



Borough of North Caldwell
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North Caldwell, New Jersey 07006
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August 2023

Attached is a concept plan for the North Caldwell portion of the Green Brook Country Club (“GBCC”). This remains a concept plan while final engineering is completed but is an accurate representation of the intended community.

The residential homes at GBCC will all be active adult, restricted to residents 55 and older under applicable federal law. The community will include two home styles: one being traditional two-story townhomes, and the other designed to provide single-story living. All buildings will be two-stories, with the exception of some townhomes that will include a walk-out basement.

Initial GBCC home designs are illustrated in the black and white images shown above. As a reminder, these remain “concepts” as the architecture continues to evolve. Full color images from Toll/Woodmont’s most recent venture – The Fairways at Edgewood in River Vale, New Jersey – are also provided since the final GBCC homes will be of similar quality and design.

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

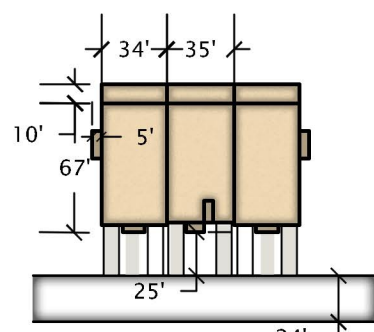
PROPOSED UNITS:
 MARKET RATE CARRIAGE: *125 UNITS
 MARKET RATE STACKED: *142 UNITS
 AFFORDABLE: 50 UNITS
TOTAL: **317 UNITS

*NOTE: 47 OF 264 MARKET RATE UNITS ARE OF WALKOUT CONDITION

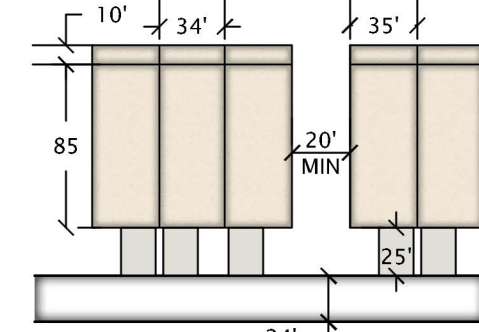
**NOTE: 317 TOTAL UNITS NORTH CALDWELL EXCEEDS ALLOWABLE DENSITY OF 299 ALLOWABLE UNITS. VARIANCE REQUIRED.

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

PROPOSED RETAINING WALL

SOURCES:

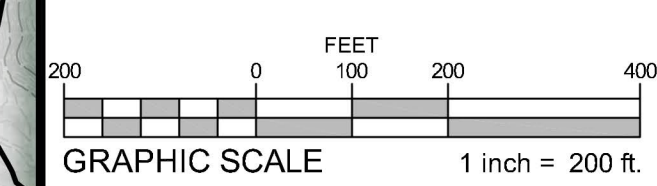
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2. AERIAL PHOTOGRAPH PROVIDED BY: NJ GIN DATED 2015.
3. TOPOGRAPHIC INFORMATION PROVIDED BY: 2014 USGS CMGP LIDAR: POST SANDY (NEW JERSEY).
4. FLOODPLAIN TAKEN FROM FEMA PANEL 0082F DATED JUNE 4, 2007.
5. STREAM LOCATIONS TAKEN FROM OVERALL FLOOD HAZARD 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.



DRAFT



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



PLAN SUMMARY:

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

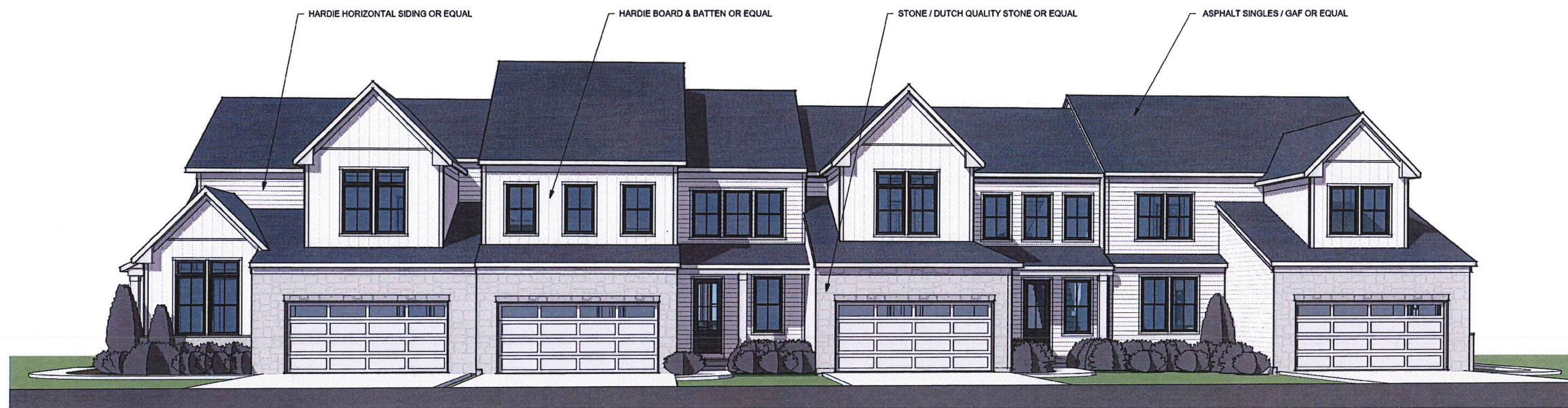
SITE DATA:

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



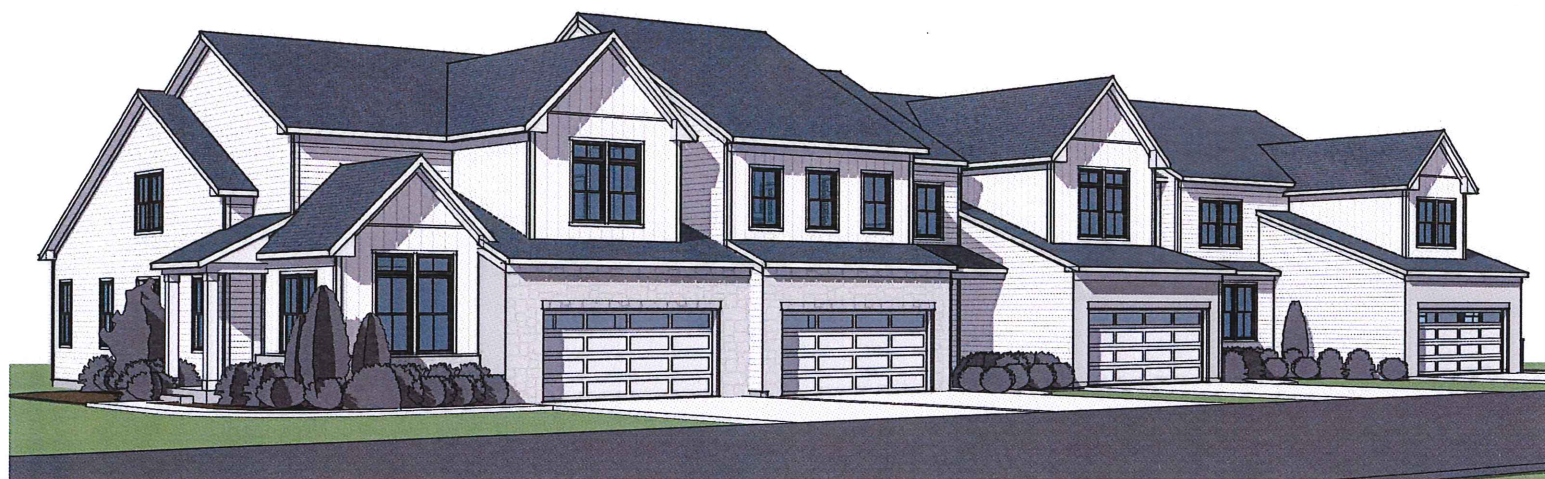
2,880 SF

2,820 SF

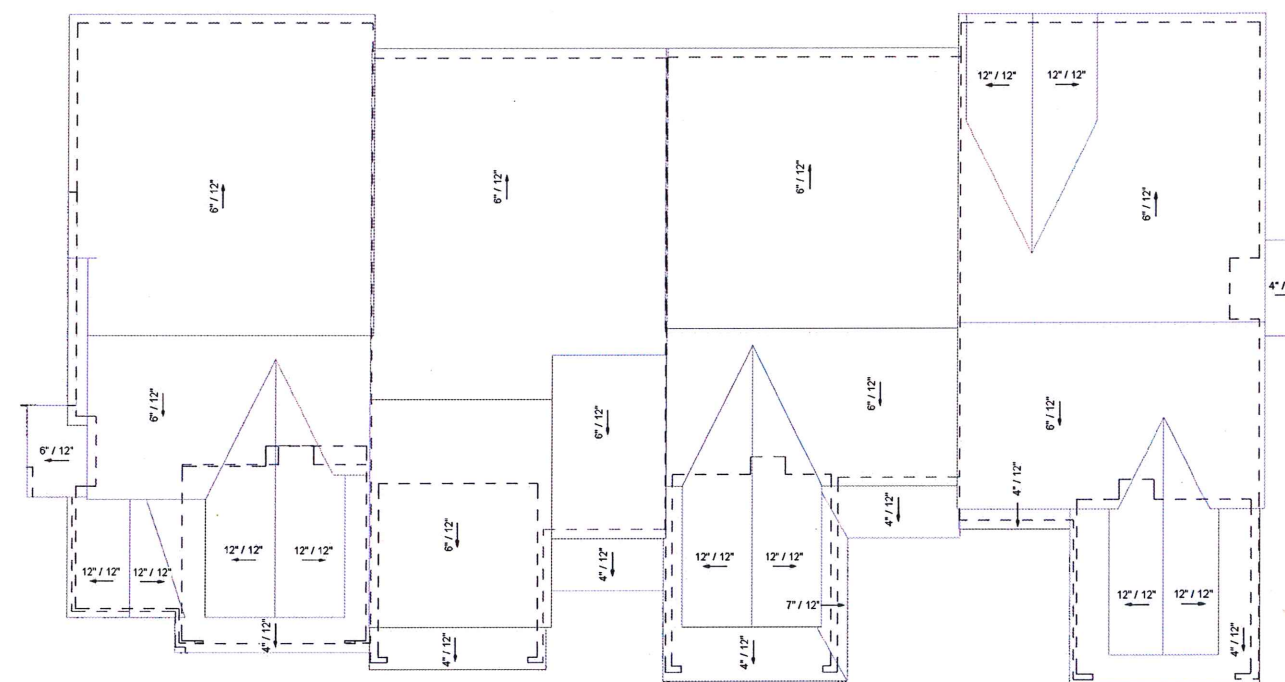
2,650 SF

3,100 SF

FARMHOUSE PERSPECTIVE



FARMHOUSE PERSPECTIVE



FARMHOUSE ROOF PLAN



END UNIT- RIGHT

MIDDLE UNIT- RIGHT

END UNIT- LEFT





