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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October 20, 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
Major Subdivision with 'C' Variances
Planning Review #1
27 Fairway Drive
Block 86.01, Lot 6

Enclosed please find the Major Subdivision for the property located at 27 Fairway Drive, West Orange, NJ, dated 9/17/2025 and revised through 10/20/2026. Below are the responses to the review letter we received from the HGA Associates dated 07/17/2026. An item-by-item response to the comments is as follows:

5. Planning Review

a. Building Height: Building height is not provided for the existing or proposed structures. Applicant to provide height of existing and proposed structures, including the principal and accessory structures, in order to assess compliance with bulk requirements.

This comment has been addressed, and the building height calculations for both proposed dwellings have been added to sheet #3 of the plan set.

b. Side Yard Setback: The minimum side yard setback for lot 6.03 is obscured on the Plot Plan. Applicant to confirm minimum side yard setback.

This comment has been addressed, and the side yard setbacks for lot 6.03 have been clearly shown.

c. Parking: As per § 25-12.2a1, a parking requirement of 2.5 spaces is applied since the number of bedrooms is not specified. The dimensions of the proposed two-car garage are not provided; therefore, the number of spaces provided cannot be confirmed. Applicant to provide number of bedrooms for each dwelling and the dimensions of the garage.
This comment has been addressed, and the number of bedrooms and garage dimensions have been added to sheet #3 of the plan set. The number of bedrooms has been added and calculated to comply with RSIS standards.

d. Subdivision Filing: Applicant to confirm if the subdivision is to be filed by deed.
This comment has been addressed, and the project has been deemed to be a major subdivision and the applicant plans to file the subdivision by plat.

e. Walls and Fences:

   i. The height of the existing-to-remain fence on the side and rear property lines is not provided. Solid fences are permitted in the side and rear yards as long as they are less than 6 feet in height. Applicant to provide height of existing fencing to confirm compliance with the requirements in § 25-8.4.

   ii. Applicant to confirm if any fencing is proposed in the front yard, and if so, shall provide the height, material, and transparency.

   iii. Modular block walls are proposed in the side yards at a maximum height of 4 ft. This complies with the maximum height requirement.

This comment has been addressed, and all fences located on-site are less than 6 feet in height. Additionally, there are no fences that will be placed within any of the proposed front yards.

f. Shed: The existing shed on proposed Lot 6.02 is situated 0.42 feet from the rear property line. This is noted as an existing nonconforming condition associated with the requirements for yard encroachments in §25-8.2, which states that the space in the rear yard shall be unobstructed.

This comment has been addressed, and the applicant plans to remove the existing shed.

g. Utility Screening (§25-8.15): Utility boxes and structures must be screened on three sides by landscaping that will conceal the box throughout all seasons of the year. Applicant shall provide testimony regarding the screening of utility equipment. Further, HVAC/mechanical units are shown for proposed Lots 6.01 and 6.03. Applicant to confirm the location of mechanical units for Lot 6.02 to ensure appropriate screening is provided.

   This comment has been addressed, and the location of the existing HVAC units has been shown on the survey and subdivision plat. Additionally, the applicant plans to screen any and all existing and proposed HVAC units.

h. Design of Buildings in Residential Districts (§ 25-9.7): No building permit shall be issued for any dwelling which is substantially alike in exterior design and appearance with any neighboring dwellings with 149 feet of the street property lines of the respective property. Prior to the future construction of the single-family dwellings on Lot 6.01 and 6.03, Applicant must provide details which confirm compliance with the dwelling characteristics detailed in the ordinance.

   This comment has been noted, applicant to comply

i. Minimum Residential Floor Area (§25-9.8): One-family dwellings, which are more than two stories in height, must have a minimum residential floor area of 1,600 square feet. Prior to the future construction of the single-family dwellings on Lot 6.01 and 6.03, Applicant must confirm the residential floor area meets this requirement.

   This comment has been noted, applicant to comply

j. Tree Replacement: The tree removal and replacement permit indicates that 37 trees are proposed to be removed. The EIS indicated that a tree replacement plan will be prepared. Once approval from the Township Forester is granted, Applicant shall provide a copy of the approval along with a tree replacement plan.

   This comment has been noted, applicant to comply

k. Impervious Coverage: Proposed Lot 6.02 includes several improvements (shed, hot tub, etc.) which do not appear to be included in the impervious coverage calculation. Applicant to confirm the impervious coverage calculation for Lot 6.02 includes all the existing and proposed site improvements. Additional relief may be required.

   This comment has been addressed, and the applicant plans to remove the shed, hot tub, and other unnecessary impervious structures.

l. Steep Slopes (§ 25-28): This site includes steep slopes in excess of 10% over a minimum distance of 10 feet within proposed Lots 6.01 and 6.03.

i. Applicant must submit all the required information outlined in the ordinance § 25-28.7a and § 25-28.7b. The following includes some of the items required. Applicant must include all items which are relevant to this proposal.

1. A colored topographic map prepared by a licensed engineer and surveyor showing the existing contours at two-foot intervals with areas clearly noted in different colors showing the following slope areas: 0 to 9.99%, 10% to 14.99%, 15% to 19.99%, 20% to 24.99%, and 25% or more. The map shall include all existing trees and include marks for trees to be removed.

2. A separate map shall be prepared showing proposed improvements overlain on the preceding color topographic map.

3. A table showing the calculations of the amount of area in the various slope categories above along with the proposed area of disturbance within each category.

4. Identification of soil types on the property, including the erosion potential of soils, information on the water table,

5. Stormwater management plan and soil erosion and sediment control plan.

6. Other engineering data deemed reasonably necessary by the Township Engineer and Planner to determine compliance.

ii. Further, there appears to be areas which have slopes in excess of 25% on both Lots 6.01 and 6.03. Per the ordinance, disturbance of slopes of 25% or more is prohibited. Additional relief may be necessary.

This comment has been addressed. The topographic survey and subdivision plat have been revised to include the following information:

1. Color-coded delineations of the existing steep slope areas, broken down into the slope categories specified in the ordinance.

2. The proposed improvements overlaid on the existing steep slope delineations.

3. A table identifying the total area within each slope category, along with the corresponding proposed area of disturbance.

4. Identification of the existing soil types on the property.

5. The proposed stormwater management improvements and applicable soil erosion and sediment control measures.
6. Additionally, the areas containing slopes of 25% or greater have been identified on the plans..

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.