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June 17, 2026

Via FedEx & Electronic Mail

Township of West Orange Planning Board
66 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’s Completeness Review Memorandum, dated May 18, 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 “Existing Drainage Map,” completed by Casey and Keller, Inc;
2. Five (5) copies of the “Tree Removal Permit,” completed by Casey and Keller, Inc
3. 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 June 10, 2026;
4. Five (5) signed and sealed copies of the “Response Letter,” prepared by Michael T. Lanzafama, of Casey and Keller, Inc., dated June 11, 2026; and
5. Five (5) copies of the “Application Form for the Major Subdivision with Variance Relief, which includes the “Applicant Disclosure Statement,” “Affidavit of Ownership & Applicant,” and the “Proposal and Reason for Relief,” dated June 17, 2026.

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)