



105 Grove Street, Suite 3
Montclair, NJ 07042
www.Nishuanegroup.com
973.954.2677

November 6, 2024

Ms. Diana Chandler-Zimmerman
Board Secretary
Township of West Orange Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

Re: **Planning Review Letter**
10 Ridge Road
Block #80.03, Lot #10
Soil Removal Permit Application
ZB-24-13

Dear Ms. Chandler-Zimmerman,

This office has reviewed the application submitted by *Aaron Friedman* ("**Applicant**"). The Applicant filed an application with the West Orange Board of Adjustment for approvals for Soil Removal Permit in the R-1 District for the purposes of constructing a single-family home on the referenced property.

In preparation of this memorandum, the following documents were reviewed:

1. Submission Letter, Dynamic Engineering, dated July 10, 2024.
2. Township of West Orange Application for the Planning Board or Board of Adjustment, dated July 8, 2024.
3. Application and Escrow Fees.
4. Site Plan, prepared by Dynamic Engineering, dated March 5, 2024, last revised on June 14, 2024, 6 pages.
5. Property Survey, prepared by Dynamic Survey, LLC, dated May 11, 2022.
6. Engineering Report, prepared by Matrix New World, dated October 31, 2024.
7. 200' Buffer Report, dated July 2, 2024.
8. W-9, Aaron Friedman, dated July 8, 2024.
9. Soil Erosion and Sediment Control permit application, Hudson-Essex-Passaic Soil Conservation District, dated July 15, 2024.
10. Verification of Taxes and Sewer Charges Paid, dated October 16, 2024.
11. Soil Movement Permitting Plan, prepared by Dynamic Engineering, dated June

27, 2024.

12. Application Fees

Property Information

The property that is the subject of this Application is commonly known as 10 Ridge Road and identified as **Block #80.03, Lot #10** in the municipal tax records for the Township of West Orange. The site is undeveloped and wooded. The site is bounded by Mount Pleasant Avenue to the north, Ridge Road to the west, a single family home to the south, and Crest Ridge Apartments, which front onto Mount Pleasant Avenue to the east. Across the Road to the west is Arden Courts Memory Care Facility, whose entrance fronts Prospect Avenue.



Figure 1: Aerial Image of the site at 10 Ridge Road is outlined in yellow.
Source: NJ-GeoWeb

Site Photos (taken November 6, 2024)



Figure 2: Photo of site facing east from Ridge Road



Figure 3: Rear yard of Arden Courts

Project Overview

The Applicant, Aaron Friedman, proposes to disturb 945.4 Cubic Yards of existing on-site soil. The total fill on site will be 952.6 cubic yards, resulting in a net fill of 17.2 cubic yards. The in conjunction with the development of a single-family home on site, which is a permitted use within the zone and meets all required bulk standards according to the provided site plan.

Planning Comments

1. According the Engineer's Review Letter and Sheet 3, the applicant meets the Limitations on Development in Steep Slope Areas, as required in §25-8.8.
2. Applicant shall meet the requirements of the Township of West Orange's Tree Protection and Removal Ordinance. According to Sheet 3, the applicant proposes to remove 148 existing trees.
3. The plan was certified by the Hudson-Essex-Passaic Soil Conservation District.

Conclusions

We reserve the right to offer further comments and review should additional information be provided, or testimony given during the hearing.

Respectfully submitted,



George Wheatle Williams, PP, AICP
Principal, Nishuane Group, LLC.



Erik DeLine, PP, AICP, LEED AP
Associate, Nishuane Group, LLC.