

WILLIAM C. SULLIVAN, JR. | Counsel
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December 21, 2022

BY EMAIL AND FEDERAL EXPRESS

John J. Hess, P.E., P.P., C.M.E.
CME Associates
849 West Bay Avenue, Suite 7
Barnegat, New Jersey 08005

**Re: West Orange Planning Board Application No. PB-22-13
West Crescent Realty, LLC
14-16 Northfield Avenue
Block 17, Lot 62
Our File No.: 15099.1000**

Dear Mr. Hess:

Please be advised that this office represents the applicant West Crescent Realty, LLC with regard to the above-referenced application. The applicant and its professionals have reviewed your correspondence of December 7, 2022. In response, our architect, Jose Izquierdo, has prepared the attached plan entitled "Option B, Existing and Proposed Site Plan and Site Details" with a revision date of December 12, 2022. Your comments on the application largely focused on the on-site parking and loading. To address those comments, we have revised the parking configuration to provide for six (6) parking spaces on-site, including one handicapped space. We have also restored the loading zone and the access into the first floor accessory warehouse space from that loading zone. As we explained in our application, the applicant has entered into an agreement with the Township for permits for twelve (12) off-site parking spaces, primarily intended for use by the residential tenants. The six parking spaces depicted on this revised plan will provide parking for the ground floor retail uses, much as existing, undelineated parking does today.

In addition, the revised plan provides for a playground in the rear for the residential tenants, which also allows us to reduce impervious coverage by over 1200 square feet and provide for landscaping.

This matter is presently scheduled for a hearing on January 4, 2023 and we have noticed for that hearing. We can discuss this plan at that hearing as a response to your comments or, if you prefer, we can adjourn the hearing to the February meeting. Today I discussed these considerations with you and Mr. Grygiel and your preference that we participate in a Site Plan Review Advisory Board

meeting on January 10th, to go over the revised plan, and adjourn the hearing until the February Board meeting. I did not receive Mr. Grygiel's report until today. We will be prepared to address his comments at the SPRAB meeting as well.

Thank you for your consideration.

Very truly yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.
For the Firm

Enclosures

cc: Paul Grygiel, P.P.
Diana Chandler
Diana McGovern, Esq.
Richard Herbst
Jose Izquierdo