

CASEY & KELLER, INC.

LAND SURVEYORS + CIVIL ENGINEERS + PLANNERS

N.J. STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. 24GA27985400

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May 05, 2026

Jamilet Baquerizo Vite
West Orange Township – Planning Board Secretary
66 Main Street, West Orange, NJ, 07052
cc: Ryan MacNeill, PE

**RE: Application No. PB-26-02
Catalyst Development Group, LLC
Minor Subdivision with 'C' and 'D'
Variances – Review #1
27 Fairway Drive
Block 86.01, Lots 6**

Enclosed please find the Minor Subdivision for the property located at 27 Fairway Drive, West Orange, NJ, dated 9/17/2025 and revised through 03/02/2025. Below are the responses to the review letter we received from the CME Associates dated 02/25/2026. An item-by-item response to the comments is as follows:

B. DESIGN COMMENTS & PLAT DETAILS

1. The Applicant should address the Board regarding whether this subdivision will be perfected by filing of the plat or by deed. We have performed our review based on the assumption that this subdivision will be perfected by filing of the plat.

This comment has been addressed, and since this application has been deemed a Major Subdivision, the applicant plans to perfect the subdivision by filing the plat.

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.

This comment has been noted.

3. The Applicant should clarify why both the Minor Subdivision Plat and the Title & Topographic Survey have been stamped "Preliminary".

This comment has been addressed and signed and sealed copies of the revised plan have been resubmitted.

4. The proposed street address for each new lot must be shown on the Minor Subdivision Plat. Further, the proposed block and lot numbers and street addresses for each new lot must be approved in writing by the Tax Assessor.

This comment has been addressed and proposed street numbers have been added to each proposed lot. The applicant will seek written approval from the tax assessor prior to filing the plat.

5. If the Applicant intends to perfect the minor subdivision approval by filing of the plat, then the following Map Filing Law requirements must be addressed:
 - a) A minimum of three corners distributed around the tract shall indicate coordinate values. The coordinate base, either assumed or based on the New Jersey Plane Coordinate System, shall be shown on the plat.
 - b) The plat shall include a surveyor's certificate which conforms to NJSA 46:26B-2.b.(12).
 - c) The plat shall include a municipal engineer's certificate which conforms to NJSA 46:26B-2.b.(14).
 - d) NJSA 46:26B-3b(10) stipulates that "On minor subdivisions, a monument shall be set at each intersection of an outside boundary of the newly created lot or lots with the right of way line of any side of an existing street". We note that the Applicant has requested a waiver from the requirement to provide the required monumentation. Our office recommends that the monumentation be provided, as required under NJSA 46:26B-3b(10).
 - e) If the monuments are to be set at a later date, then the plat must include a municipal clerk's certificate which conforms to NJSA 46:26B-2.b.(13).
 - f) The plat shall include a certificate by the planning board secretary which conforms to NJSA 46:26B-5.

These comments have been addressed.

- a) Three corners around the tract are now shown to have coordinate values.
- b) The final subdivision plat includes the certificate compliant with 46:26B-2.b.(12).
- c) The final subdivision plat includes the certificate compliant with 46:26B-2.b.(14).
- d) The final subdivision plat indicates the corners that will be monumented.
- e) The final subdivision plat includes the certificate compliant with NJSA 46:26B-2.b.(13).
- f) e) The final subdivision plat includes the certificate compliant with NJSA 46:26B-5.

6. The plat must include a record holder of title signature block showing that the property owners have consented to the filing of the subdivision plat. In addition, a line for the signature of a Notary Public must be provided below the line for the property owner's signature.

This comment has been addressed and a line for the signature of the notary has been provided on the Final Subdivision Plat.

7. The Applicant should address the Board regarding their plans to remove the existing improvements on new Lots 6.01 and 6.03 prior to filing of the subdivision plat. We note that if the pool and shed are not removed, then Lots 6.01 and 6.03 will be occupied by accessory uses which are not associated with a principal use.

This comment has been noted, and testimony is to be provided. The applicant plans to remove all accessory uses that are not associated with a principal use.

8. A note should be added to the plan which states that any settled or damaged sidewalk along the site frontage of each lot shall be replaced as directed by the municipal engineer.

This comment has been addressed, and this note has been added to the plan.

9. A note should be added to the plan stating that runoff from the future dwellings on Lots 6.01 and 6.03 will not be directed onto any neighboring properties as stipulated in Section 25-8.16 of the Land Use Regulations.

This comment has been addressed, and this note has been added to the notes section of the plan.

Please do not hesitate to contact our office if you should have any questions.

Very truly yours,
Casey & Keller, Inc.

A handwritten signature in black ink, appearing to read "Michael Lanzafama". The signature is fluid and cursive, with the first name "Michael" being more prominent.

Michael Lanzafama, P.E., P.L.S., & P.P.