



February 19, 2025

Ms. Diana Chandler-Zimmerman
Board Secretary
Township of West Orange Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

Re: **Completeness Review Letter**
66 Franklin Avenue
Block #134.02, Lots 75.03, 79, 81
Preliminary and Final Site Plan Approval with variances
ZB-24-18

Dear Ms. Chandler-Zimmerman,

This office has reviewed the application submitted by *M Vega Investments, LLC* ("**Applicant**"). The Applicant filed an application with the West Orange Board of Adjustment for a preliminary and major site plan approval in connection with the development of a mixed-use building with office space on the ground level and a residential unit on the second floor (according to the submitted proposal)

In preparation of this memorandum, the following documents were reviewed:

1. Transmittal Letter, from Roosevelt Donat, dated October 23, 2024.
2. Township of West Orange Application Form for the Planning Board or Board of Adjustment, October 14, 2024.
3. Checklist of Required Items.
4. W-9, M Vega Investments, dated October 14, 2024.
5. Resolution of Denial, ZB-21-01, dated April 20, 2023.
6. Proposal for M Vega Investments
7. Site Plan, prepared by Stonefield Engineering & Design, dated October 8, 2024.
8. Property Survey, prepared by Stonefield Engineering & Design, dated June 28, 2021, last revised March 19, 2024.
9. Photo Exhibit, prepared by Stonefield Engineering & Design, dated October 21, 2024.



10. Summary of Approvals and Permits, prepared by Stonefield Engineering & Design, dated October 8, 2024.
11. Stormwater Management Statement, prepared by Stonefield Engineering & Design, dated October 8, 2024.
12. Solid Waste Management Plan, prepared by Stonefield Engineering & Design, dated October 8, 2024.
13. Truck Turn Exhibit, prepared by Stonefield Engineering & Design, dated August 16, 2022, last revised October 18, 2024.
14. List of property owners to be served notice, prepared on October 16, 2024.
15. Trucking Information.
16. Verification of Taxes & Sewer Charges Paid, dated December 11, 2024.

Completeness

This application requires preliminary and final site plan approval, and as such is required to submit a checklist for major site plan development along with the required items associated with a checklist. A blank checklist was submitted.

Further, Section G was not properly completed and has conflicting information. The proposal provided proposes to develop a mixed use building with retail on the first floor and a residential unit on the second floor. This is not reflected in the submitted site plan and associated zoning table. In addition, the proposal goes on to propose the renovation of the existing building into a one-story retail business. It is unclear at this point, what is actually being proposed by the applicant.

The applicant also did not provide Reasons for Relief in accordance with 4B-4E in Section G.

Because of the lack of a completed checklist and lack of other information discussed above, no further completeness or planning review was conducted.

This application is deemed **INCOMPLETE**.



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Respectfully submitted,

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