

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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June 11, 2026

To: Malvika Apte, PP, AICP, Planning Board Planner
Langley Oudemans, Associate Planner

CC: Jamilet Baquerizo Vite, Planning Board Clerk,
Diana McGovern, Esq., Planning Board Attorney
Genice Gary-Adams, Zoning Official/Director of Planning and Development
Ryan McNeil, P.E., Planning Board Engineer

**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 06/10/2026. Below are the responses to the review letter we received from the HGA Associates dated 05/18/2026. An item-by-item response to the comments is as follows:

B. DESIGN COMMENTS & PLAT DETAILS

1. A key map at a scale of not less than one inch equals 1,000 feet showing the location of the tract to be subdivided with reference to surrounding areas, existing streets which intersect or border the tract, the names of all such streets and any Township boundary is within 500 feet of the subdivision.

This comment has been addressed, and the zoning map on sheet #1 has been revised to be at a scale of 1" = 1000'.

2. Existing two-foot interval contours based on the United States Coast Geodetic Survey data shall be shown extending a minimum of 100 feet beyond the boundary of the tract in question.

A waiver has been requested for this comment.

3. The preliminary plat shall show or be accompanied by a grading and drainage plan which shall show locations of all existing and proposed drainage swales and channels, retention basins, recharge basins, the scheme of surface drainage and other items pertinent to drainage, including the approximate proposed grading contours at two-foot intervals, except that for slopes exceeding 10%, a five-foot interval is permissible.

Existing system of drainage not shown.

This comment has been addressed and a map indicating the location of the existing drainage system closest to the property has been attached to the submission.

4. Sight triangle data as required by this chapter.

A waiver has been requested for this comment.

5. Traffic Study

A waiver has been requested for this comment.

6. A copy of a tree removal permit or application for same if applicable.

Plans are showing several trees to be removed. Applicant to provide permit or application or else confirm that no trees are proposed to be removed as part of this application.

This comment has been addressed and a Tree Removal Application has been submitted with this application.

7. Four copies of a map, referred to as a "Run Card", depicting the location of all fire hydrants within the subject property, and depicting the surrounding streets, based on a scale of one inch equaling 400 feet, and contained on an 8.5 inch by eleven-inch paper within an area not to exceed 7.5 inches in width and eight inches in height.

Not provided. Applicant to provide or request waiver.

A waiver has been requested for this comment.

8. Copies of approvals of other government/agencies as may be required or an affidavit indicating that application has been made to such agencies.

Applicant to list approvals which will be needed on plans.

This comment has been addressed and the required approvals have been listed on sheet #1.

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

Very truly yours,
Casey & Keller, Inc.



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