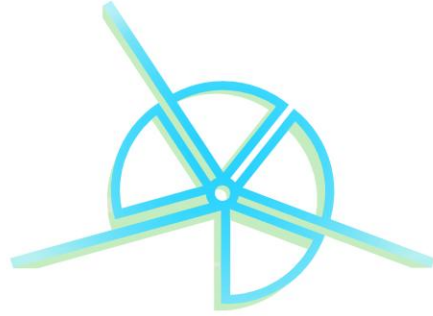


Date: 6/16/25

**Township of West Orange
Planning Board
66 MAIN ST
WEST ORANGE, NJ 07052**

**Re:
MIXED USE- ADD A LEVEL
172-174 MAIN ST
WEST ORANGE, NJ 07052
BLOCK 89, LOT 6
ESSEX COUNTY**



To Whom it May Concern,

The following adjustments have been made to the architectural plans in accordance with the condition requests from the prior meetings.

- There shall be no exterior lights on the rear of the building.
 - **Note added to the rear elevation 2/A-301 regarding no lights**
- A white roof will be constructed.
 - **Note Added to roof plan on 4/A-104 regarding the color of the roof.**
- The HVAC units on the roof of the building will be moved and consolidated at the front of the building (so to provide consideration to the neighbors behind the building.)
 - **Location adjusted of units to the front portion of roof plan on 4/A-104.**
- Applicant shall install and maintain a sound insulation partition wall to muffle the sound of the HVAC system on the roof.
 - **Added sound partition to roof plan on 4/A-104.**
- No portion of the building may be used as an event space.
 - **Note added to 1/A-101 stating space may not be used as an event space and on Key Plan 1/T-1.**
- One unit shall be designated as an affordable housing unit and Applicant must designate and identify the specific unit, with a description as to the size of the unit and number of bedrooms to be filed in the form of a deed which shall be approved by the Township Attorney and Planning Board Attorney and shall be filed with the Registrar of Essex County.
 - **Note added to 3/A-103 and on Key Plan 1/T-1 designating the unit.**
- Medical office use is limited to Unit 1 on the first floor (1436 sq. ft.) and there shall be no medical use in the second commercial space (1388 sq. ft.)
 - **Note added to 1/A-101 stating space may not be as medical and on Key Plan 1/T-1.**

- Applicant will install and maintain privacy film on the rear third floor windows.
 - **Note added to the rear elevation 2/A-301 regarding privacy film and on floor plan 2/A-102 and 3/A-103.**
- The Building Department and Fire Sub Code Official shall review the need for an elevator and additional means of egress and if either are required, Applicant must return to the Board regarding changes to the plan resulting from the addition of an elevator and/or an additional means of egress.
 - **An elevator is not required with the second floor and third floor equaling 2,950 SF which is less than the requirement specified in the code of 3,000SF or greater. The walls have been noted to match the existing wall thickness and type on the third floor 3/A-103.**
 - **Additional codes and township ordinances have been listed on the Title Sheet in regards to both the elevator and fire-escapes as listed in the Housing Authority.**
 - **The fire-escapes shall comply with township requirements including-**
 - **§ 25-8.2yard Encroachments. [Ord. No. 2357-12 § 25-8.1; Amended 9-22-2020 By Ord. No. 2617-20] in all districts, the space in a required front, side, side front yard or rear Yard shall be open and unobstructed except for: D. Fire escapes required by law, and chimneys, not over four feet wide, provided that the building inspector shall determine that such projections are so placed as not to obstruct light or ventilation.**
 - **The windows comply with the township requirements**
 - **There were existing fire escapes from the second floor on both sides of the building which we would replace with new ones.**

Additionally, an exterior rendering was added R1/D-001 showing the exterior finish below and existing photo EX/D-001.

Sincerely,



Jason Peist, AIA
NJ Lic. #21AI02035200