

PARCEL DATA:

BLOCK 1600 LOT 1: ± 99.9 AC

BOROUGH OF NORTH CALDWELL : (IRO ZONE)

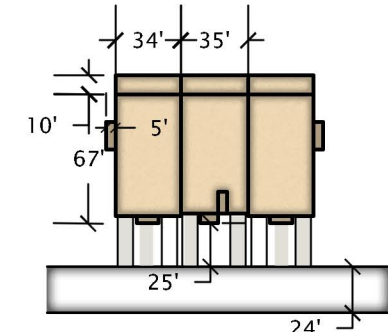
PROPOSED PRODUCT: 34' & 35' x 85' CARRIAGE HOMES  
35' & 34' X 67' STACKED UNITS

PROPOSED UNITS:  
MARKET RATE CARRIAGE: \*125 UNITS  
MARKET RATE STACKED: \*142 UNITS  
AFFORDABLE: 50 UNITS  
TOTAL: \*\*317 UNITS

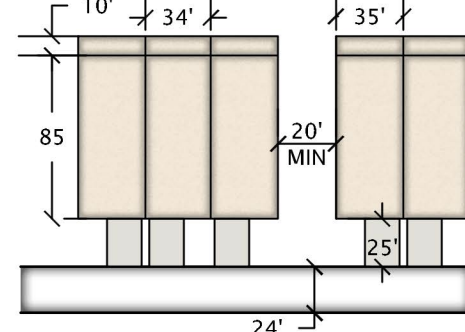
\*NOTE: 47 OF 264 MARKET RATE UNITS ARE OF WALKOUT CONDITION  
\*\*NOTE: 317 TOTAL UNITS NORTH CALDWELL EXCEEDS ALLOWABLE DENSITY OF 299 ALLOWABLE UNITS. VARIANCE REQUIRED.

SITE PLAN NOTES:

1. PROPOSED DENSITY NORTH CALDWELL EXCEEDS ALLOWABLE DENSITY (314 PROPOSED V. 299 PERMITTED). VARIANCE REQUIRED.
2. SITE NOT LOCATED IN SEWER SERVICE AREA. AMENDMENT REQUIRED.
3. CONCEPT ASSUMES PORTION OF EXISTING CLUBHOUSE AND AMENITIES TO REMAIN.
4. WETLAND DETERMINATION REQUIRED. MAY RESULT IN LOSS OF YIELD.
5. CONCEPT REQUIRES MASS GRADING AND STEEP SLOPE DISTURBANCE.
6. CONCEPT PROPOSED 3-STORY 25 UNITS PER BUILDING AFFORDABLE UNITS. BUILDING TO BE DESIGNED.
7. CONCEPT ASSUMES RIGHT IN/RIGHT OUT ALONG CENTRAL AVENUE.
8. MINIMUM BUILDING SETBACK (AGE-RESTRICTED) FROM GREENBROOK ROAD AND CENTRAL AVENUE. 200-FT REQUIRED; 100-FT PROPOSED. VARIANCE REQUIRED.



TYPICAL  
STACKED BLDG  
SCALE: 1"=100'



TYPICAL  
CARRIAGE HOME  
SCALE: 1"=100'

LEGEND:

- |  |                |  |  |
|--|----------------|--|--|
|  | WETLAND        |  | 50-FT RIPARIAN ZONE                        |
|  | WETLAND BUFFER |  | WALL CONSTRUCTION AND MAINTENANCE EASEMENT |
|  | FLOODPLAIN     |  | FAIRFIELD TOWNSHIP                         |
|  |                |  | BOROUGH OF NORTH CALDWELL                  |

PROPOSED RETAINING WALL

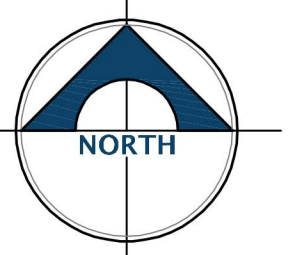
SOURCES:

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
2. AERIAL PHOTOGRAPH PROVIDED BY: NJ GIN DATED 2015.
3. TOPOGRAPHIC INFORMATION PROVIDED BY: 2014 USGS CMGP LIDAR: POST SANDY (NEW JERSEY).
4. FLOODPLAIN TAKEN FROM FEMA PANEL 0082F DATED JUNE 4, 2007.
5. STREAM LOCATIONS TAKEN FROM OVERALL FLOOD HAZARD AREA MAP "GREEN BROOK COUNTRY CLUB" PREPARED BY STEWART ENGINEERING AND LAND SURVEYING LLC, DATED 08-01-19.
6. WETLAND LOCATIONS TAKEN FROM "BOUNDARY & TOPOGRAPHIC SURVEY" PLAN PREPARED BY SUBURBAN CONSULTING ENGINEERS, INC. DATED 06/22/2020, REVISED 02/17/2022. LOI REQUIRED FROM NJ DEP TO CONFIRM WETLAND LOCATION AND IMPACT.
7. OTHER BASE INFORMATION TAKEN FROM SURVEY OF PROPERTY "GREEN BROOK COUNTRY CLUB" PREPARED BY GC STEWART ASSOCIATES INC. DATED 11/11/11.
8. ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.



ESE  
PLANNING

CONCEPT "A" REV-3 317 UNITS  
**GREEN BROOK N. CALDWELL**  
BOROUGH OF NORTH CALDWELL, ESSEX COUNTY, NJ



200 0 FEET 100 200 400  
GRAPHIC SCALE 1 inch = 200 ft.

PLAN SUMMARY:

BOROUGH OF NORTH CALDWELL  
(50) AFFORDABLE UNITS  
(142) STACKED UNITS  
(125) CARRIAGE UNITS  
(317) TOTAL UNITS

SITE DATA:

ADDRESS: 100 W GREENBROOK ROAD,  
CALDWELL, NJ

PARCEL(S): BLOCK 1600 LOT 1

SITE AREA: ± 99.9 AC  
CURRENT ZONING: OPEN SPACE & PUBLIC  
LAND: COUNTRY CLUB

PROPOSED ZONING: IRO: INCLUSIONARY  
RESIDENTIAL  
OVERLAY ZONE

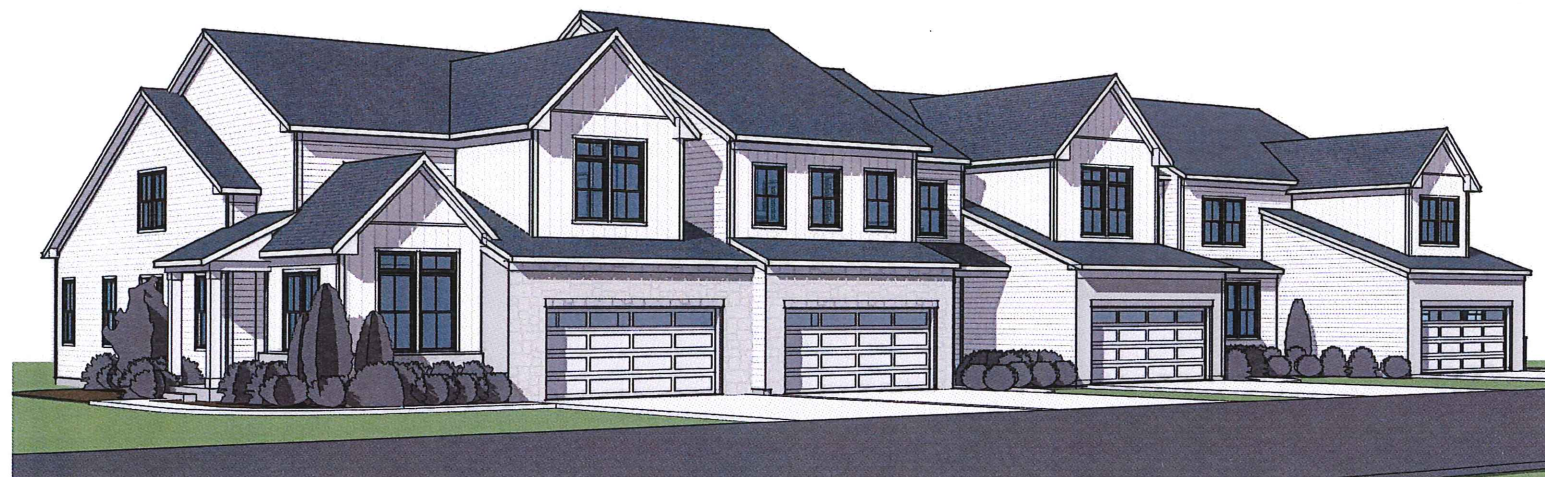
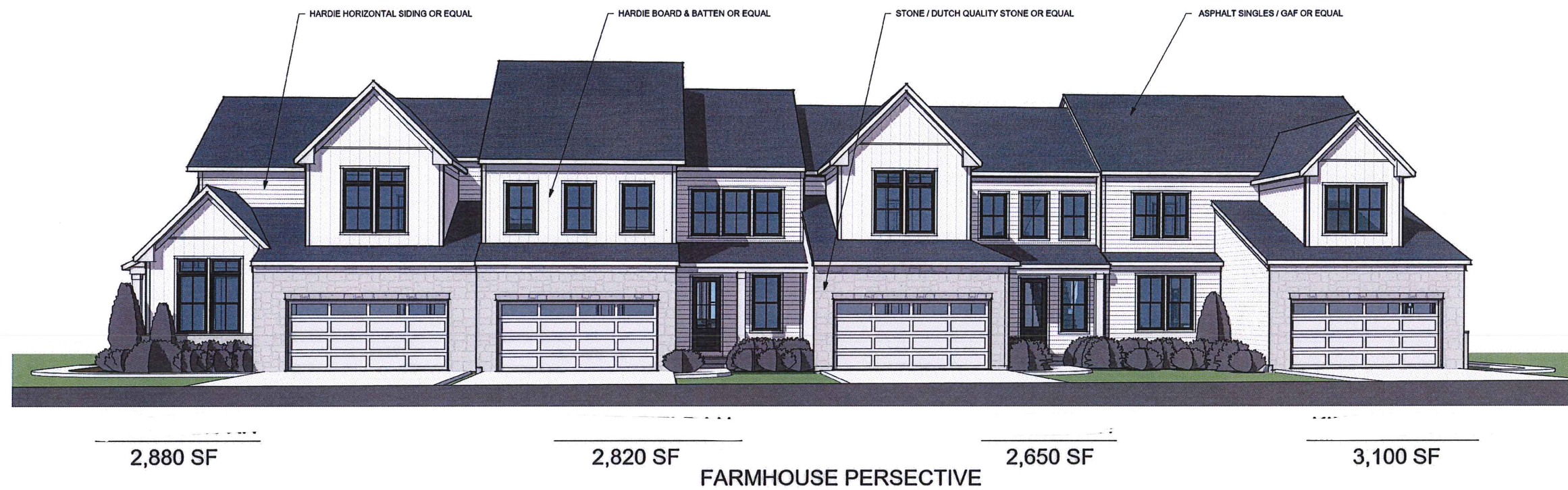
OFFICE DATA:

PROJECT NUMBER: 12200

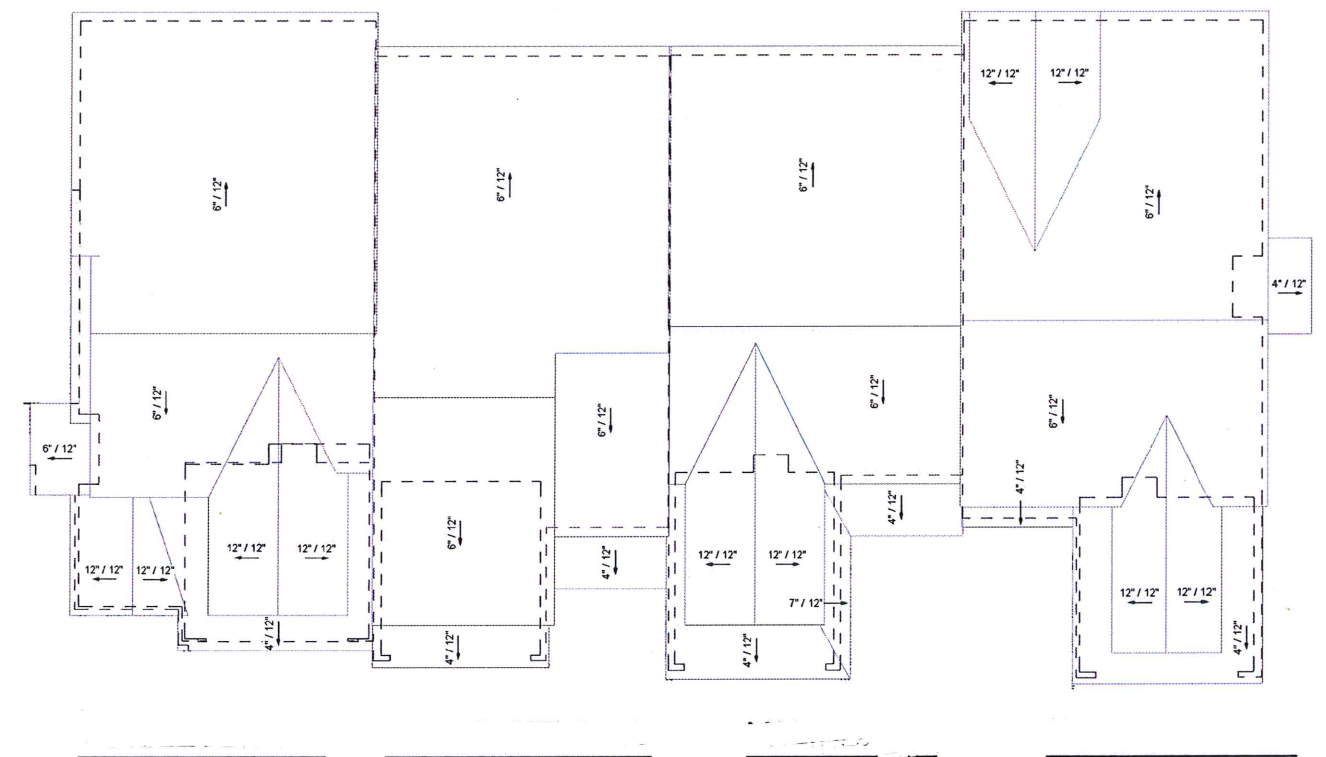
DATE: 2023-07-27

SCALE: 1"=200'

DRAWN BY: CCC



FARMHOUSE PERSPECTIVE



FARMHOUSE ROOF PLAN



END UNIT- RIGHT

MIDDLE UNIT- RIGHT

END UNIT- LEFT





