

Crystal Eagle, LLC

76 South Orange Avenue, Suite 102
South Orange, NJ 07079
tel (973) 378-2200 fax (973) 763-4471

January 8, 2024

Township of West Orange
Department of Planning and Development
66 Main Street
West Orange, NJ 07052

RE: Crystal Eagle, LLC
424 Eagle Rock Ave
Minor Site Plan

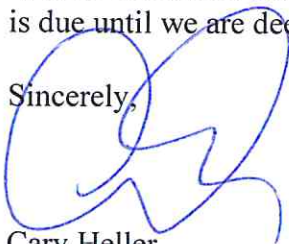
To the Department of Planning and Development:

424 Eagle Rock Avenue is an existing 25,300 square foot building that we are requesting to be included in a minor site plan approval.

We are increasing parking from 147 spaces to a new total of 171 spaces, as shown in the included plans (S-1), which is what we believe triggers the minor site plan review. Additionally, we plan to make lighting, landscaping, and parking lot improvements, which are also shown in our plans. The building elevation and existing pylon will also be made more attractive. We do not have a tenant but are showing two possible tenant spaces. It is possible to split amongst 1, 2 or more tenant spaces.

We have included the application fee with this submission. We don't believe the escrow is due until we are deemed complete.

Sincerely,



Cary Heller
Crystal Eagle, LLC