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October 18, 2024

Via Messenger Delivery

Zoning Board
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

Re: Application of Waystone Realty, LLC
42 Eagle Ridge Way
Block 106 Lot 24.01

Chairperson and Members of the Zoning Board,

This firm represents Waystone Realty LLC, the owner of the above referenced property ("Owner").

PROPOSAL

This Major Site Plan Development Application with variances proposes a single-family house with a hippotherapy component serviced by a stable, indoor arena, outdoor arena, and multiple grassed paddocks. The plan includes a subsurface chamber infiltration basin in the rear yard to collect the stormwater runoff from all impervious areas. The front supports pervious driveway and walkways, with a grassed and landscaped front yard.

REASONS FOR RELIEF

The Owner prepared a submittal that is attached and incorporated herein as the reasons and support for the variance relief requested in accordance with the requirements of Application **Section G** entitled Requirements for Variances.

THIS APPLICATION

As a Major Development, the State Regulations and West Orange Code requires additional stormwater collection which has been designed by Colliers Engineering to be placed underground in the rear yard. Certain drains from the impervious areas will be directed to the new proposed system to collect surface stormwater. As a result of the proposed designs, the original grades on the property will be substantially restored.

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Additionally, there is a pre-existing drainage ditch on the property that serves to transport stormwater from off-site sources on and abutting Eagle Ridge Way as well as the stormwater from the subject property adjacent to the ditch. The Owner maintains and keeps the ditch free of debris

And finally, the walkways on site will have pervious pavers and entire driveway will be pervious material. This proposed construction together with the proposed landscaping will eliminate stormwater shedding in the front of the property.

CONCLUSION

This Application includes the collection of on-site stormwaters to include substantially all of the grassed and landscaped areas with a storm tech underground detention system. Substantial landscaping is included, and multiple grass paddocks with new shade trees are also proposed. The attached detailed description of the project and the purposes of the project set forth to provide for hippotherapy as an essential therapeutic form for the occupant, Jordan Cohn, satisfies the basis for the variances requested.

The Owner trusts that with the engineering and construction contemplated for this Application, all efforts have been taken to be in full compliance with the directive of the township engineer to file a Major Development Application and comply with the West Orange Stormwater Management Ordinance.

Respectfully submitted,


PRISCILLA J. TRIOLO, ESQ.

PJT/alr

cc : Waystone Realty LLC (via electronic mail)