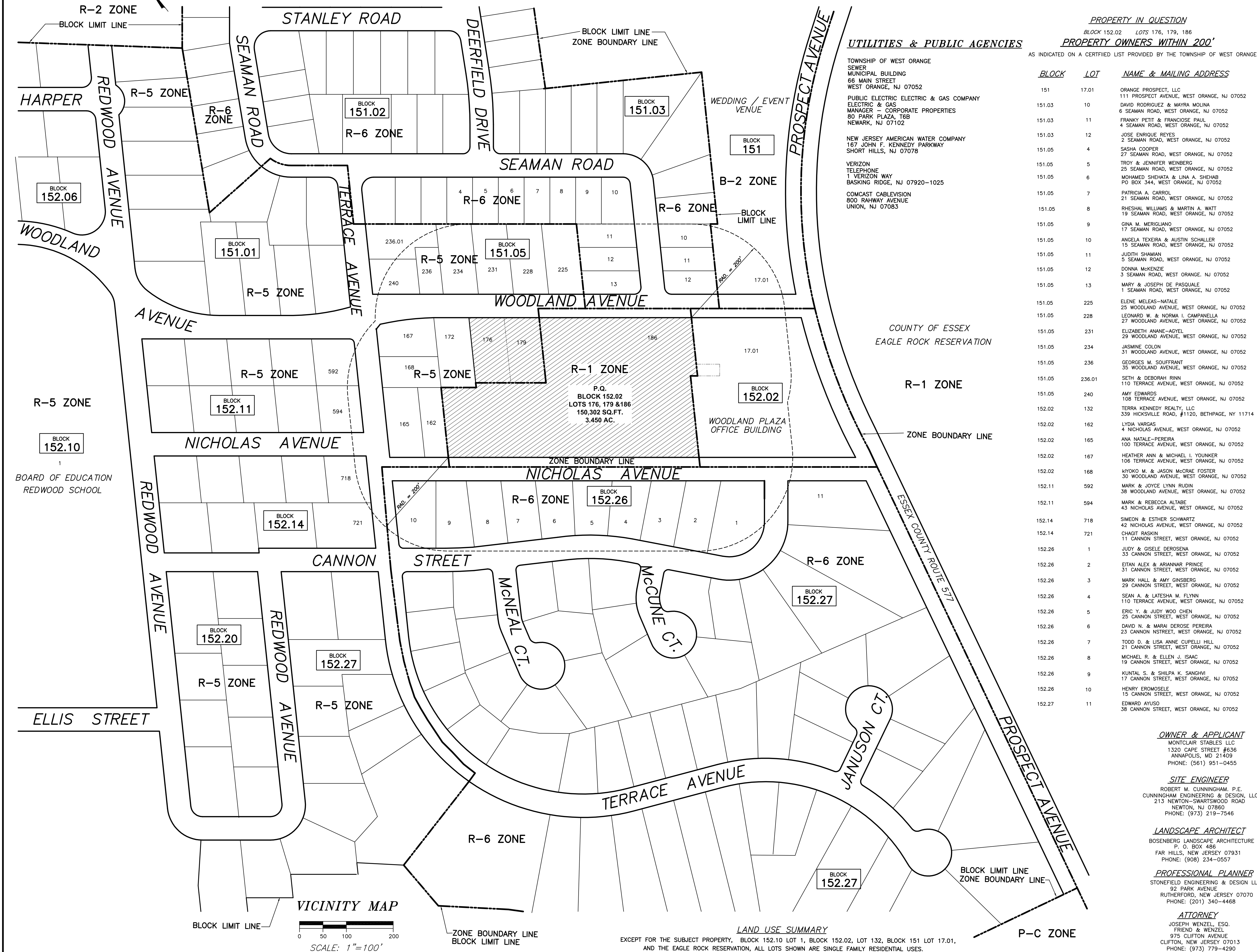


SITE PLAN & VARIANCE APPLICATION PLANS

MONTCLAIR STABLES LLC



REQUIRED PUBLIC AGENCY APPROVALS

SITE PLAN AND VARIANCE APPROVALS FROM THE WEST ORANGE BOARD OF ADJUSTMENT

APPROVAL FOR THE INSTALLATION OF GATES AND IMPROVEMENTS IN NICHOLAS AVENUE FROM THE WEST ORANGE TOWNSHIP COUNCIL

SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION FROM THE HUDSON ESSEX PASSAIC SOIL CONSERVATION DISTRICT

RELIEF REQUESTED FROM THE BOARD OF ADJUSTMENT

SS 25 ATTACHMENT 3: MAXIMUM BUILDING COVERAGE OF 24.73% IS PROPOSED WHERE 20% IS PERMITTED

SS 25 ATTACHMENT 3: MAXIMUM LOT COVERAGE OF 36% IS PROPOSED WHERE 30% IS PERMITTED

SS 25-8.4b: SOLID WALLS AND FENCES UP TO 6 FEET IN HEIGHT ARE PERMITTED IN REAR AND SIDE YARDS, WHERE A 6-FOOT OPAQUE FENCE IS PROPOSED IN THE FRONT YARD AT THE NORTHEASTERN CORNER OF THE LOT.

SS 25-12.2: MINIMUM NUMBER OF PARKING SPACES - THE ORDINANCE DOES NOT SPECIFY A MINIMUM NUMBER OF PARKING SPACES FOR A PRIVATE HORSE TRAINING FACILITY AND 11 PARKING SPACES, INCLUSIVE OF 2 ADA PARKING SPACES ARE PROPOSED

SS 25-12.3: MINIMUM NUMBER OF LOADING - THE ORDINANCE DOES NOT SPECIFY A MINIMUM NUMBER OF LOADING SPACES FOR A PRIVATE HORSE TRAINING FACILITY AND NONE ARE PROPOSED

SS 25-11.3A: A LANDSCAPE BUFFER OF 50 FEET FROM NONRESIDENTIAL TO RESIDENTIAL USE IS REQUIRED AND A BUFFER WIDTH OF 10 FEET IS PROPOSED

SS 25 ATTACHMENT 2: USE VARIANCE RELIEF IS SOUGHT FOR EXPANSION OF A NONCONFORMING USE AND FOR AND FOR A NON-PERMITTED USE AS A PRIVATE HORSE TRAINING FACILITY IS NOT PERMITTED IN THE R-1 AND R-5 ZONES

SS 25-9.2: HOUSING OF ANIMALS IN A PRINCIPAL STRUCTURE

SS 10-12: KEEPING OF ANIMALS AND BIRDS

SS 25-28.8b: DISTURBANCE OF STEEP SLOPES AND EXCESSIVE STEEP SLOPES SHALL NOT EXCEED THE LIMITS ESTABLISHED IN TABLE 1
20% TO 24.99% SLOPES: 20% DISTURBANCE IS ALLOWED AND 51.36% IS PROPOSED
25% AND GREATER SLOPES: 0% DISTURBANCE IS ALLOWED AND 14.12% IS PROPOSED

SITE PLAN SUBDIVISION CHECKLIST ITEM 31: A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PROVIDE TOPOGRAPHIC CONTOURS EXTENDING 200 FEET BEYOND THE SUBJECT PROPERTY.

THIS SITE PLAN APPLICATION WAS APPROVED BY THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WEST ORANGE AT A MEETING HELD ON _____

CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

LIST OF DRAWINGS

SHEET NUMBER	DATE	DRAWING TITLE
SE-1	JANUARY 31, 2026	TITLE SHEET
SE-2	JANUARY 30, 2026	EXISTING CONDITIONS & DEMOLITION PLAN
SE-3	JANUARY 31, 2026	SITE PLAN
SE-4	JANUARY 31, 2026	GRADING & DRAINAGE PLAN
SE-5	JANUARY 31, 2026	LIGHTING PLAN
SE-6	JANUARY 31, 2026	SITE DETAILS
SE-7	JANUARY 31, 2026	SOIL EROSION & SEDIMENT CONTROL PLAN
SE-8	JANUARY 31, 2026	SOIL EROSION & SEDIMENT CONTROL DETAILS
SE-9	JANUARY 31, 2026	TRUCK MOVEMENTS

REVISED JANUARY 31, 2026: DELETE 2 SHEETS, RE-NUMBER SHEETS, DELETE PROPOSED DRIVEWAY EXTENSION THROUGH NICHOLAS AVENUE

REVISED AUGUST 25, 2025: LATEST SHEET DATES, LIST OF REQUIRED APPROVALS

TITLE SHEET

Sheet SE-1

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77

THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC

Certificate of Authorization No. 24G428201400

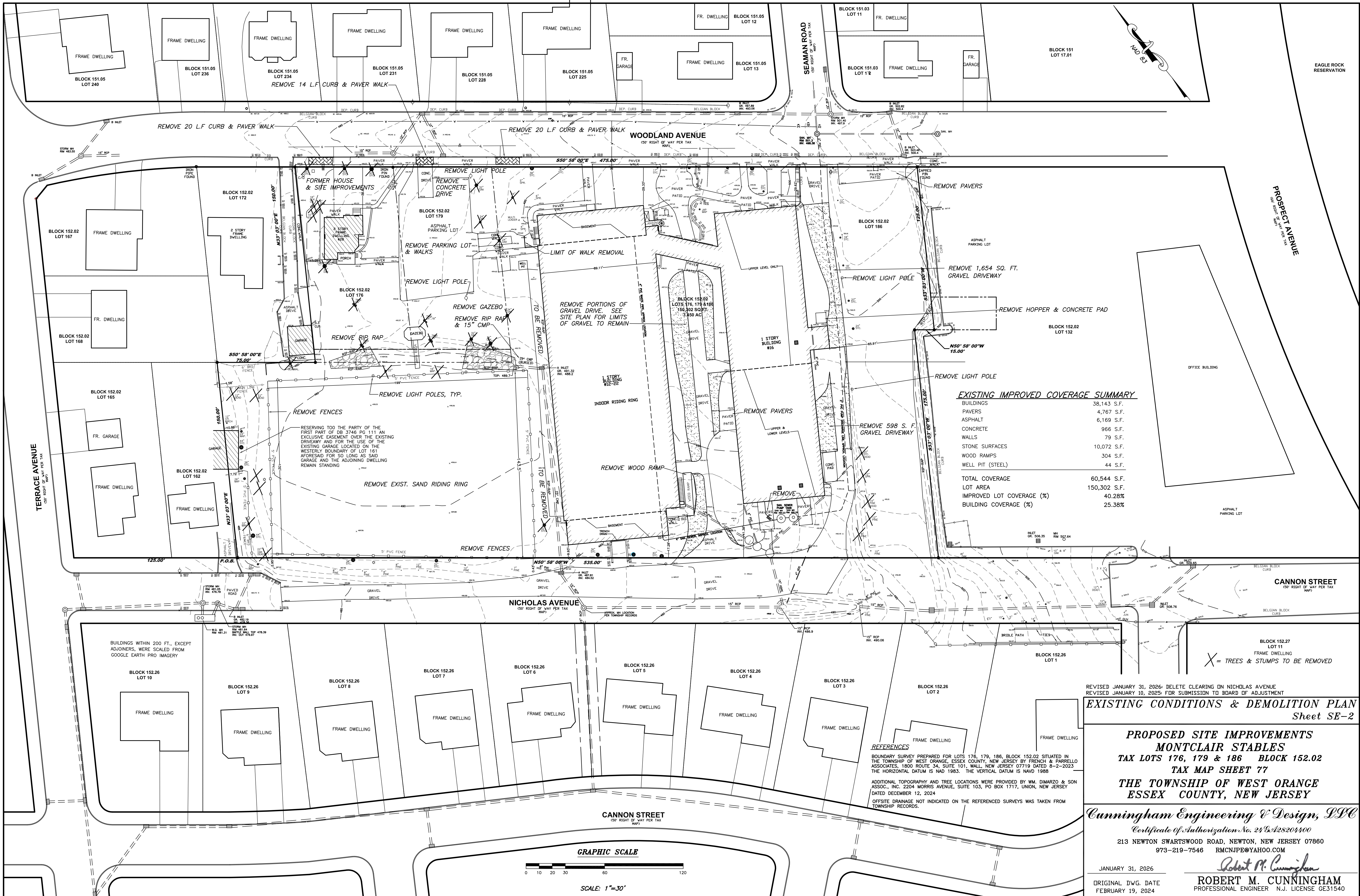
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

JANUARY 31, 2026

ORIGINAL DRAWING DATE:
JANUARY 6, 2025

SCALE: 1"=100'

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540



EXISTING IMPROVED COVERAGE SUMMARY

BUILDINGS	38,143 S.F.
PAVERS	4,767 S.F.
ASPHALT	6,169 S.F.
CONCRETE	966 S.F.
WALLS	79 S.F.
STONE SURFACES	10,072 S.F.
WOOD RAMPS	304 S.F.
WELL PIT (STEEL)	44 S.F.
TOTAL COVERAGE	60,544 S.F.
LOT AREA	150,302 S.F.
IMPROVED LOT COVERAGE (%)	40.28%
BUILDING COVERAGE (%)	25.38%

REVISED JANUARY 31, 2026; DELETE CLEARING ON NICHOLAS AVENUE
REVISED JANUARY 10, 2025; FOR SUBMISSION TO BOARD OF ADJUSTMENT

EXISTING CONDITIONS & DEMOLITION PLAN
Sheet SE-2

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

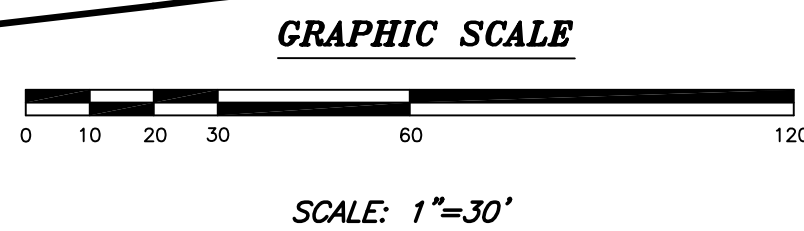
Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24B-128201400
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

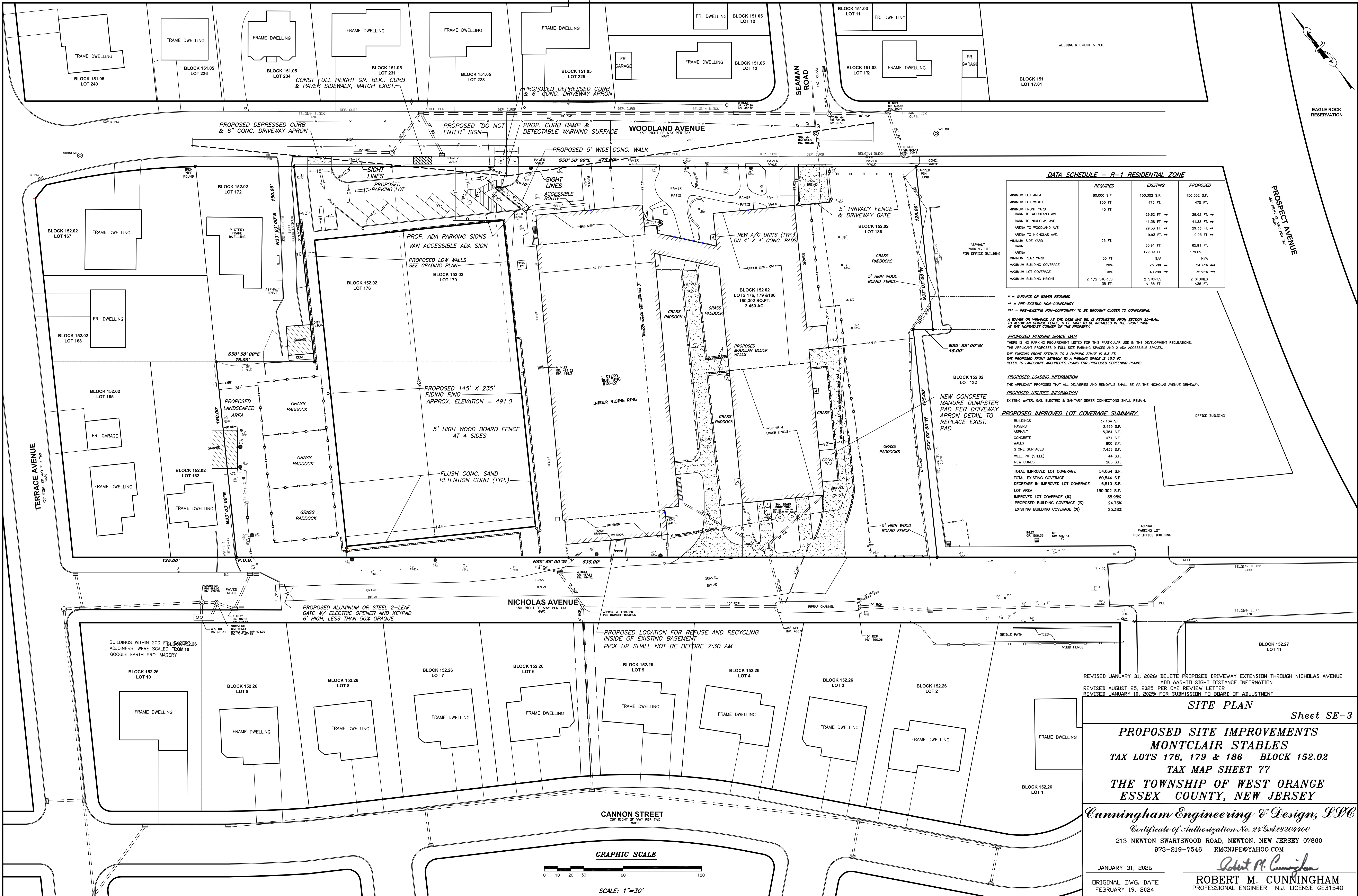
REVISED JANUARY 31, 2026

ORIGINAL DWG. DATE
FEBRUARY 19, 2024

Robert M. Cunningham
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

REFERENCES
BOUNDARY SURVEY PREPARED FOR LOTS 176, 179, 186, BLOCK 152.02 SITUATED IN THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY BY FRENCH & PARRELO ASSOCIATES, 1800 ROUTE 34, SUITE 101, WALL, NEW JERSEY 07719 DATED 8-2-2023 THE HORIZONTAL DATUM IS NAD 1983. THE VERTICAL DATUM IS NAVD 1988
ADDITIONAL TOPOGRAPHY AND TREE LOCATIONS WERE PROVIDED BY WM. DIMARZO & SON ASSOC., INC. 2204 MORRIS AVENUE, SUITE 103, PO BOX 1717, UNION, NEW JERSEY DATED DECEMBER 12, 2024
OFFSITE DRAINAGE NOT INDICATED ON THE REFERENCED SURVEYS WAS TAKEN FROM TOWNSHIP RECORDS.





DATA SCHEDULE - R-1 RESIDENTIAL ZONE

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	80,000 S.F.	150,302 S.F.	150,302 S.F.
MINIMUM LOT WIDTH	150 FT.	475 FT.	475 FT.
MINIMUM FRONT YARD BARN TO WOODLAND AVE.	40 FT.	29.62 FT. **	29.62 FT. **
BARN TO NICHOLAS AVE.		41.38 FT. **	41.38 FT. **
ARENA TO WOODLAND AVE.		29.33 FT. **	29.33 FT. **
ARENA TO NICHOLAS AVE.		9.93 FT. **	9.93 FT. **
MINIMUM SIDE YARD	25 FT.	65.91 FT.	65.91 FT.
BARN		179.09 FT.	179.09 FT.
ARENA		179.09 FT.	179.09 FT.
MINIMUM REAR YARD	50 FT.	N/A	N/A
MAXIMUM BUILDING COVERAGE	20%	25.38% **	24.73% ***
MAXIMUM LOT COVERAGE	30%	40.28% **	35.95% ***
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 STORIES	2 STORIES
	35 FT.	< 35 FT.	< 35 FT.

** = VARIANCE OR WAIVER REQUIRED
*** = PRE-EXISTING NON-CONFORMITY
**** = PRE-EXISTING NON-CONFORMITY TO BE BROUGHT CLOSER TO CONFORMING.

A WAIVER OR VARIANCE, AS THE CASE MAY BE, IS REQUESTED FROM SECTION 25-B-4b TO ALLOW AN OPACITY FENCE, 8 FT. HIGH TO BE INSTALLED IN THE FRONT YARD AT THE NORTHEAST CORNER OF THE PROPERTY.

PROPOSED PARKING SPACE DATA
THERE IS NO PARKING REQUIREMENT LISTED FOR THIS PARTICULAR USE IN THE DEVELOPMENT REGULATIONS. THE APPLICANT PROPOSES 9 FULL SIZE PARKING SPACES AND 2 ADA ACCESSIBLE SPACES. THE EXISTING FRONT SETBACK TO A PARKING SPACE IS 8.3 FT. THE PROPOSED FRONT SETBACK TO A PARKING SPACE IS 15.7 FT. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR PROPOSED SCREENING PLANTS.

PROPOSED LOADING INFORMATION
THE APPLICANT PROPOSES THAT ALL DELIVERIES AND REMOVALS SHALL BE VIA THE NICHOLAS AVENUE DRIVEWAY.

PROPOSED UTILITIES INFORMATION
EXISTING WATER, GAS, ELECTRIC & SANITARY SEWER CONNECTIONS SHALL REMAIN.

PROPOSED IMPROVED LOT COVERAGE SUMMARY

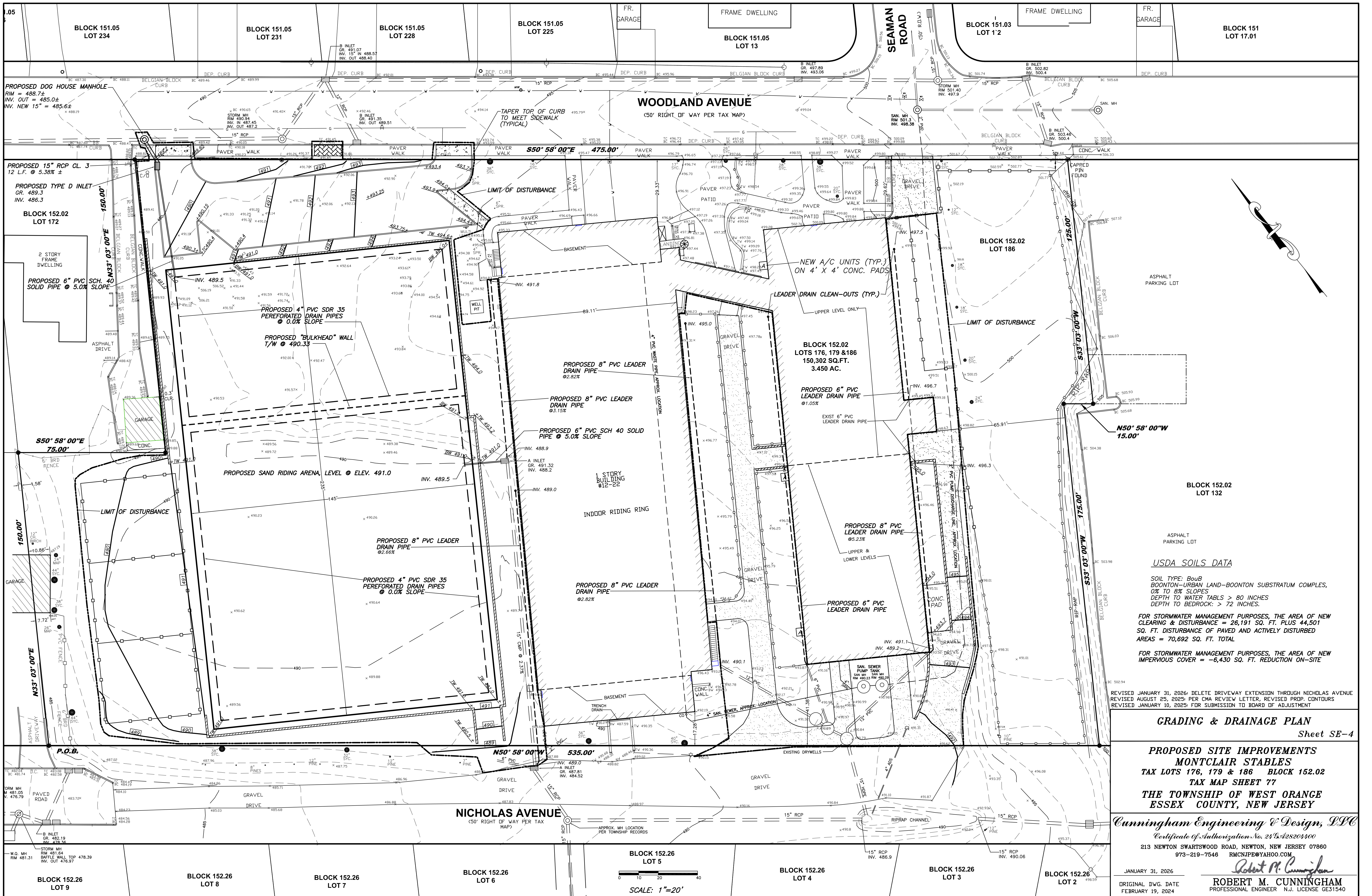
BUILDINGS	37,184 S.F.
PAVERS	2,469 S.F.
ASPHALT	5,384 S.F.
CONCRETE	471 S.F.
WALLS	800 S.F.
STONE SURFACES	7,438 S.F.
WELL PIT (STEEL)	44 S.F.
NEW CURBS	286 S.F.
TOTAL IMPROVED LOT COVERAGE	54,034 S.F.
TOTAL EXISTING COVERAGE	60,544 S.F.
DECREASE IN IMPROVED LOT COVERAGE	6,510 S.F.
LOT AREA	150,302 S.F.
IMPROVED LOT COVERAGE (%)	35.95%
PROPOSED BUILDING COVERAGE (%)	24.73%
EXISTING BUILDING COVERAGE (%)	25.38%

REVISED JANUARY 31, 2026: DELETE PROPOSED DRIVEWAY EXTENSION THROUGH NICHOLAS AVENUE
REVISED AUGUST 25, 2025: ADD AASHTO SIGHT DISTANCE INFORMATION
REVISED JANUARY 10, 2025: PER ONE REVIEW LETTER
REVISED JANUARY 10, 2025: FOR SUBMISSION TO BOARD OF ADJUSTMENT

SITE PLAN
Sheet SE-3

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 25128204400
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM
JANUARY 31, 2026
ORIGINAL DWG. DATE
FEBRUARY 19, 2024
Robert M. Cunningham
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540



USDA SOILS DATA

SOIL TYPE: *BcUB*
BOONTON-URBAN LAND-BOONTON SUBSTRATUM COMPLEX,
0% TO 8% SLOPES
DEPTH TO WATER TABLES > 80 INCHES
DEPTH TO BEDROCK: > 72 INCHES

FOR STORMWATER MANAGEMENT PURPOSES, THE AREA OF NEW
CLEARING & DISTURBANCE = 26,191 SQ. FT. PLUS 44,501
SQ. FT. DISTURBANCE OF PAVED AND ACTIVELY DISTURBED
AREAS = 70,692 SQ. FT. TOTAL

FOR STORMWATER MANAGEMENT PURPOSES, THE AREA OF NEW
IMPERVIOUS COVER = -6,430 SQ. FT. REDUCTION ON-SITE

REVISED JANUARY 31, 2026: DELETE DRIVEWAY EXTENSION THROUGH NICHOLAS AVENUE
REVISED AUGUST 25, 2025: PER CMA REVIEW LETTER, REVISED PROP. CONTOURS
REVISED JANUARY 10, 2025: FOR SUBMISSION TO BOARD OF ADJUSTMENT

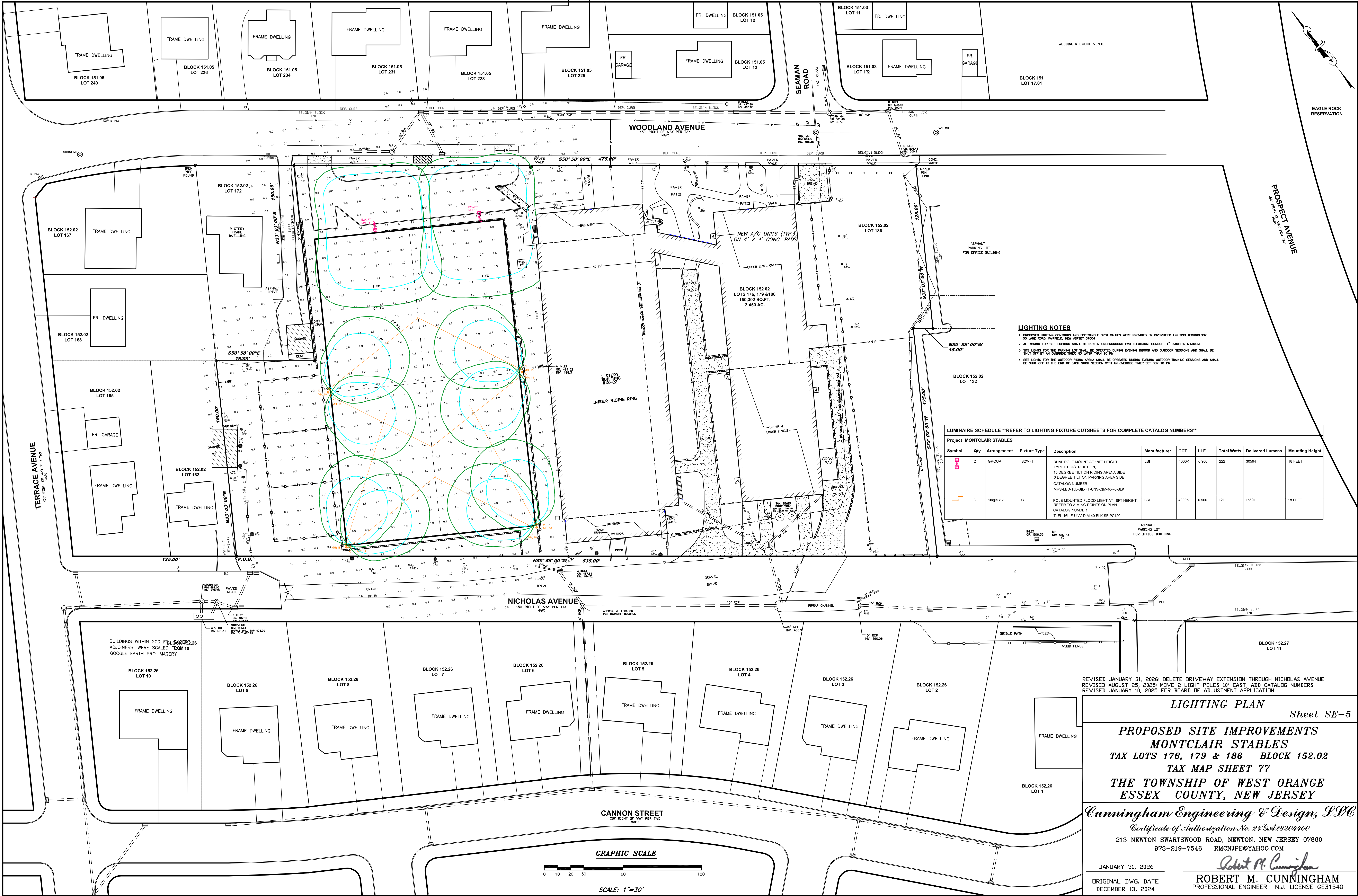
GRADING & DRAINAGE PLAN
Sheet SE-4

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
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213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

Robert M. Cunningham
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

JANUARY 31, 2026
ORIGINAL DWG. DATE
FEBRUARY 19, 2024



- LIGHTING NOTES**
- 1. PROPOSED LIGHTING CONTOURS AND FOOTCANDLE SPOT VALUES WERE PROVIDED BY DIVERSIFIED LIGHTING TECHNOLOGY 50 LANE ROAD, FORT LEE, NEW JERSEY 07640
 - 2. ALL WIRING FOR SITE LIGHTING SHALL BE RUN IN UNDERGROUND PVC ELECTRICAL CONDUIT, 1" DIAMETER MINIMUM.
 - 3. SITE LIGHTS FOR THE PARKING LOT SHALL BE OPERATED DURING EVENING INDOOR AND OUTDOOR SESSIONS AND SHALL BE SHUT OFF BY AN OVERIDE TIMER NO LATER THAN 10 PM.
 - 4. SITE LIGHTS FOR THE OUTDOOR RIDING ARENA SHALL BE OPERATED DURING EVENING OUTDOOR TRAINING SESSIONS AND SHALL BE SHUT OFF AT THE END OF EACH SUCH SESSION WITH AN OVERIDE TIMER SET FOR 10 PM.

LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**

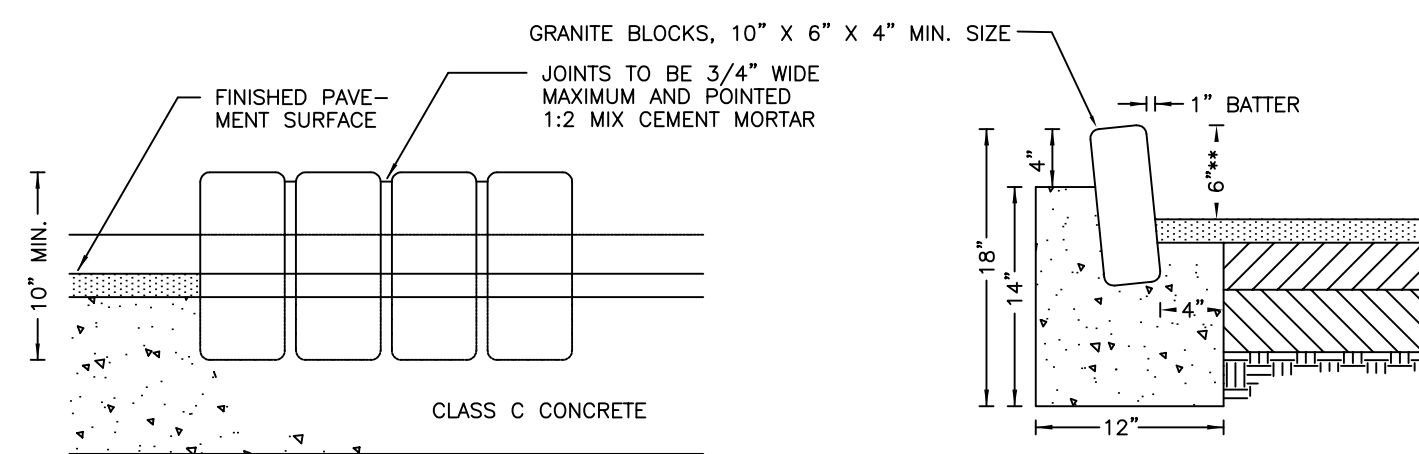
Project: MONTCLAIR STABLES										
Symbol	Qty	Arrangement	Fixture Type	Description	Manufacturer	CCT	LLF	Total Watts	Delivered Lumens	Mounting Height
	2	GROUP	B2X-FT	DUAL POLE MOUNT AT 18FT HEIGHT, TYPE FT DISTRIBUTION 15 DEGREE TILT ON RIDING ARENA SIDE 0 DEGREE TILT ON PARKING AREA SIDE CATALOG NUMBER MRS-LED-15L-SIL-FT-UNV-DIM-40-70-BLK	LSI	4000K	0.900	222	30594	18 FEET
	8	Single x 2	C	POLE MOUNTED FLOOD LIGHT AT 18FT HEIGHT, REFER TO AIMING POINTS ON PLAN CATALOG NUMBER TLF-16L-F-UNV-DIM-40-BLK-SF-PC120	LSI	4000K	0.900	121	15691	18 FEET

REVISED JANUARY 31, 2026: DELETE DRIVEWAY EXTENSION THROUGH NICHOLAS AVENUE
REVISED AUGUST 25, 2025: MOVE 2 LIGHT POLES 10' EAST, ADD CATALOG NUMBERS
REVISED JANUARY 10, 2025 FOR BOARD OF ADJUSTMENT APPLICATION

LIGHTING PLAN
Sheet SE-5

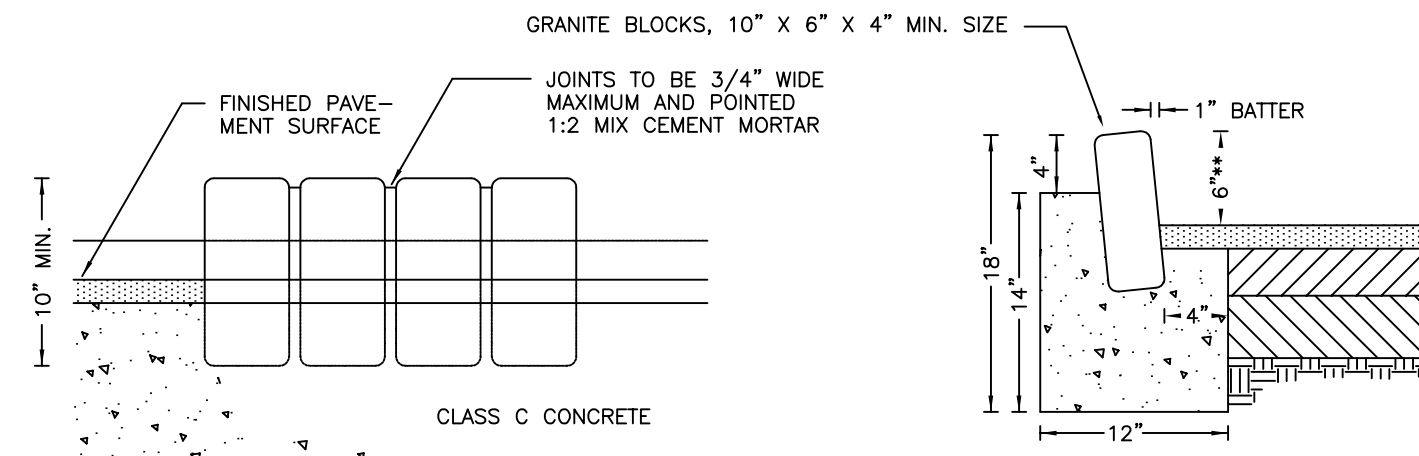
PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 25428204400
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM
JANUARY 31, 2026
ORIGINAL DWG. DATE
DECEMBER 13, 2024
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540



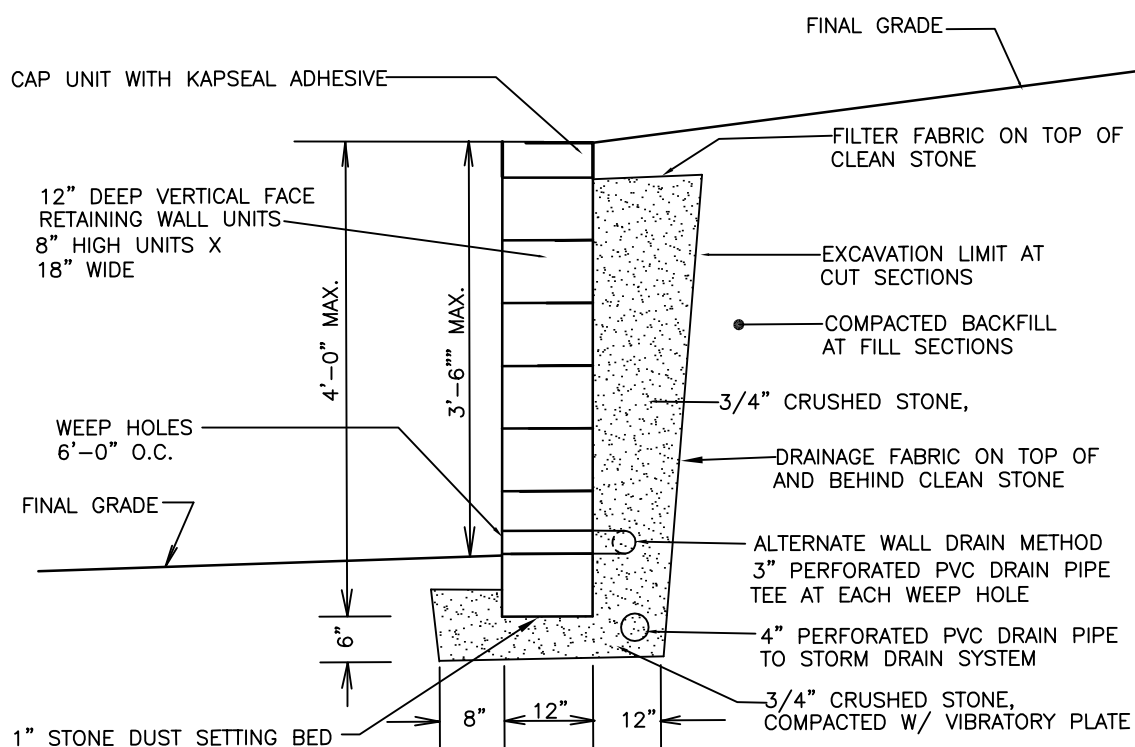
GRANITE BLOCK CURB & ROAD RESTORATION DETAIL

N.T.S.



GRANITE BLOCK CURB & SITE PAVEMENT DETAIL

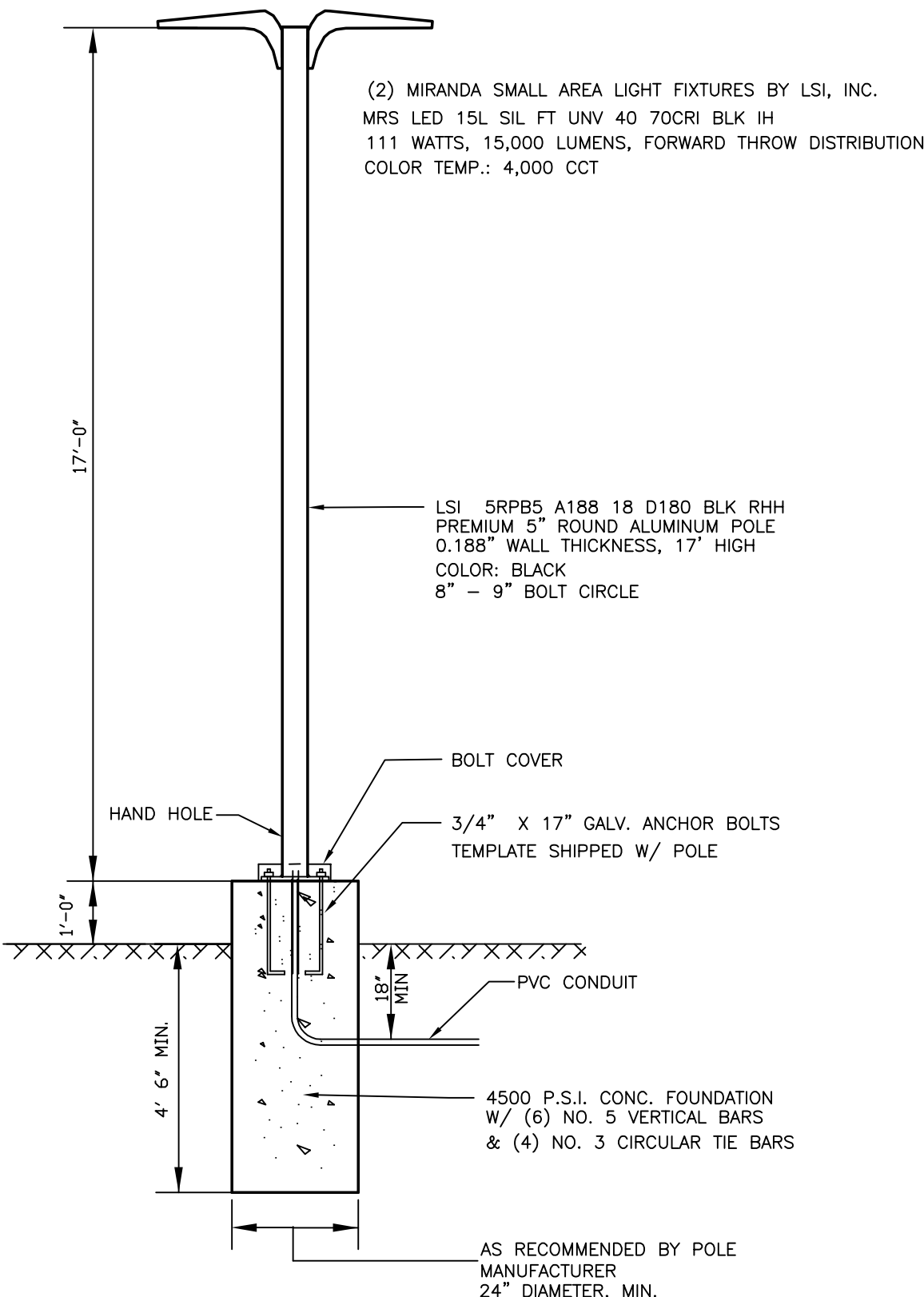
N.T.S.



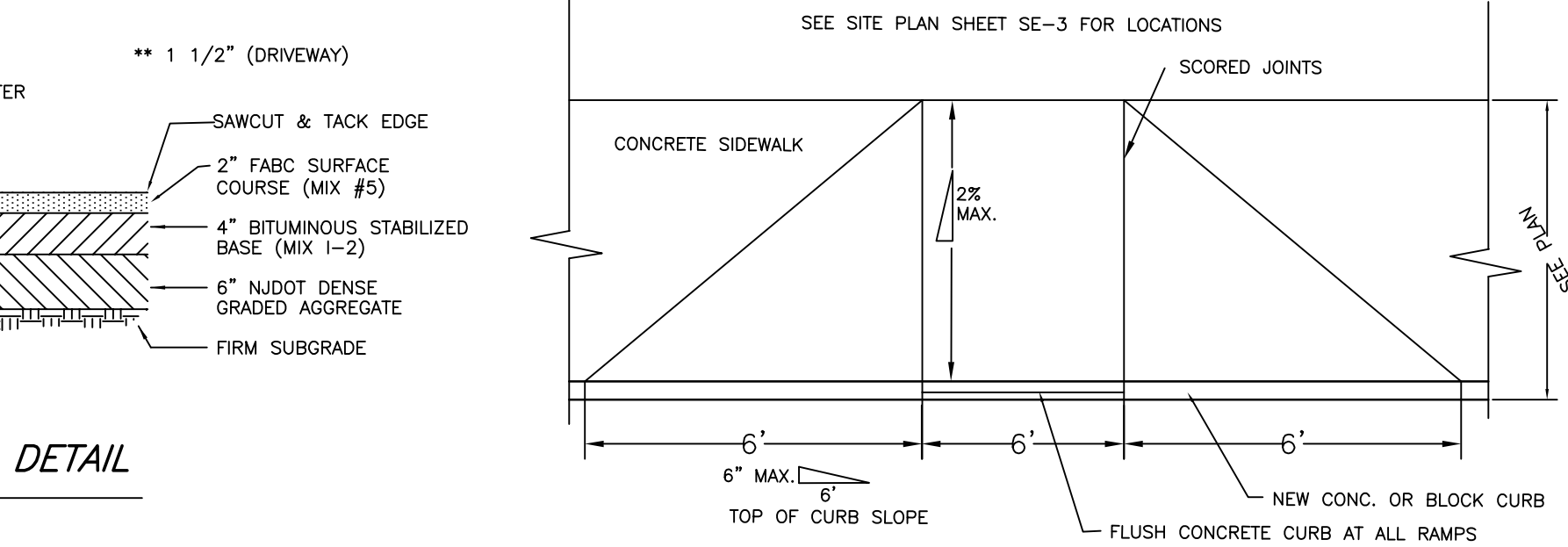
SUBMIT BLOCK MANUFACTURER'S DATA TO DESIGN ENGINEER FOR APPROVAL

MODULAR BLOCK WALL SECTION

UP TO 3'-6" HIGH

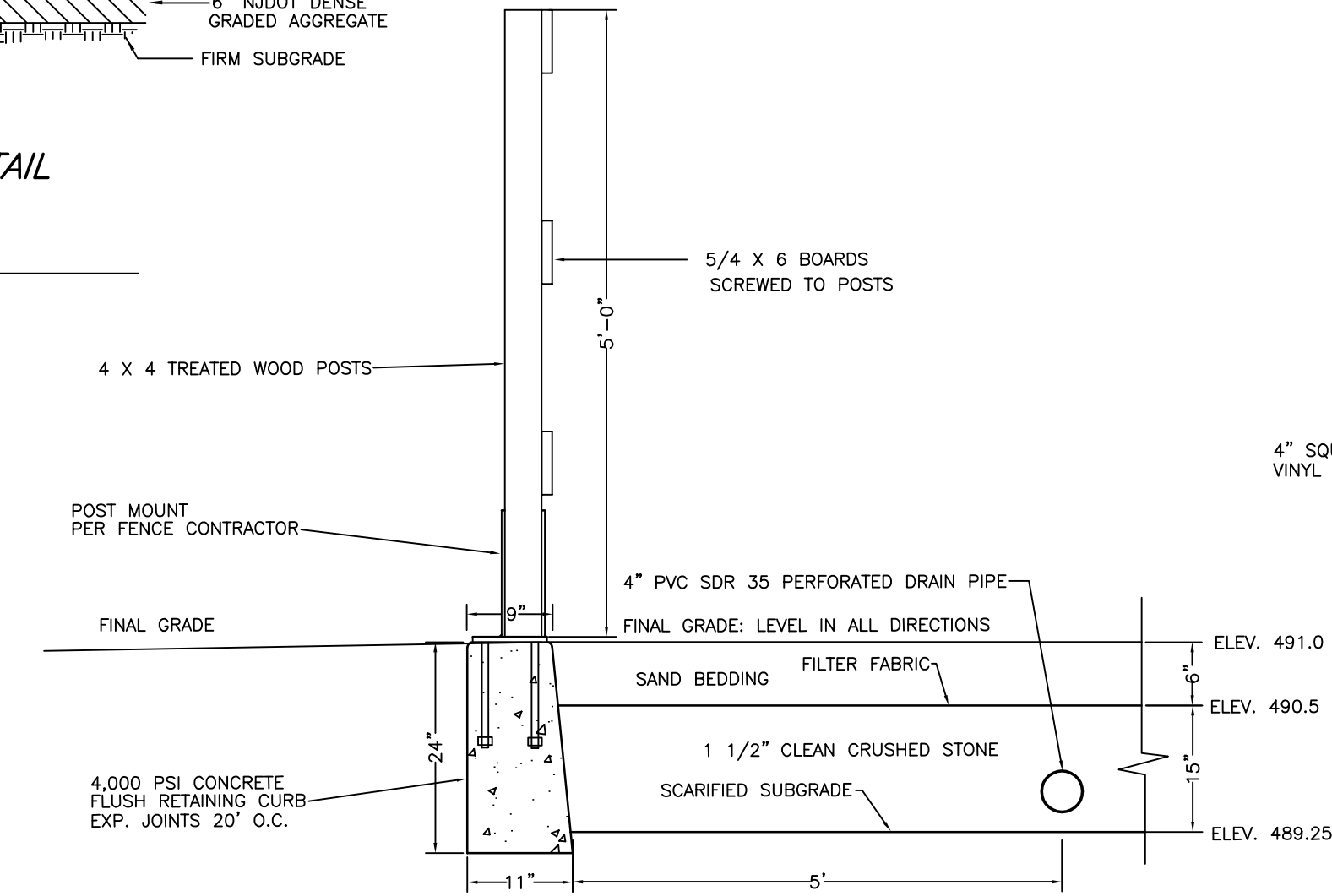


POLE LIGHT DETAIL



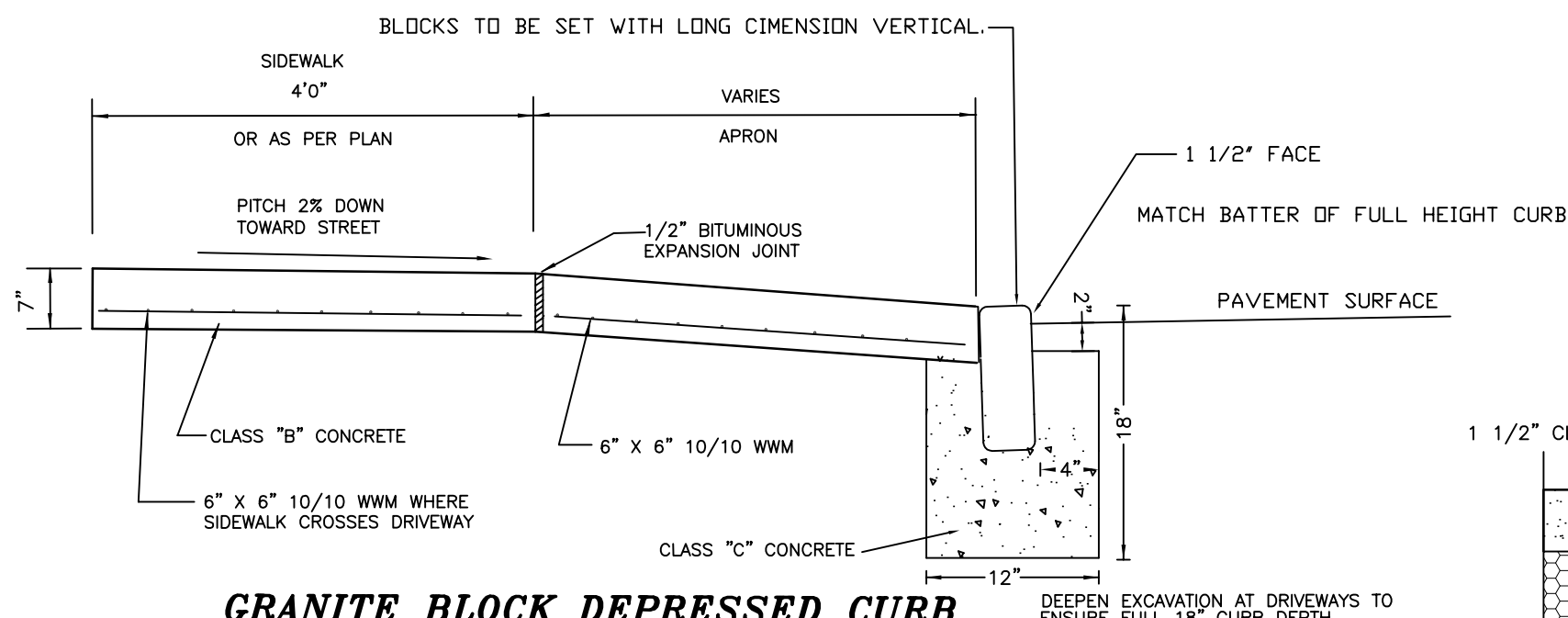
PLAN VIEW AT HANDICAP RAMP

N.T.S.



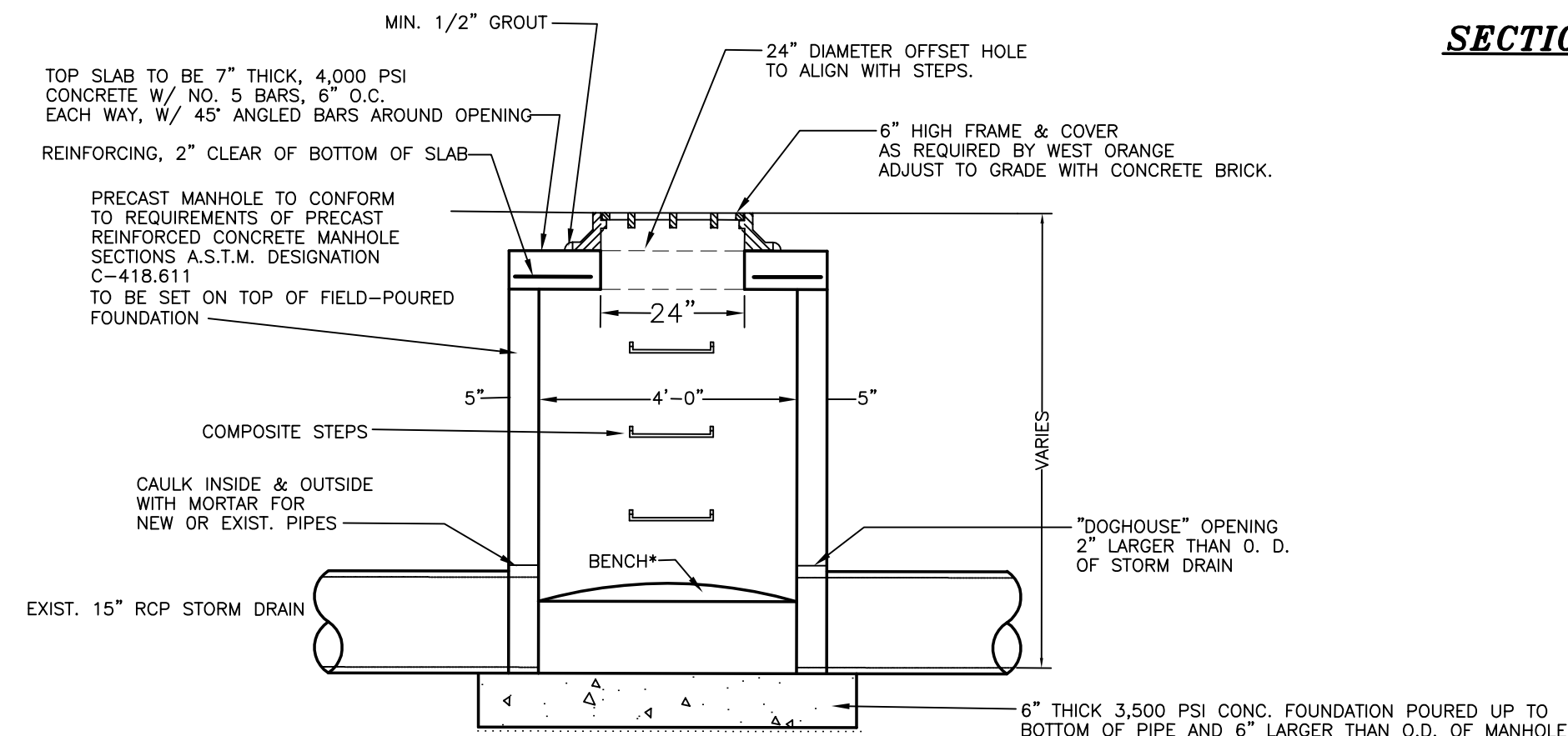
SECTION DETAIL OF RETENTION CURB & RIDING ARENA

N.T.S.



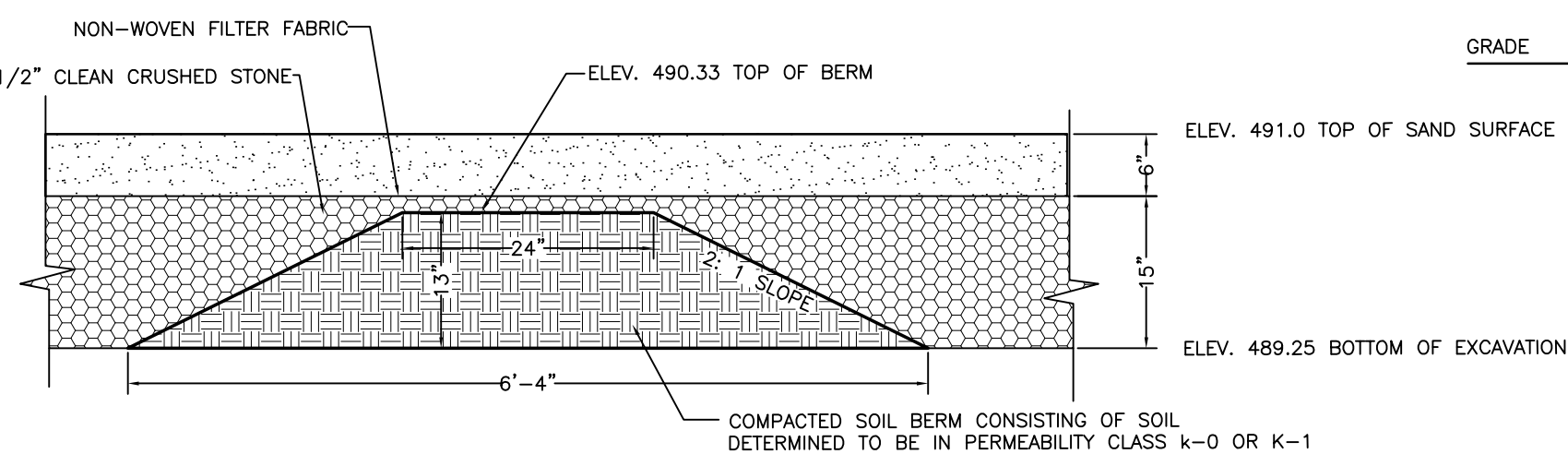
GRANITE BLOCK DEPRESSED CURB AND CONCRETE DRIVEWAY APRON DETAIL

N.T.S.



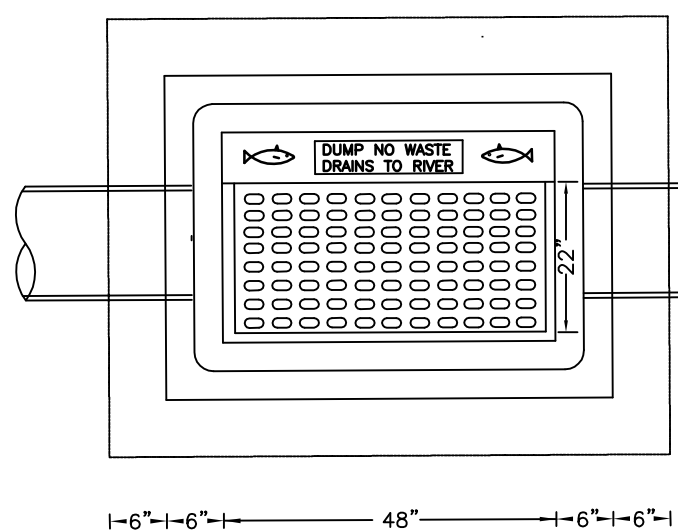
PRECAST DOGHOUSE MANHOLE

N.T.S.

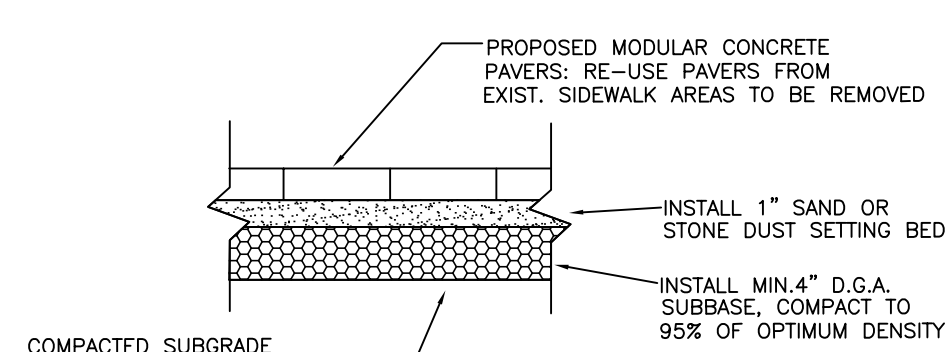


SECTION DETAIL OF EARTH BERM BULKHEAD

N.T.S.

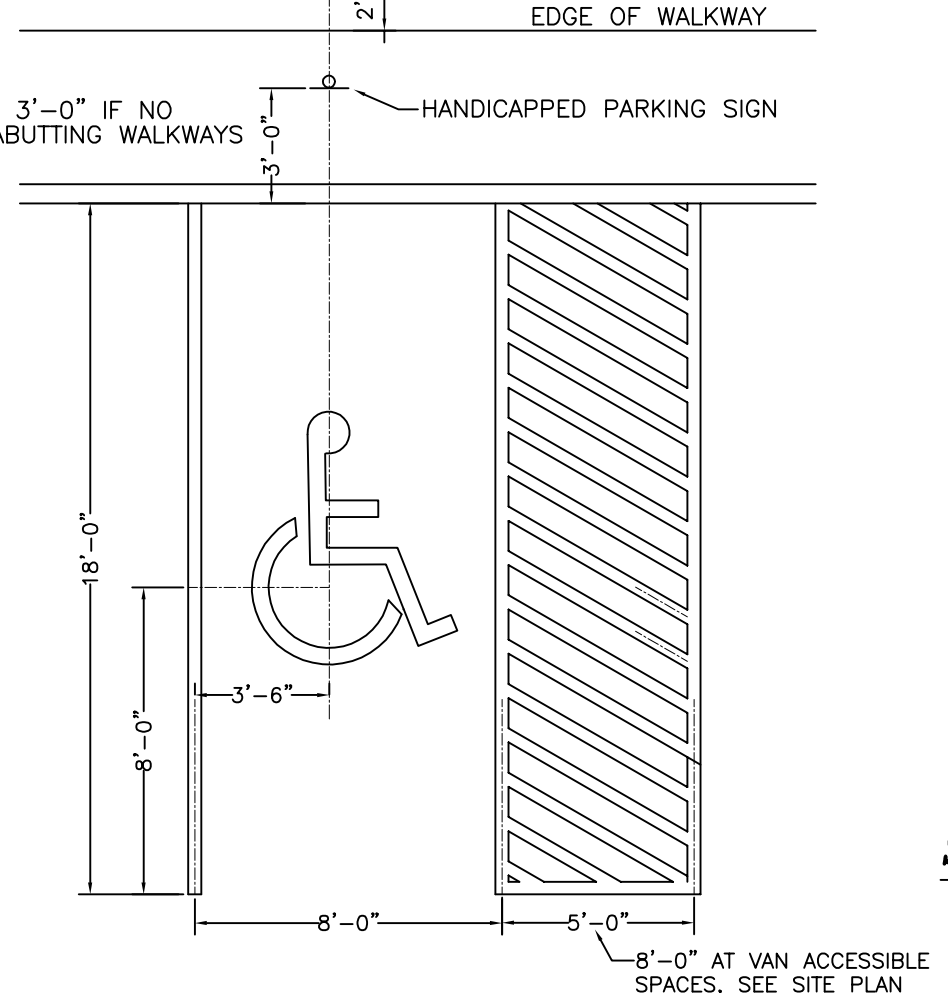


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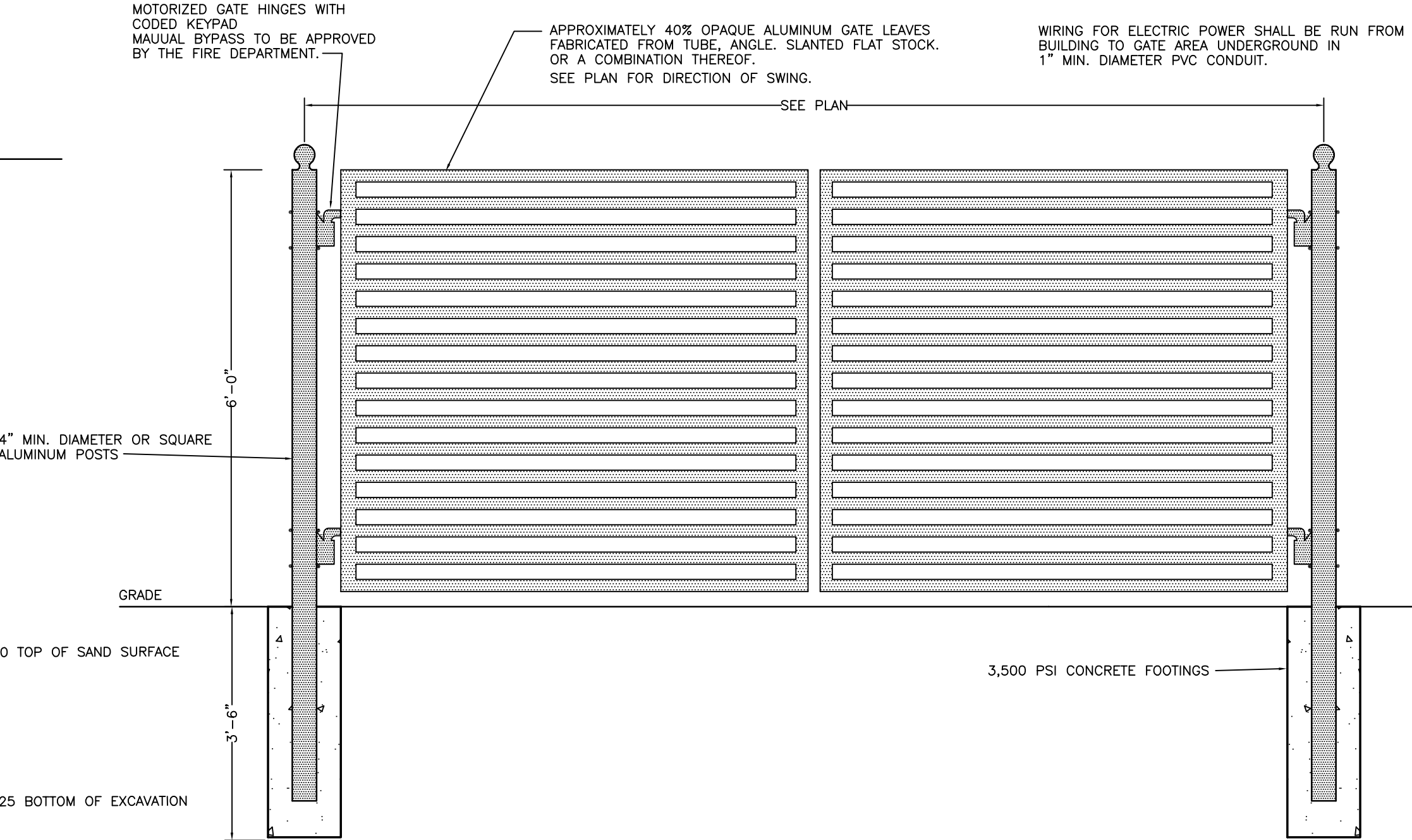
SECTION AT PAVER SIDEWALK

SCALE: N.T.S.



HANDICAPPED PARKING SPACE DETAIL

N.T.S.



NICHOLAS AVENUE SECURITY GATE

N.T.S.

REVISED JANUARY 31, 2026; RE-NUMBER THIS SHEET
REVISED AUGUST 25, 2025; ADDITIONAL DETAILS REQUESTED BY CME REVIEW LETTER
REVISED JANUARY 10, 2025; FOR SUBMITTAL TO BOARD OF ADJUSTMENT

SITE DETAILS

Sheet SE-6

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC

Certificate of Authorization No. 24G428201400

213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

JANUARY 31, 2026

ORIGINAL DWG. DATE
DECEMBER 26, 2024

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540



USDA SOILS DATA
SOIL TYPE: BoUB
BOONTON-URBAN LAND-BOONTON SUBSTRATUM COMPLEX,
0% TO 8% SLOPES
DEPTH TO WATER TABLES > 80 INCHES
DEPTH TO BEDROCK: > 72 INCHES.

FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES,
THE AREA OF TEMPORARY DISTURBANCE = 70,692 SQ. FT.

REFER TO SHEET SE-8 FOR SEQUENCE OF CONSTRUCTION.

REVISED JANUARY 31, 2026: DELETE DRIVEWAY EXTENSION THROUGH NICHOLAS AVENUE
REVISED AUGUST 25, 2025: PER REVISIONS TO GRADING PLAN

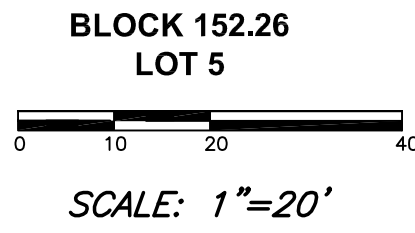
SOIL EROSION & SEDIMENT CONTROL PLAN
Sheet SE-7

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
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973-219-7546 RMCNJPE@YAHOO.COM

Robert M. Cunningham
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

JANUARY 31, 2026
ORIGINAL DWG. DATE
JANUARY 6, 2025



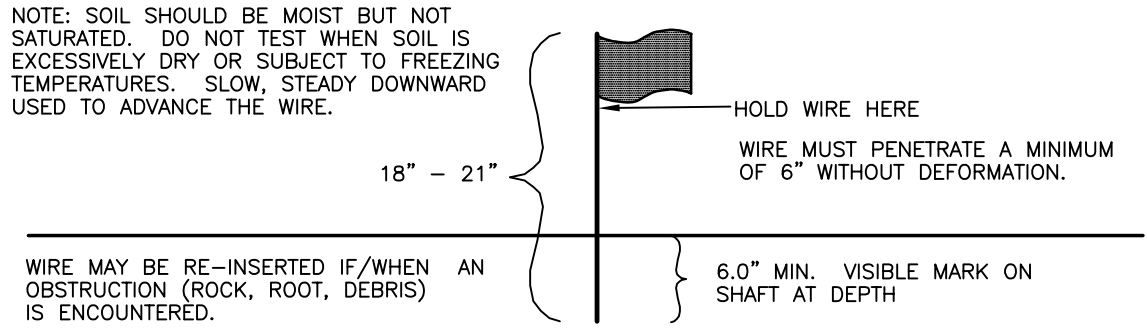
SOIL DE-COMPACTION AND TESTING REQUIREMENTS

1. PRIOR TO APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SUBGRADE SOILS SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE THAT ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLD INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS ON THIS SHEET), THE CONTRACTOR / OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.
- A. PROBING WIRE TEST (SEE DETAIL)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
4. NUCLEAR DENSITY (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT/SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SOIL COMPACTION REMEDIATION (SCARIFICATION / TILLAGE (6" MIN. DEPTH OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

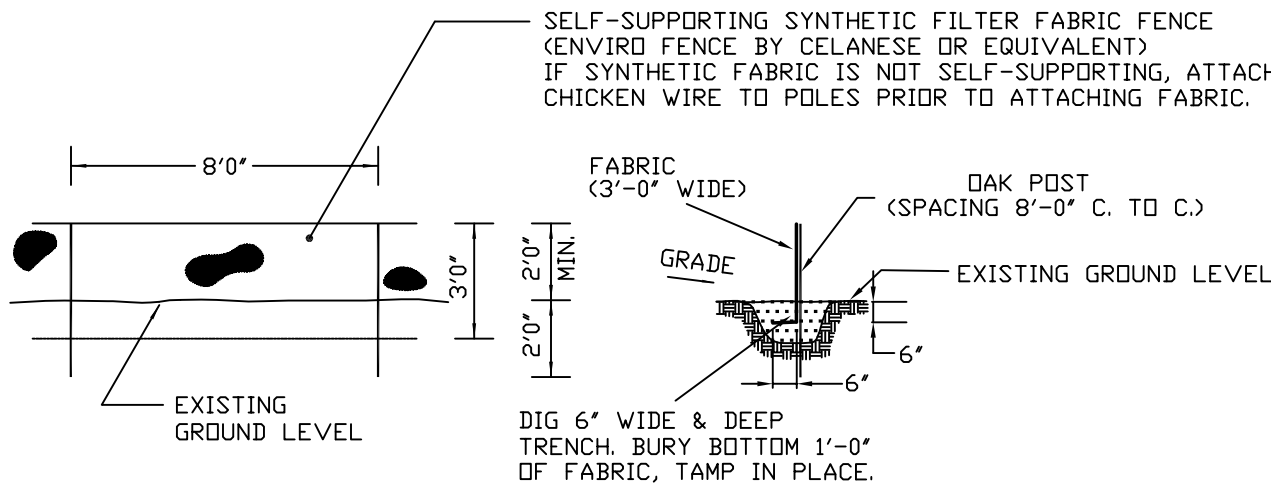
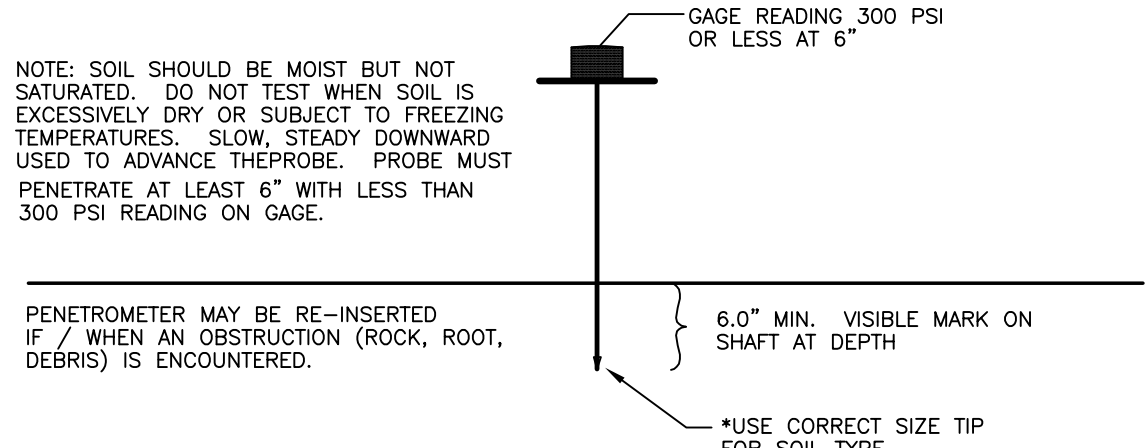
PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

RESTORATION OF COMPACTED SOILS SHALL BE BY THOROUGH DEEP SCARIFICATION / TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

PROBING WIRE TEST - 15.5 GA. STEEL WIRE (SURVEY FLAG)

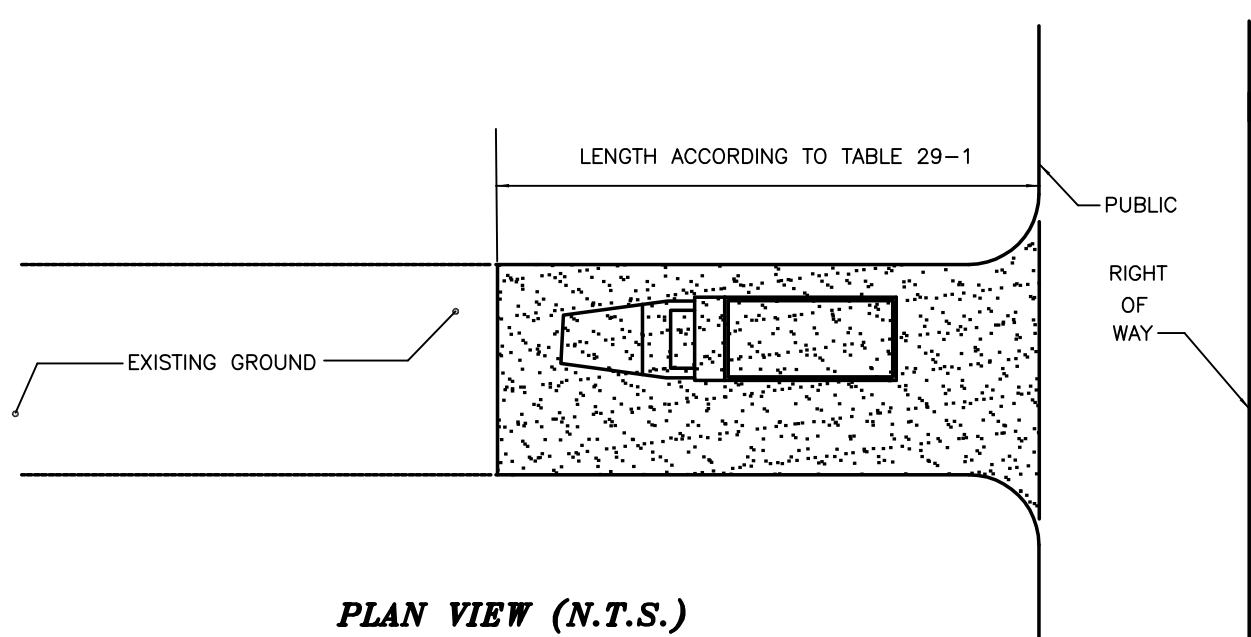
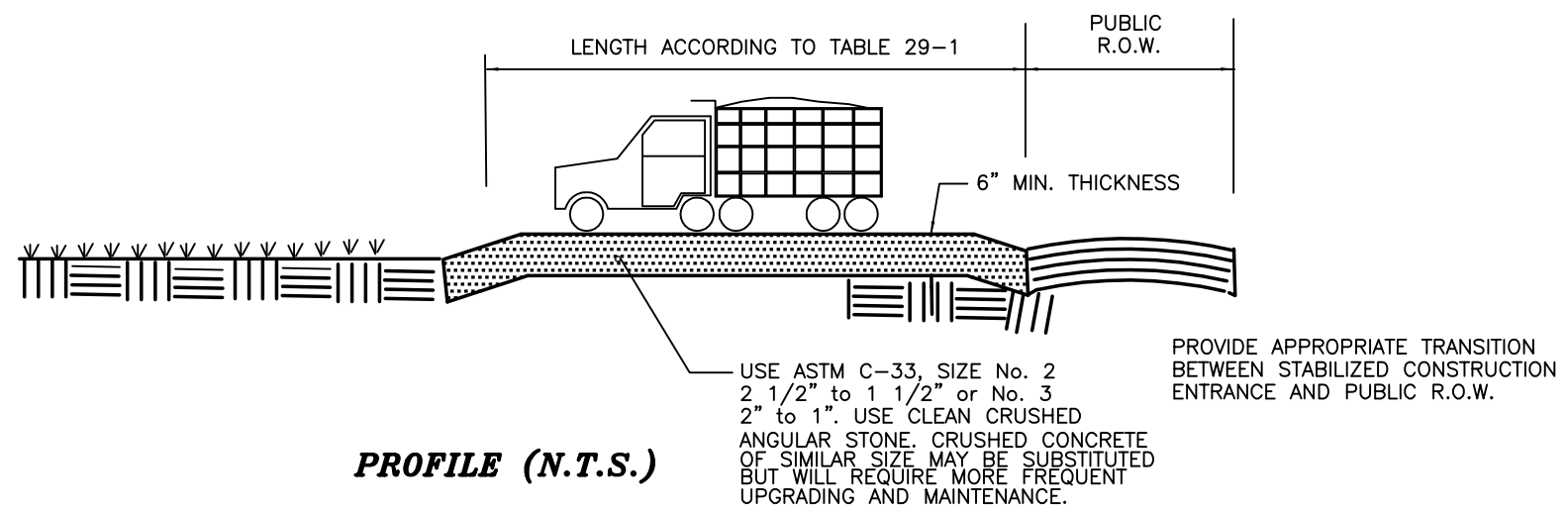


HAND-HELD PENETROMETER TEST



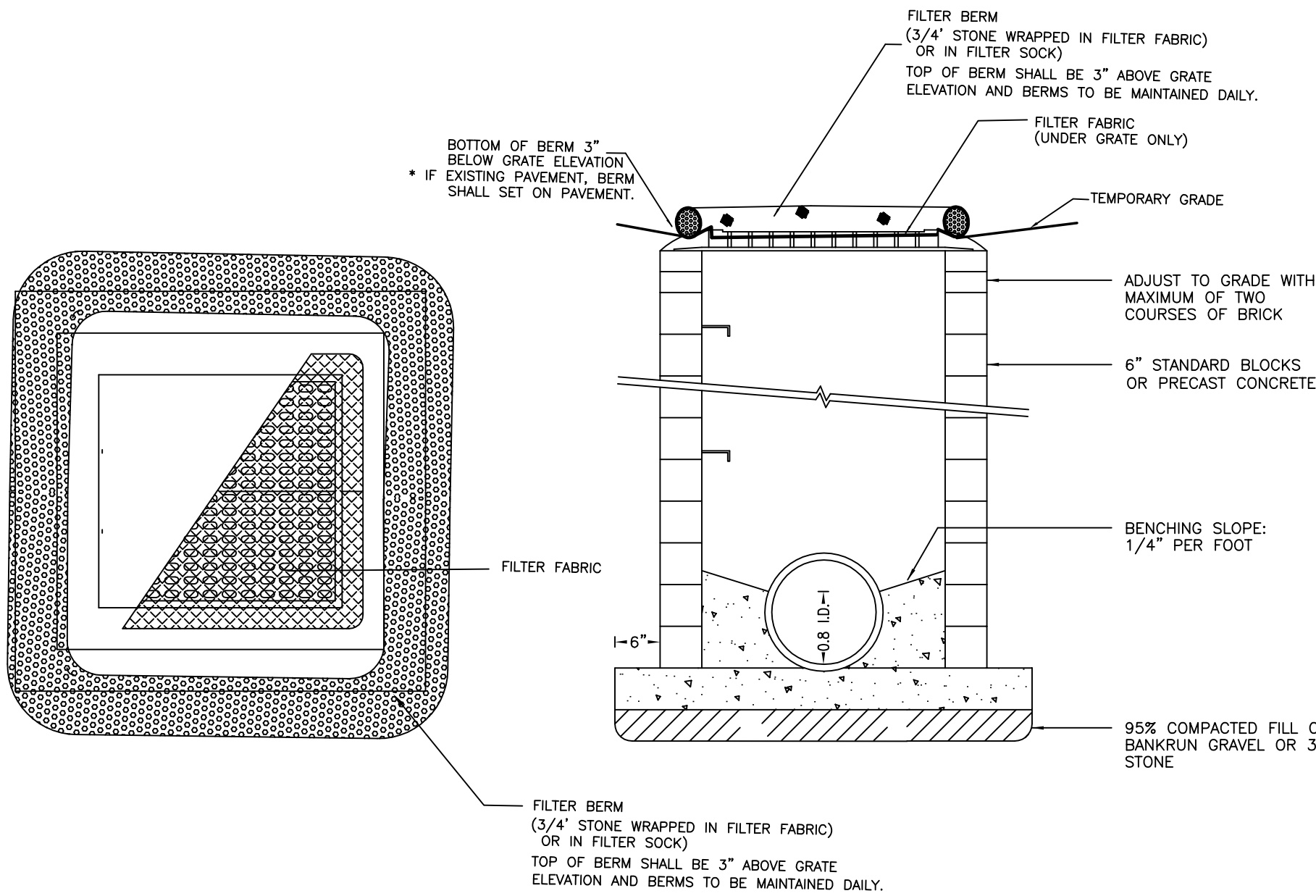
SEDIMENT CONTROL FILTER FENCE

N.T.S.



STABILIZED CONSTRUCTION ENTRANCE

IF NEEDED
MAINTAIN EXISTING PAVED DRIVEWAYS AS LONG AS POSSIBLE.



INLET PROTECTION DETAIL

DETAIL IS SIMILAR FOR BOTH TYPE A AND TYPE E INLETS

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

- Mulches See Standard for Stabilization with Mulches Only
Vegetative Cover - See Standard for Temporary Vegetative Cover, Permanent Vegetative Cover for Soil Stabilization, and Permanent Stabilization with Sod
Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLON/ACRE
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polyacrylamide (PAM) (SP79-on)	Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin Standards, p. 26-1		
Polyacrylamide (PAM) (dry spread)			
Acidulated Soy Bean Soup Sluck	None	Coarse Spray	1200

- Tillage: To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows placed about 12 inches apart, and spring toothed harrows are examples of equipment which may produce the desired effect.
- Sprinkling: Site is sprinkled until the surface is wet.
- Barriers: Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar materials can be used to control air currents and soil blowing.
- Calcium Chloride: Shall be in the form of loose, dry granules or flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution of plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.
- Stone: Cover surface with crushed stone or coarse gravel.

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE
2. INSTALL STONE TRACKING PAD
3. REMOVE TREES
4. DIG OUT AND HAUL STUMPS AWAY
5. SITE DEMOLITION
6. STRIP & STOCKPILE TOPSOIL
7. PERFORM EARTH CUT AND FILL AT RIDING RING
8. GRADE PORTION OF DRIVEWAY EAST OF THE BARN WHICH IS TO REMAIN
9. INSTALL PROPOSED DRAINAGE STRUCTURES AND PIPES, PATCH ROAD
10. INSTALL SITE WALLS & CONCRETE DUMPSTER PAD
11. INSTALL STONE SURFACE COURSE AT DRIVEWAYS AND CARTWAYS ADJACENT TO BARN
12. DISTRIBUTE STORED TOPSOIL TO NEW PADDOCK AREAS.
13. INSTALL PERIMETER CURB AT RIDING RING
14. INSTALL LIGHT POLE FOUNDATIONS & CONDUITS
15. INSTALL STONE BASE, PERFORATED PIPES, & BULKHEAD BERM IN RIDING RING.
16. INSTALL SAND SURFACE IN RIDING RING
17. CONSTRUCT SITE CURBS, DRIVEWAY APRONS, SIDEWALKS & ADA RAMPS
18. FINE GRADE PARKING LOT & INSTALL DGA BASE
19. FINE GRADE SITE
20. INSTALL FENCES
21. INSTALL LIGHT POLES & FIXTURES
22. PLANT TREES & INSTALL MULCH
23. INSTALL FINAL STABILIZATION MEASURES
24. INSTALL PAVEMENT TOP COURSE, TRAFFIC SIGNS, AND PAVEMENT STRIPING
25. FINAL CLEAN-UP
26. REMOVE SILT FENCES ONCE FINAL STABILIZATION IS SUBSTANTIALLY ESTABLISHED.

INSTALL INLET PROTECTION IMMEDIATELY AFTER CONSTRUCTION OF ALL INLETS.
ITEMS OF WORK AT DIFFERENT AREAS OF THE SITE CAN OCCUR SIMULTANEOUSLY.
SEQUENCE OF CONSTRUCTION IS SUBJECT TO WEATHER DELAYS AND OTHER UNFORESEEN CONDITIONS.

APPROXIMATE TIME PER ITEM

- 1 DAY
- 1 DAY
- 4 DAYS
- 3 DAYS
- 6 DAYS
- 2 DAYS
- 12 DAYS
- 2 DAYS
- 7 DAYS
- 7 DAYS
- 1 DAY
- 3 DAYS
- 6 DAYS
- 4 DAYS
- 6 DAYS
- 2 DAYS
- 8 DAYS
- 2 DAYS
- 3 DAYS
- 15 DAYS
- 2 DAYS
- 10 DAYS
- 3 DAYS
- 2 DAYS
- 2 DAYS
- 1 DAY

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, 7TH EDITION LAST REVISED JULY, 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A-3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE BEST RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEFSCD: SPRING - 3/1 TO 5/15 AND FALL - 8/15 TO 10/1
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEFSCD.ORG.
9. THE APPLICANT MUST OBTAIN A DISTRICT-ISSUED REPORT OF COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY. IN ORDER FOR THE CONTROLLING AGENCY TO CONTACT THE DISTRICT, THE APPLICANT MUST REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SOODING OR PLANTING. A DEPTH OF 5 INCHES, FIRMED IN PLACE IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER, 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2 - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND A MINIMUM DEPTH OF 6 INCHES. ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

A COPY OF THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE KEPT AT THE SITE AT ALL TIMES DURING CONSTRUCTION.

A CERTIFICATE OF COMPLIANCE FROM THE SOIL CONSERVATION DISTRICT IS REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

TOPSOIL STOCKPILE PROTECTION

1. CONSTRUCT SEDIMENT CONTROL FENCE AND/OR HAY BALE BARRIER AROUND STOCKPILE AREA AS REQUIRED.
2. APPLY LIMESTONE AT A RATE OF 90 LBS/1,000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1,000 S.F.
4. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1,000 S.F.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1,000 S.F.

TEMPORARY STABILIZATION SPECIFICATIONS

1. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1,000 S.F.
2. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS/1,000 S.F. AND WOTK INTO SOIL 4" DEEP.
3. APPLY SEED MIXTURE:
PERENNIAL RYEGRASS AT 40 LBS/ACRE AND ANNUAL RYEGRASS AT 40 LBS/ACRE OR APPROVED EQUAL.
4. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING APPLY AT A RATE OF 90 LBS/1,000 S.F. AND SECURE BY APPROVED METHODS (i.e. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. PLANT SEED BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1, IF POSSIBLE.

PERMANENT STABILIZATION SPECIFICATIONS

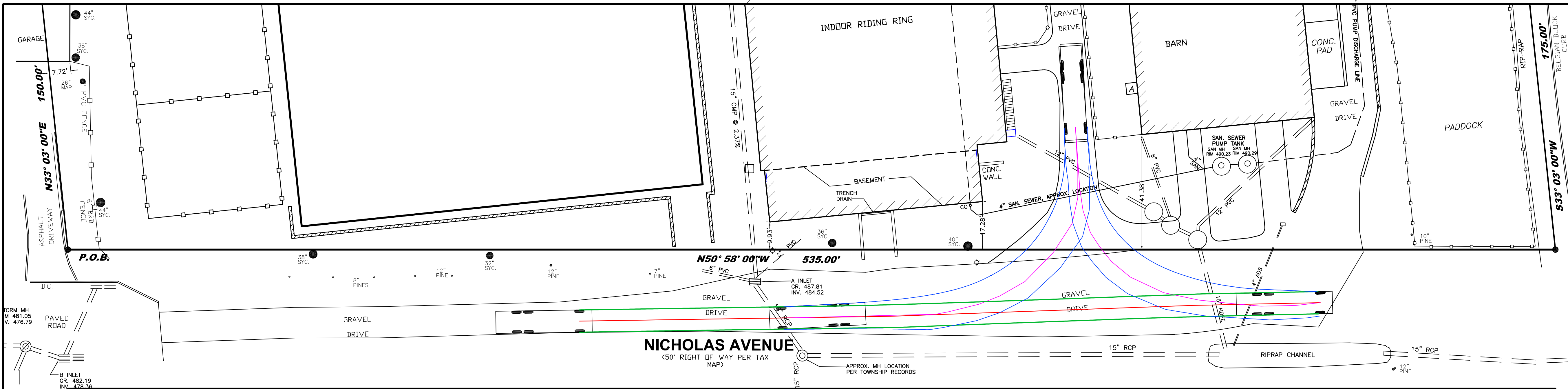
1. APPLY TOPSOIL TO A DEPTH OF 4".
2. APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1,000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS/1,000 S.F.
4. APPLY SEED MIXTURE:
PERENNIAL RYEGRASS AT 10 LBS/ACRE, KENTUCKY BLUEGRASS AT 25 LBS/ACRE, RED FESCUE AT 15 LBS/ACRE, AND SPREADING FESCUE AT 15 LBS/ACRE OR APPROVED EQUAL.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1,000 S.F. ACCORDING TO THE N.J. STANDARDS.
6. ANCHOR MULCH WITH EMULSIFIED ASPHALT (ES-1) APPLIED AT A RATE OF 10 GAL/1,000 S.F. OTHER APPROVED METHODS (i.e. PEG AND TWINE, OR MULCH NETTING) MAY BE USED, IF POSSIBLE. PLANT BETWEEN MARCH 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 1.

REVISED JANUARY 31, 2026; ADD SEQUENCE OF CONSTRUCTION, RE-NUMBER THIS SHEET

SOIL EROSION & SEDIMENT CONTROL
NOTES & DETAILS
Sheet SE-8

PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24G428201400
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM
JANUARY 31, 2026
ORIGINAL DWG. DATE
DECEMBER 23, 2024
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540



**BLOCK 152.02
LOT 132**

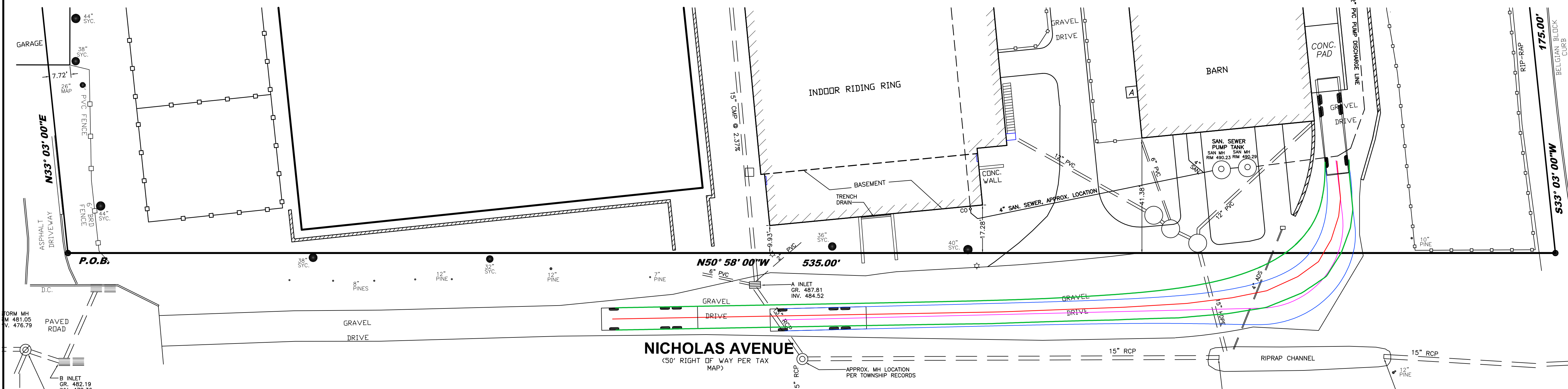
ASPHALT
PARKING LOT

DESIGN VEHICLE INFORMATION: TANDEM AXLE ROLL-OFF TRUCK

TOTAL LENGTH = 34.6'
FRONT AXLE SETBACK = 4.5'
WHEEL BASE = 20.5' (CENTERLINE OF FRONT AXLE TO CENTERLINE OF TANDEM REAR AXLE)
REAR OVERHANG PAST TANDEM AXLE CENTERLINE = 9.6'
TRUCK WIDTH = 8.0'

— = CENTERLINE OF FRONT AXLE OF APPROACHING TRUCK
— = SWEEP ENVELOPE OF THE APPROACHING TRUCK
— = CENTERLINE OF FRONT AXLE OF TRUCK MANEUVERING THROUGH K-TURN
— = SWEEP ENVELOPE OF TRUCK MANEUVERING THROUGH K-TURN

THE SWEEP ENVELOPE IS THE WIDER OF THE PATHS OF THE WHEELS OR THE TRUCK BODY
TRUCK MOVEMENTS WERE GENERATED BY THE VEHICLE TURNING SIMULATION MODULE OF AUTOCAD
LAND DEVELOPMENT DESKTOP



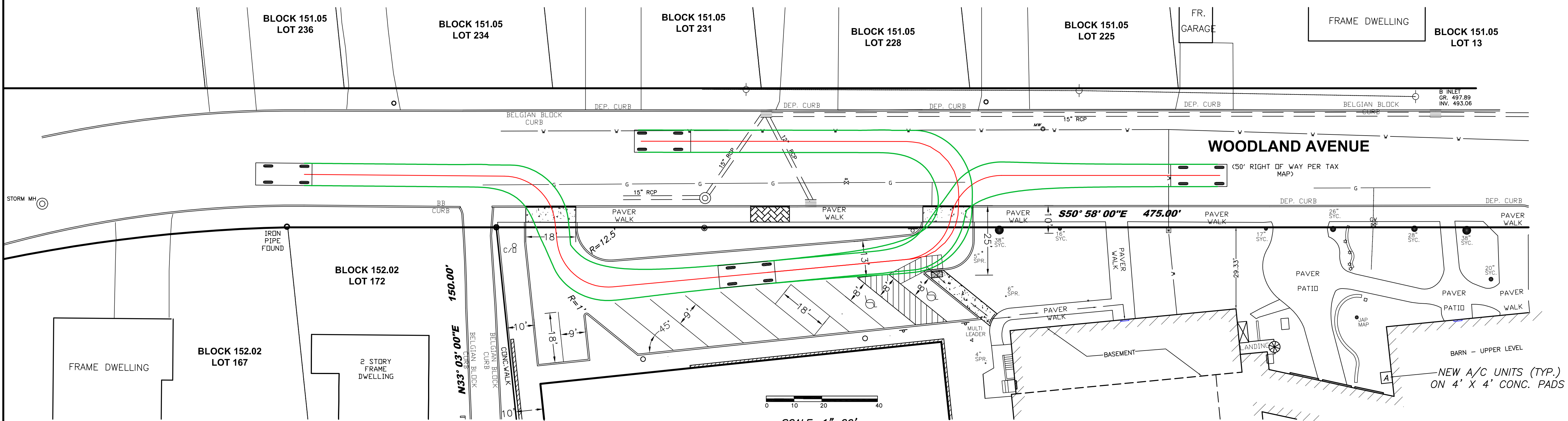
**BLOCK 152.02
LOT 132**

ASPHALT
PARKING LOT

DESIGN VEHICLE INFORMATION: TANDEM AXLE ROLL-OFF TRUCK

TOTAL LENGTH = 34.6'
FRONT AXLE SETBACK = 4.5'
WHEEL BASE = 20.5' (CENTERLINE OF FRONT AXLE TO CENTERLINE OF TANDEM REAR AXLE)
REAR OVERHANG PAST TANDEM AXLE CENTERLINE = 9.6'
TRUCK WIDTH = 8.0'

— = CENTERLINE OF FRONT AXLE OF EXITING TRUCK
— = SWEEP ENVELOPE OF THE EXITING TRUCK
— = CENTERLINE OF FRONT AXLE OF TRUCK BACKING UP TO DUMPSTER
— = SWEEP ENVELOPE OF TRUCK BACKING UP TO DUMPSTER



DESIGN VEHICLE INFORMATION: 1 TON AMBULANCE

TOTAL LENGTH = 20.75'
FRONT AXLE SETBACK = 2.75'
WHEEL BASE = 13' (CENTERLINE OF FRONT AXLE TO CENTERLINE OF REAR AXLE)
REAR OVERHANG PAST REAR AXLE CENTERLINE = 5'
BODY WIDTH = 8.0'

— = CENTERLINE OF FRONT AXLE OF VEHICLE ENTERING AND EXITING
— = SWEEP ENVELOPE OF THE VEHICLE ENTERING AND EXITING

REVISED JANUARY 31, 2026: DELETE DRIVEWAY EXTENSION THROUGH NICHOLAS AVENUE

VEHICLE MOVEMENTS

Sheet SE-9

**PROPOSED SITE IMPROVEMENTS
MONTCLAIR STABLES
TAX LOTS 176, 179 & 186 BLOCK 152.02
TAX MAP SHEET 77
THE TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

Cunningham Engineering & Design, LLC

Certificate of Authorization No. 24G428201100

213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860

973-219-7546 RMCNPE@YAHOO.COM

JANUARY 31, 2026

ORIGINAL DWG. DATE

AUGUST 25, 2025

Robert M. Cunningham
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540