



**PAVEMENT CONDITION INDEX RANKINGS & 10 YR PAVING MORATORIUMS  
OF SOUTH ORANGE VILLAGE ROADWAYS AS OF NOVEMBER 18, 2025  
SORTED BY ROADWAY NAME**

\*Village Average PCI = 68.62 out of 100

ROADWAY NAME	CURRENT		LAST PAVED	MORATORIUM	PLANNED PAVING
	PCI*	RANK			
1st Street (east of Valley) Average	62.20	83	2025/?	Part	
1st Street (west of Valley) Average	91.10	171	2025/?	Part	
2nd Street (east of Valley) Average	46.57	34			
2nd Street (west of Valley) Average	94.65	175	2025/2010	Part	
3rd Street (east of Valley) Average	59.88	76	2025/?	Part	
3rd Street (west of Valley) Average	100.00	176	2025	Yes	
4th Street (east of Valley) Average	61.15	80			
4th Street (west of Valley) Average	100.00	176	2024	Yes	
5th Street Average	52.63	53			
Academy Street Average	74.53	122	2017	Yes	
Allen Court Average	61.37	82	2006		
Arnold Terrace Average	46.67	35			
Audley Street Average	73.77	119	2016	Yes	
Baldwin Road Average	87.90	163			
Beech Spring Road Average	52.98	54			
Berkeley Avenue Average	54.64	67	2016	Yes	
Blanchard Road (Wyoming to Crest Circle (western)) Average	60.99	79	2016	Yes	
Blanchard Road (Crest Circle (western) to end public roadway) Average	47.90	38			
Brentwood Drive Average	89.30	168	2018	Yes	
Brewer Court Average	64.70	90	2006		
Briar Court Average	87.45	160	2018	Yes	
Brookwood Road Average	44.63	32			
Cameron Road Average	94.06	173	2020	Yes	
Centre Street Average	69.05	103	2016	Yes	
Charlton Avenue (north of Irving) Average	34.07	11			
Charlton Avenue (south of Irving) Average	76.01	127	2010		
Church Street Average	37.53	15	2000		2026 NJDOT
Clark Street Average	79.18	137			



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	PCI*	RANK			
College Place Average	73.38	116			
Comstock Place Average	58.75	74			
<b>Connett Place Average</b>	<b>85.60</b>	<b>153</b>	<b>2022</b>	<b>Yes</b>	
Conway Court Average	29.10	9	1999		
Cottage Street Average	50.82	47			
Coudert Place Average	35.77	14			
<b>Crest Circle Average</b>	<b>82.97</b>	<b>148</b>	<b>2016</b>	<b>Yes</b>	
Crest Drive Average	44.19	29	2006		
<b>Crestwood Drive Average</b>	<b>82.30</b>	<b>144</b>	<b>2015</b>	<b>Yes</b>	
<b>Cumberland Road Average</b>	<b>78.94</b>	<b>136</b>	<b>2018</b>	<b>Yes</b>	
Duffield Drive Average	65.37	93	2006		
East Clark Place Average	66.78	96			
Eder Terrace Average	69.23	106			
Edgewood Terrace Average	77.50	131	2014		
Elm Court Average	34.13	12	2010		
Fairview Avenue Average	56.95	71	2013		
Fielding Court Average	87.64	162	2010		
Finlay Place Average	20.44	1			
<b>Forest Road (N. Ridgewood to Brookside) Average</b>	<b>100.00</b>	<b>176</b>	<b>2024</b>	<b>Yes</b>	
Forest Road (Brookside to N. Wyoming) Average	54.56	65			
Foster Court Average	72.88	114	2014		
Franklin Place Average	60.82	78			
Franklin Terrace Average	37.63	16			
Gardner Avenue Average	51.45	51			
Garfield Place Average	54.22	63			
Glenside Road Average	51.45	50			
<b>Glenview Road (SO Ave to Hoskier) Average</b>	<b>78.04</b>	<b>132</b>	<b>2019</b>	<b>Yes</b>	
Glenview Road (Hoskier to Mountain) Average	78.11	133			



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	PCI*	RANK			
Great Hills Drive Average	88.06	164	2015	Yes	
Grove Road Average	87.25	156	2021	Yes	
Grove Terrace Average	64.58	88			
Hall Court Average	39.25	21	2008		
Halsey Place Average	80.82	141	2007		
Hamilton Road Average	65.24	92			
Harding Drive (north of Tillou) Average	87.30	157	2022	Yes	
Harding Drive (Tillou to Overhill) Average	28.84	8	2016	Yes	
Harding Drive (Overhill to SO Ave) Average	61.24	81			
Harding Drive South Average	100.00	176	2025	Yes	
Harmon Road Average	100.00	176	2023	Yes	
Harrison Court Average	23.67	3			
Hart Drive North Average	100.00	176	2023	Yes	
Hart Drive South Average	100.00	176	2023	Yes	
Hartford Court Average	42.43	23			
Hartford Road Average	90.08	169	2018	Yes	
Hemlock Terrace Average	100.00	176	2025	Yes	
Henderson Drive Average	28.40	6			
Highland Road Average	59.96	77			
Hill Drive Average	73.75	118	2006		
Hillside Place Average	72.58	112			
Hillside Terrace Average	84.45	151			
Hixon Place Average	71.80	111			
Holland Road Average	54.62	66	1998		
Hoskier Road Average	49.22	43	2006		
Inwood Lane Average	87.50	161	2018	Yes	
Irving Avenue (east of Grove) Average	42.44	24			
Irving Avenue (west of Grove) Average	28.31	5			



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	PCI*	RANK			
Irving Terrace Average	38.40	18			
Jessica Way Average	65.00	91			
Keasbey Road Average	75.20	125	2007		
<b>Kendal Avenue Average</b>	<b>75.50</b>	<b>126</b>	<b>2016</b>	<b>Yes</b>	
Kenmore Avenue Average	82.70	145			
Kenneth Terrace Average	54.95	68			
Kilburn Place Average	90.10	170			
<b>Kingman Road Average</b>	<b>100.00</b>	<b>176</b>	<b>2024</b>	<b>Yes</b>	
Kingsland Court Average	67.75	99			
Kingsland Terrace Average	66.10	94	2013		
Lackawanna Place Average	53.00	55			
<b>Laurel Place Average</b>	<b>100.00</b>	<b>176</b>	<b>2023</b>	<b>Yes</b>	
<b>Lenox Avenue Average</b>	<b>74.72</b>	<b>123</b>	<b>2017</b>	<b>Yes</b>	<b>2025 NJDOT</b>
<b>Lenox Place Average</b>	<b>53.70</b>	<b>60</b>	<b>2017</b>	<b>Yes</b>	
<b>Lenox Terrace Average</b>	<b>53.87</b>	<b>61</b>	<b>2017</b>	<b>Yes</b>	
<b>Lindsley Avenue Average</b>	<b>80.70</b>	<b>140</b>	<b>2019</b>	<b>Yes</b>	
<b>Longview Road (east of #588) Average</b>	<b>100.00</b>	<b>176</b>	<b>2023</b>	<b>Yes</b>	
<b>Longview Road (west of #588) Average</b>	<b>80.45</b>	<b>139</b>	<b>2015</b>	<b>Yes</b>	
Marion Avenue Average	83.90	149			
Marshall Court Average	46.95	36	2010		
Massel Terrace Average	52.33	52			
<b>Mayhew Court Average</b>	<b>100.00</b>	<b>176</b>	<b>2024</b>	<b>Yes</b>	
Mayhew Drive Average	42.88	26			
<b>Mead Street Average</b>	<b>100.00</b>	<b>176</b>	<b>2024</b>	<b>Yes</b>	
Meadowbrook Lane Average	69.21	105			
Meadowbrook Place Average	63.85	86			
Meeker Street Average	70.59	108			
Melrose Place Average	44.54	31			



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	PCI*	RANK			
Mercer Place Average	100.00	176	2025	Yes	
Milligan Place Average	51.30	49			
Milton Place Average	100.00	176	2025	Yes	
Montague Place Average	67.15	97			
Montrose Avenue (east of circle) Average	63.26	85			
Montrose Avenue (Scotland to circle) Average	56.53	70			
Montrose Avenue (Scotland to RR bridge) Average	100.00	176	2025	Yes	
Montrose Street Average	69.10	104			
Mosswood Avenue Average	50.00	44			
Mountain Drive Average	85.30	152	2015	Yes	
Mountain House Road Average	53.49	59			
North Ridgewood Road (SO Ave to Forest) Average	100.00	176	2024	Yes	
North Ridgewood Road (Forest to Mountain House) Average	100.00	176	2024	Yes	
North Ridgewood Road (Mountain House to Village boundary) Average	100.00	176	2025	Yes	
North Woods Drive Average	88.74	166	2015	Yes	
Overhill Road (Glenview to Crest) Average	53.12	56	2014		
Overhill Road (Crest to Harding) Average	51.10	48	2010		
Overhill Road (Harding to Wyoming) Average	43.32	27	2010		
Page Terrace Average	68.36	102			
Park Place Average	88.82	167	2020	Yes	
Patricia Court Average	54.20	62			
Prospect Place Average	73.83	121			
Prospect Street (Village Boundary to Irvington) Average	100.00	176	2024	Yes	
Prospect Street (Irvington to SO Ave) Average	100.00	176	2025	Yes	
Radel Terrace Average	82.88	147	2018	Yes	
Ralston Avenue Average	76.28	128	2010		
Randolph Place Average	87.05	155	2020	Yes	
Ravine Drive Average	39.18	19			



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	PCI*	RANK			
Raymond Avenue Average	73.80	120	2010		
Raymond Court Average	81.55	143	2010		
Redmond Road (east of tennis club dwy) Average	76.33	129			
Redmond Road (west of Wyoming) Average	58.08	73			
Redmond Road (Wyoming to tennis club dwy) Average	100.00	176	2024	Yes	
Reynolds Place Average	100.00	176	2025	Yes	
Richmond Avenue Average	53.48	58			
Riggs Place Average	73.09	115			
Roland Avenue Average	66.73	95			
Rynda Road Average	44.89	33	2013		
Self Place Average	64.60	89	2008		
Seton Place Average	79.56	138	2018	Yes	
Sherman Place Average	100.00	176	2022	Yes	
Sinclair Terrace Average	54.38	64			
Sloan Street (SO Ave to 2nd) Average	71.68	110	2016	Yes	
Sloan Street (2nd to 3rd) Average	100.00	176	2025	Yes	
South Centre Street Average	100.00	176	2025	Yes	
South Kingman Road (SO Ave to Sinclair) Average	50.07	45	2003		
South Kingman Road (Varsity to Sinclair) Average	72.85	113	2003		
South Ridgewood Road Average	42.45	25	2013		2026 NJDOT
South Stanley Road Average	100.00	176	2025	Yes	
South Valley Road Average	28.70	7			
Speir Drive (SO Ave to Overhill) Average	59.51	75	2014		
Speir Drive (Overhill to Hoskier) Average	73.53	117	2018	Yes	
Stanley Road Average	47.88	37			
Stewart Place Average	48.05	41	2010		
Stirling Avenue Average	39.20	20			
Stone Hill Road Average	87.38	159	2022	Yes	



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Summit Avenue Average	47.95	39			
Taylor Place Average	100.00	176	2023	Yes	
Thacher Lane Average	44.17	28			
Thornden Street Average	50.58	46	2013		
Tichenor Avenue Average	87.36	158	2018	Yes	
Tillou Road (East of Wyoming) Average	53.42	57			
Tillou Road (West of Wyoming) Average	34.25	13	2015	Yes	
Turrell Avenue (east of Grove) Average	56.00	69	2016	Yes	
Turrell Avenue (west of Grove) Average	57.06	72	2014		
Twin Oak Road Average	86.02	154	2020	Yes	
Underhill Road (Laurel to Vista) Average	64.47	87			
Underhill Road (Vista to Harding) Average	38.40	17			
University Court Average	62.86	84	2010		
Varsity Road Average	84.02	150	2020	Yes	
Village Plaza Average	67.80	101			
Village Road Average	24.08	4			
Vista Way Average	44.50	30			
Vose Avenue (north of Raymond) Average	78.61	134	2015	Yes	
Vose Avenue (south of Raymond) Average	71.58	109	2015	Yes	2025 NJDOT
Walnut Court Average	100.00	176	2025	Yes	
Walton Avenue Average	69.25	107			2026/7 NJDOT
Ward Place (south of Irvington) Average	88.33	165	2018	Yes	
Ward Place (north of Irvington) Average	48.05	40	2009		
Warren Court Average	67.66	98	2016	Yes	
Warwick Avenue Average	94.64	174	2020	Yes	
Waverly Place Average	81.33	142			
Wesley Court Average	20.67	2			
West 3rd Street (east of Church) Average	82.85	146			2026 NJDOT



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	PCI*	RANK			
West 3rd Street (west of Church) Average	76.35	130			2026 NJDOT
West End Road Average	100.00	176	2025	Yes	
West Fairview Avenue Average	74.85	124			
Western Drive North Average	39.48	22			
Western Drive South Average	29.67	10			
West Montrose Avenue Average	100.00	176	2025	Yes	
White Oak Drive Average	78.73	135	2019	Yes	
Wilden Place Average	100.00	176	2024	Yes	
Winthrop Terrace Average	67.75	99	2016	Yes	
Woodland Crescent Average	91.57	172			
Woodland Place Average	48.13	42			

**NOTES:**

A "?" in the Planned Paving column indicates that funding has been requested but not approved.

A vendor surveyed the Village roadway network and developed Pavement Condition Index (PCI) scores for all roadways, and sometimes roadway sections, in accordance with established engineering practices and ASTM standards. This assessment provides an objective ranking of pavement condition on a scale of 0 to 100, with 100 being a newly paved roadway.

PCI values are one of several criteria that are used to consider roadways for paving. Other criteria include traffic volume, planned utility projects, possible nearby projects for economies of scale, available funding (grants vs. local budget), project type (resurfacing vs. reconstruction), etc.

The Village's Average PCI Score and associated rankings will change as new roadways are paved. For this reason this list is updated as necessary, and values contained here may be different than values provided within emails prior to the date of this list.

In 2025 the Village passed a new Right-of-Way Opening Ordinance, applying stricter permit guidelines including a moratorium on non-emergency roadwork in roadways paved in the previous 10 years.