



ARCHITECTURE
ENGINEERING
SPACE PLANNING
INTERIOR DESIGN
IMPLEMENTATION SERVICES

PRINCIPALS
MARVIN JARMEL, IIDA
MATTHEW B. JARMEL, AIA, MBA
IRWIN H. KIZEL, AIA, PP
RICHARD A. JARMEL, PE

NJ STATE BOARD OF
ARCHITECTS CERTIFICATE OF
AUTHORIZATION NUMBER 161

NJ STATE BOARD OF
PROFESSIONAL ENGINEERS AND
LAND SURVEYORS
CERTIFICATE OF
AUTHORIZATION NUMBER
GA278177

42 Okner Parkway
Livingston, NJ 07039

TEL: (973) 994-9669
FAX: (973) 994-4069

www.jarmelkizel.com

March 31, 2026

Ms. Jamilet Baquerizo Vita, Planning Board Secretary
West Orange Planning & Development Department
66 Main Street, Room 214
West Orange, NJ 07052

Re: **Planning Board Application No. PB-25-11**
525 Northfield Avenue
West Orange, NJ 07052
Block# 159.04, Lot# 1.01, 1.02 & 1.03

Dear Ms. Baquerizo Vite:

This memo has been prepared to address site plan revisions shown on the attached revised Preliminary and Final Site plans dated 3/30/26 and the Stormwater Management report dated 3/30/26. The plans and reports have been revised to address the Townships concerns and minimize variances in accordance with our completeness review meeting on March 10, 2026.

The revisions are as follows:

1. The proposed building coverage has been reduced from 52,940 square feet to 44,541 square feet.
2. The proposed unit count was reduced from 105 units to 95 units
3. The parking layout and configuration have been revised to reflect the new building size.
4. Lot Coverage has been revised from 90.67% **existing** to 83.77% proposed, which equates to a significant impervious reduction from 3,265sf previously proposed to a 5,807sf reduction.
5. Visitor parking spaces have been added along the westerly entrance to provide spaces for the 1200sf commercial space
6. The revised parking layout and grading was revised to avoid any disturbance in the steep slope area
7. The tree removal and steep slope map have been updated accordingly to avoid steep slope disturbance. No trees are being removed within the steep slope area
8. The tree removal schedule on sheet C-100 has been revised. Tree removal was reduced from 43 trees to 27 trees being removed in areas of the existing building and parking area
9. The parking requirement has been reduced from 200 spaces to 165 spaces required.
10. The zoning table on sheet C-002 has been updated accordingly to reflect the changes noted above

11. The Electrical Vehicle charging stations have all been relocated outside the building area in accordance with the Fire Department concerns
12. The proposed six-foot rear retaining wall has been removed from the plans
13. The stormwater drainage system has been updated to reflect the revised grading plan
14. The landscaping plan has been revised to provide the 51 trees required for the replacement requirement for the 27 trees being removed
15. The lighting plan has been updated in accordance with the new parking layout.
16. The stormwater Management report has been revised to reflect the reduction of impervious coverage and confirm we will continue to have a reduction in flow and volume at each design point.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

Jarmel Kizel Architects and Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Anthony Facchino".

Anthony Facchino, PE, PLS, PP
Associate Director of Land Planning