

August 5, 2024

Via Email and FedEx

Jamilet Baquerizo, Planning Board Secretary
Township of West Orange
Town Hall
66 Main Street
West Orange, New Jersey 07052

**Re: PB-24-13 IMMC Health/CACS
993 Pleasant Valley Way
Block 172.02; Lot 6; Zone: B-2
Project Proposal**

Dear Ms. Baquerizo:

This firm represents IMMC Health/CACS (“Applicant”), regarding the above-referenced site plan application. Please accept this letter as our “Project Proposal” as requested in your letter dated July 16, 2024.

The subject property is located at 993 Pleasant Valley Way, West Orange, New Jersey, more formally designated as Block 172.02, Lot 6, on the official Tax Map of the Township of West Orange (the “Property”). For years, the Property was occupied by a popular restaurant known as the Starlite Italian Restaurant & Bar. The Applicant previously received c(2) variance and preliminary and final site plan approval in order to construct internal modifications to the existing structure to accommodate a medical office use and to re-stripe the parking lot and relocate the primary entrance door as memorialized by the prior site plan resolution of approval for PB22-04 dated August 3, 2022.

The current application for minor site plan approval (the “Application”) proposes a second story addition to the Property resulting in a mixed-use occupancy of an office and a single-family dwelling as shown on our filed plans. The remaining area of the existing roof will be used as a deck for the inhabitants.

Please let me know if you require any additional information.

Very truly yours,

/s/ Derek W. Orth
DEREK W. ORTH

DWO/KAL