

February 12, 2026

Via Email (dchandler@westorange.org)

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

Attn.: Diana Chandler – Zoning Board Secretary

**RE: ENGINEERING REVIEW NO. 4 FOR WAYSTONE REALTY, LLC, SINGLE FAMILY RESIDENCE WITH
HORSE STABLE AND RIDING ARENA
WEST ORANGE ZONING BOARD APPLICATION No. ZB 24-15
42 EAGLE RIDGE WAY (BLOCK 106, LOT 24.01)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX NO. 23-1345-010**

Ms. Chandler:

As requested, Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) has reviewed the Zoning Board of Adjustment application and supporting documentation for the above-referenced site. Matrix has prepared a technical engineering review of the proposed improvements at the subject. It shall be noted that our review of the project is limited to site/civil engineering only. Matrix defers all planning matters, including but not limited to, bulk and/or use variances, conformance with the master plan and ordinances, etc. to the Board's Planner, except for any variances associated with the Steep Slope and Natural Features Ordinance. This review No. 4 is specific to that Ordinance and the submission cited below. This letter shall be reviewed in conjunction with Review Letter No. 3 dated December 16, 2025 and Review Letter No. 2 dated September 2, 2025.

As provided by your office, Matrix has received and reviewed the following additional document for this project:

- Steep Slope Disturbance Exhibit, Preliminary and Final Major Site Plan for Waystone Realty, LLC, Block 106, Lot 24.01, prepared by Colliers Engineering and Design, dated February 5, 2026.

STEEP SLOPE DISTURBANCE PLAN COMMENTS

This Exhibit addresses some of the requirements of WORG 25-28, Steep Slope and Natural Features Ordinance. For the subject parcel alone, it complies with WORG 25-28.7a.1. The various slopes by percentage are colored coded for this lot. However, the topography does not extend 200 feet in all directions from the subject parcel. This is important to identify any of the features depicted on Exhibit A of the Ordinance. These features which are defined in the Ordinance are known as the "Cliff Line (or Cliff Face)" and "Rock Cut". Per the Ordinance, the proximity of these features to the subject parcel may reduce the effective area of the lot as areas with 100 feet of each are considered non-developable. Additionally, areas within 100 feet of each may not be disturbed. The Steep Slope Disturbance Exhibit must locate these features with respect to this parcel.

In addition to the areas described above which may not be disturbed, areas where the slope of the parcel that exceed 25 percent in grade too shall not be disturbed.

Thank you for the opportunity to be of service to the Township of West Orange Zoning Board of Adjustment. Please feel free to contact me directly with any questions or comments at (973) 703-5989 or via email at llepore@mnwe.com.

Sincerely,

Leonard Lepore

Leonard R. Lepore, P.E.
Project Engineer

LL:lb

Copy to: Dennis Petrocelli, PG – Matrix
Sean Savage, P.E. - Matrix