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February 06, 2026

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 with Variances
Applicant: 525 Northfield Ave., LLC
Property: 525 Northfield Avenue
Block: 159.04, Lot 1.01
PB Application 25-11
Post Polak File No. 6856.00012

Dear Ms. Baquerizo:

As you are aware, 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 above-referenced application:

1. Five (5) 24" x 36" signed and sealed Civil Site Plans prepared by Jarmel Kizel Architects and Engineers, Inc., dated November 03, 2025 and revised January 29, 2026, consisting of 16 sheets;
2. Five (5) 24" x 36" signed and sealed Architectural Plans prepared by Jarmel Kizel Architects and Engineers, Inc., dated October 20, 2025 and revised January 29, 2026, consisting of 5 sheets;
3. Five (5) signed and sealed Stormwater Maintenance Plan and Field Manuel prepared by Jarmel Kizel Architects and Engineers, Inc., dated October 22, 2025 and revised January 28, 2026, consisting of 24 sheets;
4. Five (5) signed and sealed Stormwater Management Report prepared by Jarmel Kizel Architects and Engineers, Inc., dated October 22, 2025 and revised January 28, 2026, consisting of 321 sheets;

5. Five (5) signed copies of the NJDEP Applicability Determination survey prepared by Casey & Keller Inc., revised as of July 21, 2010;
6. Five (5) signed copies of correspondence, dated January 27, 2026, from ANS Consultants, Inc., in response to review comment 13 in the memo prepared by CME Associates;
7. Five (5) signed copies of correspondence, dated January 29, 2026, from Anthony Facchino, PE, PLS, PP of Jarmel Kizel, responding to comments from a review memo prepared by CME Associates, dated December 22, 2025;
8. Five (5) copies of a list outlining proposed waiver and an additional variance request;
9. Post Polak, Attorney Check number 3333, made payable to "Township of West Orange" in the amount of \$10,000.00, representing payment of the escrow fee replenishment; and
10. 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.

/s/ Marsha M. Moore
Marsha M. Moore

MMM/kak

cc: 525 Northfield Ave., LLC (via email)
Matthew Jarmel, Jarmel Kizel (via email, mbjarmel@jkarch.com)
Anthony Facchino, PE, PLS, PP (via email, afacchino@jkarch.com)
Craig W. Peregoy (via email, cperegoy@dynamictraffic.com)
Matthew Seckler (via email, mseckler@stonefieldeng.com)