TOWNSHIP OF WEST ORANGE

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FIRE DEPARTMENT

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M E M O R A N D U M

To: West Orange Planning Board

From: Fire Nicholas Chief Gillo

Date: October 20, 2026

Subject: PB-26-01 15 Ridgeway LLC

I was asked to review this proposal and provide input from a fire and emergency response perspective. While zoning matters fall outside my direct authority, I can offer observations regarding emergency access and response capabilities.

Based on the proposal as presented, the extended driveway and shared access arrangement raise concerns regarding emergency apparatus access. The length of the driveway, combined with the shared access configuration, could limit the ability of fire apparatus to access the property efficiently and maneuver as needed during an emergency. These conditions may create challenges when responding to a fire or other emergency requiring the deployment of personnel and equipment, particularly if access is restricted or additional apparatus are needed.

Access limitations are not uncommon throughout West Orange, and the Fire Department currently responds to properties with similar conditions. However, each property presents its own circumstances, and existing examples do not eliminate the need to consider the potential impact on emergency response at this location. From an operational standpoint, adequate access and maneuverability are important considerations when evaluating this proposal.

These comments are intended to provide the Planning Board with the Fire Department's perspective on the potential emergency access concerns associated with the proposed layout. I defer to the Fire Official for any additional input or recommendations regarding the proposal.