

ROBERT A. GACCIONE
FRANK POMACO
DENNIS E. GAGLIONE
ALDO DITROLIO
ANTHONY G. DEL GUERCIO

DIANA POWELL McGOVERN
WILLIAM F. HARRISON

GACCIONE POMACO

A PROFESSIONAL CORPORATION

ONE BOLAND DRIVE
SUITE 102
WEST ORANGE, NEW JERSEY 07052

(973) 759-2807
TELEFAX: (973) 759-6968

MICHAEL J. PIROMALLI
STEVEN M. AHRENDT
WILFREDO CARABALLO

Of Counsel

May 9, 2025

Via Hand Delivery and E-Mail

Diana Chandler
West Orange Zoning Board Secretary
66 Main Street
West Orange, NJ 07052

**Re: Panorama LLC
410 Eagle Rock Avenue
Block 109 & 111 / Lots 1.01 & 1.05**

Ms. Chandler:

Please find enclosed six (6) copies of a completed West Orange Zoning Board of Adjustment application as well as a sustainability checklist and tree removal permit and replacement application in connection with the proposed development and use of the above captioned properties.

In addition, we also enclosed the following materials in support of the application:

- Six (6) sets engineering plans prepared by J. Michael Petry, P.E. of Petry Engineering LLC dated January 24, 2025;
- Six (6) copies of a Drainage Statement prepared by J. Michael Petry, P.E. of Petry Engineering LLC dated January 24, 2025;
- Six (6) copies of a Boundary and Topographic Survey of Property prepared by Jeffrey S. Grunn, P.L.S. of Lakeland Surveying dated August 2, 2024;
- Six (6) copies of a Proposal detailing the proposed improvements dated April 21, 2025;
- Six (6) copies of a Business Entity Disclosure for applicant and property owning entities;
- Six (6) copies of a certification indicating that the taxes and municipal charges are current;
- Six (6) copies of a certified list of property owners within 200 feet of the subject property created on April 29, 2025;

- Six (6) copies of a prior resolution of the West Orange Zoning Board of Adjustment in connection with Application ZB-15-11 which was memorialized on December 17, 2015;
- Six (6) copies of a prior resolution of the West Orange Zoning Board of Adjustment in connection with Application ZB-16-18 which was memorialized on February 16, 2017;
- Six (6) copies of a prior resolution of the West Orange Zoning Board of Adjustment in connection with Application ZB-21-13 which was memorialized on January 20, 2022;
- One (1) copy of a Fee Explanation form calculating the required application fee; and
- One (1) USB Flash Drive containing the digital copies of the application materials.

In addition to the above, I have also enclosed three checks made payable to the “Township of West Orange” in the amounts of \$396, \$1,750 and \$3,500 for the municipal application, digitization and escrow fees as well as an IRS W9 form signed by the applicant. Thank you in advance for your time and should you have any questions please do not hesitate to call.

With Regards,

/s/ *Michael Piromalli*

Michael J. Piromalli, Esq.

E-mail: mpiromalli@gpmlegal.com

MJP:ph

Enclosures

cc: Panorama, LLC

c/o Konstantinos Katsanos [via e-mail]