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February 24, 2022

Via Email and FedEx

Township of West Orange
Zoning Board of Adjustment
66 Main Street
West Orange, New Jersey 07052

Attention: Diana L. Chandler, Zoning Board Secretary

**Re: Monarch Communities, LLC
Zoning Board of Adjustment
Application for Variances and Waivers
Block 152.01 Lot 1445.01
481 Eagle Rock Avenue**

Dear Ms. Chandler:

This office represents Monarch Communities, LLC (the "Applicant") for the proposed development of the above referenced property for a senior living facility, parking, other related improvements and use variances for the proposed use and continued use of Mayfair Farms, already existing on the subject property. This is being submitted as a bifurcated application, upon approval of the use variance, the Applicant will apply for preliminary and final site plan and subdivision approval. I enclose the following for review by the Zoning Board of Adjustment:

1. One (1) original and five copies (5) copies of the fully completed and signed Township of West Orange Application Form for The Planning Board or Zoning Board of Adjustment including the checklist and all necessary exhibits;
2. Five (5) full size signed, and sealed Use Variance Plans prepared by Bohler Engineering consisting of four (4) sheets and bearing the date of February 1, 2022;

Fifty-Two Years of Service

3. Five (5) full size signed, and sealed Surveys prepared by Control Point Associates, Inc. consisting of two (2) sheets and bearing the date of September 24, 2021;
4. One (1) completed and executed W-9 form;
5. One (1) original, Buffer Report, providing a list of property owners within 200 feet of the property, supplied by the Office of the Assessor; and
6. One (1) original, Official Search for Municipal Liens, certified by the Municipal Tax Collector.
7. A 200' radius map is included on the Cover Page of the Use Variance Plans prepared by Bohler Engineering consisting of four (4) sheets and bearing the date of February 1, 2022.
8. Application Fees
 - a. One Check numbered # 465 in the amount of \$600 for the variance filing fee for nonresidential C and D variances.
 - b. Once check numbered # 466 in the amount of \$9,806.55 for the general escrow fees and for the resolution of approval or denial escrow.

Additionally, an electronic copy of the completed application, plans, survey, W-9, Property Owners list and Tax Certification have been emailed to ZoningBoard@westorange.org.

The Applicant requests a waiver from the requirements for floor plans, elevations on three sides, height dimensions (included on all elevations), the COAH requirements (which will be provided as a condition of approval), and for the requirements for a planning report and traffic report at this time. Applicant intends to provide testimony regarding planning and traffic at the time of hearing.

Upon confirmation of a hearing date, public notice as may be required under the Municipal Land Use Law, or the Township of West Orange Ordinance will be provided. Should you have any questions regarding the enclosed or should you require further information, please do not hesitate to call me.

Very truly yours,

Antimo A. Del Vecchio /s/
Antimo A. Del Vecchio

Cc: Antimo Del. Vecchio (via email, w/enc.)

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Bcc: Michael Glynn (via email, w/enc.)
Matthew Landro (via email, w/enc.)
Erik Anderson (via email, w/enc.)
Ahmad Tamous (via email, w/enc.)
Brad Bohler (via email, w/enc.)
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