



**Consulting & Municipal
ENGINEERS**

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December 16, 2025

West Orange Township – Zoning Board
66 Main Street
West Orange, NJ 07052

**Re: Waystone Realty, LLC – CME Planning Review #1
42 Eagle Ridge Way
Block 106, Lot 24.01
Zone: R-1 Single Family Residential
Our File No. 115.WRZ0106.V02**

Dear Chairman and Board Members:

1. Summary

The subject site is located at the end of Eagle Ridge Way and borders I-280. The site was previously developed with a single family home that has been demolished. The applicant proposes to develop the site with a new single family home and hippotherapy office, as well as a horse stable, indoor riding arena, outdoor arena, and paddocks. A d-1 use variance is required to permit hippotherapy and the keeping of animals within a principal structure in a residential district.





West Orange Zoning Board
Re: 42 Eagle Ridge Way – Waystone Realty LLC
CME Planning Review #1

December 16, 2025
Our File No. 115.WRZ0106.V01
Page 2

2. Project and Property Description

The subject property is a 134,618 square feet, or 3.09 acres, irregularly shaped parcel located on the southern side of Eagle Ridge Way which is a private roadway. The site borders the Right-of-Way of Interstate 280. The site was previously developed with a single family home that has been demolished, leaving the site vacant at this time. Surrounding the site are primarily single family homes along Eagle Ridge Way and Mountain Avenue.

The applicant is proposing to construct a new hippotherapy use along with a single-family residence, within the same principal building. This new use will consist of the home, a barn or stable, an indoor riding arena, an outdoor riding arena, and grass paddocks. An accessory apartment is also proposed for a stable hand on the property.

This report is intended to serve as a supplement to the previous planning reports issued by the Nishane Group, dated January 28, 2025, and September 2, 2025.

The applicant has submitted revised materials in response to previous professional comments and comments from the Board.

3. Zoning Compliance

The site is located partially within the R-1 Single family residential district. The following uses are permitted in the district:

- Single family dwellings
- Government buildings
- Golf courses
- Farms, nurseries, or greenhouses
- Hospitals

Private garages, home professional offices, storage sheds, and other customary incidental uses are permitted as accessory uses.

Hippotherapy and housing of animals, other than standard pets, is not a permitted use in the district.

4. Variances & Waivers Required

It appears that the following variances are required of this application as proposed:

Variances:

- a. **§25-Attachment 2 Permitted Uses** – Hippotherapy, and accessory apartments are not permitted uses in the R-1 district.



West Orange Zoning Board
Re: 42 Eagle Ridge Way – Waystone Realty LLC
CME Planning Review #1

December 16, 2025
Our File No. 115.WRZ0106.V01
Page 3

- b. **§25-9.2 Housing of Animals** – Buildings for housing more than three domestic animals is permitted only as an accessory use within a residential district, where the proposed barn and associated riding arenas can be considered the principal use of the site.
- c. **§10-12.3.a Keeping of Animals** – animal stalls, coops, pens, runways, or enclosures are required to be setback at least 50 feet from any property line, where paddock enclosures are proposed within the required setback along the northern and eastern lot lines.

5. Planning Comments

- a. This planning report is a supplement to the planning reports previously provided to the Board. All comments provided in the previous planning report of the Nishuane Group, dated January 28, 2025, and September 2, 2025, remain valid and should be addressed by the applicant.
- b. The application as proposed will require two d-1 use variances, to permit a hippotherapy use and an accessory apartment in the R-1 district. The applicant must satisfy both the positive and negative criteria for each of these variances:
 - i. **Positive Criteria:** The applicant must show that there are special reasons to grant the variance. Special reasons can come in one of three forms: 1) that there is a practical hardship or burden and economic inutility in using the site for one of the permitted uses; 2) that the proposed use is inherently beneficial; or 3) that the proposed use will promote the general welfare by advancing one of the purposes of zoning, and that the site is particularly suitable for the use.
 - ii. **Negative Criteria:** The applicant must show that the variance can be granted without substantial detriment to the public good, and without substantially impairing the intent and purpose of the zone plan.
- c. The applicant should provide a summary of the revisions to the plans that have been made as a result of previous discussions with the Board and the review letters of the professionals.
- d. We defer any comment on grading, drainage, utilities, and stormwater management to the Board Engineer.
- e. The applicant should address the status of any necessary outside agency approvals.



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West Orange Zoning Board
Re: 42 Eagle Ridge Way – Waystone Realty LLC
CME Planning Review #1

December 16, 2025
Our File No. 115.WRZ0106.V01
Page 4

If you have any questions about this report, please do not hesitate to reach out to our office.

Sincerely,

CME Associates

Christopher N. Dochney – PP, AICP
Zoning Board Planner

CD

cc: Geniece Gary-Adams – Township Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM – Township Engineer
Steven Warner, Esq. – Zoning Board Attorney
Alex Fisher, Esq. – Board Attorney
Ryan MacNeill PE – Board Engineer
Waystone Realty, LLC – Applicant
Priscilla J. Triolo, Esq. – Applicant's Attorney
Justin Ferrazzano, PE. – Applicant's Engineer and Planner
Deborah Cerbone Todd, PP, LLA – Applicant's Landscape Architect



West Orange Zoning Board
Re: 42 Eagle Ridge Way – Waystone Realty LLC
CME Planning Review #1

December 16, 2025
Our File No. 115.WRZ0106.V01
Page 5

6. Materials Submitted

The following materials have been submitted and reviewed in association with this application:

- Nine (9) sheet set of site plan drawings, prepared by Colliers Engineering & Design, dated October 18, 2024, last revised December 3, 2025;
- Stormwater Management Report, prepared by Colliers Engineering & Design, dated October 18, 2024, last revised December 3, 2025;
- One (1) page letter from O2Compost Systems regarding spontaneous combustion, undated;