
July 6, 2026

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

Re: *Application No. PB 26-02*
 Catalyst Development Group, LLC
 Major Subdivision with "C" Variances – Review #2
 27 Fairway Drive
 Block 86.01, Lot 6
 Our File No. 115.WRP0086.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 Major Subdivision approval with "C" Variances:

- Preliminary & Final Major Subdivision drawings (4 sheets), prepared by Michael T. Lanzafama, PE, PLS, PP with Casey & Keller Incorporated of Millburn, New Jersey, dated September 17, 2025, last revised June 10, 2026;
- Municipal Storm Sewer Map (1 sheet), prepared by Casey & Keller Incorporated, dated June 11, 2026;
- Completed Application Form, dated June 17, 2026;
- Completed Tree Removal Permit Application, dated June 11, 2026;
- Proposal and Reasons for Relief, dated June 17, 2026;
- Response Letter, prepared by Casey & Keller Incorporated, dated June 11, 2026.

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

- Title & Topographic Survey (1 sheet), prepared by Michael T. Lanzafama, PE, PLS, PP with Casey & Keller Incorporated, dated September 17, 2025;
- Completed Site Plan/Subdivision Checklist;
- A copy of a Buffer Report which lists the owners of property within 200 feet of Block 86.01, Lot 6 from the Office of the Tax Collector, dated December 3, 2025;
- A copy of a Verification of Taxes & Sewer Charges Paid for Block 86.01, Lot 6, dated December 10, 2025.

NJ Certificate of Authorization No. 24GA28412500

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 rectangular tract located along the northerly side of Fairway Drive approximately 230 ft east of the intersection with Clearview Terrace. It is located within the R-5 Zoning District and has an area of 23,982 sf or approximately 0.55 acres. The property is currently occupied by a 2-story single family dwelling, an in-ground pool, several paver patios, a paver parking area and a shed.

The Applicant is seeking Major Subdivision approval with "C" variances to subdivide the property into three (3) new lots. New Lot 6.02 will have an area of 8,505 sf and will contain the existing dwelling, existing driveway with modifications and a new paver patio. New Lot 6.01 will have an area of 7,199 sf while new Lot 6.03 will have an area of 8,278 sf. Both new Lot 6.01 and Lot 6.03 will be razed to facilitate the future development of a single family dwelling on each lot. It is important to note that single family dwellings are a permitted use within the R-5 Zoning District.

B. DESIGN COMMENTS AND PLAT DETAILS

1. As stipulated in the Municipal Land Use Law, the approval of this major subdivision will expire 95 days after the date that the resolution of municipal approval is adopted unless within such period a major subdivision plat has been filed with the county recording officer, the municipal engineer and the municipal tax assessor.
2. The Applicant should address the Board regarding their plans to remove the existing site improvements. In general, our office recommends removal of existing improvements prior to the filing of the plat.
3. The Applicant should address the Board regarding compliance with Township and RSIS parking space requirements.
4. The proposed block and lot numbers and street addresses for each new lot must be approved in writing by the Tax Assessor.

C. STORMWATER MANAGEMENT COMMENTS

1. The proposed development will result in the creation of more than 5,000 square feet of regulated impervious surface. As a result, it is classified as a Major Development, as defined in §25-29 of the Ordinance, and is subject to the stormwater management requirements set forth in §25-29.4 of the Ordinance.
2. As required for major developments, the Applicant must submit a Stormwater Management Facilities Map and Drainage Calculations for review as set forth in §25-29.10 of the Ordinance.
3. As required under §25-29.4s2 of the Ordinance, 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.
4. The Applicant must provide soil testing in accordance with §25-29 of the Ordinance to provide the seasonal high water table elevation and permeability rate of the subsoils on-site to demonstrate compliance with the applicable BMP design requirements.
5. The Applicant must submit a maintenance plan as per §25-29.12 of the Ordinance. The maintenance plan and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the form of the deed must be approved by the Board Attorney and our office.

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6. As a condition of approval, the Applicant shall file a stormwater permit application as per §25-29.14 of the Ordinance.

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
Catalyst Development Group, LLC – Applicant
Matthew P. Posada, Esq. – Applicant's Attorney
Michael T. Lanzafama – Applicant's Engineer/Surveyor

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