

Cunningham Engineering & Design, LLC

Certificate of Authorization No. 24GA28204400

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February 3, 2026

Zoning Board of Adjustment
Township of West Orange
66 Main Street
West Orange, NJ 07052

Re: Montclair Stables, Block 152.02, Lots 176, 179 & 186, 12-28 Woodland Avenue.
Application No. ZB-25-02

Dear Board Members,

The enclosed sets of revised plans reflect the Applicant's current proposal for this project.

All references to the extension of the existing rear driveway through Nicholas Avenue to Its intersection with Cannon Street have been removed from the plans. The focus of the plans is now the reconstruction of the outdoor riding arena and the reconstruction of the parking lot which has access to Woodland Avenue.

Due to the deletion of the Nicholas Avenue driveway extension, some plan sheets have been deleted from the drawings and other sheets have been re-numbered.

The plans for the proposed work on the site have not changed significantly. There is, however, a reduction vehicular gravel surface near the southeast corner of the barn of approximately 80 square feet will be realized. This reduction in improved lot coverage is reflected in the data tables on Sheet SE-3.

The previously requested AASHTO sight distance information for the proposed exit driveway has been included on Sheet SE-3 and the movement of a small emergency vehicle through the proposed driveways and parking lot is indicated on Sheet SE-9. The turning movements for the roll-off truck to serve the manure dumpster have been revised to indicate viability without the Nicholas Avenue driveway extension.

The previously submitted and approved drainage report has not been revised as there are no changes to the proposed drainage on site and there will be no additional disturbance or new vehicular surface in Nicholas Avenue.

A detail of the proposed opaque privacy fence for the paddock along Woodland Avenue has been added to Sheet SE-6. A detail of the proposed bulkhead separating the two drainage areas in the outdoor riding arena has also been added to Sheet SE-6

The Plans still include the inventory of existing steep slopes and the proposed disturbance of such slopes. These drawings clearly indicate that, in the absence of the former proposal to extend the driveway through Nicholas Avenue, any disturbance of steep slopes is only in areas that were previously developed and graded. Section 25-28.5 of the West Orange Steep Slope and Natural Feature Ordinance exempts such disturbance from the requirements of Ordinance Section 25-28. We believe that this project is exempt from the provisions of Section 25-28, that no slope disturbance variances are necessary, and that the previously requested geotechnical report is not required.

Sincerely,

Robert M. Cunningham, PE
New Jersey License #GE31540

CC: R. Marteau, Montclair Stables
J. Wenzel, Esq.



Digitally
signed by
Robert M.
Cunningham

Date:
2026.02.04

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