

WILLIAM C. SULLIVAN, JR. | Counsel
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February 17, 2023

BY FEDEX

Diana Chandler
Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

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

Dear Ms. Chandler:

In connection with the above referenced application, enclosed please find a revised set of plans prepared by our architect, Jose Antonio Izquierdo dated February 16, 2023. At the Site Plan Review Advisory Board meeting on this application, concerns were expressed with regard to the plan for on-site parking. The applicant had previously proposed to retain on-site parking located outdoors with some modifications to the existing, deficient parking configuration.

After carefully evaluating the comments of the representatives of the SPRA meeting, we have developed the design provided in the attached plans. That design calls for the rear “warehouse” space in the building to be used for seven indoor parking spaces. The current exterior parking would be removed and replaced with two parallel parking spaces primarily intended for short-term parking use.

We submit that this proposal significantly expands and improves the safety of the existing on-site parking supply. In addition, as we have previously indicated, we are prepared to purchase 12 permits from the Township for residential parking at off-site locations.

We are confident that this revised plan will meet with the Board’s approval and we look forward to presenting this application at the March 1, 2023 meeting.

Thank you for your consideration.

Very truly yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.

For the Firm

Enclosures

cc: Robert Bagoff (By email)
Paul Grygiel (By email)
John Hess (By email)
Diana McGovern, Esq. (By email)
Richard Herbst (By email)
Jose Antonio Izquierdo (By email)