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January 14, 2025

VIA EMAIL

Alexander G. Fisher, Esq.
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Re: Zinnia Health LLC –Board of Adjustment Application for 33 Mount Pleasant Avenue, Block 88, Lot 26, Township of West Orange, NJ

Dear Alex:

As you know, we represent the Committee of Managers of Llewellyn Park (the “**COM**”), an objector to the above-referenced application. We are writing you to advise that the COM has just recently retained a professional planner to testify in opposition to the application referenced above (the “**Application**”) and to either request an adjournment of the Application or request that the West Orange Zoning Board of Adjustment (the “**Board**”) allow the COM to return to present its planner testimony on a later date.

By way of background, following the prior hearing before the Board, the COM has worked diligently to retain a planner in support of the COM's objection position. In early December the COM initially identified a potential planner, Creigh Rahenkamp, P.P., but right before the holidays Mr. Rahenkamp suggested he may have a potential conflict. The COM then reached out to other potential planners and was able to identify and retain Michael J. Pessolano, PP/AICP. However, due to pre-existing work and familial obligations, Mr. Pessolano is not available on January 16, 2025.

As a result of the foregoing, the COM is respectfully requesting that the Board either adjourn the pending Application to the next available Board date or confirm that the Board will not render a decision on January 16, 2025 in order to allow the COM to return and present its

planner testimony. We believe the testimony of Mr. Pessolano is vitally important to the COM's position. It is necessary for the COM to present this testimony in order to address the anticipated arguments from the Applicant's planner along with the COM's continued objections to the Application as a whole, which Application represents a drastic change from the prior senior living use at the property in question and will create a significant negative impact on the adjoining residential properties, including those located within Llewellyn Park.

If you have any questions, please do not hesitate to contact me.

Very truly yours,
MEYNER AND LANDIS LLP

/s/ Matthew P. Dolan
Matthew P. Dolan

cc: Diana Chandler-Zimmerman, Zoning Board Clerk (via email at ZoningBoard@westorange.org)
Mayor Susan McCartney (via email at smccartney@westorange.org)
William C. Sullivan, Jr., Applicant Counsel (via email at wsullivan@sh-law.com)
Committee of Managers of Llewellyn Park