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January 7, 2026

Via Regular 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:

In connection with a land use application currently scheduled for a hearing before the West Orange Zoning Board at the January 15, 2026 regularly scheduled meeting regarding the above captioned properties our firm requested a certified list of property owners within 200 feet from the West Orange Tax Assessor's Office and sent individual legal notices to all property owners included on the list provided.

Included on the list provided by the West Orange Tax Assessor's Office were all residents of both the Pointe at Crystal Lake and The Villas at Crown View residential developments located near the subject property and individual legal notices were sent from our firm via certified mail to all persons within both of these residential developments notifying them of this application.

While individual notices were sent to each property owner, pursuant to the Municipal Land Use Law Section 40:55D:70-12 a single legal notice could have instead been sent to each of the respective condominium associations for both the Pointe at Crystal Lake and The Villas at Crown View residential developments in lieu of mailing individual notices to each property owner. But instead the decision was made to send individualized legal notices out of an abundance of caution.

I'm writing to make you aware of this fact should you receive any calls from residents of either the the Pointe at Crystal Lake and The Villas at Crown View residential developments who are not within 200 feet of the subject property but due to the large size of these developments were included on the list provided by the West Orange Tax Assessor's Office.

Thank you in advance for your time and should you have any questions or need anything further in anticipation of the application being heard at the January 15, 2026 meeting of the West Orange Zoning Board please let me know.

Yours Truly,

/s/ Michael Piromalli

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MJP:ph

cc: Panorama, LLC

c/o Konstantinos Katsanos [via e-mail]