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April 30, 2024

**Township of West Orange
Office of the Planning Board**

66 Main Street, Room 214
West Orange, New Jersey 07052

RE: Project Proposal
GBSJ, LLC – The Goddard School
289 Mt. Pleasant Avenue
Block 83, Lots 1 & 5.01
Jarmel Kizel Project Number: GSLNJ-S-23-119

The subject property is an irregularly shaped tract which is bounded by Marcella Avenue to the north and east, Mt. Pleasant Avenue to the south and Prospect Avenue to the west. It is in the B-2 General Business District and has an area of 58,344 sf or approximately 1.34 acres. The property is currently occupied by an existing 3 story building (radio station), a 1 story building (Goddard School), two (2) radio towers, two (2) sheds and two (2) paved parking lots.

GBSJ Properties, LLC t/a The Goddard School ("Applicant") proposes to demolish the existing 3-story radio station structure located at 289 Mount Pleasant Avenue, Block 83, Lot 1 on the Township of West Orange Tax Map, to provide an annex to the existing Goddard School that is located on the adjacent property and owned by the Applicant located at 303 Mount Pleasant Avenue, Block 83, Lot 5.01. The demolition will include removing the radio tower located on Lot 1. The new annex building will be 3-stories. No changes to the parking count or means of ingress\egress to the site are proposed. The Applicant also proposes to add a landscaping to Lot 1 and provide a crosswalk across the access drive between the 1 story and the 3 story buildings.

The Applicant will also be seeking bulk variances for five (5) pre-existing, non-conforming conditions which will not be exacerbated by the proposed project; more specifically, side yard setback, maximum lot coverage, trash enclosure in the side yard, existing fence in the side yard and insufficient parking. The Applicant also seeks preliminary and final site plan approval, and any other variances, exceptions, approvals, or other relief as may be identified by the Board or its professionals before or during the public hearing(s).

Very truly yours,
Jarmel Kizel Architects and Engineers, Inc.

Gerard P. Gesario, PE
Director of Civil Engineering

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