



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

February 20, 2025

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

Re: **Site Plan Review Advisory Board Report**
42 Eagle Ridge Way
Block #106, Lot 24.01
ZB-24-15

Dear Ms. Chandler-Zimmerman,

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on February 11, 2025. At this meeting, the SPRAB reviewed the above application with the applicant's attorney, engineer and representatives from Waystone Realty. The Applicant filed an application with the West Orange Board of Adjustment for Major Site Plan Approval approvals with a D-1 in connection with the development of a single-family home with attached stable and indoor area for the primary occupants hippotherapy treatment.

At the meeting, the applicant discussed the nature of the improvement and the purpose for the development.

The following site plan and design issues were discussed at this meeting:

Landscaping: the forester recommended utilizing more native species in the planting plan.

Lighting: The Director of Planning and Development requested more lighting details. The applicant indicated the proposed lighting was consistent with standard residential lighting. Cut sheets for the lighting will be provided to allay concerns about nightglow from the residents below. The applicant is also willing



to accept conditions of approval that further demonstrate that there will be no negative impact by the lighting.

Water Quality: The Board inquired as to why more information about water quality management was not provided. The applicant indicated they would provide geo-infiltration data and are using porous pavers in certain areas.

Impervious Coverage: The Board Engineer asked about the calculations. The applicant responded there was not more than a quarter-acre increase from the previous improvements.

Driveway: The Board Engineer asked if the driveway would remain paved. The Applicant again referred to the porous pavers, the walking area will be gravel and the arena for the houses will be a permeable system.

Fire protection: The Fire Inspector asked about suppression systems. The Applicant noted the system has not yet been designed but they are willing to include them.

Trucking: The applicant was asked if there was enough stone on site for construction. The applicant noted the arena and stable are slab on grade. The residence will have a basement. Additional study may be required for cut & fill ratios. Mr. Biondi clarified that his concern was about the past project's use of onsite *stone/rock crushing operation*.

Construction: The Board inquired about the phasing of construction. The concern was partly about the trucking intensity. The applicant replied that there will be a typical construction sequence: demolition & carting (already done), drainage, foundation, framing & roofing. The attorney also offered a construction schedule chart.

Stormwater: The Board Engineer asked if there would be any mitigation to address the run-off to the ditch/stream. The applicant noted that efforts were made to route runoff away from the ditch. Civil plans also depict the inlets throughout the site. The property is graded towards these inlets.

The applicant was asked if there will be a stormwater management system to minimize run-off to Llewlyn Park below. The applicant referred to the Stormwater Management Plan and noted that the proposed system will reduce run-off in compliance with the regulations...with a 50% reduction in run-off to that area.

The Township Engineer recommended the inclusion of a rain garden to further mitigate run-off and embellish the landscape plan. The equine expert acknowledged that rain gardens are great. Only concern for the hippotherapy would be any standing water due to mosquito-born diseases. The Engineer also suggested a berm as an alternative to the rain garden.

Sustainability: The applicant indicated that solar panels will be installed. Additionally, cisterns will be designed to connect with the roof drains, which are important to the efficiency of the hippotherapy component of the project. The applicant agreed to complete and submit the sustainability checklist.

Scheduling: The applicant inquired about the next steps. The zoning officer indicated that the Board of Adjustment has a packed agenda and they will get them scheduled as soon as they have availability.

Respectfully submitted,



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



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