



September 30, 2025

Diana P. McGovern, Esq.
Gaccione Pomaco, P.C.
1 Boland Drive- Suite 102
West Orange, NJ 07052
dmcgovern@gpmlegal.com

Dear Ms. McGovern,

As requested, we are pleased to submit the proposal to provide professional planning services to the West Orange Planning Board (PB) for the three (3) applications. These applications, as we understand, are to be heard before the Board prior to the end of the year and HGA is providing its professional planning services to assist the Board with the review of these applications.

1. App # PB 24-01-West Essex Highland Inc.

It is our understanding that there have been over 15 hearings and it is anticipated that there will be at least 2-4 additional PB hearings before the vote on this application. Due to complexity and length of time this application is taking, our scope would include the following:

- Review of all of the hearing transcripts and all the documents submitted by the applicant and objectors
- Review of all memos prepared by Board Professionals
- Preparation of a memo from our firm
- Attendance (in person) at future PB meetings (up to 4 meetings)
- Consultation with Board Professionals

Total Estimated Cost (not to exceed).....\$14,800.00

2. App# PB 25-04 Blue Violet Grow, LLC & App #2503-Kantor Residence

It is our understanding that these two applications have been recently filed and deemed complete and to be heard at the PB before the end of the year. It is our understanding that these application shall be conducted via Zoom and given the type of applications we assume no more than 1-2 meetings for these applications. Our scope would include the following:

- Review of the application package
- Review of all memos prepared by the Board professionals
- Preparation of a planning review memo from our firm
- Attendance at future Planning Board Meetings via Zoom (Up to 1-2 meetings)



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EXHIBIT A

- Consultation with Board professionals

Total Estimated Cost(Not to exceed) for App# PB 25-04 Blue Violet Grow.....\$5,000.00

Total Estimated Cost(Not to exceed) for App #2503-Kantor Residence.....\$2,000.00

It is important to note, while it is difficult to determine the level of effort which will be necessary, the above noted costs are our estimates. The applications shall be billed at our hourly rates noted below:

HGA Hourly Fee Schedule

2025 FEE SCHEDULE - MUNICIPAL CLIENTS		
PRINCIPALS:	SUSAN S. GRUEL FRED HEYER	\$175 PER HOUR
PRINCIPAL PLANNERS:		\$165 PER HOUR
SENIOR PLANNERS:		\$150 PER HOUR
ASSOCIATE PLANNERS:		\$135 PER HOUR

It is anticipated that the firm's principal planner Malvika Apte, PP, AICP , Principal Planner with the firm would be the project manager and attend all Planning Board meetings. She has extensive experience working with municipalities. Megan Adam one of the firm's associate planners, would assist since she is very familiar with the Township.

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

Sincerely yours,

HEYER, GRUEL & ASSOCIATES



Susan Gruel, PP
 Principal

Cc: Malvika Apte, AICP, PP