



MEMORANDUM

**To: Chairman and Members of the
West Orange Zoning Board**

**From: Ryan MacNeill, PE For
John J. Hess, PE, PP, CME
Zoning Board Engineer**

Date: January 9, 2026

**Re: Application No. ZB-24-17
Pardo Development Group, Inc.
Variance Application - Review #3
104 Winding Way
Block 46.01, Lot 33
Our File: 115.WRZ0046.V01**

**CC: Geniece Gary-Adams – Director of Planning & Development/Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Municipal Engineer
Steven K. Warner, Esq. – Zoning Board Attorney
Christopher N. Dochney, PP, AICP – Zoning Board Planner
Pardo Development Group, Inc. – Applicant
Stephen F. Hehl, Esq. – Applicant's Attorney
Giovanni Manilio, PE – Applicant's Engineer
Paulo Dantas, RA – Applicant's Architect**

Our office has received for review the following documents which were submitted in support of the above referenced application for Variance Plan approval with 'C' Variances:

- A print of a Site Rendering prepared by ManTerra Design, LLC of Somerville, New Jersey dated November 20, 2025.
- A print of an Aerial Drone Photograph of Subject Site and Surroundings prepared by John McDonough Associates of Morris Plains, New Jersey dated June 12, 2025.
- A print of an undated Aerial Satellite Imagery of Subject Site and Surroundings prepared by John McDonough Associates.
- A copy of a Tree Removal Letter and Tree Removal and Replacement Permit Application prepared by John D. Linson, LTE with the Shade Tree Department, LLC of West Orange, New Jersey dated November 16, 2025.



Chairman and Members of the West Orange Township Zoning Board
Re: Pardo Development Group (ZB-24-17)
Variance Application – Review #3

January 9, 2026
Our File No. 115.WRZ0046.V01
Page 2

- A copy of a response letter prepared by Stephen F. Hehl, Esq. with Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, PC of Union, New Jersey dated January 5, 2026.

In addition to the above, our office previously received the following information as part of the prior submissions for this application:

- A set of Variance Plans (5 sheets) prepared by Giovanni Manilio, PE with ManTerra Design, LLC and bearing a latest revision date of November 4, 2025.
- A print of a Boundary and Topographic Survey (1 sheet) prepared by James R Watson, PLS with EKA Associates, PA of Scotch Plains, New Jersey dated April 9, 2020.
- An undated print of a Tree Survey.
- A completed Application Form.
- A Statement of Principal Points which describes the work that is proposed, lists the variances that are required and sets forth the reasons that the variances should be granted.
- A completed Statement of Ownership Disclosure.
- A copy of a printout from the Township's website which shows that the real estate taxes on lot 33, block 46.01 are paid through the 2nd quarter of 2025.
- A copy of the Township of West Orange Resolution ZB-03-39 dated July 14, 2005, memorialized August 18, 2005, which denied eight 'C' variances for the property in question.
- A copy of a response letter prepared by Giovanni Manilio, PE with ManTerra Design, LLC dated November 4, 2025.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is a nearly rectangular tract located on the westerly side of Winding Way at the end of Undercliff Terrace South at the point where it transitions to Winding Way. We note that Undercliff Terrace South is currently paved while Winding Way is an unimproved right-of-way. The property has an area of 14,351.96 sf or approximately 0.329 acres and is located in the R-1 Zoning District. The property in question is currently vacant. It shows on the Boundary & Topographic Survey that various stone walls currently exist throughout the property.

The Applicant is proposing to construct a 2.5 story single family dwelling on the property in question. The Applicant proposes to connect the driveway to the end of Undercliff Terrace South.



Chairman and Members of the West Orange Township Zoning Board
Re: Pardo Development Group (ZB-24-17)
Variance Application – Review #3

January 9, 2026
Our File No. 115.WRZ0046.V01
Page 3

B. DESIGN COMMENTS

1. Based on our review of the submitted documents, the following information remains to be submitted to the Board as stipulated on the Checklist of Required Items for “C” and “D” Applications, Interpretations, and Appeals:
 - a) *All plans and documents for West Orange COAH requirements. The Applicant has provided testimony indicating that this item will be provided as a condition of approval.*
2. Sheet 3 of the Variance Plan should be revised to provide 6” of stormwater runoff storage for each square foot of increased impervious coverage in accordance with §25.29.9.a.1. **The Applicant has provided testimony indicating that this plan revision will be addressed as a condition of approval.**
3. The Applicant must obtain Soil Erosion and Sediment Control Plan Certification from the Hudson-Essex-Passaic Soil Conservation District prior to construction. **The Applicant has provided testimony indicating that this permit will be provided as a condition of approval.**
4. Retaining wall design plans and calculations, prepared by a structural engineer, must be provided. **The Applicant has provided testimony indicating that this item will be provided as a condition of approval.**

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.