



Celebrating 50 Years of Service

425 EAGLE ROCK AVENUE, SUITE 200

ROSELAND, NEW JERSEY 07068-1717

973-228-9900

FAX 973-994-1705

www.postpolak.com

Marsha M. Moore

Shareholder

mmoore@postpolak.com

973-228-9900, Ext. 220

March 02, 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. In response to Ms. Apte's Completeness Review #2 Memorandum dated February 25, 2026, enclosed please find the following materials:

1. Five (5) copies of a letter from Anthony Facchino, PE, PLS, PP, of Jarmel Kizel, dated February 25, 2026, submitted in support of the Applicant's request for a waiver of the Environmental Impact Statement;
2. Five (5) copies of the revised Tree Removal and Replacement Permit Application, updated pursuant to the request outlined in Ms. Apte's memorandum; and
3. Five (5) copies of a Planning Memorandum, dated February 27, 2026, prepared by Thomas Ricci, Jr., PP, AICP and Marcella Taina, PP, AICP, of Stonefield Engineering and Design, LLC.

Kindly advise of the time and time for the Site Plan Review Advisory Board meeting.

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: Geniece Gary-Adams, Township of West Orange Zoning Official
(via email, zoningofficial@westorange.org)
Malvika Apte, PP, AICP, Township Consulting Planner (via email, mapte@hgapa.com)
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 J. Seckler, PE, PP, PTOE (via email, mseckler@stonefieldeng.com)
Thomas Ricci, Jr., PP, AICP (via email, tricc@stonefieldeng.com)
Marcella Taina, PP, AICP (via email, mtraina@stonefieldeng.com)