

MRLG

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December 31, 2025

VIA HAND DELIVERY

Jamilet Baquerizo Vite, Secretary
West Orange Planning Board
West Orange Municipal Building
66 Main Street
West Orange, New Jersey 07052

Re: Planning Board Application
Applicant: Johny R. Perez
Property: 69 Whittlesey Avenue
Block 129 Lot 58



Dear Ms. Vite:

Enclosed are five copies of the revised Minor Subdivision Plan prepared by Borrie McDonald & Watson, last revised on December 17, 2025. This revised plan addresses Design Comments 3, 4, 5 and 6 in the Memorandum from Consulting & Municipal Engineers LLC, dated December 17, 2025.

In addition, the following are the Applicant's responses to the submission requirements noted in the Completeness Review Memorandum from Heyer Gruel & Associates, dated December 16, 2025:

Comment: Information on all zoning district boundaries within 200' was not submitted.

Response: There are no zoning district boundaries within 200 feet of the subject properties. Accordingly, the Applicant requests a waiver of this requirement, if applicable.

Jamilet Baquerizo Vite, Secretary

December 31, 2025

Page 2

Comment: Zoning district dimension, setback and area requirements, and the relationship of the subject proposal to these requirements should be provided on the subdivision plat.

Response: All of the required information is included on the revised Subdivision Plan enclosed with this letter.

Comment: Information regarding all existing structures and wooded areas within the subject property as well as within 200 feet of same was not submitted with application materials.

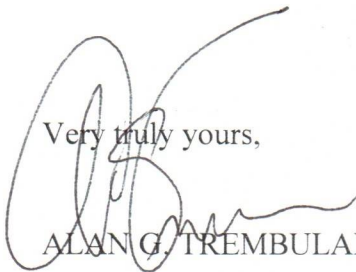
Response: All existing structures on the subject property are shown on the Subdivision Plan. There are no wooded areas on the subject property.

The Applicant submits that the location of structures and wooded areas on other properties is not relevant to this minor subdivision application and compliance with this requirement would be unduly burdensome and expensive. Accordingly, the Applicant requests a waiver of these submission requirements.

In view of the above and the waivers requested, all of which are reasonable and appropriate, the Applicant requests that this application be deemed complete and scheduled for a public hearing as soon as possible.

Thank you.

Very truly yours,


ALAN G. TREMBULAK

AGT/hf

cc: Johny Perez