

# **ENSURPLAN, INC.**

Civil Engineers & Land Surveyors  
Certificate of Authorization 24GA27997700

[www.Ensurplan.net](http://www.Ensurplan.net)  
Ph: (732) 469-0400

Mr. Ryan MacNeill, PE  
West Orange Township Planning Board Engineer  
Consulting and Municipal Engineers, LLC

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RE: Revised plans - Minor Subdivision  
Major Stormwater Management Review  
15 Ridgeway Ave  
Block 158 Lot 28.01  
CME File 115.WRP0158.V01 (600001)

Dear Mr. MacNeill,

I have revised the above referenced plans to address the comments contained within your letter of March 16, 2026. To assist you in your further review, I have prepared below a point-by-point response listing detailing how each of the comments was specifically addressed.

The items below correspond numerically to the comments within your letter.

B3 (a) I am not aware of any current deed restrictions for the site. A prior cross access easement was extinguished and is noted on plan sheet one. There are access and maintenance easements shown on the plan sheet that will need to be filed. As the easement locations are noted on the plan sheet and should allow review by Board members, we ask that for the purposes of completeness, proposed metes and bounds descriptions be provided as an approval condition. Similarly a stormwater maintenance and operations manual will need to be developed for the stormwater measures as approved and filed within subdivision deeds.

B3(b) A drainage report for Major Stormwater has been submitted.

B3(c) A note on plan sheet one states that the lot numbers will be as approved by the tax assessor. The tax assessor was contacted by the project owner and told that plans would need to be provided for review. Plans will be submitted by the applicant to the assessor. We ask that for the purposes of completeness, proof of the assessors approval be provided as an approval condition.

B3(d) It is the applicant's intent to comply with the COAH regulations. An "affordable housing development" note has been added to plan sheet one acknowledging the applicants responsibility and intent to provide the required payments. We ask that for the purposes of completeness, any further required documentation be provided as an approval condition.

C1. The applicant intends to file the subdivision by deed.

C3. Official street numbers and lot numbers shall be supplied and added to the plan prior to final approval.

C5. The plan now includes detailed information regarding collection, treatment and disposition of runoff.

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C6. The existing conditions survey depicting improvements to be removed now notes the intended removal of the fence.

C7. The design plan depicts disturbance in excess of 0.5 acres and is considered a Major Stormwater Development.

8(a-d) Items have been addressed in plan revisions and stormwater reports.

9 No longer applicable

10 Alternate methods of stormwater mitigation are now proposed.

11. A checklist regarding stormwater requirements has been added to plan sheet one.

12 Revised architects plan shall be supplied.

13. Listing of anticipated approvals is shown on plan sheet one and the applicant will supply proofs of approval when available.

I hope that the information above has been helpful in your review of these revised plans.

Thank you very much for your assistance with this project,

Regards,

William Scott, PE, CME