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May 11, 2026

Via Hand-Delivery & Electronic Mail

Township of West Orange Planning Board
60 Main Street
West Orange, NJ 07052
Attn: Ms. Jamilet Baquerizo Vite
Planning Board Secretary
planningboard@westorange.org

Re: Preliminary and Final Major Subdivision Application (Residential)
Applicant: Catalyst Development Group LLC
Property: 27 Fairway Drive, Block 86.01, Lot 6
Township of West Orange, Essex County, New Jersey
Zone District: R-5 District

Dear Ms. Baquerizo Vite:

As you are aware, this office represents Catalyst Development Group LLC (“Catalyst”) in connection with the property commonly known as 27 Fairway Drive and designated as Block 86.01, Lot 6 on the Official Tax Map of the Township of West Orange (the “Property”). **Catalyst is requesting major subdivision approval, with bulk “c” variance relief, to subdivide the Property into three (3) lots.**

Per the Township professional reports and the Site Plan Review Advisory Board meeting conducted on April 14, 2026, Catalyst has revised its plans to reflect those recommended revisions and required details including those amendments to eliminate and replace the proposed minor subdivision application with a preliminary and final major subdivision application.

Enclosed herewith for completeness review and hearing scheduling purposes, please find the following:

Ms. Jamilet Baquerizo Vite
Catalyst Development Group LLC – Block 86.01 Lot 6
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1. Five (5) copies of the “Application Checklist,” completed by Casey and Keller, Inc.;
2. Five (5) signed and sealed copies of the “Preliminary and Final Major Subdivision,” which includes the Cover Sheet, Title & Topographic Survey, Preliminary Subdivision Plat, and Final Subdivision Plat, prepared by Michael T. Lanzafama, of Casey and Keller, Inc., dated September 17, 2025, last revised on May 4, 2026;
3. Five (5) signed and sealed copies of the “EIS Report,” prepared by Michael T. Lanzafama, of Casey and Keller, Inc., dated May 2026; and
4. Five (5) copies of the “Casey and Keller, Inc., Response Letter,” prepared by Michael T. Lanzafama, of Casey and Keller, Inc., dated May 5, 2026.

Electronic (PDF) copies of the aforementioned materials have also been produced. Please advise if any additional fees are required and our office will provide the checks under separate cover.

Thank you for your assistance with this request. Please do not hesitate to contact this office with any questions or if additional information or documentation is required.

Sincerely,

/s/ Matthew P. Posada
Matthew P. Posada, Esq.

MPP/JJK

Enc.

cc: Catalyst Development Group LLC
Joshua J. Koodray, Esq. (jkoodray@sillscummis.com)