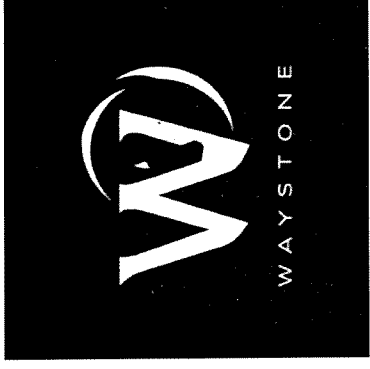


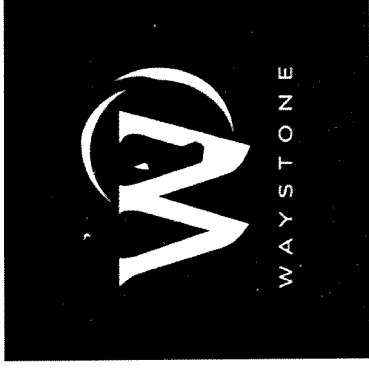


THE WAYSTONE PROJECT 42 EAGLE RIDGE WAY PROJECT DESCRIPTION

(Response to Requirement G: 4A, 4B and 4D)

A Father's dream as inspired by the Lord. This Project is all about Jordan Cohn and is called Waystone.

The Waystone Project is unique to development in today's West Orange, and a testament to its more pastoral and agricultural past, with a focus on preserving and increasing a lush foliage that complements a new single family residence for a young adult with special needs along with an equestrian component to support his development.



Our son, Jordan Cohn is an extremely talented, loving athletic young man in his mid-twenties who is classified on the autistic spectrum. Jordan loves to work out, swim, ski, scooter, roller blade and is interested in music. His maternal grandfather was an Olympian and if he was neurotypical, he likely would be a professional athlete. He has successfully competed in the NJ Special Olympics in Alpine Skiing and was awarded Gold and Silver medals twice. He currently requires 24/7 assistance/guidance with daily living skills. He has two full time aides/companions 5-6 days a week which is supplemented by the efforts of his older brother and his parents.

The Waystone Project was first conceived in the fall of 2021. It is centered on Jordan, his needs, desires and the roles in which he can participate to both receive the benefits of the Project as well as to personally contribute to the Project where he can one day teach others how to ride and participate in hippotherapy.

Jordan has lived his entire life in West Orange and grew up at the Eagle Ridge Townhouses across from the Essex Green Shopping Center. During the Pandemic, in May of 2021, he moved with his parents to 40 Eagle Ridge Way. During the Summer of 2021, Sandra Smith, the seller of the property (the adjacent 42 Eagle Ridge Way) disclosed that she had to move to her summer home on the Jersey Shore, as she was under foreclosure that had been pending for many years.



This led to the family's dream to acquire the property and facilitate a way to provide increased independence for Jordan by living in his own residence that any young adult desires, yet still be close enough to his parents, to remain available to assist him as long as necessary and they are able to.

In addition to creating a residence for Jordan, the other essential component of the Project is the creation of a small equine facility consisting of a stable for three horses, an indoor equine arena to allow year-round training, an outdoor arena and related pastures and grass paddocks. The Project will also facilitate the resumption of Hippotherapy that can be performed onsite.

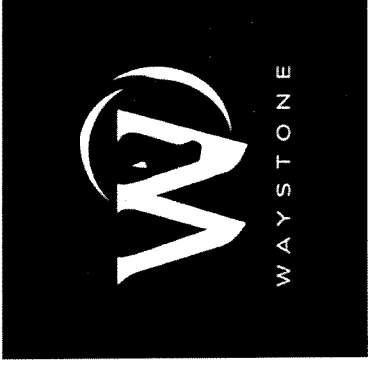
Prior to the Pandemic, Jordan participated in Hippotherapy at Rocking Horse Rehab which was located at the West Essex Stables off of Woodland Ave. There he learned to groom and become familiar with horses, but they had a weight limit of 175 lbs. Jordan is 6' and 230 lbs which prevented him from riding their horses and limited his interaction. Rocking Horse closed during the pandemic and moved when the stables were eventually sold and closed. By having access to his own horses, Jordan will be able to develop his affinity for horses which will improve his neurological development to become the best version he can be. We believe that he will compete in Special Olympics' dressage events and eventually mainstream competitions.

Hippotherapy has been regarded as a therapy tool/strategy that can be utilized by occupational therapy, physical therapy and speech-language therapy professionals while working within their scope of practice by the American



[Occupational Therapy Association \(OTA\)](#), [American Physical Therapy Association \(APTA\)](#) and [American Speech-Language and Hearing Association \(ASHA\)](#). The American Hippotherapy Association reports that the average horse walks at a rate of approximately 100 steps per minute. Just 5 minutes on a walking horse represents 500 neuro motor inputs to the patient. In a typical therapy session, 15 to 25 minutes of equine movement may be incorporated by the treating therapist – *which represents 1500 to 2500 neuromotor inputs to the patient*. Incorporating hippotherapy into an occupational therapy, physical therapy or speech language pathology session can serve as a powerful tool for the facilitation of the key neuromotor systems that support function. Skillfully applied equine movement, under the direction of a therapist, can offer the patient the opportunity for complex motor learning. Hippotherapy is combined with other standard therapy tools/strategies in an intervention plan designed to address the treatment needs of the client. Based on his being receptive to sports, we are confident that Jordan will be responsive to this therapy and prove that its daily availability will provide a development opportunity that we could only have dreamed about several years ago.

Jordan, like many others on the Spectrum, learn visually. It is anticipated that once Jordan has mastered dressage, that each Summer, Waystone will offer complimentary “pay-it forward” instruction opportunities to 2 other individuals, who would not otherwise have access to these resources, and learn dressage under the tutelage of Jordan and his instructor.



THE PLAN TAKES SHAPE

On October 25, 2021, we acquired 42 Eagle Ridge Way, which had a dilapidated 70 year old single-family residence with an attached kennel. Property maintenance had been deferred for so long, that demolition was the only option. There were numerous dead and dying trees both standing and strewn on the grounds throughout the three acres. There were literally tons of wood chips that over the years had been dumped throughout the property to tamp down new growth, but which had the unfortunate side effect of suffocating the roots as well as breeding termites and beetles which contributed to the demise of the trees. Under the contract of sale, Ms. Smith was responsible for obtaining all permits relating to the sale including the removal of dead and dying trees.

The Seller, Sandra Smith, would not even let anyone into the house prior to closing so we purchased it sight unseen because our goals were focused on Jordan being next door to us. Although the sale closed on October 25, 2021, Ms. Smith did not vacate until February 24, 2022. At that juncture, after inspecting the house, it was clear that it was so dilapidated, it was incapable of being renovated for Jordan to live there.

A demolition permit was acquired from the Township and Grabowski Construction Corp was engaged to demolish the existing house and kennel, as well as perform a general clean-up of the site, including scraping and removal of the tons of wood chips that had been dumped over the years. While this was going on, we researched the design

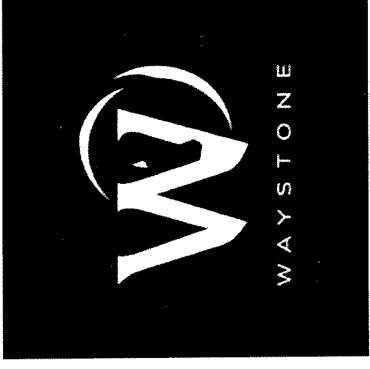


of the stable and arena with various builders who specialize in this. B&D Builders prepared a proposal for the construction of the stable and indoor arena. Avacon Management LLC is assisting with the layout design; and will build the residence and manage all the construction. Colliers Engineering & Design was brought on board to prepare the Major Site Plan application including the design of the stormwater management system.

Jordan cannot presently live alone, and his two current aides/companions will need to live in the residence with him. In addition, a stable hand who will assist Jordan in some daily outdoor living activities and equine therapeutic instruction is proposed to be provided on-site. Waystone is proposing to have a traditional stable-hand residence on the upper level of the proposed stable to facilitate this therapeutic instruction.

THE SITE

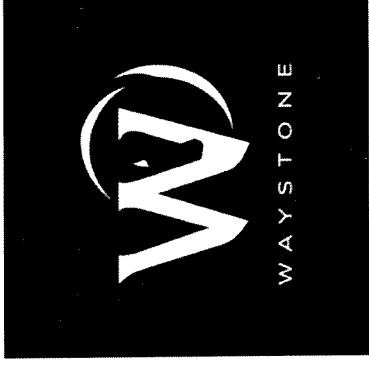
The site is a very secluded +- 3 acre parcel at the end of a dead end private road, Eagle Ridge Way. Its neighbor to the South is I-280; to the west is a +- 2 acre wooded parcel owned by the Crystal Pointe Townhouse Association, to the northwest is 41 Eagle Ridge Way where Jordan's older brother lives; to the north is 40 Eagle Ridge Way where Jordan's parents live and to the East is the top of the First Mountain overlooking a +-230' cliff down to Lewellyn Park. The approximate distance from the proposed stable to the closest residence at the bottom of the cliff in Lewellyn Park is ~582' and over 780' to the next closest residence in Lewellyn Park. The



proposed stable is also 560' away from the closest Townhouses at Crystal Pointe. The development of Waystone will not be detrimental to any of our neighbors and with the below discussed green initiatives, will actually reduce the demand on both PSEG and American Water. The stormwater management design will provide a net zero increase in run-off from the property's existing condition.

GREEN INITIATIVES TO BE INCORPORATED

- Water Reclamation Features – will be installed throughout Waystone to capture and reuse roof run-off from the residence, stable and arena, for irrigation and cleaning.
- The feasibility of the incorporation of a future well for additional irrigation, thereby reducing the need to utilize the municipal water supply, is under study.
- Solar Power- Green Renewable energy is planned to be installed on the roof of the south facing (I-280) side of the indoor arena designed to power all of the electrical needs of 42 and possibly 40 ERW.
- Landscaping-an extensive landscaping plan is being developed by a licensed Landscape Architect which will provide numerous new shade trees, both coniferous and deciduous to balance the landscaping and provide year round green scape. The preliminary Plant List attached includes over 300 new trees and shrubs and over 400 new perennials.
- Use of pervious pavers and pervious asphalt to replace the prior impervious driveway and walkways will further reduce run-off.



Necessary Variances

In order to achieve the necessary security for Jordan, the stable and the indoor arena will be an integrated part of the new residence which will be connected to the both the stable and indoor arena through secure breezeways. In essence, the house/barn/arena will be one connected residence.

As designed, the residence including the stable and arena as integrated into one building will require a variance for farm animals to be located within a residence. A second variance for the stable hand/equestrian therapeutic instructor on the second floor of the stable as it represents a second household and also a second occupancy under the residential roof with farm animals.

In the context of a commercial farm, the State of New Jersey has already recognized the desirability and need of a stable hand residing within a stable in enacting N.J.S.A. 4:1C-9.3 (which contemplates the accommodation of full-time, year-round equine related employees residing in the same structure but different level) as horses, i.e., upper level of the barn. In doing so, the State has stipulated certain construction guidelines to provide for the safety and wellbeing of the individual living in such an arrangement, which will be employed for this construction.



While the Project is not a commercial farm, the need for an on-site stable hand to provide, inter alia, therapeutic equine services, is analogous in this context and demonstrates that such an arrangement has already been considered by the State with stipulated conditions, which will all be met. The Applicant would comply with all of the State specified construction requirements set forth in N.J.S.A. 4:1C-9.3.

The aides residing with Jordan are extended family members who will share kitchen and house facilities, thereby negating any variance required for their occupancy which shall be limited to a bedroom, sitting room and private bathroom as a family member would occupy.

The home layout includes an office, which is not a “home office” but rather a designated area to have a dedicated communications facility to record and share Jordan’s development with medical professionals and family.



PRELIMINARY SKETCHES AND RENDERINGS

Attached please find the following inspirational and conceptual drawings and renderings of the Waystone Project, to give context to the drawings prepared by Colliers Engineering.

1. Preliminary conceptual renderings of Jordan's residence with integrated stable and indoor arena.
2. Preliminary sketch of the layout of the site upon which the Colliers Engineering drawings were built upon.
3. Renderings by B&D Builders of the proposed stable and indoor arena.
4. Preliminary planting list.

Respectively submitted,

Waystone Realty LLC

By: 

Richard Cohn, Authorized Signatory











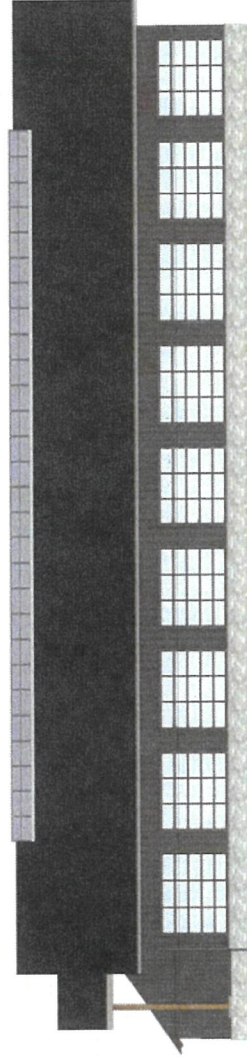
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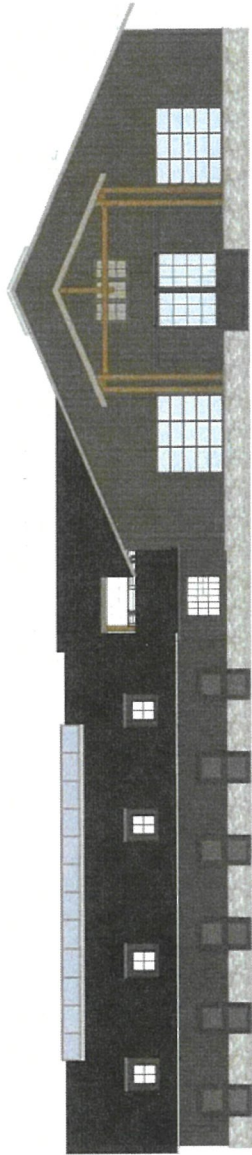
Elevation
Waystone Realty LLC
Richard Cohn
42 Eagle Ridge Way
West Orange, NJ.

B&D BUILDERS LLC
34 S. VINTAGE RD
PARADISE, PA 17562

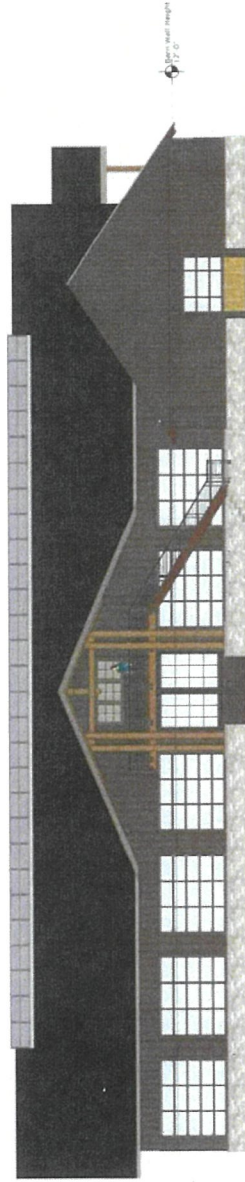
BUILDERS
B&D LLC



B WEST ELEVATION
A3 1/8" = 1'-0"



A NORTH ELEVATION
A3 1/8" = 1'-0"



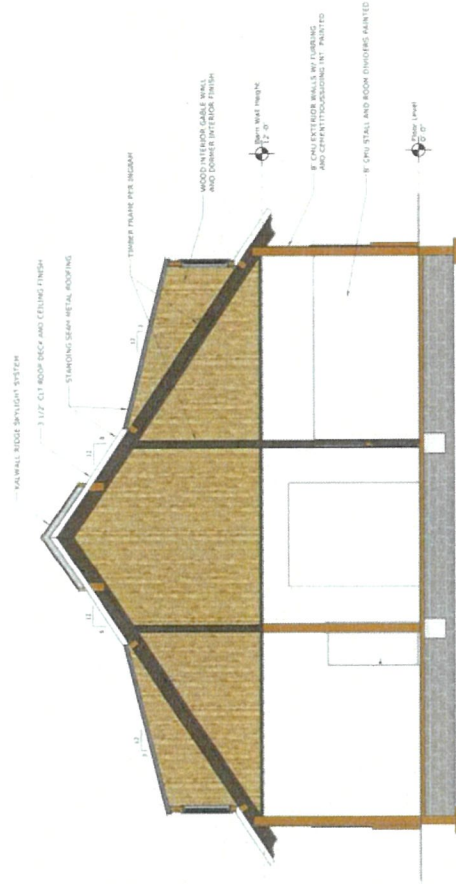
WEST ELEVATION
A3
1/8" = 1'-0"



SOUTH ELEVATION
A4
1/8" = 1'-0"



A Arena Section
1/4" = 1'-0"



A Barn Section
AS
1/4" = 1'-0"

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