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April 22, 2026

VIA HAND DELIVERY & EMAIL

Township of West Orange Planning Board
Attn: Jamilet Baquerizo Vite
Township of West Orange Municipal Building
66 Main Street
West Orange, New Jersey 07052

**Re: Orange Prospect LLC (“Applicant”)
111 Prospect Avenue– Block 151, Lot 17.01 (“Property”)
B-2 General Business Zone
Submission of Application for Amended Preliminary and Final Major Site
Plan Approval**

Dear Ms. Baquerizo Vite:

This office represents Orange Prospect LLC (“Applicant”), seeking approval of certain improvements at the property located within the Township of West Orange at 111 Prospect Avenue, otherwise known on the Township of West Orange tax maps as Block 151, Lot 17.01 (the “Property”).

The enclosed application seeks *amended* preliminary and final major site plan approval in connection with certain site improvements to the long-standing and previously approved restaurant / banquet facility use at the Property, including reconfigured rear parking and circulation improvements, updated grading, drainage, landscaping and lighting, building improvements, and related relief consisting of a Soil Removal Permit, Stormwater Permit, Tree Removal & Replacement Permit, and an extension of time to install replacement trees, all as further detailed in the enclosed submission materials (the “Application”)

In support of this Application to the Township of West Orange Planning Board, please find *enclosed* the following for review:

- One (1) *Original* and four (4) copies of the Application for *Amended* Preliminary and Final Major Site Plan approval, to which the following are annexed:
 - Exhibit A: Project Description, dated April 2026, prepared by FBT Gibbons LLP;
 - Exhibit B: Township of West Orange Site Plan Checklist;
 - Exhibit C: Tree Removal and Replacement Permit Application and associated Checklist;

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- Exhibit D: Corporate Ownership Disclosure Statement for Orange Prospect LLC;
 - Exhibit E: Copies of prior issued Township of West Orange Planning Board and Zoning Board of Adjustment adopted Resolutions concerning the Property;
 - Exhibit F: Copies of Existing Recorded Easements/Restrictions for the Property;
 - Exhibit G: Verification of Taxes & Sewer Charges Paid, dated March 23, 2026; and
 - Exhibit H: Certified List of properties within 200 feet, with utilities contacts, for purposes of Public Notice issuance;
 - Exhibit I: Applicant’s Affidavit of Ownership and Authorization; and
 - Exhibit J: Township of West Orange Application for Stormwater Permit ;
- Five (5) sets of signed and sealed Civil Engineering Site Plans entitled “Amended Preliminary and Final Site Plan,” prepared by Petry Engineering, dated January 31, 2025, consisting of thirty-two (32) sheets;
 - Five (5) sets of Architectural Plans (Restaurant Building), prepared by J. Michael Petry, A.I.A., dated December 19, 2025, consisting of the following eight (8) sheets:
 - i. A-100 Existing First Floor Plan;
 - ii. A-101 Proposed First Floor Plan;
 - iii. A-102 Existing Second Floor Plan;
 - iv. A-103 Proposed Second Floor Plan;
 - v. A-200 Front Elevations;
 - vi. A-201 Left Side Elevations;
 - vii. A-102 Rear Elevations; and
 - viii. A-103 Right Side Elevations ;
 - Five (5) sets of Architectural Floor Plans and Elevations (Main Building), prepared by J. Michael Petry, A.I.A., dated December 19, 2025, consisting of the following three (3) sheets:
 - i. A-100 Existing Partial Floor Plan (Phase II);
 - ii. A-102 Proposed Floor Plans – (Phase II), including Proposed Partial First Floor Plan and Proposed Partial Second Floor Plan; and
 - iii. A-200 Elevations and Typical Sections, including Existing Rear Elevation, Proposed Rear Elevation, Existing Typical Section (Greenhouse), and Proposed Typical Section (Greenhouse Alteration)
 - Five (5) signed and sealed sets of the Boundary Survey, prepared by ZL Land Surveying, dated February 29, 2012;

- Five (5) sets of the Stormwater Management Report, prepared by Petry Engineering, dated December 27, 2024, *revised* December 19, 2025;
- Five (5) copies of Soil Moving Permit Request, prepared by Petry Engineering;
- Five (5) copies of Environmental Impact Statement, prepared by Petry Engineering, dated February 27, 2026;
- One (1) Form W-9 (executed by Applicant);
- One (1) Check payable to the Township of West Orange in the amount of \$1,876.02 (Amended Site Plan Application Fee);
- One (1) Check payable to the Township of West Orange in the amount of \$1,000.00 (Tree Removal and Replacement Permit Application Fee);
- One (1) Check payable to the Township of West Orange in the amount of \$125.00 (Soil Movement Permit Application Fee);
- One (1) Check payable to the Township of West Orange in the amount of \$4,451.35 (Stormwater Permit Application Fee);
- One (1) Check payable to the Township of West Orange in the amount of \$1,550.00 (Digitizing Fee); and
- One (1) Check payable to the Township of West Orange in the amount of \$6,500.00 (Board Professional Escrow Review Deposit).

PDF copies of the above-cited substantive Application submission materials will follow via email for distribution to the Board's professionals. Upon review, please advise as to whether a technical review discussion can be scheduled with the Site Plan Review Advisory Board (SPRAB) on *May 12, 2026*. We thank you for your courtesy regarding this Application.

Very truly yours,

/s/ Kenneth D. McPherson III

Kenneth D. McPherson III, Esq.

Enclosures