

Diana L. Chandler

From: John-Basta, Lisa A. <ljohn-basta@csglaw.com>
Sent: Friday, May 22, 2026 4:10 PM
To: Climenti, Daniela; Diana L. Chandler
Cc: Hess, John; West Orange Township - Zoning Official; Zayibeth Carballo; George Wheatle Williams (gwilliams@nishuane.com); Steven K. Warner Esq. (warner@centraljerseylaw.com); James Micik; rritchie@dynamicec.com; Christine Cofone (ccofone@cofoneconsulting.com)
Subject: RE: Mavis Tire Supply, LLC (ZB-25-07) - Review #3 (Comments 7 and 8)
Attachments: FW: Prospect Avenue (CR 577) - County Right-of-Way Requirements; RE Mavis Tire Supply LLC-Review #2 - Blueberry Bend.eml

Good Afternoon Daniela:

Thank you for the additional review letter. We wanted to address two of the comments within the letter.

- #7 – As requested, attached are the email correspondence between our engineers, Dynamic Engineering, and the Essex County Planning Board indicating that a ROW dedication will not be required.
- #8 – A portion of private road Blueberry Bend lies within the development lot (460 Prospect – Block 105, Lot 64.01) and a portion lies within adjacent (466 Prospect Avenue – Block 84.01, Lot 63). I had previously forwarded the Easement Agreements which provide rights of access to the owner of 460 Prospect over and through Blueberry Bend, which I have attached hereto again for your convenience. Additionally, under existing conditions there is an existing curb cut on 460 Prospect for driveway connection on to Blueberry Bend. As part of this application, the current curb cut will be closed and a new one created. The new curb cut for driveway connection falls entirely with 460 Prospect. Accordingly, consent of the adjacent owner of 466 Prospect is not required.

Please let us know if you have any questions or require additional information. Have a great holiday weekend. -Lisa



LISA A. JOHN-BASTA

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From: Climenti, Daniela <daniela.climenti@artheon.com>
Sent: Tuesday, May 19, 2026 8:57 AM
To: Diana L. Chandler <dchandler@westorange.org>
Cc: Hess, John <john.hess@artheon.com>; Geniece Gary-Adams - Township of West Orange