



July 8, 2022

West Orange Zoning Board
66 Main Street
West Orange, New Jersey 07052

Attn: Diana Chandler
Board Secretary

RE: **ZB-21-22/19 Wheatland Development LLC**
Block: 39; Lot: 56.06; Zone: R-6
17 Wheatland Avenue

Dear Ms. Chandler:

Pursuant to the Zoning Board meeting on the evening of May 19th, we have revised our plans based on the feedback from the Board. We have enclosed six signed and sealed hard copies along with a flash drive containing PDF versions. Below is a breakdown of the updates, clarifications related to Board questions, and additional information we have obtained for the property.

- The Board had questions regarding the basement/cellar of the proposed home. Our SSP-1 sheet has been revised to include the “cellar determination” calculation as set forth in your ordinance. The lowest level of the home is a cellar. The applicant will commit that they will not finish the cellar as part of their work. However, your ordinance allows for the future homeowner to finish this space, as there is no restriction against this action.
- Soils testing was performed on June 21st to determine the presence/absence of bedrock within the area of the basement, the presence/absence of groundwater within the area of the infiltration basin, and the permeability of the soils.
 - Based on this testing no bedrock or groundwater was encountered in any of the test pits. Additionally, the soils have a permeability rating of 1.65 inches per hour which is greater than the 1 inch per hour assumed in our original design efforts. As such, a full cellar and all the proposed walls can be constructed without the need for rock removal.
- The Grading Plan has been modified to reduce the retaining wall height to a maximum of 5’-6”, which eliminates the need for a variance for the height of the wall.
- The material of the retaining wall has been changed to a modular block wall. This is a more attractive option than poured concrete and also results in less disturbance to the area during construction. The manufacturer of the modular blocks is Redi-Rock. Details are included on SP-3 of our submittal.

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- A Landscaping Plan (SP-4) has been added to the set. This landscaping plan shows the 10 trees which are to be removed (8 major and 2 minor). The plans also shows the proposed landscaping, which consists of 2 Red Maples, 6 Arborvitaes, 2 Flowering Dogwoods, 9 Schip Laurel, and English Ivy as ground cover along the top of the wall. The proposed plantings constitute 8 major trees and 2 minor trees as required by ordinance.

We trust that we have provided sufficient information for your continued review. Should you have any questions or concerns, please feel free to contact us.

Very truly yours,

PETRY ENGINEERING, LLC



J. Michael Petry, PE, PP, AIA

