

ORCHARD SQUARE

Preliminary & Final Site Plan

East Rutherford, Bergen County, NJ

CLIENT: BNE- Millennium Homes

Services Provided:

- Boundary/Topographic Surveying
- Master Planning/Concept Study
- Preliminary & Final Site Plans
- Landscape Architecture
- Traffic Study
- Environmental Permitting



Previous industrial building



Project Description:

This 1.4 acre site was formerly occupied by a deteriorated industrial building and was redeveloped for a 108-unit condominium complex with two levels of parking located beneath the building. The site had a number of difficult challenges that were addressed during the conceptual design and site plan process. These challenges included a significant grade change across the property, the shape of the property and the proximity of adjacent commercial buildings. The project site is located adjacent to the Rutherford station on NJ Transit's Bergen/Main Line. The project also included a landscaped plaza area above a portion of the underground garage structure and the introduction of decorative street lights along the perimeter of the site. Omland Engineering Associates was involved in the project from inception through construction.

