ARTHEON
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November 11, 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 #3
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 Inc. of Millburn, New Jersey, dated September 17, 2025, last revised October 20, 2026;
- Stormwater Management Report, prepared by Michael T. Lanzafama, PE, PLS, PP with Casey & Keller Inc., dated October 20, 2026, unrevised;
- Response Letter, prepared by Michael T. Lanzafama, PE, PLS, PP with Casey & Keller Inc., dated October 20, 2026.

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

- 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;
- 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.

This letter shall supersede all previous review letters prepared by our office. The Applicant's most recent submission has been prepared to address a majority of our technical review comments.

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 developed with single family dwellings and associated improvements such as walkways, porches, patios, retaining walls and driveways from Fairway Drive. 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 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. As a condition of approval, the Applicant shall file a stormwater permit application as per §25-29.14 of the Ordinance.

2. Revise the drywell detail to show the elevation of the SHWT and the elevation of the bottom of the system to ensure a 2' minimum has been provided. A separate drywell detail (or notations) should be provided for each proposed system.

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, CME
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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