

**TOWNSHIP OF WEST ORANGE
WEST ORANGE ZONING BOARD**

PLEASE TAKE NOTICE that a Zoning Board hearing has been scheduled for **Application # ZB-24-15** on **Thursday June 12, 2025 at 8:00 PM virtually via remote communication as follows:**

West Orange Zoning Board Meeting: Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/84780690458?pwd=0eCXoKwa2f2S6pWOg3aAhtWozaJBxu.1>

Passcode:673112

Join via audio: +1 646 931 3860 US

Webinar ID: 847 8069 0458 and Passcode: 673112

at which time the Township of West Orange Zoning Board will consider the **Application**.

1. **Name** of Applicant is **WAYSTONE REALTY LLC**.
2. **Property** to which the Application applies is **42 Eagle Ridge Way, West Orange, NJ**
3. The Property is also known as **Lot 24.01 in Block 106**.
4. **The relief sought** are variances from the Township of West Orange Code as follows:
 - (a) **Article 10 § 12.3 (j)** that prohibits farm animals in a building occupied by humans. **Variance to permit the stable and arena to be connected to and made a part of the house.**
 - (b) **Article 25 § 4** that defines a dwelling for one-family to permit. **Variance to permit residential occupational and hippotherapy therapists to reside in the one-family home.**
 - (c) **Article 25 § 9.2** that permits the housing of animals in as an accessory building. **Variance to permit the stable and arena to be connected to and made a part of the house.**

5. **The nature of the Application** is a request for Major Site Plan and Use Variance to construct a single family home with a stable, arena and outdoor paddocks. The Applicant is seeking variances for occupancy of a stable hands experienced in hippotherapy on the second floor of the stable and because the house is connected to the stable and by extension connected to the arena, a use variance for two2 occupancies and occupancy by humans in a building which houses farm animals. All setbacks and coverages are compliant. The stormwater management system is compliant.

6. **Applicant shall also seek such other permits, variances, waivers and/or exceptions which may become evident during the Hearing and necessary for approval of the proposed construction.**

When the case is called, you may appear in person or by an attorney, at which time you may question the Applicant's witnesses and/or present any testimony which you may have concerning the Application.

All documents relating to this Application can be inspected in the office of Planning & Development in Township of West Orange Municipal Building, 66 Main Street West Orange, NJ 07052 Tel: (973) 325-4108 between 9 AM and 4 PM Monday through Friday.

Respectfully submitted,
PRISCILLA J. TRIOLO, ESQ
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Paramus, NJ
Attorney for the Applicant