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June 5, 2025

Roosevelt Donat, Special Council
Murphy Schiller & Wilkes LLP
One Gateway Center, Suite 400
Newark

Re: **Request for Information and Completeness Determination**
66 Franklin Ave
Block #134,02, Lots 75.03, 79, 81
Preliminary and Major Site Plan Approval with variances
ZB-24-18

Dear Mr. Donat,

This office has reviewed the updated material 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 retail business and 8 parking spaces.

After reviewing the documents, please provide the following information:

1. Are the parking spaces directly related to the retail business, or leased out to a separate entity?
2. The previous application, ZB-21-01, which was denied on April 20, 2023. In this application, the D-1 Use Variance required was for the commercial vehicle parking. However, in your Justification for Relief, you state the D-1 Use Variance being sought is for the retail business, which is a permitted use within the B-1 zone. Please update the Justification for Relief if necessary as determined by the responses in Item 3.
3. To that effect, please provide the following information:
 - a. Number of trucks to be parked on the site
 - b. Verify if the type of trucks will be limited Ford F-550 Pickup only (as indicated on the plan), if not please indicate the length, width, body weight of other vehicles to be parked on site
 - c. Times trucks would be leaving and entering the site on a daily basis.



4. All items within the Site Plan/Subdivision Checklist must be marked as "Complete", "Incomplete", or "Waiver Requested" as they pertain for a Preliminary and Final Site Plan Application. Required items may not be left blank.
5. The Sustainability Checklist Form must be completed.
6. Once this information is provided, we will determine if a D-1 Use Variance is required for the commercial vehicle parking and will need to proceed to the Board of Adjustment. Light-duty Vehicles (i.e. F-550 and smaller) may be considered accessory to the retail use and change venues to the West Orange Planning Board.

The application is INCOMPLETE.

Respectfully submitted,

George Wheatle Williams, PP, AICP
Principal, Nishuane Group, LLC.

Erik DeLine, PP, AICP, LEED AP
Associate, Nishuane Group, LLC.