



WILLIAM C. SULLIVAN, JR. | Partner
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March 9, 2026

BY HAND DELIVERY

Diana Chandler, Secretary
Zoning Board of Adjustment
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: 127 Mitchell Street, LLC
Variance and Site Plan Application
512-516 Pleasant Valley Way
Block 154.06, Lots 11 and 12
Our File No.: 16002.1000**

Dear Ms. Chandler:

In response to comments provided at the Site Plan Review Advisory Board (“SPRAB”) meeting on January 13, 2026, enclosed please find six copies of the following:

1. Correspondence dated March 2, 2026 from Michael Lanzafama, P.E., P.L.S. & P.P. responding to comments from the Board professionals in prior correspondence and at the SPRAB meeting;
2. Preliminary and Final Site Plan Mixed Use Development, 512-516 Pleasant Valley Way,” prepared by Mr. Lanzafama dated July 17, 2025, revised February 13, 2026;
3. Environmental Impact Statement prepared by Mr. Lanzafama dated February 2026;
4. Stormwater Management Report prepared by Mr. Lanzafama, dated August 11, 2025, revised February 4, 2025;
5. Stormwater Management Measures Maintenance Plan and Field Manuals prepared by Mr. Lanzafama dated August 11, 2025, revised February 4, 2025;
6. Architectural Plans entitled “512-516 Pleasant Valley Way Proposed Addition” signed by Laurance D. Appel, R.A., dated August 14, 2025, revised January 12, 2026 (5 sheets); and
7. Certificate of Ownership of Applicant dated September 25, 2025.

Please advise when we can be scheduled for a hearing

Very truly yours,

A handwritten signature in blue ink, appearing to read 'W. C. Sullivan, Jr.', with a stylized, cursive script.

WILLIAM C. SULLIVAN, JR.
For the Firm

Enclosures

cc: Issac Lefkowitz
Laurance Appel
Michael Lanzafama
John McDonough

