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ENGINEERS**

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MEMORANDUM

To: *Chairman and Members of the
West Orange Zoning Board*

From: *John J. Hess, PE, PP, CME
Zoning Board Engineer*

Date: *February 13, 2025*

Re: *Application No. ZB-24-17
Pardo Development Group, Inc.
Variance Application - Review #1
104 Winding Way
Block 46.01, Lot 33
Our File: 115.WRZ0046.V01*

CC: *Geniece Gary-Adams – Zoning Official
Zayibeth Carballo, PE, PLS, PP, Municipal Engineer
Steven K. Warner, Esq. – Zoning Board Attorney
George Wheatle Williams, PP – Zoning Board Planner
Pardo Development Group, Inc. - Applicant
Stephen F. Hehl, Esq. – Applicant's Attorney
Giovanni Manilio, PE – Applicant's Engineer
Paulo Dantas, RA – Applicant's Architect
James R. Watson, PLS, PP – Applicant's Surveyor*

Our office has received for review the following documents which were submitted in support of the above referenced application for Variance Plan approval with 'C' Variances:

- A set of Variance Plans (4 sheets) prepared by Giovanni Manilio, PE with ManTerra Design, LLC of Somerville, New Jersey dated August 28, 2023.
- A print of a Boundary and Topographic Survey (1 sheet) prepared by James R Watson, PLS with EKA Associates, PA of Scotch Plains, New Jersey dated April 9, 2020.
- A completed Application Form.
- A completed Application for Tree Removal and Replacement Permit dated October 21, 2024.
- A Statement of Principal Points which describes the work that is proposed, lists the variances that are required and sets forth the reasons that the variances should be granted.

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- A completed Statement of Ownership Disclosure.
- A copy of a printout from the Township's website which shows that the real estate taxes on lot 33, block 46.01 are paid through the 2nd quarter of 2025.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is a nearly rectangular tract located on the westerly side of Winding Way at the end of Undercliff Terrace South at the point where it transitions to Winding Way. We note that Undercliff Terrace South is currently paved while Winding Way is an unimproved right-of-way. The property has an area of 14,351.96 sf or approximately 0.329 acres and is located in the R-1 Zoning District. The property in question is currently vacant. It shows on the Boundary & Topographic Survey that various stone walls currently exist throughout the property.

The Applicant is proposing to construct a 2.5 story single family dwelling on the property in question. The Applicant proposes to connect the driveway to the end

B. DESIGN COMMENTS

1. Based on our review of the submitted documents, the following information remains to be submitted to the Board as stipulated on the Checklist of Required Items for "C" and "D" Applications, Interpretations, and Appeals:
 - a) *Floor Plans, all dimensions must be shown - prepared by New Jersey licensed Architect, except for an owner occupied, single family home, in which case the property owner may prepare the floor plan.*
 - b) *List of property owners within 200' certified by the Municipal Tax Assessor.*
 - c) *Elevations of three sides.*
 - d) *Height dimensions to be included on all elevations.*
 - e) *All plans and documents for West Orange COAH requirements.*
2. The Applicant should provide testimony to the Board to demonstrate that the design of the dwelling complies with the requirements in §25-9.7 of the Land Use Regulations.
3. It shows on sheet 1 of the Variance Plans that 11 existing trees are proposed to be removed. As stipulated in §28-4e of the Township Code, the Applicant must submit a report from a Qualified Tree Expert outlining the reasons stated for the removal of trees on the lot. The Applicant must also submit a tree replacement plan and a report from the Township Forester outlining his approval or disapproval of the tree removal application. In addition, as stipulated in §28-8, every tree removed shall be replaced as stipulated in the Township Code.



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4. It shows on sheet 2 of the Variance Plans that the Applicant proposes to disturb 50.4% of the lot area which exceeds 25% in slope, whereas no disturbance is permitted within these slopes.
5. It shows on sheet 2 of the Variance Plans that the Applicant proposes to disturb 69.4% of the lot area which varies in slope from 20% to 24.99% whereas only 20% disturbance is permitted within these slopes.
6. It shows on sheet 3 that the Applicant proposes retaining walls along both sides of the driveway, along the northerly side of the dwelling into the rear yard, along the southerly side of the of the property and 2 retaining walls in the rear yard behind the dwelling. The retaining walls will be up to 20.5 ft high whereas §25.28.8.f.11 stipulates that retaining walls greater than 4 ft high require a variance.
7. Due to the height of the retaining walls that are proposed, it is our recommendation that safety fences be installed along the top of any retaining wall which exceeds a height of 3 ft.
8. The property in question has a street address of 104 Winding Way. However, the plans show that the driveway will be connected to the end of Undercliff Terrace South. In order to avoid confusion for 911 responders and mail delivery, the Applicant should contact the Tax Assessor to determine if the property in question should be assigned a new street address on Undercliff Terrace South.
9. The Applicant should address the Board regarding their plans to mitigate the increase in runoff resulting from construction of the new dwelling.
10. Sheet 3 of the Variance Plan should be revised to provide cleanouts at each of the bends in the sanitary lateral.
11. It shows on sheet 3 of the Variance Plans that the Applicant proposes to install overhead electric/telephone/cable wires. The Applicant must demonstrate that it is impossible to install the utility lines underground as stipulated in §25-9.4.
12. It shows on sheet 4 of the Variance plans that the proposed area of disturbance will be 7,138 sf. As a result, the Applicant must obtain Soil Erosion and Sediment Control Plan Certification from the Hudson-Essex-Passaic Soil Conservation District prior to construction.
13. The Variance Plans should be revised to include the following details:
 - a) Water Service Connection
 - b) Sewer Service Connection
 - c) Sewer Cleanout
 - d) Retaining Wall
 - e) Roadway Restoration
 - f) Curbing
 - g) Driveway



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The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent.