

STONEFIELD

September 5, 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 Response
Montclair Stables LLC
Block 152.02, Lots 176, 179 & 186
12-22 Woodland Avenue
West Orange, Essex County, New Jersey**

Greetings:

The following is an itemized response to comment #15 contained within the Site Plan Review Advisory Board report, dated 06/17/2025.

- I. *Reviewer Comment #15. § 10-12 KEEPING OF ANIMALS AND BIRDS: The Applicant will need to seek waivers from or address compliance with the Township Regulations.*

Please see the responses below addressing compliance from § 10-12.

§ 10-12.1 Compliance with Chapter Required

No person shall keep any animals or birds upon premises in the Township except in accordance with the provisions of this section.

Acknowledged

§ 10-12.2 Exemptions

This section shall apply to:

- a. The keeping of dog kennels, pet shops, shelters or pounds licensed under Section § 10-3.*

Not Applicable

- b. Dogs licensed pursuant to subsection § 10-2.1, cats, caged animals or birds kept as pets, provided they do not exceed three in number for each species, shall be exempt from the provisions of subsections § 10-12.4 and § 10-12.6, but shall be kept in compliance with all other provisions of this section.*

Acknowledged

§ 10-12.3 Sanitary Requirements

- a. Animals and birds at all times shall be confined to such premises or portion thereof as will preclude odors and sounds emanating from such animals or birds or engendered by their care, feeding or other activity connected with such animals or birds from interfering with the ordinary and reasonable use, occupation and enjoyment of property on neighboring premises. In no event shall a person maintain any shed, coop, pen or runway, stall or other enclosure or facility related to animals or birds nearer than 50 feet from the main building and 50 feet from any lot line.*

Existing horse stables are proposed to remain at 29.62 FT from the Woodland Avenue right-of-way and 41.38 FT from the Nicholas Avenue right-of-way. Stables will not be adjacent to any residential properties and will be enclosed.

b. In addition to the regulation provided in paragraph a above, there shall be a minimum of two acres of land in order for a horse, cow, goat, sheep, ox or other farm animal to be maintained upon any premises. If fowl are to be maintained upon any premises, there shall be a limit of three fowl per acre of land.

Will Comply. Site is 3.45 AC

c. Buildings, food storage bins, appliances, equipment, feeding areas and other facilities on the premises shall be constructed with rat-proofing materials and maintained in such fashion as to permit proper cleansing, and shall be cleansed, deodorized and disinfected regularly.

Will Comply

d. Water supply shall be adequate for proper sanitation.

Will Comply

e. Water or other liquid to which mosquitos may have access shall be properly drained to prevent their breeding.

Will Comply. Horses will be provided water within the paddocks in buckets that will be cleaned daily.

f. Disposition shall be made of animal wastes, excrement, garbage, refuse or vegetable matter deposited upon the premises in such a manner as to prevent insect breeding or rodent infestation or pollution of the air or any body of water or the creation of any other unhealthy or unsanitary condition.

Will Comply. Animal waste will be removed from the property a minimum of once per week, and as frequently as three times per week, depending on the number of horses present.

g. All necessary measures shall be employed to ensure that rodents or insects hazardous to public health shall be precluded from infesting the premises.

Will Comply

h. Adequate measures shall be taken to prevent the animals or birds maintained from escaping or at any time roaming at large.

The applicant is seeking "c" variance approval for the proposed fence height to comply with §10-12.3h. in order to keep the animals contained on the property and prevent escaping.

i. Adequate facilities shall be available to maintain the premises in a sanitary condition at all times.

Will Comply

j. No animals or birds, except those which qualify as pets under subsection § 10-12.2, shall be kept in any dwelling, house or building occupied or intended to be occupied by human beings.

Not Applicable. Building will not be occupied by human beings.

k. No person shall inflict unnecessary cruelty upon a living animal or creature of which he/she has charge either as owner or otherwise, or unnecessarily fail to provide it with proper food, drink, shelter or protection from the weather.

Will Comply

l. No person shall willfully sell, or offer to sell, or expose any animal having a contagious or infectious disease dangerous to the health or life of human beings or animals.

Will Comply

§ 10-12.4 License Required

a. Animals or birds, except those exempt under subsection § 10-12.2 shall not be maintained on any premises until the Director of Health and Welfare has given formal approval therefore by the issuance of a license.

Acknowledged. Applicant will obtain all necessary licensure to operate.

b. Application for a license shall be made by letter of request submitted to the Director of Health and Welfare. A plot plan clearly depicting the premises and all structures and facilities located or proposed to be located thereon shall accompany the application.

Acknowledged

c. A license to maintain animals or birds shall not be issued unless and until the Director of Health and Welfare or his/her duly authorized representative has inspected and approved the site and the facilities where animals or birds are to be maintained.

Acknowledged

d. Premises on which animals or birds are maintained shall be subject to inspection by the Division of Health.

Acknowledged

e. The license of any person to maintain animals or birds may be suspended at any time when, in the opinion of the Director of Health and Welfare, such action is necessary to obtain abatement of a nuisance as defined in subsection § 10-12.5.

Acknowledged

§ 10-12.5 Nuisances

Premises on which animals or birds are maintained in violation of subsection § 10-12.3 are hereby declared to be a nuisance and detrimental to public health.

Acknowledged

§ 10-12.6 License Fees

The fee for a license to keep animals shall be as follows:

a. Small animals and birds: no fee.

Not Applicable

b. Dogs, as stated in subsection § 10-2.5.

Not Applicable

c. Cats, as licensed in subsection § 10-11.3.

Not Applicable

All licenses shall expire on December 31 of each year and shall be renewable on or before January 1 of each year. The charge for licenses applied for during the year shall be prorated for the remainder of the year.

Acknowledged

STONEFIELD

Montclair Stables LLC
West Orange, New Jersey
September 5, 2025

Should you have any questions, please do not hesitate to contact our office.

Best regards,

Handwritten signature of Thomas Ricci in black ink.

Thomas Ricci, Jr. PP, AICP
New Jersey Professional Planner License #6476
Stonefield Engineering and Design, LLC

Handwritten signature of Marcella Traina in black ink.

Marcella Traina, PP, AICP
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