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Our Ref: FJM:2025-1479

February 9, 2026

Ms. Jamilet Baquerizo Vite
West Orange Town Hall - Planning Board
66 Main Street
West Orange, NJ 07052

**RE: 15 Ridgeway LLC - Zoning / Land Use matter: Planning Board Application
for a Minor Subdivision of Property Address: 15 Ridgeway Avenue, Lot: 28.01;
Block 158; Township of West Orange, New Jersey: PB26-01**

Dear Ms. Baquerizo Vite,

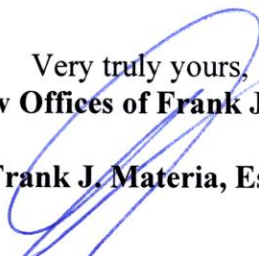
Please be advised my office represents, the Applicant, 15 Ridgeway LLC, member Amoghene Umude, in reference to the Planning Board Application file PB_26-01. The Applicant respectfully submits the Application Proposal with Variance justifications prepared by Mr. Michael J. Pessolano, PP/AICP.

As per your correspondence dated January 23, 2026, the application was deemed incomplete based on the need for a Proposal and reason for Relief. The enclosed application proposal drafted by Mr. Pessolano addresses both the project's proposal and Variance Relief that the applicant is seeking.

Kindly advise once the application is deemed complete. Once deemed complete, kindly advise to the earliest Planning Board hearing date.

If you have any questions, please do not hesitate to contact my office. Thank you, I remain

Very truly yours,
The Law Offices of Frank J. Materia
Frank J. Materia, Esq.



Enclosures

APPLICATION PROPOSAL
FOR 15 RIDGEWAY AVE, WEST ORANGE - VARIANCE JUSTIFICATIONS
by MICHAEL J. PESSOLANO, PP/AICP, 1/29/26

Overview

This application seeks minor subdivision with bulk variance approval to create an additional building lot from an oversized lot, Lot 28.01, Block 28, in the R-4, Residential Zoning District, thereby fulfilling the Municipal planning vision to have the resulting spatial arrangement. A lot area of 53,084 sq. ft. currently exists for the subject property, which contains one conforming single-family detached dwelling, where the minimum lot area is 15,000 square feet. Proposed lot areas are 28,234 sq. ft. for the existing dwelling (proposed Lot 28.03) and 26,850 square feet for the new building lot (proposed Lot 28.04), with each proposed lot containing nearly 2 times the minimum required lot area, thereby sustaining the planned residential density for the R-4 Zone.

The proposed minor subdivision would establish two building lots, providing for a conforming building envelope on a separate lot to contain a second conforming single-family detached dwelling on the subject land. The existing dwelling would also be 100% conforming as to the required bulk standards but for the unavoidable frontage shortfall. The site currently exhibits narrow frontage on Ridgeway Ave. The proposal would neither increase nor decrease the existing frontage. It would utilize easement instruments to provide for a shared driveway for the existing dwelling and the new dwelling on the proposed new lot. The project requires a variance of the same magnitude for minimum frontage for the new vacant lot and the new lot to contain the existing dwelling. Identical frontage conditions for the existing site will not be changed. Access and utilities for the two dwellings will be provided within appropriate easements serving each respective lot.

The requested relief is justifiable, as follows:

The substandard frontage that is proposed is appropriate and suitable for the low-intensity development proposed. The one additional home will be adequately served by the existing frontage currently available. Access for typical residential traffic and emergency vehicles is also adequate, together with room for emergency vehicles to turn around on-site and not need to back out onto Ridgeway Lane.

Utilities are easily accommodated within the proposed easement area and improved stormwater management will be implemented, whereas the existing condition has no controls of the sheet flow of stormwater. The project involves permitted uses and poses no disruption to the appearance, safety or function of or even any substantive change to, the surrounding neighborhood.

Criteria for Relief

For bulk relief, an applicant must demonstrate either that (1) the site exhibits qualifying physical limitations (aka "C-1 Hardship") or (2) that the granting of relief will facilitate a superior planning outcome over strict application of the affected requirements ("C-2 or weighing analysis where the benefits of the application as a whole, including public benefits, will substantially outweigh the detriments"). For either C-1 or C-2 relief, a project must demonstrate no substantial detriment to the public good (i.e. surrounding neighborhood) and no substantial impairment to the purpose or intent of the Zone Plan (i.e. Master Plan) or Zoning Ordinance – the regulatory instrument that implements the planning vision of the Master Plan.

Where both affected lots will host permitted uses (highest tier of land use regulation and planning concern) and will not disturb the existing neighborhood appearance, function or safety or the planning vision to host dwellings on lots of at least 15,000 square feet (next tier and level of planning concern), the proposal readily satisfies the C-2 criteria by putting underutilized land to productive and permitted use, preserving the visual character and also achieving improved storm water management.

Due to the existing frontage shortfall that cannot be increased by acquiring adjacent property, the absence of any substantial detriment to the surrounding neighborhood or Master Plan/Zoning Ordinance, the project meets the C-1 Hardship criteria of the Statute (N.J.S. 40:55D-70.C.1) by adjusting the regulatory limitation for using a more-than-conforming land area for a use that is permitted and encouraged by the Municipal Zone Plan.

The Statute does not require that both "C" criteria be satisfied. Only one of the criteria must be met. In this case, both criteria (C-1 and C-2) are satisfied.

Given the additional public benefits of preserving the existing neighborhood character, improved stormwater control over the existing condition, and more efficient use of land, plus the absence of any substantial public detriment, the proposed project warrants approval.