



May 21, 2026

Malvika Apte, PP, AICP
Planning Board Planner
66 Main Street
West Orange, New Jersey 07052

RE: PB Application 2026-04
111 Prospect Avenue
Block 151, Lot 17.01
Completeness Review #1 (Amended Preliminary and Final Site Plan Approval)
Plans By: Petry Engineering, LLC
Plans Dated: 05/20/2026

Dear Ms. Apte,

Pursuant to your letter dated May 15, 2026, we have revised our plans. Below is a detailed response letter addressing each of the incomplete items that you identified in your letter.

m. Soil survey data indicating soil type, general constraints and depth to bedrock.

We are not in receipt of soil survey data. Applicant to provide or request a waiver.

PETRY RESPONSE: The originally submitted plans included soils data on Sheets SP-10.1 to SP-10.3. Supplemental data from soil survey data has been added to Sheet SP-10.3.

a. Size, heights, location of all existing and proposed buildings, including all proposed setback dimensions from property lines. Existing buildings to be removed should be so noted.

Heights of buildings are missing from plans. Applicant to provide.

PETRY RESPONSE: The subject building heights are existing and are not being affected by the proposed project. That being said, the architectural plans were revised to show the building heights on the elevation views on Sheet A-200. Also, the civil plans have been revised to include the average grade calculations on Sheet SP-6.2 associated with the height. The actual dimensions have been incorporated into the site data chart.

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c. A developer's agreement if required by the preliminary approval.

We are not in receipt of a developer's agreement.

PETRY RESPONSE: A developer's agreement was not required by the preliminary and final major site plan approval granted by the Planning Board via Resolution adopted on June 4, 2025.

f. Four copies of a map, referred to as a "Run Card", depicting the location of all fire hydrants within the subject property, and depicting the surrounding streets, based on a scale of one inch equaling 400 feet, and contained on an 8 1/2 inch by eleven-inch paper within an area not to exceed 7 1/2 inches in width and eight inches in height.

Applicant to provide or request a waiver.

PETRY RESPONSE: Four copies of the "Run Card" maps are included in the resubmittal.

We trust that we have provided sufficient information to be deemed complete. Should you have any questions or concerns, please feel free to contact us.

Very truly yours,

PETRY ENGINEERING, LLC

J. Michael Petry

J. Michael Petry, PE, PP, AIA

