

**TO:** Marsha M. Moore, Esq., Applicant's Attorney

**CC:** Jamilet Baquerizo Vite, Planning Board Clerk  
Diana McGovern, Esq., Planning Board Attorney  
Geniece Gary-Adams, Zoning Official/Director of Planning and Development

**FROM:** Malvika Apte, PP, AICP, Township Consulting Planner   
Langley Oudemans, Associate Planner

**RE:** PB Application 25-11  
525 Northfield Avenue  
Block 159.04, Lot 1.01  
**Completeness Review #2 (Application for Preliminary and Final Major Site Plan with Variances)**  
**Status: Conditionally Complete**

**DATE:** February 25, 2026

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## 1. Materials Reviewed

Since the Initial Completeness Review, the following revised items have been reviewed:

1. 525 Northfield Avenue Preliminary and Final Site Plan, prepared Anthony Facchino, PE, of Jarmel Kizel Architects and Engineers LLC, dated October 22, 2025, revised January 26, 2026 (16 sheets).
2. 525 Northfield Avenue Architectural Drawings, approved by Matthew B Jarmel, AIA, of Jarmel Kizel Architects and Engineers, dated October 20, 2025, revised January 29, 2026 (5 sheets).
3. Stormwater Maintenance Plan and Field Manual for 525 Northfield Avenue, prepared by Jarmel Kizel Architects & Engineers, Inc., dated January 28, 2026 (22 pages).
4. Stormwater Management Report for Sofia by Gomes, prepared by Jarmel Kizel Architects & Engineers, Inc., dated January 28, 2026 (321 pages);
5. 525 Northfield Avenue Title & Topographic Survey prepared by Michael Lanzafama of Casey & Keller Inc., most recently revised as of July 1, 2011 (1 sheet);
6. Transmittal Letter for 525 Northfield Avenue prepared by Post Polak, PA, dated February 6, 2026 (2 pages).
7. Response Letter for Planning Board Application No. PB-25-11 prepared by Anthony Facchino, PE, PLS, PP of Jarmel Kizel Architects & Engineers, dated January 29, 2026 (9 pages).
8. Steep Slope Ordinance 25-28 Letter for PB Application 25-11 prepared by ANS Consultants, Inc., dated January 27, 2026 (4 pages).
9. Proposed Waivers List for 525 Northfield Avenue, undated.

In addition to the above, our office previously received and reviewed the following materials as part of the prior submissions for this application:

1. Township of West Orange Planning Board or Zoning Board of Adjustment Application Package, dated November 3, 2025;
2. Township of West Orange Tree Removal Application Procedure, dated November 3, 2025;
3. Ownership Disclosure Statement, signed by Pedro Gomes and James Markouris, dated November 3, 2025;
4. 525 Northfield Avenue Preliminary and Final Site Plan Application Conditional Use Statement, undated;
5. 525 Northfield Avenue Preliminary and Final Site Plan, prepared Anthony Facchino, PE, of Jarmel Kizel Architects and Engineers LLC, dated October 22, 2025;
6. Copy of Treasurer's Check for Application Fees, dated November 3, 2025;
7. 525 Northfield Avenue Architectural Drawings, approved by Matthew B Jarmel, AIA, of Jarmel Kizel Architects and Engineers, dated October 20, 2025.
8. 525 Northfield Avenue 200' Property Owners List and Public Utilities List, prepared by Shayne Radice, Sr. Assessing Clerk, undated;
9. Township of West Orange Verification of Taxes and Sewer Charges Paid, prepared by the Office of the Tax Collector, dated November 10, 2025;
10. Sustainability Checklist Form, undated;
11. Township of West Orange Site Plan/Subdivision Checklist; undated;
12. W-9 Request for Taxpayer Identification Number and Certification, prepared by 525 Northfield Ave., LLC, dated November 3, 2025;
13. Checklist for Tree Removal Construction Application/Projects, undated;
14. Township of West Orange Department of Public Works Tree Removal and Replacement Permit Application, dated November 13, 2025;
15. 525 Northfield Ave Traffic Impact Study, prepared by Craig Peregoy and Connor Hughes of Dynamic Traffic, dated November 10, 2025;
16. Stormwater Maintenance Plan and Field Manual for 525 Northfield Avenue, prepared by Jarmel Kizel Architects & Engineers, Inc., dated October 22, 2025.
17. 525 Northfield Avenue Boundary and Topographic Survey, prepared by Michael Pronesti, PLS, dated May 14, 2025;
18. List of All Trees on Property for 525 Northfield Avenue, undated;
19. Two (2) Letters to Board Secretary "Preliminary and Final Site Plan Application," prepared by Marsha M. Moore, dated November 10, 2025 and November 18, 2025;

20. Flood Hazard Area Applicability Determination, prepared by Dennis Contois, Supervising Engineer, dated February 21, 2025;

21. Attachment to Application – Requirements for Variances, undated.

## **2. Proposed Application**

The applicant is proposing to demolish the existing restaurant to construct a 3-story mixed-used development with ground floor commercial spaces, 105 residential units on the upper floors, and 198 off-street parking spaces.

## **3. Application Completeness Checklist**

### **§ 25-51.7.1 Major Site Plan Requirements – Preliminary Stage**

#### **c. Grading, Landscaping and Environmental Data.**

##### **10. Environmental Impact Study**

- *Applicant has submitted a steep slope analysis from ANS Consultant on January 27, 2026, which does not completely fulfill the requirements of an EIS. In order for the Board to consider Applicant's request for a waiver for this requirement, the Applicant's Engineer shall provide a statement confirming that no other environmental constraints are present on the site or are impacted from this development. Further, we defer to the Board Engineer for any additional comments or questions.*

##### **23. A copy of a tree removal permit or application for same.**

- *Revised drawings indicate changes to previously submitted tree removal permit. Applicant to submit tree removal permit which reflects the new proposed conditions.*

### **Waivers Requested**

1. § 27-51.7.1.a.4 Graphic scale not to exceed one inch equals 50 feet of the project – **Given the size of this site, we support this request for a waiver.**
2. § 25-51.7.1.a.13 Soil survey data indicating soil type, general constraints and depth to bedrock – **We defer to Board Engineer.**
3. § 25-51.7.1.c.10 Environmental Impact Study – **Refer to comment above under Application Completeness Checklist.**

4. § 25-29.10c2 Environmental Analysis – ***Applicant requests a waiver of this requirement as part of the stormwater plan. Pertinent information was provided in the Stormwater Management Plan. We defer to Board Engineer in reference to this request.***
5. § 25-29.14 Stormwater Permit Application - ***Applicant requests that this be provided as a condition of approval. We defer to Board Engineer in reference to this request.***
6. § 25-51.7.1c4 Landscape plans and details prepared by a professional Landscape Architect – ***We support this request for a waiver.***
7. § 25-51.2l Plans and legal documents for compliance with all West Orange COAH Ordinances – ***Applicant will need to provide income distribution information during review.***

**Next Steps**

The planning staff has determined that the application is capable of being deemed **conditionally complete** at this time, provided that the Applicant submits the outstanding application items as indicated above.

Do not hesitate to contact me for any planning related questions at [mapte@hgapa.com](mailto:mapte@hgapa.com)