



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

March 3, 2025

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

Re: **Request for More Information**
12-22 Woodland Ave
Block #152, Lots #176, 179 &186
Preliminary and Final Site Plan Approval with variances
ZB-25-02

Dear Ms. Chandler-Zimmerman,

This office has conducted an initial review of the application submitted by *Montclair Stables, LLC* ("**Applicant**"). The Applicant filed an application with the West Orange Board of Adjustment for a preliminary and site plan approval in connection with the renovation and expansion of the site, formerly occupied by the Essex Equestrian Center.

We request additional information be provided by the applicant on the nature and operations of the proposed business in order to determine the proper variances required. At question is the characterization within the Applicant's Planning Report identifying the use as a "private horse training facility". The Essex Equestrian Center was a business of a similar nature, and it provided riding lessons to members as well as the boarding of horses. We seek to understand what services Montclair Stables, LLC intends to provide its customers.

The nature of the business could be qualified as "commercial recreation" under the Township's Zoning Code definitions, which is a conditionally permitted use within the R-1 zone, but not permitted within the R-5 zone. Further, there are conditions and code requirements associated with a "commercial recreation" use, whereas "private horse training facility" has no such standards.



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

The Applicant should also be aware the former Essex Equestrian Center was wholly within the R-1 zone so in the event the determination is made the proposed project is a “private horse training facility”, rather than “commercial recreation”, the proposed expansion of the facility into the R-5 zone where this use has not previously existed and is not permitted and therefore also requires a D-1 Use Variance.

Respectfully submitted,

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

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