

March 11, 2025

Via E-mail (jvite@westorange.org)

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

Attn.: Jamilet Baquerizo Vite – Planning Board Secretary

**RE: RESPONSE TO LLEWELLYN PARK ATTORNEY LETTER
WEST ORANGE PLANNING BOARD APPLICATION No. PB 24-19
40 EAGLE RIDGE WAY (BLOCK 106, LOT 20.03)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX No. 23-1345-08**

Ms. Vite,

Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) has received and reviewed the letter dated March 10, 2025, from Robert F. Simon of Herold Law, attorney for Llewellyn Park, regarding the above-referenced matter. In general the letter summarizes the findings that were discussed during the meeting that took place on Thursday March 6, 2025, at the West Orange Town Hall between myself, Zayibeth Carballo (West Orange Municipal Engineer), Eric Keller and Brian Recchia of Bowman Consulting (engineers for Llewellyn Park), and Mellisa Wrubel of Kipcom Inc. (engineer for the Pointe at Crystal Lake), all appearing in person and Justin Ferrazzano of Colliers Engineering (engineer for the applicant, TheWayMaker LLC) appearing via video conference.

During the meeting, the engineers discussed that based on the pre and post development conditions, Nearmap imagery plans from Bowman Consulting, 1959 and 2010 aerial topographic maps from the Township that it is evident that the applicant has relocated the drainage ditch that is currently shown to run along the property line between 40 and 42 Eagle Ridge Way. Furthermore, it was discussed during the meeting that the relocation of the ditch is the primary reason for the increased and concentrated runoff leading to negative flooding impacts into Llewellyn Park that is located downstream from 40 and 42 Eagle Ride Way.

Matrix, on behalf of the Township of West Orange, is in agreement with the findings regarding Mr. Simon's letter and feels that the Planning Board should not take an action on this application until all of the issues raised in said letter have been addressed to the New Jersey Department of Environmental Protection (NJDEP), Hudson-Essex-Passaic Soil Conservation District (HEPSCD) and the Township of West Orange. It should be noted that all the engineers in the room agree that the stormwater management for both properties known as 40 and 42 Eagle Ridge Way shall be analyzed together to the point of discharge and not independently as the drainage report and plans previously submitted for No. 40 Eagle Ridge Way.

If you have any questions or require additional information regarding the above, please feel free to contact me directly at (973) 295-3279 or via e-mail at pscott@mnwe.com.

Sincerely,



MATRIX NEW WORLD ENGINEERING

Phillip Scott, P.E., C.M.E.
Director of Urban Engineering and Development

PS:
Enclosures

Cc: Diana Powell McGovern, Esq. – Planning Board Attorney
Dr. Robert Bagoff – Planning Board Chairman
Zayibeth Carballo, P.E. – Director, Municipal Engineer
Geneice Gary-Adams – Director of Planning & Development/Zoning Official

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