

Building D & Howell Drive

The Largest of the 4 Buildings & Closest to Adjacent Homes

Environmental & Storm Water:

- Built on a Cliff's Edge – Drainage, Flooding, Soil Erosion & Soil Stability, impact from a steep slope.
- Habitat Impact
- Discrepancies in the Applicants and Objectors' Expert Testimony of Slope Stability & Safety before, during, and after. Destabilization and Erosion

Quality of Life & Community Concerns:

- Visual Impact and Aesthetics: Obstruct scenic views, cause shadows, or change the character of the neighborhood
- Noise Levels and Light Pollution – During Construction and eventual occupation.
- Property Value Drop – Could the Proximity to Building D lower Home Values?

Legal:

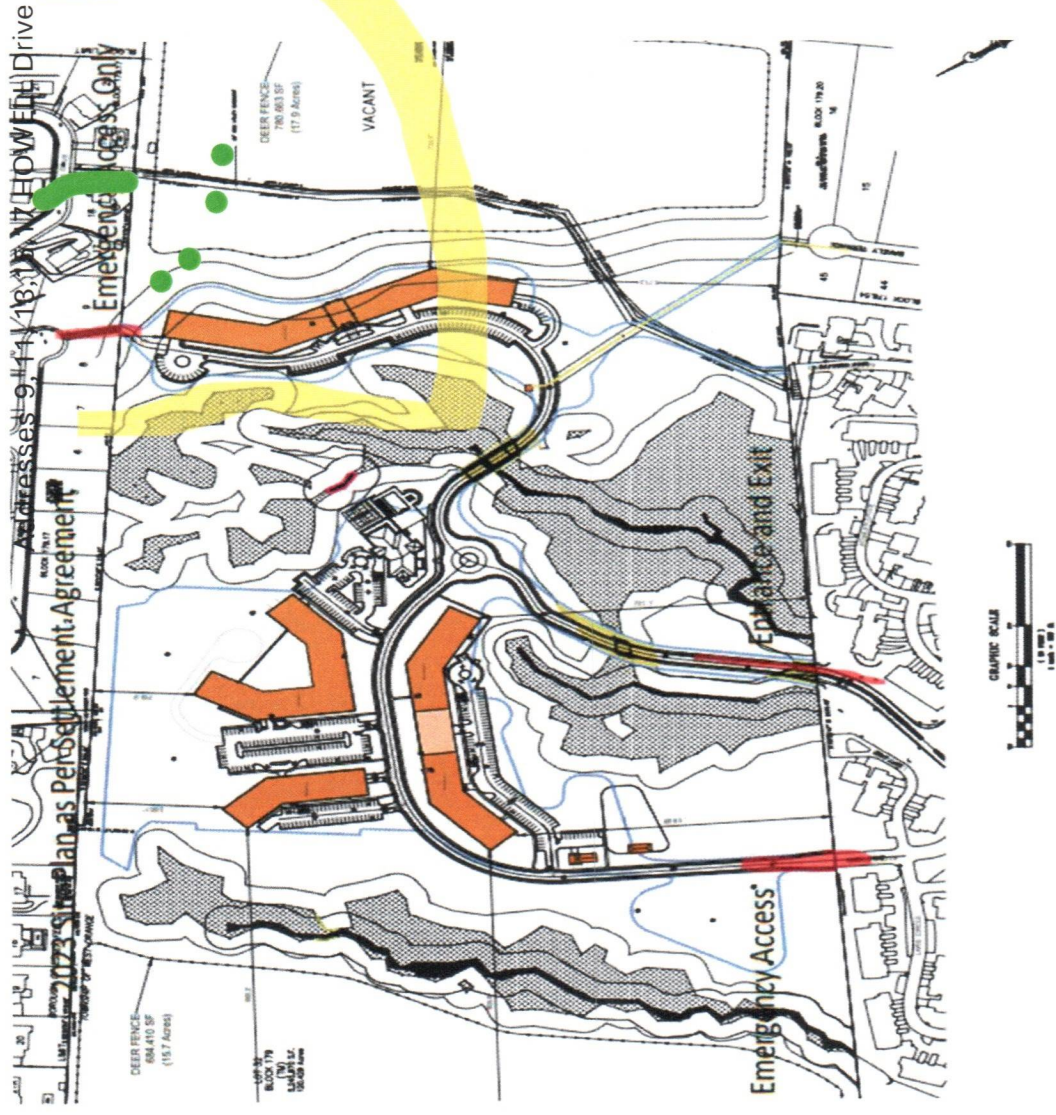
- Were Howell Drive residents properly notified and allowed input before settlement/agreement, regarding the Zone Overlay Ordinance, before the Planning Board?
- There is no proof of delivery e-mail from **Deana Kazinci** Deputy Municipal Clerk on 8/14/25 from OPRA request. *“Concerning the green cards, or proof of delivery notifications, we have been unable to locate them.”*

Presentation Created using google maps and with photos taken by:

Seth Weisleder of Howell Drive, West Orange, NJ 07052

Area of Focus in Yellow

- The Developer's Design does not show or represent the area of Howell Drive Appropriately or surrounding Neighborhood in any of their plans and or drawings.
- The Developers' design seems not to be proportionate or correct in scale or feet from homes etc...
- The neighborhood will have the largest building of the project, towering over homes on Howell Drive.
- Building D is the only building built on the edge of a "steep" slope.
- Building D is the only building built closest to neighbors; the rest of the project is designed with plenty of buffers, as testified by the development on several occasions, indicating the approx. The proximity of the building to the homes below, "a few hundred feet," focus on the upper right-hand top corner.



Original Plans - Changed

Building “D” moved 50 Feet closer to the slope

Concept Plan 16 –
Anderson Consulting
Services, LLC.
3-3-20



Overall Site Plan – Anderson
Consulting Services LLC.
9/23/22



Rendering of Building D by Appel Design Group

- Building D is the largest Building, essentially two buildings connected in the middle by a lobby – public space.
- Building D location has made this the “Luxury Building” only because of the views it is being provided.
- Will Building D be higher than the Tree Canopy?
- Why is this building the only one with a rooftop deck? Added on later after the original design was submitted.



Rendering of the West Essex Highlands, Inc. Credit: Appel Design Group.



Building D, from a 2022 submission to the [West Orange Planning Board](#). (APPEL D

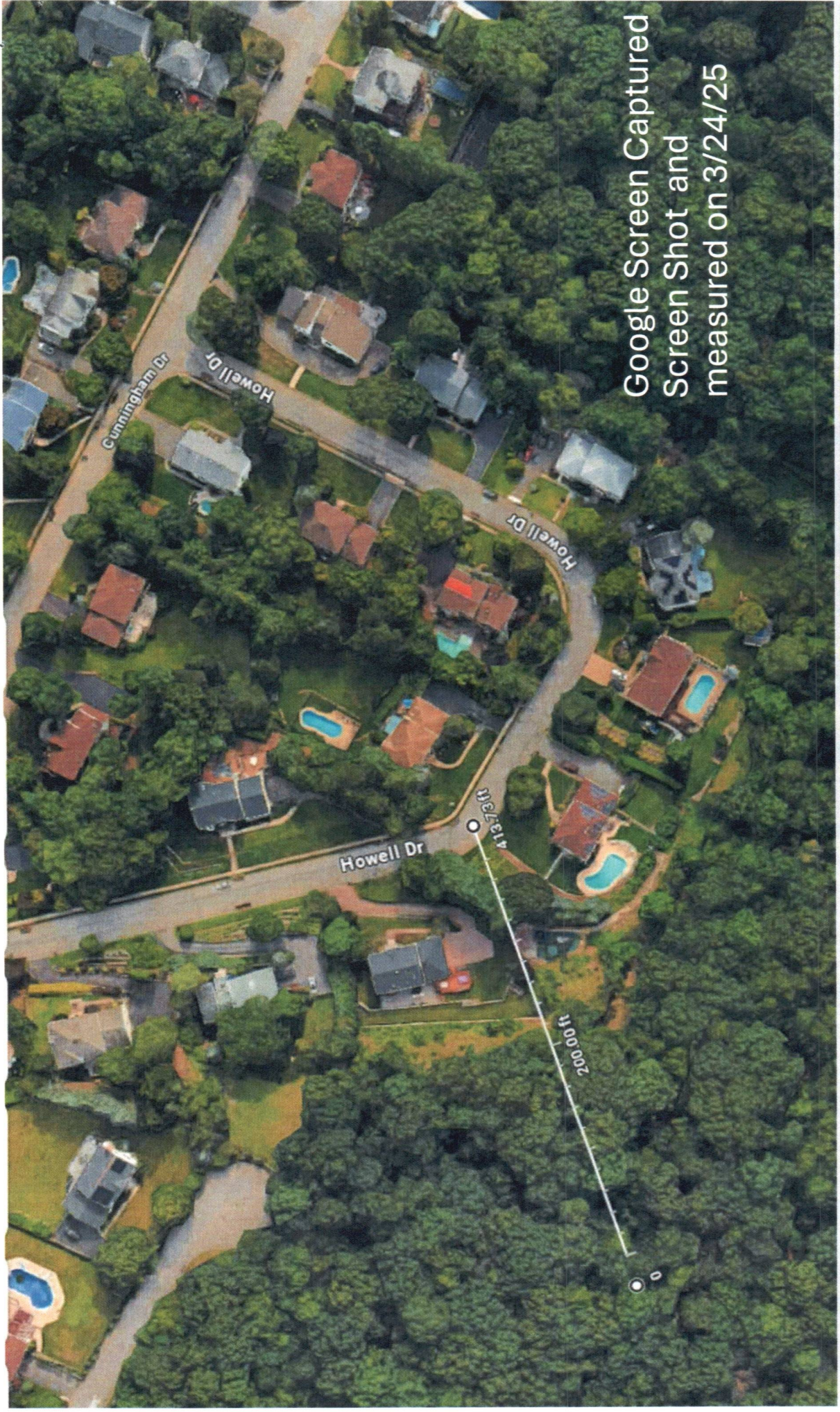
Red Arrows = View is Uphill Blue Line = Approx Ridge Line on the Slope for Building D

Google Map Image 3/24/25 - Screen
Captured - Houses are 13-15-17 Howell from
Left to Right



Google Map Image 3/24/25 - Screen
Captured - House are 15, 17 and 16 Howell
Drive. 16 Howell is across the street.

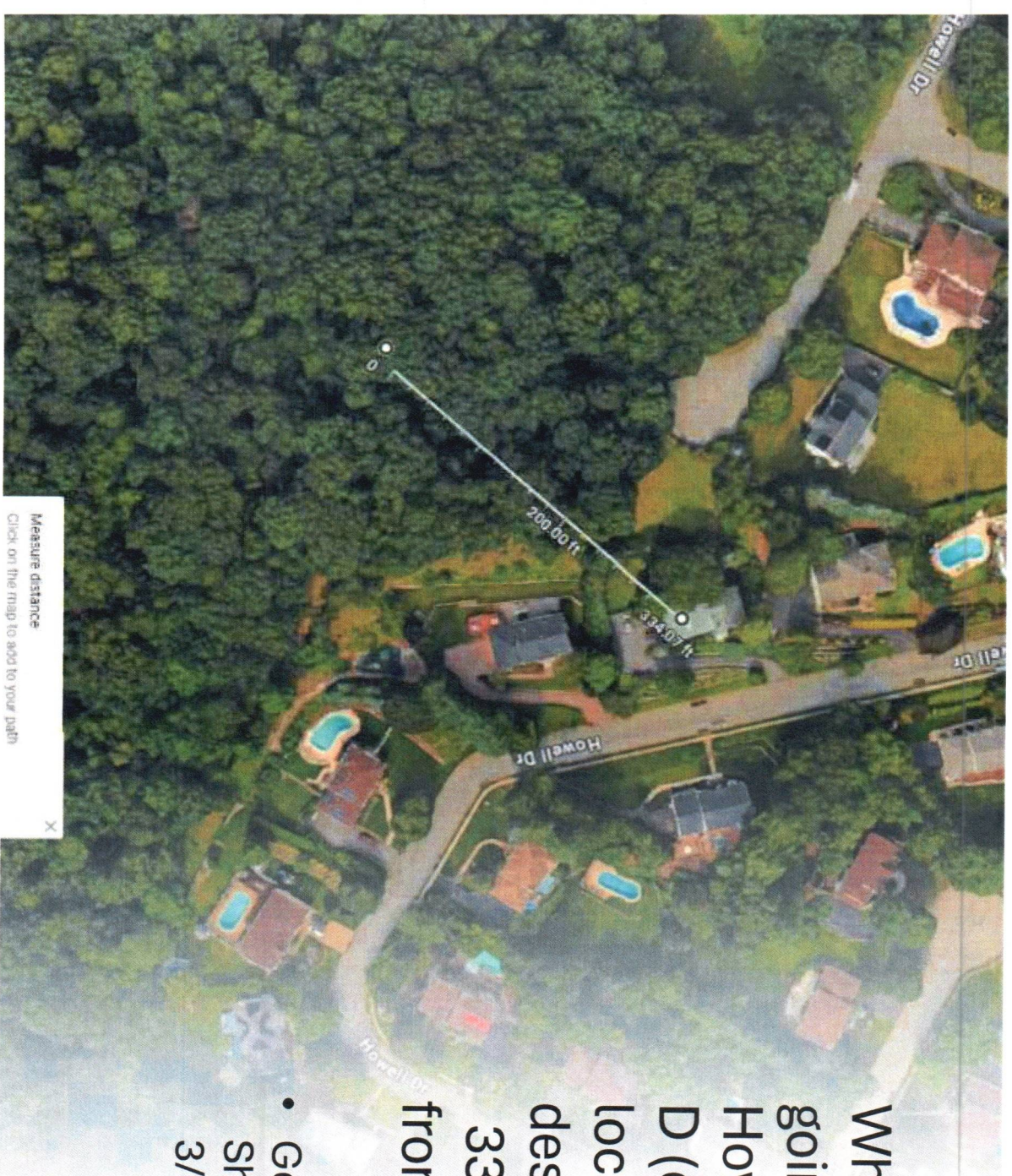




Google Screen Captured
Screen Shot and
measured on 3/24/25

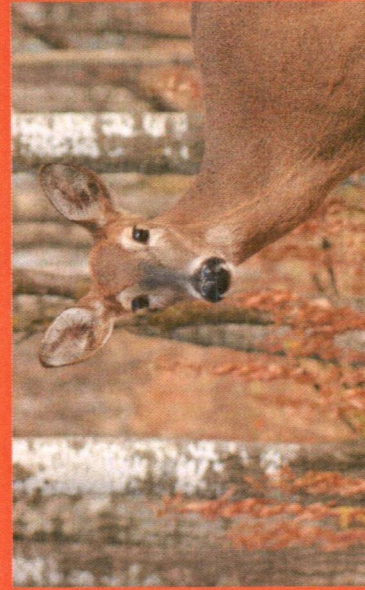
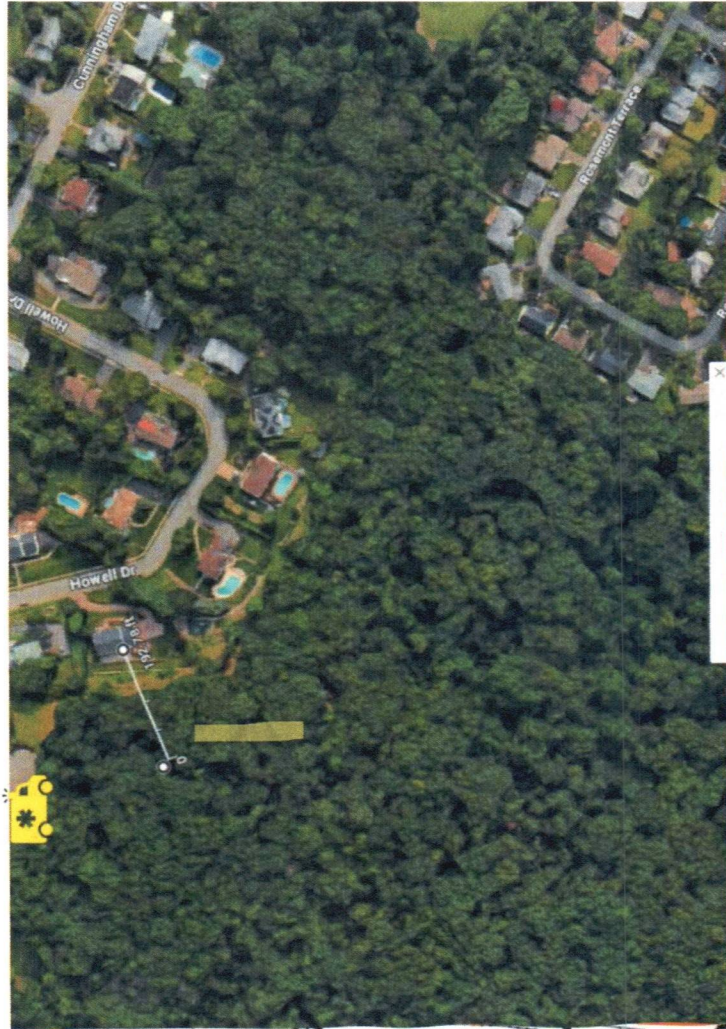
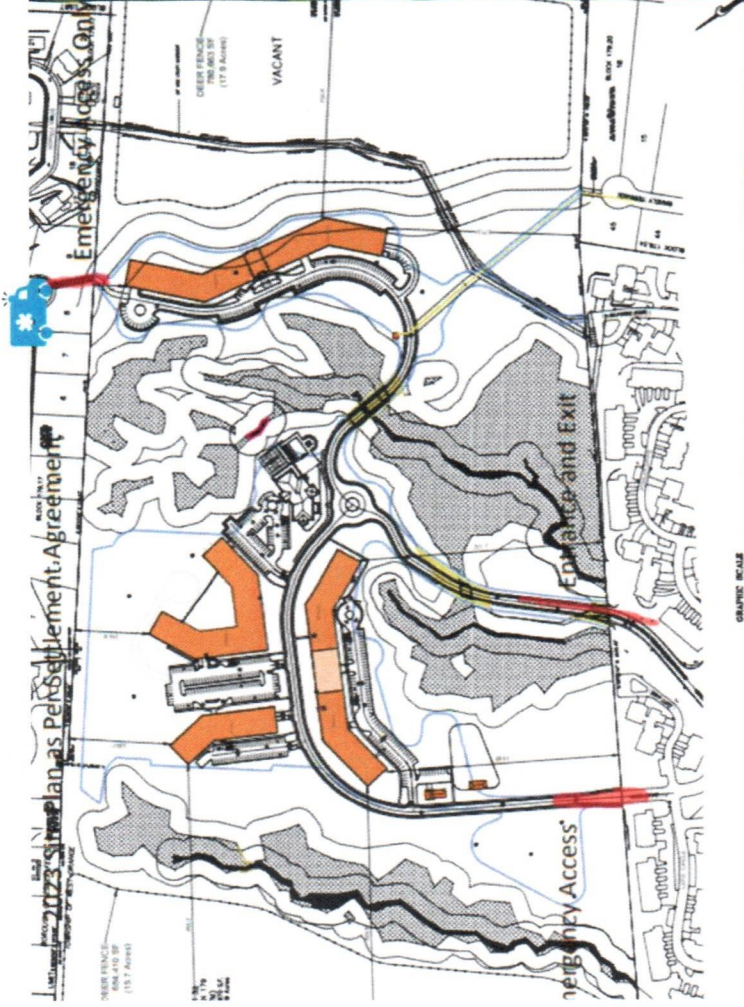
White line in photo is going up slope from Howell Drive to Building D – Approx location according to design -
413 feet from Roadway between the homes 13 & 15 on Howell Drive – Dot to Dot

UNITS: USE THE MAP TO GO TO YOUR POINT
Total distance: 413.73 ft (126.11 m)



White line in photo is going up slope from 17 Howell Drive to Building D (corner) – Approx location according to design submission- 334 feet away from residential home.

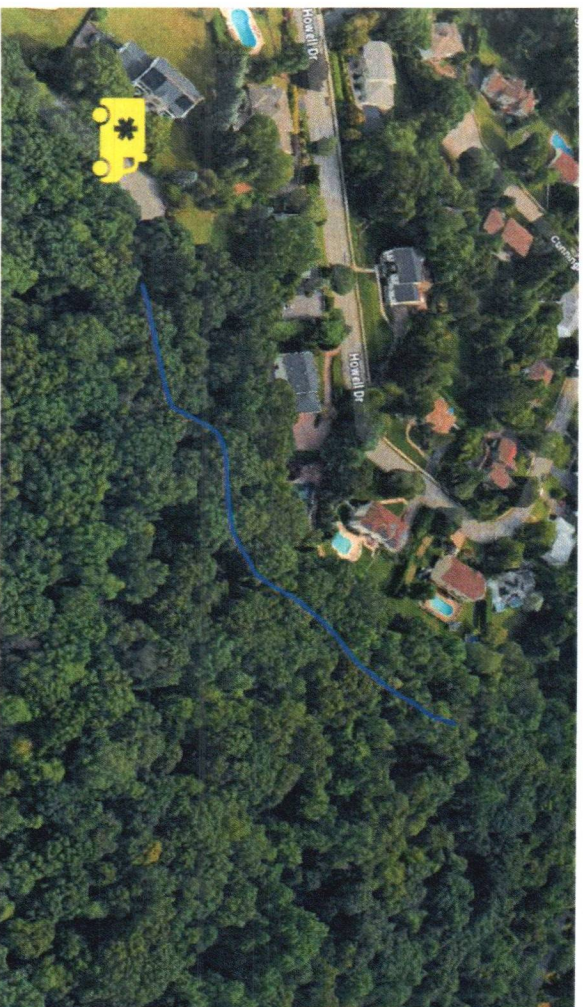
- Google Captured Screen Shot and measured on 3/24/25



2023 Settle Agreement plan left submission – not showing surrounding neighborhood and Howell Drive not positioned correctly VS Google Maps – showing surrounding neighborhood – screen shot 3/24/25 - Over lay requested to show exact location of Building D – drawn to a more exact scale and accuracy is requested before approval planning board. The Yellow and Blue Ambulance represents the emergency egress location off Howell Drive in Culdelsac. - Top of each picture.

Both Images Google Maps Captured Screen Shots 3/25/25

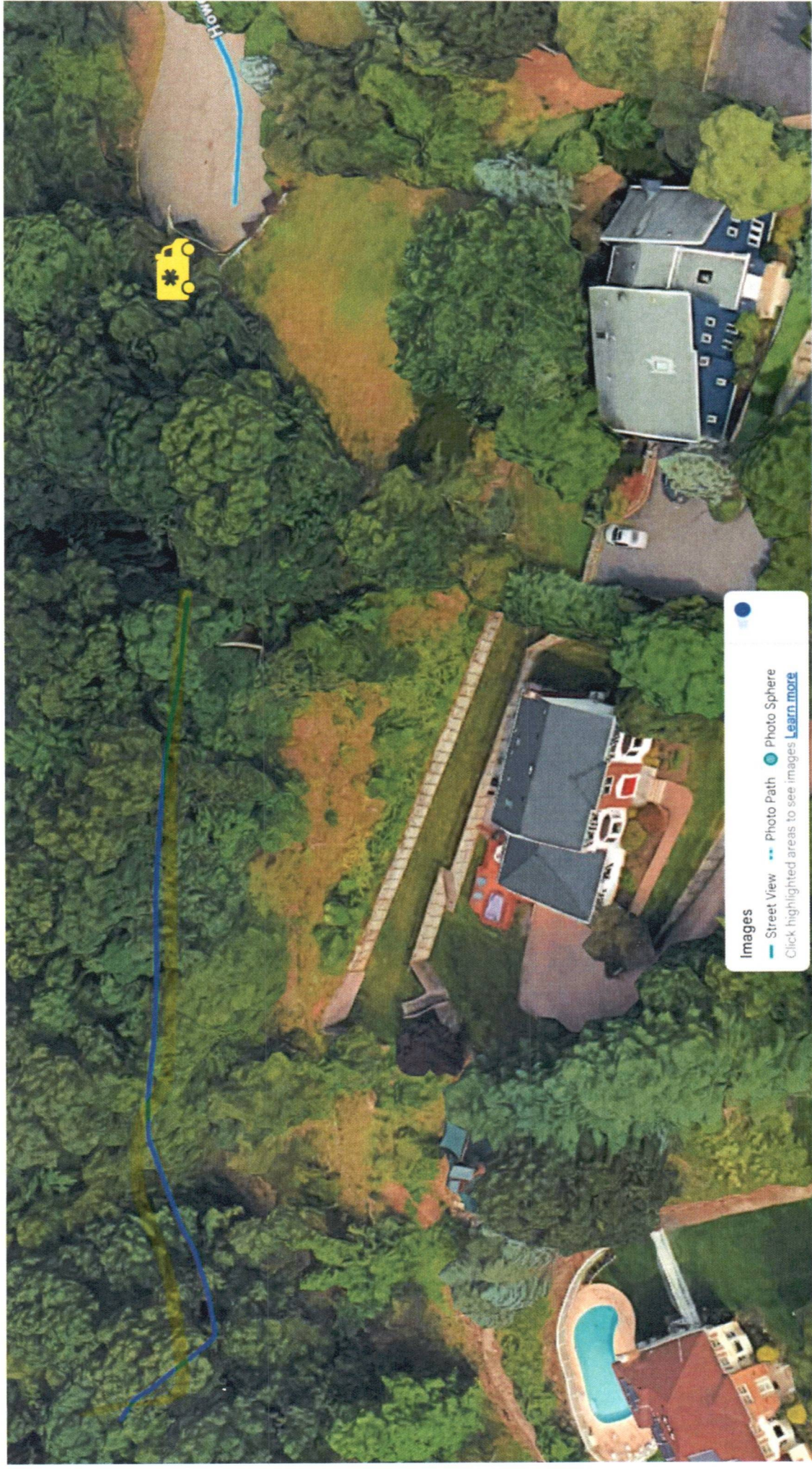
Yellow ambulance shows Culdesac – Howell Drive for Emergency Egress – Blue Line Represents – Where the Stop Begins looking down onto 15, 13, 11, Howell Drive



View is looking up from Howell Drive to #15 - house , Blue lines indicates Approx view of Building D – Rooftop , according to plans



Google Map Screen Shot 3/24/25 – Ariel View looking down on
13,15,17 Howell Drive - Blue line Represents Ridge Line for
Building D- Corner - Yellow Ambulance represents – Howell Drive
Culdesac – Emergency Egress



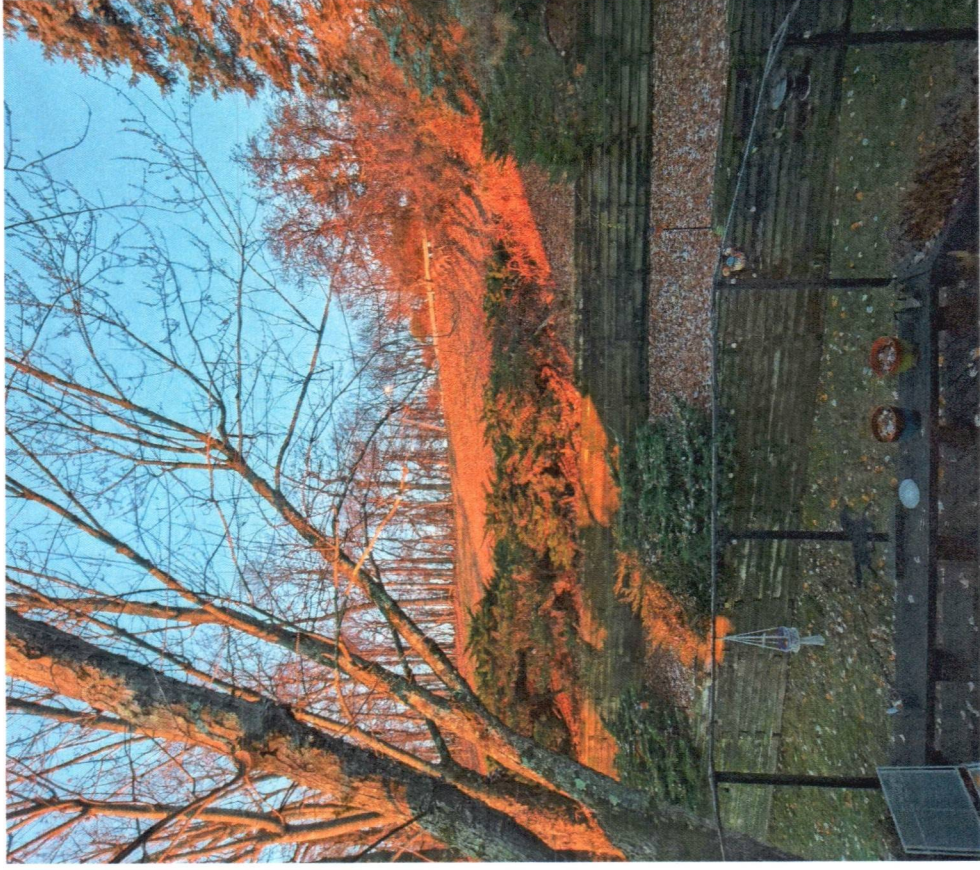
Photos taken on 11/2/25, standing on the Howell Drive cul-de-sac

Which Side will the Access Road be built of the electric box and
what about drainage?



Photos taken by phone on 12/3/25

View from 2nd Floor – 17 Howell Drive
Window of Slope just below emergency
road access and cul-de-sac, the majority
of houses have wood retaining walls.

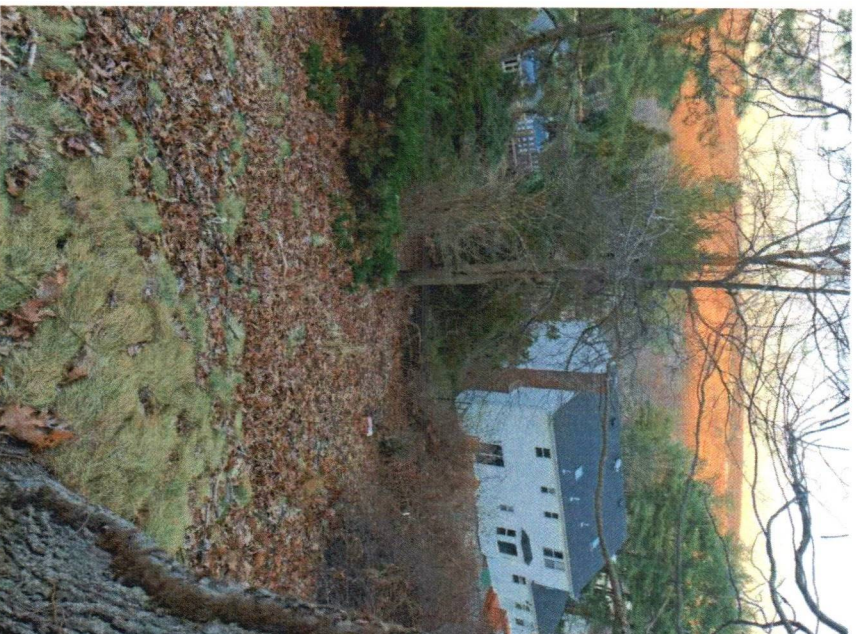
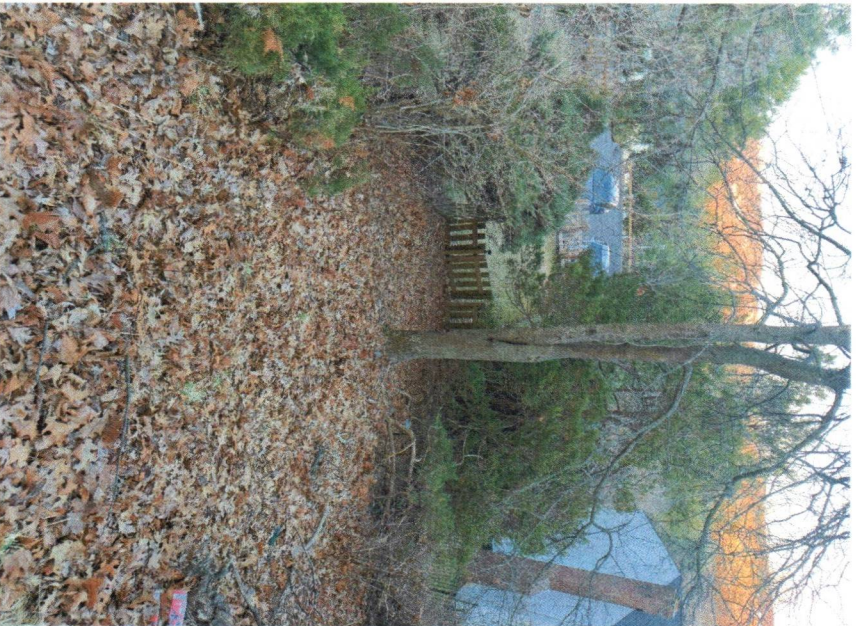


View from 17 Howell Driveway – roofline of
15 Howell and Slope just below where
proposed building D will be built



Photos Taken by phone on 3/12/24

First and Second picture standing at top of slope looking down to 17 & 15 Howell Drive.



Third picture is looking to the right at the top of the Steep Slope, house is 15 Howell Drive – core sample area for blasting

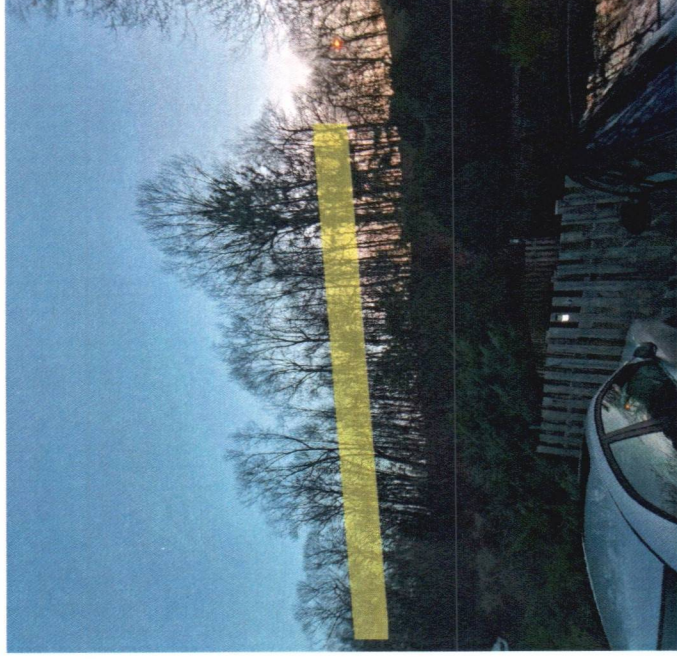


Photos Taken with Mobile Device standing on 17 Howell Drive – Driveway – looking up towards direction of Building D.

Pictures Below – White rooftop is 15 Howell Drive, left, towards the right will be Building D on ridge line. 3/18/25

The picture below is looking up towards the Howell Drive Cul-de-sac – where Emergency Egress will be, towards the right is where Building D will be. 3/18/25

Picture below - chimney and white building is 15 Howell looking up towards building D - 12/17/27



**Photo Taken with phone
on March 12, 2025 facing
towards location of
Building D showing Slope
and Top of Ridge Line
upper Left Hand
Corner, Standing on slope
between 17 Howell
Drive and Howell Drive
Cul-de-sac.**





Photo Taken with Mobile Phone- March 25, 2025 Drive up Howell Drive from Cunningham Drive - View is of 11 and 13 Howell Drive Homes and Above is the location of Building D. Howell drive is a steep slope in itself.