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Marsha M. Moore

Shareholder

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November 10, 2025

VIA E-MAIL (jvite@westorange.org)

& HAND DELIVERY

Ms. Jamilet Baquerizo Vite,

Planning Board Secretary/Clerk Typist II

Township of West Orange

66 Main Street

West Orange, NJ 07052

RE: Preliminary and Final Site Plan Application

Applicant: 525 Northfield Ave., LLC

Property: 525 Northfield Avenue

Block: 159.04, Lot 1.01

Post Polak File No. 6856.00012

Dear Ms. Baquerizo:

This firm represents 525 Northfield Ave., LLC (the "Applicant") in connection with the above-referenced matter. Enclosed are the following documents which are being submitted in connection with a conditional use application:

1. One (1) original and four (4) copies of the following:
 - a. Application form for Preliminary and Final Site Plan;
 - b. Conditional Use Statement;
 - c. Site Plan /Subdivision Checklist;
 - d. Sustainability Checklist;
 - e. Disclosure Statement from 525 Northfield Ave., LLC;
 - f. Disclosure Statement from Astro Management Group Inc.;
 - g. Disclosure Statement from Arbol by Gomes LLC;
 - h. Attachment to Application outlining the information required by Sections 4A, 4B, 4C-2 and 4E;
 - i. Application for Tree Removal and Replacement Permit with required Consent of Owner;
2. One (1) executed W-9 from 525 Northfield Ave., LLC;

3. One (1) copy of the list of property owners located within 200 ft. of the property – We are requesting a waiver of the requirement to provide an original of this document as we have not yet received same. We will, however, provide the original if/when same is received;
4. One (1) original Verification of Taxes & Sewer Charges Paid, dated November 10, 2025;
5. Five (5) 24” x 36” signed and sealed Civil Site Plans prepared by Jarmel Kizel Architects and Engineers, Inc. dated October 22, 2025 consisting of 15 sheets;
6. Five (5) 24” x 36” signed and sealed Architectural Plans prepared by Jarmel Kizel Architects and Engineers, Inc. dated October 20, 2025 consisting of 5 sheets;
7. Five (5) signed and sealed Stormwater Maintenance Plan and Field Manuel prepared by Jarmel Kizel Architects and Engineers, Inc. dated October 22, 2025 consisting of 22 sheets;
8. Five (5) signed and sealed Stormwater Management Report prepared by Jarmel Kizel Architects and Engineers, Inc. dated October 22, 2025 consisting of 225 sheets;
9. Five (5) signed copies of the Flood Hazard Area Applicability Determination Letter prepared by the State of New Jersey’s Department of Environmental Protection dated February 21, 2025 consisting of 2 sheets;
10. Five (5) signed and sealed Boundary & Topographic Surveys prepared by Pronesti Surveying, Inc. dated May 14, 2025;
11. Five (5) signed Traffic Impact Study reports, prepared by Dynamic Traffic and dated November 10, 2025;
12. Check in the amount of \$4,325.00 made payable to “Township of West Orange” representing payment of the initial application fee;
13. Check in the amount of \$4,500.00 made payable to “Township of West Orange” representing payment of the escrow fee;
14. Check in the amount of \$4,500.00 made payable to “Township of West Orange” representing payment of the digitization fee; and
15. USB Flash Drive containing digital copies of the aforementioned documents.

Please note, in addition to the waiver specified, we seek waiver relief from any other item deemed to have not been supplied as well as variance relief for other items which may arise.

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

Very truly yours,
POST POLAK, P.A.

November 10, 2025

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/s/ Marsha M. Moore

Marsha M. Moore

MMM/jc