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**TOWNSHIP OF WEST ORANGE**  
66 MAIN STREET, WEST ORANGE, N.J. 07052

**Department of Planning and Development**

**ROBERT D. PARISI**  
*Mayor*

**DIANA L. CHANDLER**  
*Acting Planning Board Secretary*

Tel: (973) 325-4110

Fax: (973) 325-6359

Email: [planningboard@westorange.org](mailto:planningboard@westorange.org)

Dr. Robert Bagoff, *Chairman*  
William B. Wilkes II, *Vice-Chairman*  
Ken Alper  
Jerry Guarino  
Lee D. Klein, PE PTOE  
Christopher Morgan, Sr (Mayor's Designee)  
Councilwoman Susan McCartney  
John McNair  
Peter F. Smeraldo, Jr.  
Sal A. Jensen (Alternate #1)  
John Cardoza (Alternate #2)

Diana P. McGovern, Esq., *Board Attorney*  
Paul Grygiel, AICP, PP, *Township Planner*  
John J. Hess, PE, PP, *Consulting Engineer*  
Leonard Lepore, PE, *Township Engineer*

April 11, 2022

Mayor and Township Council  
(RParisi@westorange.org ; Council@westorange.org )  
Municipal Building  
66 Main Street  
West Orange, New Jersey 07052

RE: Proposed Amendment to Land Use Regulations, Chapter 25: Section 28, Steep Slope and Natural Features Ordinance 2678-22

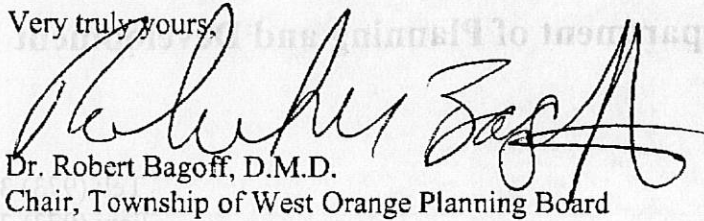
Dear Mayor Parisi, Council President McCartney and Council Members:

Pursuant to *N.J.S.A.* 40:55D-64 and 40:55D-26a, the Township of West Orange Planning Board (the "Board") has evaluated the Proposed Ordinance Amending and Supplementing Chapter 25, Land Use Regulations, of the Revised General Ordinances of the Township of West Orange (a copy being enclosed hereto). After reviewing the proposed Ordinance amendment and conferring with the Township's Planner at the Board's April 6, 2022, Regular Meeting, the Board finds that the Ordinance is consistent with the most recent Master Plan reexamination and plan element updates adopted in 2019. Specifically, the proposed Ordinance provides tightened controls on single-family residential properties and requires consideration of off-site impacts, provision requiring geotechnical analysis of development on parcels with steep slopes, requiring a rock fall zone at the toe of a slope where the potential for rockslides exist, preparation of a maintenance plan and setback requirements at the top of steep slopes.

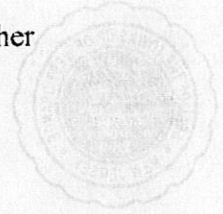
The proposed ordinance is particularly in keeping with the Township's 2019 Master Plan Update, Principle 3 in the Reexamination Report: "Protect Natural Features and Environmental Resources" which provides: "Continue to protect natural features and environmental resources including, but not limited to, floodplains, wetlands, woodlands, steep slopes, ridgelines, and areas valuable as scenic, historical, cultural, or recreational resources."

The Board recommends that the Council adopt the Ordinance and offers no other recommendations thereto.

Very truly yours,



Dr. Robert Bagoff, D.M.D.  
Chair, Township of West Orange Planning Board



- Cc: Diana Powell McGovern, Esq. (Via Email)
- Richard D. Trenk, Esq. (Via Email)
- Karen Carnevale, R.M.C. (Via Email) Paul Grygiel, AICP,PP (Via Email)
- William B. Wilkes II (Via Email) Enclosure

April 11, 2022

West Orange, New Jersey 07022  
66 Main Street  
Municipal Building  
(RParisi@westorange.org ; Council@westorange.org)  
Mayor and Township Council

RE: Proposed Amendment to Land Use Regulations, Chapter 25, Section 28, Steep Slope and  
Natural Features Ordinance 2019-22

Dear Mayor Parisi, Council President McCarthy and Council Members:

Permittal to V.A.S. 4:40:55D-04 and 40:55D-06 for the Township of West Orange Planning Board (the "Board") has evaluated the Proposed Ordinance, including any supplemental Chapter 25, Land Use Regulations, of the Revised General Ordinance of the Township of West Orange (a copy being enclosed hereto). After reviewing the proposed Ordinance amendment and consulting with the Township's Planner at the Board's April 6, 2022 Regular Meeting, the Board finds that the Ordinance is consistent with the most recent Master Plan examination and plan element updates adopted in 2019. Specifically, the proposed Ordinance provides tightened controls on single-family residential properties and requires consideration of off-site impacts provision requiring geotechnical analysis of development on parcels with steep slopes requiring a rock fall zone at the toe of a slope where the potential for rockslides exist, preparation of a maintenance plan and setback requirements at the top of steep slopes.

The proposed ordinance is particularly in keeping with the Township's 2019 Master Plan Update, Principle 3 in the Examination Report: "Protect Natural Features and Environmental Resources" which provides: "Continue to protect natural features and environmental resources including but not limited to, floodplains, wetlands, woodlands, steep slopes, ruggedness, and areas valuable as scenic, historical, cultural, or recreational resources."