

REGINALD JENKINS, JR.
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May 18, 2021

Via Email and Federal Express

Planning and Development
Township of West Orange
66 Main Street
West Orange, NJ 07052
ATTN: Diana Chandler-Zimmerman

**Re: Main West Orange LLC
257-259 Main Street
Block 116; Lot 53, 53.01 & 55**

Dear Ms. Chandler-Zimmerman:

This office represents the applicant **Main West Orange LLC**, owner of the above-referenced property. Enclosed in response to the Township of West Orange's March 30, 2021 Incompleteness Letter for submission to the Zoning Board of Adjustment please find five (5) copies of the following:

1. Survey of the property which is a state requirements for all site plans.

Also, enclosed for ease of reference is a copy of the March 30, 2021 Incompleteness Letter. We will continue to provide the additional requested materials.

Very truly yours,

/s/ Reginald Jenkins, Jr.
Reginald Jenkins, Jr.

RJJ/dv



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI

Mayor

Tel: (973) 325-4110

Fax: (973) 325-6359

Email: planning@westorange.org

DIANA L. CHANDLER

Zoning Board Secretary

March 30, 2021

Reginald Jenkins, Jr.
210 Park Avenue, Suite 301
Florham Park, NJ 07932

**RE: ZB-21-08/Main West Orange LLC.
257-259 Main Street
Block 116; Lot 53, 53.01 & 55**

Mr. Jenkins:

The above-referenced application was determined **incomplete** based on the following reasons:

- Application form should check that "c(1)" and/or "c(2)" variances are being requested
- Written description of the proposal and the variances being requested. This is necessary to determine the net increase in dwelling units on site for determining affordable housing requirements.
- Item 52, COAH compliance documents
- Completed sustainability checklist
- Planner's report, which is required for an applicant for a "d" variance pursuant to Subsection 25-51-10c of the Land Use Regulations Ordinance
- Survey of the property which is a state requirement for all site plans

If you have any questions regarding this, please feel free to contact me.

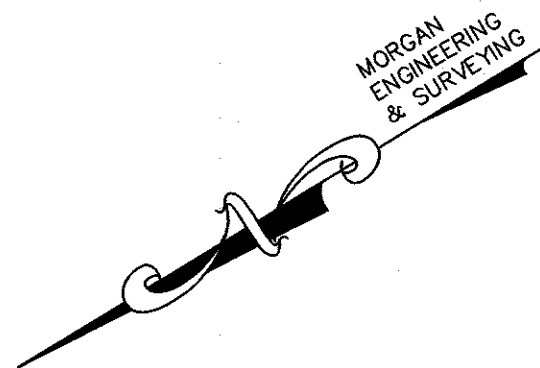
Yours truly,

Diana L. Chandler
Zoning Board Secretary

CC: File

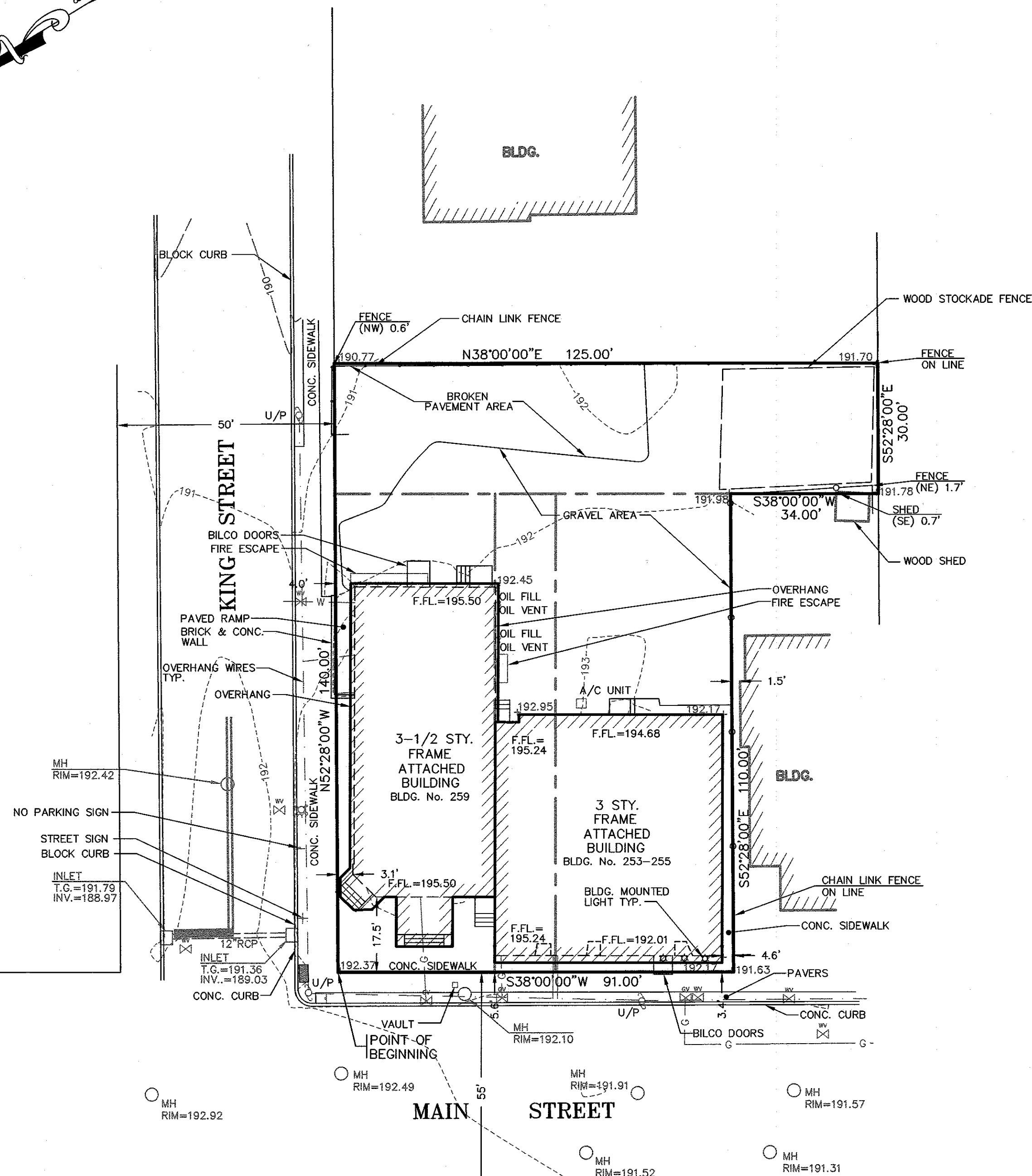


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SURVEY REFERENCE:

- PROPERTY LINE AND EXISTING FEATURE LOCATIONS FROM :
 - PROPERTY KNOWN AS LOTS 51, 53.01 & 55 IN BLOCK 116 ON SHEET No. 26 OF THE CURRENT TAX MAP OF THE TOWNSHIP OF WEST ORANGE.
 - A MAP ENTITLED " SURVEY OF PROPERTY LOTS 51, 53.01 & 55 BLOCK 116, TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, NEW JERSEY" PREPARED BY MORGAN ENGINEERING & SURVEYING DATED 12/8/2017.
 - DEED BK. 4911, PG. 112
- TOPOGRAPHY FROM:
 - A FIELD SURVEY BY SCHWANEWEDE/HALS ENGINEERING ON JUNE 12, 2019.
- LOT AREA :
 - 13,759 S.F. / 0.316 Ac.
- ELEVATIONS ARE BASED ON NAVD 1988.



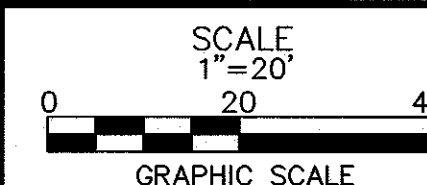
A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

TOPOGRAPHIC SURVEY
BLOCK 116 - LOTS 51, 53.01 & 55
259 MAIN STREET
FOR
LLEWELLYN HOTEL
TOWNSHIP OF WEST ORANGE, ESSEX CO., N.J.

SCHWANEWEDE / HALS ENGINEERING
PROFESSIONAL ENGINEERS & LAND SURVEYORS
9 POST ROAD - SUITE M11 - OAKLAND, N.J. - 07436
(201) 337-0053

David A. Hals
DATE FEB. 22, 2021
DAVID A. HALS, P.E., L.S., P.P.
N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 29994

DATE	BY	DESCRIPTION
		REVISIONS



SHEET NO: 1 OF 1
JOB NO: 7833-2170