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May 21, 2020

VIA EMAIL AND HAND DELIVERY

Sean McCauley
Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, NJ 07052

**RE: PB-20-02
Block 155, Lots 40.02, 42.02 and a portion of 42.01
100 – 200 Executive Drive (the “Properties”)**

Dear Mr. McCauley:

This firm represents Green Essex Partners Urban Renewal, LLC, the applicant (the “Applicant”) for the Properties regarding the above reference Planning Board application.

The following is an itemized respond to the comments from John J. Hess, Planning Board engineer in memorandum dated May 13, 2020:

D. Design Comments

1.a. & b. Enclosed please find the Second Supplement to Declaration of Easements and Covenants dated September 25, 2019 from the current Property owner, granting the Applicant, as contract purchaser of the Property, certain rights to existing easements as well as for the right to repair, replace or upgrade any roadways, retaining walls and utilities to accommodate the proposed development. Any new easements, restrictions or covenants resulting from such rights granted to the Applicant, if required, shall be memorialized in new deeds submitted to the Board professionals and attorney for review prior to recording.

1.c. Proposed solid waste management plan for the project is enclosed.

1.d. The Applicant is a party to a redevelopment agreement with the Township of West Orange, dated December 18, 2019. Section 4.2 of the agreement sets forth the COAH Housing Obligations of the Applicant, which are proposed as part of the application that 15% of the residential units will be affordable and comply with applicant State laws and regulations. A copy of Section 4.2 of the agreement is enclosed.

2. As stipulated in the Redevelopment Plan, enclosed please a Fiscal Impact Study, dated May 5, 2020 and prepared by Richard B. Reading Associates. Also enclosed please find an Environmental Impact Statement, dated May 20, 2020 and prepared by Stonefield Engineering and Design.

3. Applicant shall comply.

4. Applicant shall address in testimony.

5. Applicant shall comply and would request that same be a condition of any approval granted by the Board.

6. Applicant shall comply.

7. Applicant shall address in testimony.

8. Information has been added to the revised architectural plans as requested. Applicant shall prohibit such conversions through language in rental leases. Applicant shall address in testimony.

9. Applicant shall address in testimony.

10. Applicant shall address in testimony.

11. Applicant shall comply.

12. Applicant shall comply.

13. Applicant does not pick outdoor furniture until completion of construction. Applicant intends to provide commercial grade outdoor furniture, typically seen in class A apartment projects.

14. through 18. Applicant shall comply.

19. Applicant shall address in testimony.

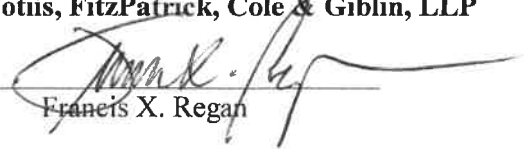
20. through 30. Applicant shall comply.

Please advise if the Applicant should submit hard copies of this letter and the supporting documentation and if so, how many.

Let me know if you have any questions or require additional information regarding this matter.

Very truly yours,

DeCotiis, FitzPatrick, Cole & Giblin, LLP

By: 

Francis X. Regan

Enclosures

cc: Rose DeSena, Township of West Orange
Paul Grygiel, PP, AICP, Planning Board Planner (Phillips Preiss Grygiel)
John Hess, PE, Planning Board Planner (CME Associates)
Jonathan Schwartz, Green Essex Partners
Charles Thomas, Green Essex Partners
Zachary Chaplin, PE, Stonefield Engineering
Jack Raker, AIA, Minno Wasko
Eric Keller, PE, Bowman Consulting Group
Richard Trenk, Esq., Township of West Orange