



105 Grove Street, Suite 3
Montclair, NJ 07042
www.Nishuanegroup.com
973.954.2677

June 18, 2025

Ms. Diana Chandler-Zimmerman
Board Secretary
Township of West Orange Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

Re: **Completeness Review Letter**
410 Eagle Rock Avenue
Block #109 & 111, Lots 1.01 & 1.05
Amended Major Site Plan Approval
ZB-25-04

Dear Ms. Chandler-Zimmerman,

This office has reviewed the application submitted by *Panarama, LLC* ("**Applicant**"). The Applicant filed an application with the West Orange Board of Adjustment for amended Major Site Plan Approval to permit the construction of 104 parking spaces, which was previously approved for 85 parking spaces. The subject property is located with the Township's B-2 and PURD zones.

In preparation of this memorandum, the following documents were reviewed:

1. Correspondence from Michael Piromalli, dated May 9, 2025.
2. Township of West Orange Application Form for the Planning Board or Board of Adjustment, dated April 24, 2025.
3. Sustainability Checklist Form.
4. Application for Tree Removal and Replacement, dated April 21, 2025.
5. Project Proposal, dated April 21, 2024.
6. Business Entity Disclosure Statement.
7. Affidavit of Ownership, Konstantinos Katsanos, April 24, 2025.
8. Verification of Taxes & Sewer Charges Paid, dated May 5, 2025.
9. List and Buffer Report Map of Property Owners to be Served Notice, dated April 29, 2025.
10. Drainage Statement, prepared by Petry Engineering, LLC, dated January 24,

2025.

11. Survey, prepared by Lakeland Surveying, dated August 2, 2024.
12. Preliminary & Final Site Plan, prepared by Petry Engineering, dated January 24, 2025.
13. Resolution of Approval, ZB-16-18, West Orange Zoning Board of Adjustment, dated February 16, 2017.
14. Resolution of Approval, ZB-21-13, West Orange Zoning Board of Adjustment, dated January 20, 2022.
15. Resolution of Approval, ZB-15-11, West Orange Zoning Board of Adjustment, dated December 17, 2015.
16. Fee Explanation for Land Use
17. W-9, Panorama, LLC, dated May 12, 2025.

Completeness

We recommend this application be deemed **INCOMPLETE**. While this is an amended major site plan application, there are new variances being created. Therefore, the applicant should meet all the requirements associated with the "Checklist of Required Items "C" and "D" Applications, Interpretations and Appeals" and a newly completed checklist is required. No checklist has been provided to fully review the application for Completeness.

Respectfully submitted,



George Wheatle Williams, PP, AICP
Principal, Nishuane Group, LLC.



Erik DeLine, PP, AICP, LEED AP
Associate, Nishuane Group, LLC.