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February 27, 2026

Via UPS Overnight and Email

Diana Chandler-Zimmermann

Zoning Board Secretary

Township of West Orange

66 Main Street

West Orange, New Jersey 07052

Re: Amended Zoning Board Application (“D1” Use Variance)
Applicant: Northfield Avenue Realty Associates, LLC
81 Northfield Avenue, Block 71.01, Lot 43 OB-1 Zone
Current Application Number: ZB-24-16

Supplemental Materials in Connection with Application

Dear Ms. Chandler-Zimmermann:

As you know firm represents Northfield Avenue Realty Associates, LLC (“NAR”), owner of the real property located at 81 Northfield Ave, West Orange, New Jersey (designated as Block: 71.01, Lot: 43 on the Official Tax Map of the Township) (the “Property”) in connection with the above-referenced application currently pending before the West Orange Zoning Board of Adjustment (the “Board”) with respect to Property (the “Application”). As per our prior discussions, and discussions with the Board Chair, Applicant hereby respectfully submits the following additional materials to supplement its proper submission in connection with its amendment of the Application from a request for interpretation of the Township’s zoning ordinance to a request for a “D1” Use Variance with respect to the Property.

Enclosed herewith please find an “original” and four copies each of the following documents in further support of the Application:

- 1) Survey of the Property
- 2) Planning Report;

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- 3) Traffic Statement;
- 4) Updated Confirmation of Current status of Property Tax / Sewer payments; and
- 5) Updated certified list of property owners within 200 feet of the subject property,

Electronic versions of the attached are also being sent to you via email. While it is our belief that the items enclosed herewith cover all of the outstanding items in connection with said application but if anything else is necessary or should you have any questions, please do not hesitate to contact the undersigned at 201-319-5740 or by email at js@lawwmm.com. Thank you for your attention to this matter.

Very truly yours,

WATERS, McPHERSON, McNEILL, P.C.

BY:



James M. Spanarkel

Enclosures