

Green Essex Partners Urban Renewal, LLC

16 Microlab Road, Ste A
Livingston, NJ 07039
Tel (973) 992-2443

May 17, 2024

Hand Delivered

Jamilet Baquerizo Vite, Secretary
Planning Board
Township of West Orange
66 Main Street
West Orange, NJ 07052

RE: Minor Subdivision Application
West Orange Redevelopment
Dog Park Conveyance
1000, 2000 & 3000 Executive Drive
Block 155 Lot 42.03
Township of West Orange
Essex County, NJ

Dear Ms. Baquerizo Vite:

On behalf of Green Essex Partners Urban Renewal, LLC ("Green Essex"), I am submitting this Minor Subdivision application to create a "stand alone" tax lot for an existing dog park (to be owned by the Township of West Orange) that has been agreed to by the Township and Green Essex in the relevant redevelopment plan, and is further completed in the Planning Board's May 5, 2021 resolution of approval.

Attached for your review please find twenty (20) collated sets of the following:

1. Application to the Township of West Orange Planning Board (one signed original).
2. Subdivision Checklist.
3. Application fee of \$250 check number 6356.
4. Escrow fee of \$4,000 check number 6357
5. W-9 form
6. Certification of taxes paid.
7. Twenty (20) sets of plans entitled, "Minor Subdivision, Green Essex Partners Urban Renewal, LLC, Tax Map Sheet 88 Block 155 Lot 42.03, Township of West Orange, Essex County, New Jersey" as prepared by Bowman Consulting, dated February 20, 2014, last revised May 14, 2024.
8. Proposed Description of remaining Lot 42.03 Block 155.
9. Proposed Description of proposed Lot 42.04 Block 155.
10. Approval Resolution #PB 21-03, memorialized on May 5, 2021.
11. Redevelopment Agreement, dated March 10, 2021 (one copy)

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The purpose of the application is to subdivide Block 155, Lot 42.03 and convey a portion of this property to the Township of West Orange. The parcel to be conveyed to the Township contains a fully constructed dog park. This subdivision, along with the conveyance, implements the prior agreement set forth in the March 10, 2021 Redevelopment Agreement and is discussed further in Condition 7 (page 6) of the May 5, 2021 Planning Board Resolution.

The lot to be created will be identified as Block 155, Lot 42.04, with a street address of 4000 Executive Drive. No variances are required. The existing dog park includes electric vehicle charging stations, a police call box, lighting, fencing, water stations, a parking lot and benches. No new construction is proposed at this time.

A complete submission package (except the check) has been emailed to your attention.

If you need anything else, please call me.

Very truly yours,
Green Essex Partners Urban Renewal Entity, LLC



Charles Thomas, Jr. PE
Vice President
cthomas@BNErealestate.com

CC: email only

Jonathan Schwartz
Richard Schkolnick, Esq.

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