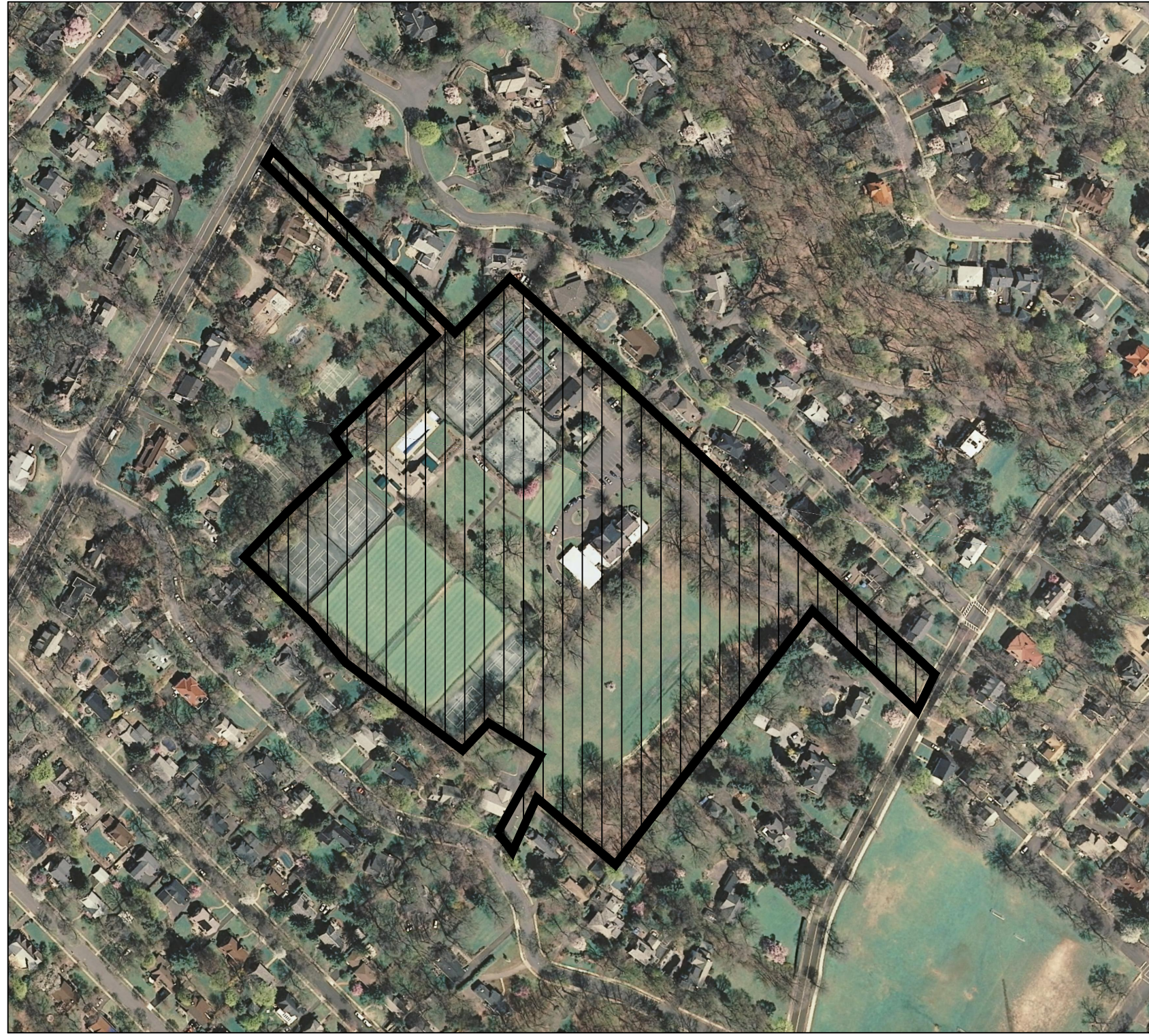
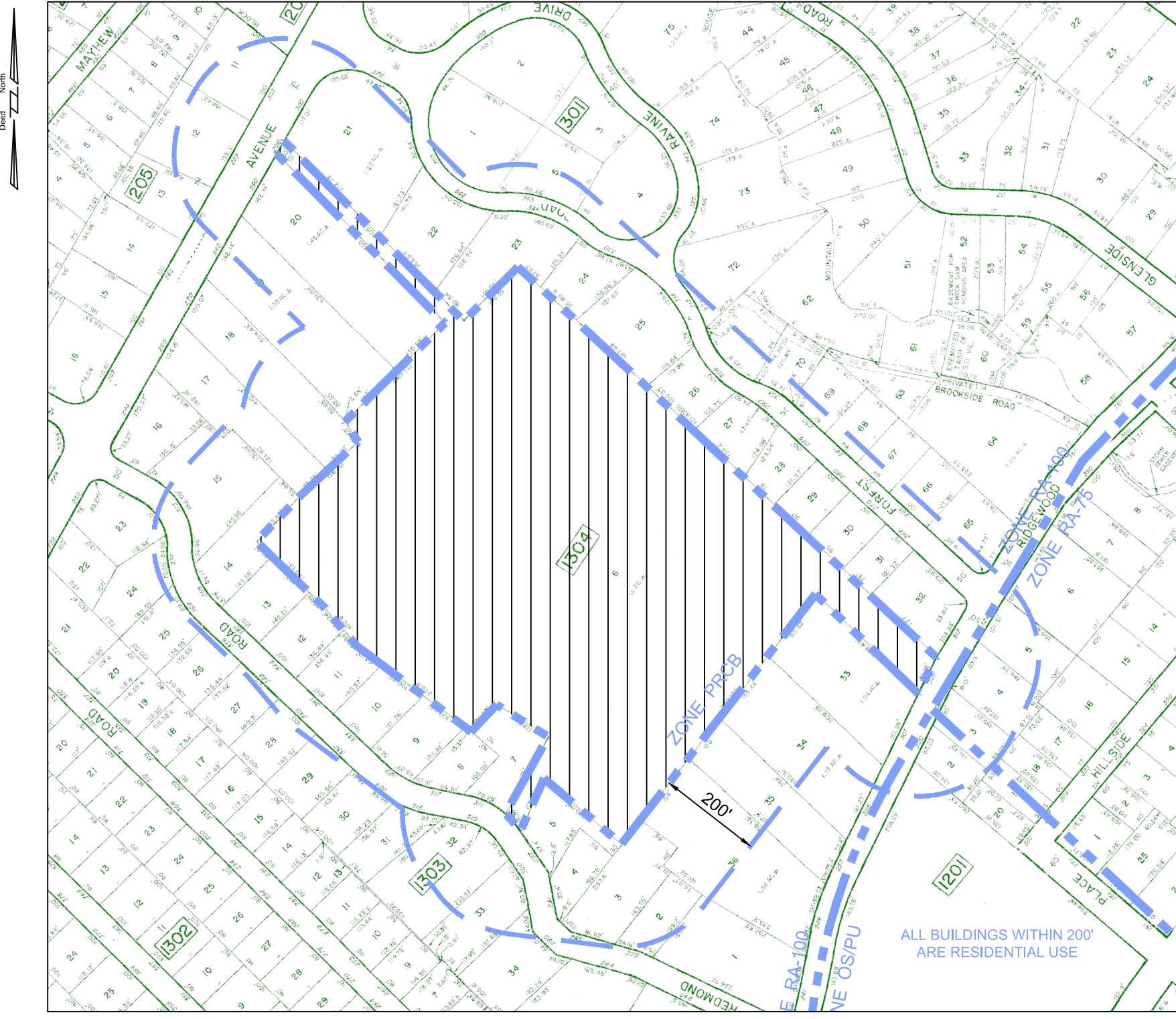


L:\2014\1140108\AUTOCAD\1140108.DWG 10/12/16 03:32:35PM, PLOTTER: LAYOUT1 COVER (24x36)

| PROPERTY OWNERS WITHIN 200' |     |                                       |                          |                        |  |
|-----------------------------|-----|---------------------------------------|--------------------------|------------------------|--|
| BLOCK                       | LOT | OWNER                                 | ADDRESS                  |                        |  |
| 205                         | 11  | BRYANT, JEFFREY L. & BARBARA T.       | 303 WYOMING AVE          | SOUTH ORANGE, NJ 07079 |  |
|                             | 12  | SHEER, HOWARD M. & ROBIN J.           | 275 WYOMING AVENUE       | SOUTH ORANGE, NJ 07079 |  |
|                             | 13  |                                       |                          |                        |  |
| 206                         | 7   | GRAD, JANE                            | 321 WYOMING AVENUE       | SOUTH ORANGE, NJ 07079 |  |
|                             | 8   | SELIGMAN, SIDNEY & LUKOFF, CAROL      | 321 WYOMING AVENUE, 2D   | SOUTH ORANGE, NJ 07079 |  |
|                             | 1   | HIRSCHBERG, CRAIG & HOSKIN, EILEEN    | 365 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
| 301                         | 4   | BRAUNS, RYAN & EFRAI AVIGDOR          | 333 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 5   | MEINSKI, MARK A. & KRISTA J. WERGELA  | 343 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 65  | CHERNOFF, ALLAN & ROBIN               | 19 GLENIDE ROAD          | SOUTH ORANGE, NJ 07079 |  |
| 302                         | 66  | RITTER, DONNA & LEVINSON, DR. BARRY   | 265 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 67  | BISBERG, CHARLES J. & DOROTHY S.      | 271 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 68  | BRAININ, JONATHAN & GUAY, RAPHAEL     | 281 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
| 70                          | 69  | OLENDER, LISA H.                      | 285 FOREST AVENUE        | SOUTH ORANGE, NJ 07079 |  |
|                             | 71  | RODINO, FRANK J. & CAROL ANN M.       | 303 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 72  | TOLSTOI, CHRISTINA V.                 | 5 BROOKSIDE ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 1201                        | 1   | LIEBERMAN, ERIC & LOUIS PEARL         | 317 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 2   | TOWNSHIP OF SOUTH ORANGE VILLAGE      | VILLAGE HALL             | SOUTH ORANGE, NJ 07079 |  |
|                             | 3   | MACINTOSH, KERRY S. & WILLIAM A.      | 300 RIDGEWOOD ROAD NORTH | SOUTH ORANGE, NJ 07079 |  |
| 2                           | 4   | DAVIS, ADRIENNE & ROGERS PROTHRO      | 306 RIDGEWOOD ROAD NORTH | SOUTH ORANGE, NJ 07079 |  |
|                             | 5   | MUNRO, JOHN & O'NEILLE, E.            | 320 NORTH RIDGEWOOD      | SOUTH ORANGE, NJ 07079 |  |
|                             | 6   | WATERBURY, WALTON W. & TONIA P.       | 324 NORTH RIDGEWOOD ROAD | SOUTH ORANGE, NJ 07079 |  |
| 18                          | 7   | GORDON, F. KENNEDY & LYNN BIOT        | 332 RIDGEWOOD ROAD NORTH | SOUTH ORANGE, NJ 07079 |  |
|                             | 19  | HARTMAN, LAWRENCE & GLENDA L.         | 329 HILLSIDE PLACE       | SOUTH ORANGE, NJ 07079 |  |
|                             | 20  | ROSEBIO, JACQUELINE                   | 307 HILLSIDE PLACE       | SOUTH ORANGE, NJ 07079 |  |
| 1303                        | 21  | KOPELAN, ADAM & LEAH                  | 301 HILLSIDE PLACE       | SOUTH ORANGE, NJ 07079 |  |
|                             | 22  | WOOD, ROBERT & LIGAY M.               | 230 NORTH WYOMING AVENUE | SOUTH ORANGE, NJ 07079 |  |
|                             | 23  | ANBAR, DAN & SYBILLE                  | 374 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 24                          | 25  | GRUENWALD, LAURENCE D. & RENEE L.     | 364 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 26  | FREDMAN, MARGARETA N. & LEVIN, LEONA  | 356 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 27  | POSS, MICHAEL & FAYE                  | 348 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 28                          | 28  | FREDMAN, EDWARD & VIVIAN              | 340 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 29  | SHALOM, ALEXANDER & DELBANCO A.       | 332 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 30  | ROSENTHAL, WILLIAM & EMILY HUBLEY     | 324 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 31                          | 31  | SHAPIRO, ADAM DANIEL & RENA LEE       | 316 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 32  | RICCARDIELLI, ARMAND P. & PHYLLIS     | 310 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 33  | SAWYER, ADAM & MENZ, CAROLYN          | 300 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 34                          | 34  | BRITO, MIGUEL J. & AMY M. ZIEBARTH    | 290 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 35  | COHEN, ARTHUR & FRANCINE              | 284 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 1304                        | 1   | FITZHUGH, GERALD                      | 241 RIDGEWOOD ROAD NORTH | SOUTH ORANGE, NJ 07079 |  |
|                             | 2   | LAFFORGUE, JEAN LOUIS & MARTINE       | 356 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 3   | ROSENGART, AXEL J. & SUNG JOST        | 285 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 4                           | 4   | KORB, JOSEPH A. & FEDERMAN, LYNNE H.  | 291 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 5   | DWYER, PATRICK J. & ANNE M. WESSEL    | 297 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 6   | ORANGE LAWN TENNIS CLUB               | 305 RIDGEWOOD ROAD NORTH | SOUTH ORANGE, NJ 07079 |  |
| 7                           | 7   | WAREHIME, BENJAMIN & JURUENA          | 311 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 8   | COLLURA, ALDO & JOHANNA P.            | 317 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 9   | SYSEL, JAN & ZHU, WENYAN              | 325 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 10                          | 10  | NEHER, LAWRENCE T. & DEBORAH PRINZ    | 333 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 11  | PANZER, CHARLES & CLAUDIA             | 341 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 12  | COLON, J.M. & ZAHIRAN, PATRICIA       | 349 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 13                          | 13  | ZAUBER, NEIL P. & ANN G.              | 357 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 14  | LEEPPSON, SUSAN Z. & BRIAN            | 365 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
|                             | 15  | MONK, GAIL                            | 375 REDMOND ROAD         | SOUTH ORANGE, NJ 07079 |  |
| 16                          | 16  | RECTOR, JOHN M. & TRENTON             | 244 WYOMING AVENUE       | SOUTH ORANGE, NJ 07079 |  |
|                             | 17  | KURSCHNER, MARC & JAMI                | 260 NO WYOMING AVENUE    | SOUTH ORANGE, NJ 07079 |  |
|                             | 18  | JEROW, JOHN G.                        | 270 WYOMING AVENUE       | SOUTH ORANGE, NJ 07079 |  |
| 19                          | 19  | TRAUB, MATTHEW & ADENA KANOFISKY      | 280 WYOMING AVENUE       | SOUTH ORANGE, NJ 07079 |  |
|                             | 20  | DUDA, LILLIAN J.                      | 290 NORTH WYOMING AVENUE | SOUTH ORANGE, NJ 07079 |  |
|                             | 21  | ROBINSON, BRUCE & TERESA              | 1883 HUAMU LU/REGENCY 37 | SHANGHAI 201204        |  |
| 22                          | 22  | BENSULMANE, MOHAMMED & SUSAN L.       | 356 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 23  | SCHREIBER, HARLAN & LAURA             | 344 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 24  | BUGG LEVINE, ANTONY & MPINGO          | 330 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
| 25                          | 25  | CARNEAU, GEORGE F. ET ALS             | 318 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 26  | DODGE, NP JR                          | 8701 WEST DODGE ROAD     | OMAHA, NE 68114        |  |
|                             | 27  | WELCH, CRAIG E. & XIOMARA C.          | 290 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
| 28                          | 28  | YDUELL, LAURENCE S. & JOAN C.         | 286 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 29  | FINKELMAN, ALAN A. & LOUISE J.        | 280 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 30  | LAUDER, JOHN W. & ALESSANDRO, DEBORAH | 270 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
| 31                          | 31  | BEHRENS, JAMES J. & CHERYL E.         | 266 FOREST ROAD          | SOUTH ORANGE, NJ 07079 |  |
|                             | 32  | RETTINO, RAYMOND T. & D K CALDWELL    | 317 NORTH RIDGEWOOD ROAD | SOUTH ORANGE, NJ 07079 |  |
|                             | 33  | JONES, THOMAS F. & BRIDGES, IVETTE A. | 301 NORTH RIDGEWOOD ROAD | SOUTH ORANGE, NJ 07079 |  |
| 34                          | 34  | SCHERL, ZEV & RACHEL                  | 285 NORTH RIDGEWOOD ROAD | SOUTH ORANGE, NJ 07079 |  |
|                             | 35  | BRADSHAW, ALFRED D. JR. & LONG, B.E.  | 257 NORTH RIDGEWOOD ROAD | SOUTH ORANGE, NJ 07079 |  |
|                             | 36  | ALLSTROM, PETER                       | 249 NORTH RIDGEWOOD ROAD | SOUTH ORANGE, NJ 07079 |  |



2002 AERIAL PHOTO  
SCALE: 1"=250'



AREA MAP  
TOWNSHIP OF SOUTH ORANGE  
TAX MAPS  
1"=250'

| RESIDENTIAL TOWNHOUSE DISTRICT ( RT ) |                           |                           |          |                         |          |
|---------------------------------------|---------------------------|---------------------------|----------|-------------------------|----------|
| ORDINANCE                             | DESCRIPTION               | REQUIRED                  | EXISTING | PROPOSED                | COMMENTS |
|                                       | MINIMUMS:                 |                           |          |                         |          |
|                                       | TRACT AREA                | 4.6 AC                    | N/A      | 4.780 AC                | C        |
|                                       | SETBACKS                  |                           |          |                         |          |
|                                       | BUILDING(PROP.LINE)       | 50 FT                     | N/A      | 50.17 FT                | C        |
|                                       | BUILDING (TO PR DISTRICT) | 30 FT                     | N/A      | 30.3 FT                 | C        |
|                                       | BUILDING (STREET)         | 20 FT                     | N/A      | 20.0 FT                 | C        |
|                                       | BUILDING (SEPARATION)     | 25 FT                     | N/A      | 25 FT                   | C        |
|                                       | MAXIMUMS:                 |                           |          |                         |          |
|                                       | LOT COVERAGE              | 40%                       | N/A      | 39.93% (83,134 SF)      | C        |
|                                       | BUILDING HEIGHT           | 35 FEET & 2 1/2 STORIES   | N/A      | 35 FEET & 2 1/2 STORIES | C        |
|                                       | DENSITY                   | 20 DWELLING UNITS         | N/A      | 20 DWELLING UNITS       | C        |
|                                       | UNITS PER BUILDING        | 2 UNITS                   | N/A      | 2 UNITS                 | C        |
|                                       | PARKING REQUIREMENTS:     |                           |          |                         |          |
| R.S.I.S. STANDARDS                    | OFF-STREET (TOWNHOUSE)    | 2.4 SPACES/UNIT 48 SPACES | N/A      | 81 SPACES               | C        |

C = CONFORMING  
N/A = NOT APPLICABLE  
N/C = NO CHANGE  
ENC = EXISTING NON-CONFORMING  
V = VARIANCE

| PRIVATE RECREATIONAL DISTRICT ( PR ) |                                                 |                         |                      |                     |          |
|--------------------------------------|-------------------------------------------------|-------------------------|----------------------|---------------------|----------|
| ORDINANCE                            | DESCRIPTION                                     | REQUIRED                | EXISTING             | PROPOSED            | COMMENTS |
|                                      | MINIMUMS:                                       |                         |                      |                     |          |
|                                      | TRACT AREA                                      | 11 AC                   | 15,780 AC            | 11.0 AC             | C        |
|                                      | SETBACKS                                        |                         |                      |                     |          |
|                                      | FRONT                                           |                         | 345.4 FT             | 39.15 FT            | C        |
|                                      | SIDE                                            |                         | 163.4 FT             | N/C                 | C        |
|                                      | REAR                                            |                         | 472.97 FT            | N/C                 | C        |
|                                      | MAXIMUMS:                                       |                         |                      |                     |          |
|                                      | LOT COVERAGE (WITH EXCEPTIONS OF TENNIS COURTS) | 40%                     | 23.70 % (102,921 SF) | 32.10% (154,086 SF) | C        |
|                                      | BUILDING HEIGHT                                 | 35 FEET & 2 1/2 STORIES | A                    | N/C                 | C        |
|                                      | PARKING REQUIREMENTS:                           |                         |                      |                     |          |
|                                      | OFF-STREET                                      |                         |                      | 150 SPACES          |          |

C = CONFORMING  
N/A = NOT APPLICABLE  
N/C = NO CHANGE  
ENC = EXISTING NON-CONFORMING  
V = VARIANCE

PLANNING BOARD APPROVALS

THIS SITE PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF SOUTH ORANGE, ESSEX COUNTY, NEW JERSEY.

DATE SECRETARY

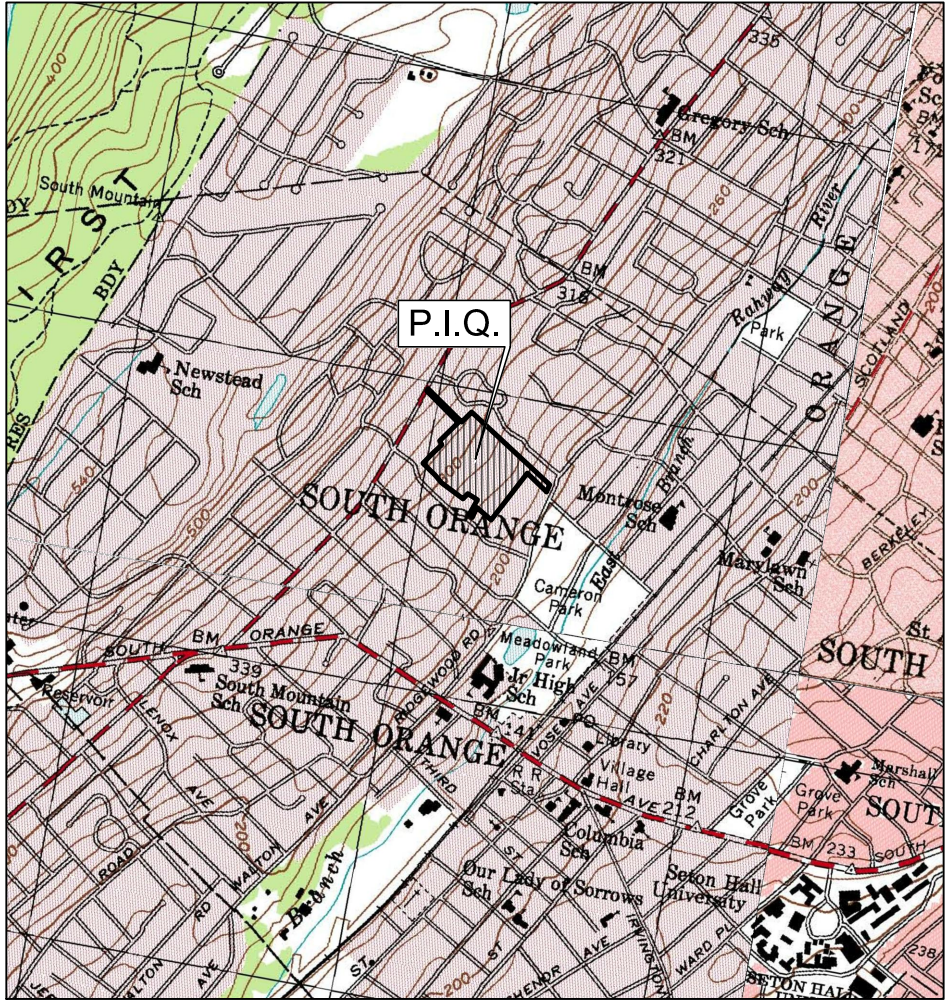
DATE CHAIRMAN

THIS SITE PLAN HAS BEEN REVIEWED AND IS HEREBY APPROVED.

DATE TOWNSHIP ENGINEER

| DRAWING NO. | DRAWING TITLE                                       |
|-------------|-----------------------------------------------------|
| 1           | AREA MAP                                            |
| 2           | TITLE & PARTIAL TOPOGRAPHIC SURVEY                  |
| 3           | MINOR SUBDIVISION PLAN                              |
| 4           | DETAILED SITE & GRADING/DRAINAGE PLAN (TENNIS CLUB) |
| 5           | DETAILED TOPOGRAPHIC SURVEY (TOWNHOMES)             |
| 6           | TREE REMOVAL & PRESERVATION PLAN                    |
| 7           | DETAILED SITE PLAN (TOWNHOMES)                      |
| 8           | DETAILED GRADING AND DRAINAGE PLAN (TOWNHOMES)      |
| 9           | SOIL EROSION AND SEDIMENT CONTROL PLAN (TOWNHOMES)  |
| 10          | LIGHTING PLAN                                       |
| 11          | LANDSCAPE PLAN                                      |
| 12          | ROAD & SANITARY SEWER PROFILE                       |
| 13          | SANITARY SEWER PROFILE                              |
| 14          | STORM SEWER PROFILES                                |
| 15          | CONSTRUCTION DETAILS (SITE)                         |
| 16          | CONSTRUCTION DETAILS (STORM)                        |
| 17          | CONSTRUCTION DETAILS (UTILITIES)                    |
| 18          | BASIN DETAILS                                       |

| REVISIONS |  |  |  |
|-----------|--|--|--|
|           |  |  |  |
|           |  |  |  |
|           |  |  |  |



USGS MAP  
SCALE: 1"= 200'

OWNERS/APPLICANT - CLUB  
ORANGE LAWN TENNIS CLUB  
305 N. RIDGEWOOD ROAD  
SOUTH ORANGE, NJ 07079  
Ph: 973-762-0928

OWNERS/APPLICANT - HOMES  
BNE REAL ESTATE GROUP  
16 MICROLAB ROAD SUITE A  
LIVINGSTON, NJ 07039  
Ph: 973-992-2443

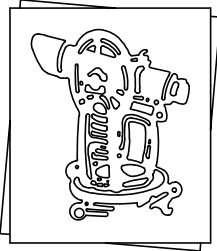
THE VILLAS AT  
ORANGE LAWN

AREA  
MAP

305 RIDGEWOOD ROAD NORTH  
TAX LOT 6, BLOCK 1304

TOWNSHIP OF SOUTH  
ORANGE VILLAGE  
ESSEX COUNTY, NJ

CASEY &



KELLER  
INCORPORATED

NJ State Board of Professional Engineers & Land  
Surveyors Certificate of Authorization # 2462735400

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: 09-08-2016  
New Jersey Professional Engineer No. 30084  
New Jersey Professional Land Surveyor No. 03503

| REFERENCE          | MTL<br>CHK. BY    | PM<br>DRAWN BY |
|--------------------|-------------------|----------------|
| 2052<br>MAP NO.    | CAD<br>FIELD BOOK | DWG. NO.       |
| 1140108<br>JOB NO. | AS NOTED<br>SCALE | 1              |

Contact List

Water/Sewer Departments  
Township of South Orange Village  
Village Hall  
101 South Orange Avenue  
South Orange, nj 07079  
Ph: (973) 378-7741

Gas  
Public Service Electric & Gas  
80 Park Plaza  
P.O. Box 570  
Newark, NJ 07101  
Ph: (973) 430-7000

Electricity  
Public Service Electric & Gas  
80 Park Plaza  
P.O. Box 570  
Newark, NJ 07101  
Ph: (973) 430-7000

Cable/Telephone  
Comcast  
800 Railway Avenue  
Union, NJ  
(888) 501-1248

THE FOLLOWING APPROVALS ARE REQUIRED:

- STATE OF NEW JERSEY  
a. SANITARY SEWER EXTENSION PERMIT  
b. WATER MAIN EXTENSION PERMIT
- HUDSON-ESSEX-PASSAIC SCD  
CERTIFICATION
- ESSEX COUNTY PLANNING BOARD
- TOWNSHIP OF SOUTH ORANGE VILLAGE  
a. SITE PLAN APPROVAL  
b. MINOR SUBDIVISION APPROVAL  
c. BUILDING PERMIT