

June 19, 2025

Via E-mail (dchandler@westorange.org)

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

Attn.: Diana Chandler – Zoning Board Secretary

**RE: ENGINEERING REVIEW FOR WAYSTONE REALTY, LLC, SINGLE FAMILY RESIDENCE WITH
HORSE STABLE AND RIDING ARENA
WEST ORANGE ZONING BOARD APPLICATION No. ZB 24-15
42 EAGLE RIDGE WAY (BLOCK 106, LOT 24.01)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX No. 23-1345-10**

Ms. Chandler,

As requested, Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) has reviewed the Zoning Board of Adjustment application and supporting documentation for the above-referenced site. Matrix has prepared a technical engineering review of the proposed improvements at the subject. It shall be noted that our review of the project is limited to site / civil engineering only. Matrix defers all planning matters, including but not limited to, bulk and/or use variances, conformance with the master plan and ordinances, etc.

As provided by your office, Matrix has received and reviewed the following documents for this project:

- Soil Erosion and Sediment Control Plan, 42 Eagle Ridge Way, Block 106, Lot 24.01, prepared by Omland and Osterkorn, dated May 31, 2024. (This depicts current conditions.);
- Preliminary and Final Site Plan, Block 106, Lot 24.01, Layout and Phasing Plan, Sheet 3 of 10, prepared by Colliers Engineering and Design, dated October 18, 2024;
- Stormwater Management Report, Block 106, Lot 24.01, prepared by Colliers Engineering and Design, dated October 18, 2024 unsigned and unsealed;
- Stormwater Management Report, Block 106, Lot 24.01, prepared by Colliers Engineering and Design, dated October 18, 2024, revised December 20, 2024 unsigned and unsealed;
- Property Buffer Report (200-foot owner list) for Block 106, Lot 24.01, prepared by the Office of the Tax Assessor, Township of West Orange, dated August 20, 2024;
- Township of West Orange Application Form for Planning Board or Zoning Board of Adjustment, undated;
- Variance Discussion, prepared by Burgis Associates, Inc., dated December 13, 2024;
- Application letter from Priscilla J. Triolo, Esq., Bittiger Elias and Triola, PC, dated December 27, 2024
- Letter of Explanation prepared by Priscilla J. Triolo, Esq., dated October 18, 2024, with Project Description;

- Verification of Taxes and Sewer Charges Paid, Block 106, Lot 24.01, 42 Eagle Ridge Way, prepared by the Office of the Tax Collector, dated August 20, 2024;
- Planning Board Resolution of Approval, PB-98-11, Highview at West Orange, Block 107, Lots 2, 3 and 4, dated September 2, 1998;
- Signed but unsealed set of engineering drawings, prepared by Colliers Engineering & Design, Inc., dated October 18, 2024, including the following sheets:
 - Cover Sheet (Sheet 1)
 - Demolition Plan (Sheet 2)
 - Layout Plan (Sheet 3)
 - Grading and Drainage Plan (Sheet 4)
 - Utility Plan (Sheet 5)
 - Landscape Plan (Sheet 6)
 - Soil Erosion & Sediment Control Plan (Sheet 7)
 - Construction Details -1 (Sheet 8)
 - Construction Details – 2 (Sheet 9)

PROJECT DESCRIPTION

Matrix understands that the Owner and Applicant for this application is Waystone Realty, LLC, mailing address: 40 Eagle Ridge Way, West Orange, New Jersey. Per the Township's Zoning Map (last revised 2020), the subject parcel is commonly known as 42 Eagle Ridge Way (Block 106, Lot 24.01) is located in the 'R-1' (Residential, 80,000 square foot minimum area) zoning district along Eagle Ridge Way, approximately 600 feet from the intersection of Eagle Ridge Way and Boland Drive. The subject property is approximately 3.09 acres and is presently undeveloped. It was previously improved with a single family house which was razed. Since the house was demolished, the property has been disturbed as part of the improvements associated with 40 Eagle Ridge Way. The improvements there now are pending a Planning Board approval for a pool house, an inground pool and the disturbance of over one acre of property. Some of the disturbed property associated with the construction at 40 Eagle Ridge Way occurred on the parcel which is the subject of this application. The disturbance of greater than one acre classified the project at 40 Eagle Ridge Way as a Major Site Plan under the Township's Stormwater Management Regulations. Below is a summary of the proposed property improvements.

The proposed development consists of a single-family house, a barn for keeping horses and an indoor arena. There will also be an outdoor arena, grass paddocks, landscape areas, driveways and pathways. Stormwater management facilities are also proposed. Approximately 3.13 acres of land will be disturbed which includes all 3.09 acres of Block 106, Lot 24.01 (42 Eagle Ridge Way) to accommodate the previously mentioned proposed improvements. Since more than one acre of land is being disturbed for these improvements, this application is considered a Major Site Plan under the Township's Storm Water Management regulations. The storm water management facilities must be designed in accordance with Ordinance No. 2918-25 adopted on May 20, 2025. This parcel was previously disturbed as part of the construction associated with 40 Eagle Ridge Way. Currently there is a stormwater management plan for 40 Eagle Ridge Way approved by the West Orange Planning Board. That plan does not consider the disturbance at 42 Eagle Ridge Way. Should this plan not be approved the Storm Water Management Plan for 40 Eagle Ridge Way must be revised. The engineering drawings do not depict any trees to be removed as any trees disturbed by the construction were previously removed and a permit was issued by the Township Forester. The applicant submitted a Landscape Plan that depicts new proposed plantings.

1. General

- 1.1. Architectural drawings were not provided as part of the submission materials for the pool building and pool. As such, we are unable to ensure that the proposed building complies with the residential building design criteria specified in Ordinance §25-9.7(b). The Applicant shall provide architectural drawings for further review.

1.2. A current property boundary and topographic survey is required.

2. Demolition

2.1. The Applicant shall provide testimony regarding the intention to remove any additional trees and obtaining a Tree Removal Permit pursuant to Ordinance §25-27.

3. Layout Plan

3.1. The Applicant shall provide testimony regarding the existing site conditions, proposed improvements, and conformance with applicable ordinances and regulations.

3.2. Steep slope calculations are required as per Section 25-28 of the Land Use Regulations. The plan shall comply with the provisions of the Ordinance.

3.3. Modular block walls are proposed in the easterly portion of the site. The plan and detail indicates the walls will not exceed four feet in height. A building permit is not required for a wall four feet or less in height, however a global stability analysis with supporting calculations shall be submitted by the Engineer to ensure that the wall can sustain the proposed wall loadings.

3.4. The Engineer shall prepare a plan superimposing existing and proposed contours in color to clearly show the differences between the two sets of contours.

3.5. Soil movement calculations within the limit of Disturbance shall be provided by the Engineer.

3.6. The Engineer shall provide information on the types of vehicles that will frequent this Site and how those vehicles will maneuver within the Property.

3.7. Waste disposal, particularly horse waste shall be addressed. A dumpster is depicted along the southerly elevation of the structure, but information is required on how this dumpster will be used along with frequency of collection and vehicle maneuverability.

3.8. A detail of the Proposed Pavement (Typ.) is required.

3.9. The Engineer shall determine if any of the proposed improvements encroach on wetlands or wetlands buffers that exist along the westerly side of Eagle Ridge Way opposite this site.

4. Grading & Drainage Plan

4.1. The storm water management plan shall be designed and comply with the regulations that were adopted by the West Orange Township Council on May 20, 2025 as Ordinance No. 2918-25.

4.2. The approval by the West Orange Planning Board for the adjoining parcel at 40 Eagle Ridge Way included some drainage improvements on this parcel. These plans shall reflect these improvements.

4.3. The Applicant's engineer shall explain the reason for offsetting the proposed impervious area by the amount of impervious area and regulated motor vehicle surfaces that existed under the prior use. At the time of this application the remnants of the prior use were removed.

4.4. The Applicant's engineer shall provide results of a geotechnical investigation to ensure the infiltration system meets the requirements of Chapter 12 of the NJ Stormwater Best Management Practices (BMP) Manual. Verification of the depth of bedrock and seasonal high-water table shall be submitted to the Municipal Engineer and confirmed prior to the issuance of a building permit. Test pits shall be made in accordance with NJDEP BMP manual and regulations for groundwater table location.

4.5. The Time of Concentration calculations were not provided.

- 4.6. Drywell overflow pipe calculations are required for capacity and discharge as well as offsite stability (velocity) as per NJ Soil Erosion and Sediment Control Standards.
- 4.7. The Engineer shall verify from the manufacturer of the pervious pavers that there is sufficient storage as specified.
- 4.8. The Engineer shall provide documentation from the manufacturer of the storage chambers that the storage volume per chamber is as specified.
- 4.9. Conveyance system calculations are required.

5. Landscaping Plan

- 5.1 Matrix has no comment on the landscaping plan.

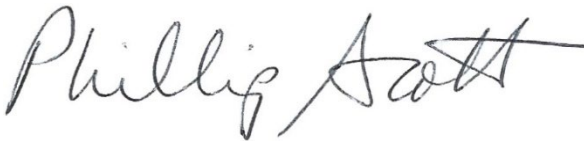
6. Soil Erosion & Sediment Control

- 6.1. The Applicant shall obtain a soil erosion and sediment control permit from the Hudson-Essex-Passaic Soil Conservation District. Matrix reserves the right to review the certification and approved plans from the district.

We thank you for the opportunity to be of service to the Township of West Orange Planning Board. Please feel free to contact me directly with any questions or comments 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

LL:PS
Enclosures

Cc: Dennis Petrocelli, PG – Vice President, Matrix

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