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March 1, 2023

BY EMAIL

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
Our File No.: 15099.1000**

Dear Mr. Hess:

As you know, this office represents the applicant West Crescent Realty, LLC with regard to the above-referenced application. To facilitate discussion and testimony at the March 1, 2023 Planning Board meeting, I am offering the following summary responses to your report of December 7, 2022. The responses will track with the paragraphs and section numbers in your report.

B. Design Comments.

2a. West Crescent Realty, LLC is the owner of the property. Menachem Halberstam is the member of the LLC. Do Well Management and Richard Herbst are the owner's representative and managing agent.

b. There are no existing or proposed deed restrictions or covenants.

c. The application will require County Planning Board review and a sewer connection permit.

d. We are not requesting any design waivers.

e. The ground floor retail uses will manage solid waste by placing it in a dumpster behind the building for pick up by a private hauler. The residential tenants will bring their solid waste to a storage area located on the ground floor. The superintendent will move the solid waste from that location to the dumpster.

f. As a condition of approval, the applicant will execute the appropriate documents for compliance with the affordable housing requirements.

3, 4. These comments address the original site plan that included 8 exterior parking spaces. The revised plan before the Board has changed that configuration.

5. A sidewalk has been added from the side entrance to the building to the sidewalk along Northfield Avenue.

6. Because the project involves very little exterior work other than increased pervious coverage in the rear through the demolition of a portion of the building and replacing it with green space, the applicant has not submitted a stormwater management plan. The applicant agrees to tie in the roof leaders to the stormwater system on Northfield Avenue.

7. We acknowledge that the project will need to conform to county standards.

8-9. The site plan calls for 2 street trees along Northfield Avenue and 1 street tree in the rear, along with green space in the rear. We are willing to work with the Board Engineer to develop the appropriate types of plantings in that area.

10 - 11. We can comply with these comments as a condition of approval. They are related to plan details.

12. We can submit a detail for both wall-mounted light types as a condition of approval.

13. This comment was related to the initial site plan, which has been revised. Vehicles making deliveries will be able to park in the driveway space in front of the loading door or park in one of the exterior parallel spaces, if available.

14. Because we do not know the tenants that will be located in the retail spaces, we cannot provide any specific information about anticipated frequency and hours of deliveries. Certainly, deliveries to residential tenants may come at a variety of times and are typically delivered by smaller trucks. As a condition of approval, we can advise prospective retail tenants that deliveries should be made on off-peak hours.

15. See answer to 2e.

16. We do not anticipate any new utility connections.

17. As stated above, the parking plan has been revised from the plan that was the subject of this comment.

I hope this assists in your review and the Board's review of the application and I look forward to speaking with you at the hearing.

Thank you for your consideration.

Very truly yours,

/s/ **William C. Sullivan, Jr.**

WILLIAM C. SULLIVAN, JR.
For the Firm

cc: Robert Bagoff (By email)
Jamilet Baquerizo Vite (By email)
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