

September 5, 2025

To: Chairman and members of the West Orange Zoning Board

From: John Olivo, PLA, ASLA

Project: Application No. ZB-25-02, Montclair Stables, LLC

Our office received a memo from CME engineers dated April 3, 2025 [Review #1].

I have re-iterated the initial review comments from the engineer with our response to each comment below.

E. LANDSCAPING COMMENTS

1. Per §25-11.3A, a 50-ft. landscape buffer should be provided between a nonresidential zone use and a residential zone use. Currently, the proposed buffer width does not comply. The plans should be revised or a variance requested.

BLA Response: We will be requesting a variance.

2. Per § 28-8.C2, replacements tree provided should be NJ native species. The plans should be revised to comply.

BLA Response: Due to many native species of trees being toxic to equines we used trees that are well adapted to the NJ climate, not invasive, horse friendly and relatively deer resistant species that will provide all season wind break and visual screening.

3. Per § 25-24.2b1(c)(4), a substantial buffer should be provided around parking areas. Currently, a single row of PIE JAP (Andromeda) is proposed. Testimony should be provided on the adequacy of the proposed plantings.

BLA Response: Japanese Andromeda was selected due to its evergreen foliage and deer resistance. If maintained properly and thriving they will provide an adequate screen.

4. Revise the plans to shift shrub landscape beds at least three (3) feet from edge of curbs to reduce damage from vehicles, snow clearing operations, and road salt spray.

BLA Response: We will look at the plans and attempt to meet this request.

5. It appears there is an empty parking lot island located at the northwest end of the proposed parking lot. Our office recommends one (1) shade tree within the island, to enhance site aesthetics.

BLA Response: We will include an additional shade tree in this location.

6. It appears that nine (9) Keteleeri Chinese Juniper are proposed within the existing paver walkway located near the northeast corner of the property. Clarify that pavers are to be removed to install the proposed landscape bed.

BLA Response: I will defer to the site engineer.

7. The Applicant has proposed forty (40) CAR BET (Columnar European Hornbeam) depicted as shrubs. Clarify if the intention is to maintain these trees as a formal hedge or plans should be revised to provide an alternative species.

BLA Response: The intention is to maintain the hornbeam as a formal hedge.

8. Our office has concerns with the on-center spacing for proposed THU GR2 (Green Giant Arborvitae), due to reduced air circulation which can lead to fungal diseases, competition for resources, as well as limited space to properly mature.

BLA Response: Our plan L-101.00 does layout the buffer evergreen trees in a manner to form a dense screen within a year or two of planting. Your comments related to air circulation are valid, though, the Green Giant arborvitae hybrid have proven to be adaptable and resilient to pest and disease. We will consider this request but need to balance the functionality of the plantings with site plan.

9. Revise the plans to provide an alternative species for proposed PIE JAP (Andromeda) as this species does not tolerate full sun conditions.

BLA Response: We will revise the plans to accommodate this request.

10. Revise the plans to indicate the disposition of all open areas, such as lawn, stone, mulch, etc., to prevent confusion during construction.

BLA Response: We will revise the plans to accommodate this request.

11. Revise the plans to depict mulch bed lines on the plans, to prevent confusion during construction.

BLA Response: We will revise the plans to accommodate this request.

12. Revise the plans to provide a note that a two (2) year replacement guarantee for all plant material is required.

BLA Response: Please see sheet L-500 for the two (2) year replacement note.

F. TREE REMOVAL AND INVENTORY PLAN

1. Per § 28-24A, no one shall cut or remove any trees without first obtaining a tree removal and replacement permit from the township. The plans should be revised to add a note to indicate above.

BLA Response: We will add this detail to the plan set.

2. Per § 28-4A.2, all tree removal and replacement permits issued shall be posted on the tree(s) to be removed and in the property owner's front door/window. The plans should be revised to add a note to indicate above.

BLA Response: We will add this detail to the plan set.

3. Per § 28-8, if any replacement tree planted fails to thrive, or dies within two years, it shall be replaced by the property owner within six months and the same shall be viable for an additional two (2) years. The plans should be revised to add a note to indicate above.

BLA Response: We will add this detail to the plan set.

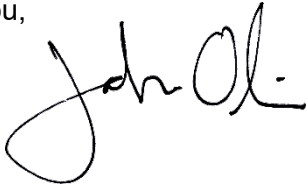
4. Revise the plans to provide a detail of the proposed tree protection fence. The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other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

BLA Response: We will add this detail to the plan set.

We look forward to working with you, the board and the community to create a landscape solution for this project.

Please reach out if you have any questions.

Thank you,



John A. Olivo, PLA
Bosenberg Landscape Architecture