
Preliminary List of Variances & Waivers

January 2023

**William Cummings
Proposed Residential Subdivision
2 & 10 Ridge Road
Block 80.03, Lot 21 & 10
Township of West Orange, Essex County NJ
DEC# 4266-99-001**

Variances

1. (§ 25-28.8b.5.) – Disturbance to slopes greater than 25% are not permitted.

Whereas, minor disturbance is proposed to slopes greater than 25% due to the exceptional topographic and physical features uniquely affecting the property – Variance Required

Submission Waivers

1. (Checklist Item #43) – New block and lot numbers confirmed with local assessor or municipal designee.

Whereas, Applicant requests to submit new block and lot numbers as a condition of approval upon coordination with the local assessor and/or municipal designee – Submission Waiver Required

2. (Checklist Item #44) – Lighting plan & details.

Whereas, Applicant requests to forego this item as no new lighting is proposed – Submission Waiver Required

3. (§ 25-27.5) – Tree Expert's Report.

Whereas, Applicant requests waiver relief at this time for the purpose of subdivision approval. Applicant agrees to provide a Tree Expert's Report as a condition of approval and upon Plot Plan submission once final site details are confirmed – Submission Waiver Required

4. (§ 25-51.5) – Planting plan & planting schedule.

Whereas, Applicant requests waiver relief at this time for the purpose of subdivision approval. Applicant agrees to provide a proposed landscaping plan as a condition of approval and upon Plot Plan submission once final site details are confirmed – Submission Waiver Required

5. (Checklist Item #52) – Plans and legal documents for compliance with West Orange COAH Ordinances.

Whereas, Applicant requests waiver relief at this time for the purpose of subdivision approval – Submission Waiver Required

6. (§ 25-28.7) – Steep Slope Ordinances

The Applicant requests waiver relief at this time in regards to the detailed geotechnical analysis calculations and review as required within section § 25-28.7 b for the purpose of subdivision approval. An 'Exposed Rock Face Review' has been performed and submitted for Board review. This review is provided to address design intent and project suitability. We agree to provide a geotechnical analysis satisfactory to the Board Engineer as a condition of approval and upon Plot Plan submission when final building locations and other details are confirmed – Submission Waiver Required