



February 24, 2026

VIA FEDERAL EXPRESS

Ms. Diana Chandler-Zimmerman
Zoning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: Mavis Tire Supply, LLC
460 Prospect Avenue – Block 105, Lot 64.01
Application for Preliminary and Final Site Plan Approval with Use Variance and Design Waiver
Relief (Resubmission)**

Dear Ms. Chandler-Zimmerman:

This office represents Mavis Tire Supply, LLC (the “**Applicant**”), which filed an application for preliminary and final site plan approval, use variance, bulk variance, and design waiver relief related to property located at 460 Prospect Avenue and designated as Block 105, Lot 64.01 on the Tax Maps of the Township of West Orange (the “**Property**”) on August 21, 2025 (the “**Initial Filing**”).

Subsequent to the Initial Filing, the Applicant attended a Site Plan Review Advisory Board Meeting (“**SPRAB Meeting**”) and received Engineering Review Letter #1 issued by CME Associates on September 9, 2025, and Planning Review Letter #1 issued by CME Associates on October 23, 2025 (collectively the “**Review Letters**”).

In response to comments and recommendations received during the SPRAB Meeting as well as set forth within the Review Letters, please accept five (5) sets of the enclosed revised submission materials for filing with the Township of West Orange Zoning Board of Adjustment (the “**Zoning Board**” or the “**Board**”), which seeks to address the comments received to date to the greatest extent possible.

- Dynamic Engineering Response Letter to the Review Letters dated February 19, 2026.
- Preliminary and Final Site Plan, prepared by Dynamic Engineering Consultants, PC, consisting of nineteen (19) sheets, revised through February 16, 2026.
- Architectural Plans, prepared by Larson Design Group, Inc., consisting of five (5) sheets, revised through February 12, 2026.

- List of Variances and Waivers, prepared by Dynamic Engineering Consultants, PC, dated February 2026.
- Traffic Impact Study, prepared by Dynamic Traffic, revised February 12, 2026.
- Stormwater Management, Water Quality and Groundwater Recharge Analysis, prepared by Dynamic Engineering, revised February 2026.
- Stormwater Management Operation and Maintenance Manual, prepared by Dynamic Engineering, revised February 2026.
- Completed Grading Plan Design Items.
- Tree Removal Report, prepared by Dynamic Engineering, dated February 2026.
- Consulting [Planning] Report, prepared by Cofone Consulting Group, dated February 17, 2026.

Additionally enclosed please one (1) Application for Stormwater Permit submitted in response to Engineering Review Letter #1, comment C.1, which contains the following items:

- Original Executed Township of West Orange Application for Stormwater Permit.
- Preliminary and Final Site Plan, prepared by Dynamic Engineering Consultants, PC, consisting of nineteen (19) sheets, revised through February 16, 2026.
- Mavis Tire Supply LLC Check No. 45642 in the amount of \$150.00 made payable to the Township of West Orange, which represents the appropriate permit fee.

Lastly, we have enclosed a USB drive containing copies of all the documents referenced above.

Should you have any questions or require any additional information related to this submission, please do not hesitate to contact me.

Very truly yours

/s/ Lisa A. John-Basta

Lisa A. John-Basta
Member

LAJ/
Enclosures