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March 3, 2023

VIA OVERNIGHT MAIL AND E-MAIL

West Orange Township
Planning Board
c/o Jamilet Baquerizo Vite
66 Main Street
West Orange, NJ 07052

**RE: Minor Site Plan and Bulk Variance Approval Application
Crest Ridge Realty LLC
Lot 36 in Block 80.03
200 Mount Pleasant Avenue
West Orange, NJ 07052**

Dear Ms. Baquerizo Vite:

As you are aware our office represents the interests of the Applicant and Owner Crest Ridge Realty LLC ("Applicant") with regard to the above-captioned property ("Property"). Enclosed is the amended site plan to show the relocated dumpsters for this Property. This should be a supplement to the existing filed minor site plan and bulk variance application. The proposed development is a proposed improvement consisting of a two-story community gym building adjacent to the existing pool house. The community gym will have a general area, bath, kitchenette, and a manager's office on the first floor which is approximately 992.86 sq. ft., and a gym and two changing rooms on the second floor which is approximately 1242.44 sq. ft.

In accordance with West Orange Township's (the "Township") Planning Board Application Package (the "Application"), and in support of said Application, enclosed, collated as follows, please find:

1. Six (6) copies of the Application;
2. Six (6) copies of the Revised Rider to the Application;
3. Six (6) copies of the Application Checklist and Revised Rider to the Application Checklist;
4. Six (6) signed and sealed revised Site Plans prepared by Paul W. Anderson, P.E., P.P.,

consisting of five (5) sheets dated February 17, 2023; and

5. Six (6) signed and sealed revised Property Surveys prepared by Jeffrey S. Grunn, P.L.S., consisting of one (1) sheet dated February 14, 2023.

Applicant relies on the prior delivery of the April 2003 Board Resolution PB-02-19, the October 1965 Indenture Correcting the April 1965 Easement location, the April 1965 Easement, the June 1965 Easement, the March 1965 Conveyance and Easement, ALTA Survey prepared by Brad Joshnick, P.L.S., consisting of one (1) sheet dated April 25, 2022, Topographic Survey prepared by Jeffrey S. Grunn, P.L.S., consisting of one (1) sheet dated August 27, 2022, certified list of property owners within 200', and tax payment certified by the Municipal Tax Collector. In addition, the physically signed application and W-9 forms, and the application fee and escrow check, which arrived via separate mail on March 1, 2023. The supplemental application fee is check #1912 for \$975 and the additional escrow fee is check #1913 for \$750.

Nothing materially has changed to the property since our submission last November 2022. The sole purpose of the amended site plan is to address the public concerns regarding the administratively approved dumpsters. I would respectfully request waivers of any other submission requirements.

In addition, one digital copy of each document referenced above was e-mailed to the Planning Board. Please advise if anything further is required of Applicant in order for this Application to be deemed complete. Thank you for your timely assistance.

Sincerely,



Jeffrey R. Chang
For the Firm

JRC/AMR

Enc.

Cc. VIA E-MAIL WITH ATTACHMENTS
West Orange Township Planning Board (PlanningBoard@westorange.org)

VIA E-MAIL W/O ATTACHMENTS
Crest Ridge Realty LLC
Paul W. Anderson, P.E., P.P.
Daniel Vitenson / Brent M. Porter, R.A.