
June 17, 2026

Township of West Orange Planning Board
66 Main Street
West Orange, NJ 07052

Re: *Application No. PB 26-01*
 15 Ridgeway, LLC
 Minor Subdivision with "C" Variances – Review #3
 15 Ridgeway Avenue
 Block 158, Lot 28.01
 Our File No. 115.WRP0158.V01

Dear Planning Board Members:

Our office has received for review the following documents which were submitted in support of the above referenced application for Minor Subdivision approval with "C" variances:

- Minor Subdivision Plan drawings (7 sheets), prepared by William S. Scott, PE and Nancy J. Scott, PLS with Ensurplan, Inc., dated November 25, 2025, last revised May 26, 2026.
- Architectural Floor Plans and Elevations (11 sheets) prepared by Theodora Boyadjis, RA, LEED AP, with Theodora Boyadjis Designs, dated September 5, 2025, last revised May 4, 2026.
- Stormwater Management Report, prepared by William S. Scott, PE, CME with Ensurplan, Inc., dated May 26, 2026, unrevised.
- Response Letter, prepared by William S. Scott, PE, CME with Ensurplan, Inc., dated May 26, 2026.

In addition to the above, our office previously received the following information as part of the prior submission for this application:

- Property Survey (1 sheet), prepared by Nancy J. Scott, PLS with Ensurplan, Inc., dated August 21, 2025.
- Completed Application Form.
- Application Proposal, prepared by Michael J. Pessolano, AICP, PP, which describes the proposed development and sets forth the reasons why the requested relief should be granted.
- Verification of Taxes & Sewer Charges Paid for Block 158, Lot 28.01 from the Office of the Tax Collector, dated December 15, 2025.
- Buffer Report which lists the owners of the property within 200 feet of Block 158, Lot 28.01 from the Office of the Tax Assessor, dated December 15, 2025.
- Deed, dated September 26, 2025, which conveys ownership of Block 158, Lot 28.01 from Shalom Naim and Antonia Silvestri Naim to 15 Ridgeway, LLC. This deed was recorded in the Essex County Register of Deeds & Mortgages Office on October 2, 2025 as Instrument #2025062136.

NJ Certificate of Authorization No. 24GA28412500

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- Hydrant Location Map, prepared by Ensurplan, Inc., dated April 13, 2026; unrevised;
 - Operating Agreement for 15 Ridgeway, LLC, dated August 11, 2025.
 - Business Registration Certificate for 15 Ridgeway, LLC, dated August 8, 2025.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is a flag lot located approximately 380 feet south of the intersection of Ridgeway Avenue and Old Indian Road. It is located in the R-4 Zoning District and has an area of 53,084 sf or approximately 1.22 acres. The property is currently occupied by a 2-story single family dwelling with an associated paved driveway from Ridgeway Avenue. Additional improvements include front and rear porches, a wood deck, a fabric covered carport, a bocci court, a fish pond, and a retaining wall.

The Applicant is seeking Minor Subdivision approval with “C” variances to subdivide the property into two (2) new lots. New Lot 28.03 will have an area of 26,234 sf and will contain a proposed 2-story single family dwelling. Additional improvements include an associated paved driveway, walkways and a rear patio. New Lot 28.04 will have an area of 26,850 sf and will contain a proposed 2-story single family dwelling with an associated paved driveway and a rear covered patio. All existing site improvements have been removed or are proposed to be removed from the property. Both new lots will include 14.8 feet of frontage along Ridgeway Avenue. Access is provided to both new lots via a shared 14 feet wide driveway within a proposed common use access and utility easement.

B. SUBMISSION WAIVERS

1. The Applicant has requested the following partial submission waivers from the Township’s Site Plan/Subdivision Checklist:
 - a. Item #20 – *Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
The Applicant’s Engineer has provided proposed easement information on the submitted plans and has indicated that the associated easement documentation will be provided as a condition of approval.
 - b. Item #43 – *New lot and block numbers confirmed with the local assessor or municipal designee.*
The Applicant’s Engineer has indicated that Tax Assessor approval of the new lot and block numbers will be provided as a condition of approval. Further, a note has been added to the submitted plans indicating the same.
 - c. Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
The Applicant’s Engineer has indicated that this item will be addressed as a condition of approval.

C. DESIGN COMMENTS

1. The Applicant should address the Board regarding whether this minor subdivision will be perfected by the filing of the plat or by deed. The Applicant's Engineer has indicated that the minor subdivision will be perfected by deed.
2. As stipulated in the Municipal Land Use Law, the approval of this minor subdivision will expire 190 days after the date that the resolution of municipal approval is adopted unless within such period a minor subdivision plat or deed has been filed with the county recording officer, the municipal engineer and the municipal tax assessor.
3. The proposed street address for each new lot must be shown on the Minor Subdivision Plan (Sheet 3). Further, the proposed block and lot numbers and street addresses for each new lot must be approved in writing by the Tax Assessor. The Applicant's Engineer has indicated that this comment will be addressed as condition of approval.
4. The Applicant should address the Board regarding their plans to remove the existing site improvements prior to the filing of the subdivision by deed. Further, the prior demolition of the dwelling on-site should be discussed.
5. A colored topographic map in accordance with Section 25-28.7 should be submitted for review to demonstrate that the development is not proposing disturbance of steep slopes greater than 10%.
6. The Applicant should address the Board regarding the required outside agency approvals for the project. In addition, copies of all required outside agency approvals shall be forwarded to the Planning Board and our office upon receipt.

D. STORMWATER MANAGEMENT COMMENTS

1. The proposed development will result in the disturbance of more than one-half acre. As a result, it is classified as a Major Development and is subject to the stormwater management requirements set forth in Section 25-29.4 of the Land Use Regulations.
2. As required under Section 25-29.14 of the Land Use Regulations, the Applicant must file a stormwater permit application to the Township.
3. As required under Section 25-29.4s2 of the Land Use Regulations, the site shall be designed to manage, through on-site retention, the retention storm (or 1/2 of the projected two-year storm per square foot, as reflected in Table 6) at the site or on contiguous properties in common ownership. The Applicant's Engineer has requested relief from this requirement.
4. The proposed stormwater system is shown to discharge at grade within the northwest corner of the site. The Applicant should investigate connecting the proposed stormwater discharge pipe to the existing inlet adjacent to the rear property line on Lot 21.01 to avoid potential flooding issues on the adjacent property. The Applicant's Engineer has indicated that further investigation into the alternate connection will be discussed with the property owner of Lot 21.01.
5. Soil testing in accordance with Chapter 12 of the NJ BMP Manual should be submitted for the proposed BMPs. Specifically, it appears that additional soil test pits or borings are required for the proposed underground infiltration basins and the pervious pavement system(s). The Applicant's Engineer has indicated that additional soil testing will be provided for review.

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6. Revise the existing time of concentration calculations to provide a maximum sheet flow length of 100 feet. Revise the proposed time of concentration calculations to calculate proposed sheet flow lengths in accordance with the McCuen Spiess Limitation with the sheet flow length not exceeding 100 feet.
 7. Revise the hydrograph routings to model pervious and impervious areas separately with time of concentration calculations provided for each. A weighted CN is not acceptable.
 8. Revise the plans to remove any notation of a below grade detention system and substitute with below grade infiltration system.
 9. Revise plans to indicate that leaf screens will be utilized within the roof drains to provide pre-treatment before discharging into the below grade infiltration basin.
 10. Revise the pervious pavement detail on Sheet 7 to indicate the seasonal high water table elevation. If multiple pervious pavement systems are proposed, a separate detail should be included for each system. The Applicant's Engineer has indicated that the seasonal high water table elevation is pending additional soil testing.
 11. Clarify what type of basin is proposed in the rear yard. Our office notes that the tested permeability rate in the location of the rear yard basin is 0.32 inches per hour when a minimum tested permeability rate of 1 inch per hour is required for infiltration basins. Additionally, underground detention is not permitted without waiver or variance.
 12. Clarify the elevations of the 5' orifice and top of weir wall for 'outlet control structure front yard' to ensure consistency on the plan, details and hydrographs.
 13. A Stormwater Management Operation and Maintenance Manual should be submitted for the proposed stormwater management systems. The Applicant's Engineer has indicated that this comment will be addressed as condition of approval.
 14. The Stormwater Management Operation and Maintenance Manual and any future revisions shall be recorded upon the deed of record for the property. Prior to recording, the form of the deed must be reviewed and approved by the Planning Board attorney and our office. The Applicant's Engineer has indicated that this comment will be addressed as condition of approval.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent. The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very Truly Yours,



ARTHEON

Ryan MacNeill, PE

Planning Board Engineer

cc: Geniece Gary-Adams – Director of Planning & Development/Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Municipal Engineer
Malvika Apte, PP, AICP – Board Planner
Diana McGovern, Esq. – Board Attorney
15 Ridgeway, LLC – Applicant
Frank J. Materia, Esq. – Applicant's Attorney
William S. Scott, PE – Applicant's Engineer
Theodora Boyadjis, RA, LEED AP – Applicant's Architect
Michael J. Pessolano, AICP, PP – Applicant's Planner

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