

Tuesday, January 28, 2025 at 11:43:46 Eastern Standard Time

Subject: Re: 40 & 42 Eagle Ridge Way
Date: Friday, July 19, 2024 at 1:05:24 PM Eastern Daylight Time
From: Justin Ferrazzano
To: Zayibeth Carballo
CC: Richard Cohn, Richard Trenk, Stephen Gengaro, West Orange Township - Zoning Official
Category: Filed to Clio
Attachments: image001.jpg, image002.gif, image003.png, image004.png, image005.gif

I see why no one joined now. Ok, noted.

Have a nice weekend.

Justin Ferrazzano

Senior Project Manager | Civil/Site

justin.ferrazzano@collierseng.com

Main: 877 627 3772 | Direct: 201 775 1281 | Mobile: 973 204 2633

300 Tice Boulevard, Suite 101 | Woodcliff Lake, New Jersey 07677

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On Jul 19, 2024, at 12:55 PM, Zayibeth Carballo <zcarballo@westorange.org> wrote:

This Message originated outside your organization.

Justin,

We believe time will be better spend on you and your team finalizing the land use board submittal. Therefore, there is no need for a meeting.

Thank you,

Zayibeth Carballo
Municipal Engineer

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone
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From: West Orange Township - Zoning Official <ZoningOfficial@westorange.org>
Sent: Friday, July 19, 2024 7:21:34 AM

To: Justin Ferrazzano <justin.ferrazzano@collierseng.com>; Zayibeth Carballo <zcarballo@westorange.org>
Cc: Richard Cohn <rcohn@merchantshospitality.com>; Richard Trenk <rtrenk@trenkisabel.law>; Stephen Gengaro <sgengaro@trenkisabel.law>
Subject: RE: 40 & 42 Eagle Ridge Way

Good morning all. Please be advised that no construction, remediation or any other improvements on the site will be permitted. Your intent should be to submit a complete application to the land use board. This should include your plans and reports so that the board professionals can review in totality (40 and 42 Eagle Ridge Way).

<image001.jpg>

Geniece Gary-Adams

Director of Planning & Development
Zoning Official
Township of West Orange
66 Main Street
West Orange, NJ 07052
Phone (973) 325-4119
Fax (973)325-3959

zoningofficial@westorange.org

www.westorange.org

<image002.gif>

<image003.png>

<image004.png>

<image005.gif>



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From: Justin Ferrazzano <justin.ferrazzano@collierseng.com>

Sent: Thursday, July 18, 2024 3:18 PM

To: Zayibeth Carballo <zcarballo@westorange.org>; West Orange Township - Zoning Official <ZoningOfficial@westorange.org>

Cc: Richard Cohn <rcohn@merchantshospitality.com>

Subject: Re: 40 & 42 Eagle Ridge Way

Good afternoon Zayibeth & Geniece,

Attached please find a memorandum prepared by our office which continues our recent immediate recommendations and provides some of the detail and design requested in your last letter.

We are also near completion of our Site Investigation Report and will have a draft ready by early next week for your review.

I'm looking forward to discussing further tomorrow at 1 PM, talk more then.

Justin Ferrazzano

Senior Project Manager | Civil/Site

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On Jul 11, 2024, at 3:31 PM, Justin Ferrazzano
<justin.ferrazzano@collierseng.com> wrote:

Good afternoon,

I am working on a formal response that will include more detail to address some of your questions as well as the design of our recommendations.

I hope to have that over to you next week and maybe we can set up a time to meet so that we can review this in person.

Thank you,

Justin Ferrazzano

Senior Project Manager | Associate | Civil/Site

Woodcliff Lake, New Jersey

Colliers Engineering & Design

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From: Tina Benevento <tbenevento@westorange.org>

Sent: Wednesday, July 10, 2024 4:01 PM

To: Justin Ferrazzano <justin.ferrazzano@collierseng.com>

Cc: Susan McCartney <SMcCartney@westorange.org>; Zayibeth Carballo <zcarballo@westorange.org>; Richard Trenk <rtrenk@trenkisabel.law>; Stephen Gengaro <sgengaro@trenkisabel.law>; ptriolo@bittigerelias.com;

commissioner@dep.nj.gov; janet@hepscd.org; James Abbott
<jabbott@westorange.org>; Peter Smeraldo <psmeraldo@westorange.org>; West
Orange Township - Zoning Official <ZoningOfficial@westorange.org>; Louis
Reynolds <lreynolds@westorange.org>; Thomas Biondi
<tbiondi@westorange.org>; James Williams <jwilliams@westorange.org>; Linda
Grabowski <construction770@verizon.net>; mikegrabowski95@gmail.com
Subject: RE: 40 & 42 Eagle Ridge Way

This Message originated outside your organization.

Good afternoon Mr. Ferrazzano,

I am reaching out on behalf of the Zayibeth Carballo, Director/ Municipal Engineer,
in response to your July 9th email below, please see attached correspondence.
Also, please be advised that Nabil Ghanem who works out of Colliers Woodcliff
Lake office, is currently working as a subconsultant for a contractor who is
performing work for the Township.

Thank you,

Tina Benevento
Keyboarding Clerk
Department of Engineering
Township of West Orange
25 Lakeside Avenue
West Orange, NJ 07052
Phone/Fax (973) 325-4160
Tbenevento@westorange.org
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From: Justin Ferrazzano <justin.ferrazzano@collierseng.com>
Sent: Tuesday, July 9, 2024 11:29 PM
To: Zayibeth Carballo <zcarballo@westorange.org>; West Orange
Township - Zoning Official <ZoningOfficial@westorange.org>
Subject: 40 & 42 Eagle Ridge Way

Good evening Zayibeth & Geniece,
I wanted to thank you again for your time last week, it was great to
meet you both and I'm looking forward to working together to bring
this all to a resolution. As I continue to review the history and
documents on this project, I would agree with your feedback that
we do need to prepare a comprehensive major site plan with a
stormwater management report encompassing both properties, as
well as prepare a submission to the Planning Board. As discussed,
by planning for both properties we can transfer some obligations of

40 ERW to 42 ERW to better serve the Township and the owners. To prepare a full plan set and stormwater design, then proceed through planning approval will take several months. The idea of leaving everything in it's current condition is concerning because of our proximity to the mountain and the amount of stormwater run-off collected from off-site sources that is directed to the parcels and eventually down the mountain. Further, leaving a family with a special needs son without access to their yard seems extreme by non-engineering standards.

To address both concerns I propose to allow the owner to proceed with the stabilization and completion of the stone wall, ensuring the grading at the foundation and proper adjacent compaction is met and the wall does not exceed the height threshold that is allowed by the Township. As mentioned previously, someone from Colliers will be present at all times during this construction to ensure it's completed properly. If you'd like, someone from West Orange could be present until construction is completed for a final inspection. Additionally, as part of your granting this temporary/emergency construction allowance on the wall, I also recommend that simultaneously we install a control structure midway within the newly installed 70 LF of 36" elliptical pipe immediately as well. I propose the installation of a 5' x 10' concrete control structure that has a baffle/weir with (2) 10" orifices along with trash racks at each orifice. This will reduce the flows from the previously removed (2) 12" discharge pipes and will improve the drainage pattern/flows from the pre-existing dual pipe condition. The trash racks would ensure that any debris/garbage is captured within the control structure and will need to be cleaned out by the applicant via manhole access. I will prepare a detail and anything else you may require for this structure for your review and approval.

The idea of leaving the wall and the drainage as is with this recent patch of thunderstorms and heavy winds we have been having is concerning and should be rectified immediately, not months from now. I will submit any details and calculations needed to meet your requirements understanding that the site plan and stormwater management plan will be undertaken immediately.

Please let me know if you feel we can proceed with those two items. Again, I feel at the moment those conditions are potentially hazardous and we need to act.

Thank you,

Justin Ferrazzano

Senior Project Manager | Associate | Civil/Site

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