

June 23, 2025

Via E-mail (jvite@westorange.org)

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

Attn.: Jamilet Baquerizo Vite – Planning Board Secretary

**RE: ENGINEERING REVIEW FOR JEFFREY AND SARA KANTOR, DECK ENLARGEMENT
WEST ORANGE PLANNING BOARD APPLICATION No. PB 25-03
9 SCHINDLER TERRACE (BLOCK 166.13, LOT 1, C0105)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX No. 23-1345-015**

Ms. Vite,

As requested, Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) has reviewed the Planning Board 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. to the Board's Planner.

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

- Application and Checklist;
- Amended Site Plan Variance Application with Boundary Survey, prepared by Casey and Keller, revised May 6, 2025;
- Variance Submission Sheet 01, Detail;
- West Orange Properties within 200 feet;
- Livingston Properties within 200 feet;
- W-9 for Escrow;
- Reasons for Relief;
- Proof of Taxes Paid.

PROJECT DESCRIPTION

Matrix understands that the Owner and Applicant for this application is Jeffrey and Sara Kantor, mailing address: 9 Schindler Terrace, West Orange, New Jersey. As per the Township's Zoning Map (last revised 2020), the subject parcel (Block 166.13, Lot 1, C0105) is located in the 'R-C' (Residential Cluster) zoning district along Schindler Terrace, approximately 300 feet from the intersection of Schindler Terrace and Herbert Terrace. The subject property is a townhouse with an existing rear yard deck of approximately five feet in depth built above a brick patio. The townhouse is part of the complex known as Normandie Estates which contains 46 townhouse units on 7.8 acres. All the townhouses are part of a homeowner's association. The plan proposes to demolish the existing deck

and construct a new one of approximately 10.25 feet in depth or 5.25 feet more than the existing one. The R-C zone requires a 50-foot set back from the property line. The setback with the expanded deck will only be 46.25 feet, but it will align with another expanded deck at 1 Schindler Terrace. Both 1 and 9 Schindler Terrace are located in the first building on the westerly side of Schindler Terrace as one proceeds into the development from Herbert Terrace.

1. General

- 1.1. Since 9 Schindler Terrace is part of the Normandie Estates Townhouse Association, the Association needs to consent to this application.
- 1.2. Architectural drawings were not provided as part of the submission materials for the new deck. A rendering or a photo with the new deck superimposed shall be submitted. The existing deck is located at the rear of the first level of the townhouse with the brick patio below at grade or ground level.
- 1.3. The current Assessment Maps shall be used for the Area Map on Sheet 1. The subdivision to the north is not depicted.

2. Drainage

- 2.1. The proposed deck addition does not trigger any of the requirements of the Township's storm water management regulations. The ground disturbance is de minimis and no additional impervious area is created.

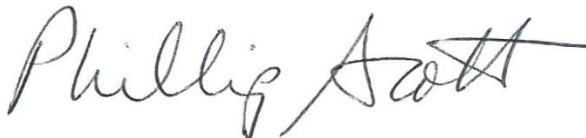
3. Soil Erosion & Sediment Control

- 3.1. No Soil Erosion or Sediment Control Plan is required for this project.

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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