



NEW JERSEY
NEW YORK

61 SOUTH PARAMUS ROAD
PARAMUS, NEW JERSEY 07652

TELEPHONE: (201) 928-1100
TELEFAX: (201) 928-0588
WWW.DECOTIISLAW.COM

DIRECT
FRANCIS X. REGAN, ESQ.
FREGAN@DECOTIISLAW.COM
201.907.5280

July 13, 2022

VIA E-MAIL AND OVERNIGHT MAIL DELIVERY

Diana L. Chandler
Zoning Board Secretary
Planning & Zoning
Township of West Orange
66 Main Street
West Orange, NJ 07052

**RE: Block 155.21, Lot 40 – 495 Prospect Avenue (the “Property”)
Essex Green Shopping Center
West Orange Zoning Board of Adjustment**

Dear Ms. Chandler:

This firm represents CLPF – Essex Green, LLC, the applicant (the “Applicant”) for the Property. On behalf of the Applicant, I am filing this application with the West Orange Zoning Board of Adjustment (the “Zoning Board”) for an amendment to the approvals granted by the Zoning Board on April 11, 2019 for the construction of a trash enclosure, signage, and changes to Building B footprint.

Enclosed please find one (1) original application package and five (5) copies of same, which include the following:

- Application, supplement, and other required information, including checklists;
- Site plan revised as per 4/11/19 approval, dated 9/20/19, prepared by Langan Engineering & Environmental Services, Inc.;
- New site plan, dated 6/30/22, prepared by Langan Engineering & Environmental Services, Inc.;
- Large scale zoning charts from new site plan, prepared by Langan Engineering & Environmental Services, Inc.;
- Architectural plan details for trash enclosure, prepared by Ailtire Studio LLC, dated 8/13/21;
- Signage for South Pylon, prepared by Signal Sign Co., dated 5/11/22;

#3198845

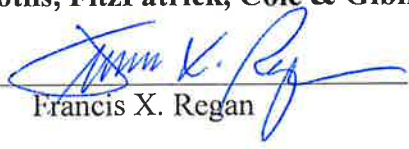
- Signage for AMC Pylon, prepared by Signal Sign Co., dated 6/20/22; and
- Prior Zoning Board approval for the property.

As the Applicant had previously submitted an application and escrow fees for its 4/11/19 application approval, please advise if any funds remain in the escrow for ZB-18-06 and whether a new W-9 for the Applicant is required. Additionally, please advise as to the required application fee and if additional funds are required for the escrow deposit. I

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

Please advise when you anticipate the application being scheduled for a hearing before the Zoning Board.

Very truly yours,
DeCotiis, FitzPatrick, Cole & Giblin, LLP

By: 

Francis X. Regan

Enclosures

cc: Lauren Holden, Clarion Partners
Diana Karotseris, Clarion Partners
Mike Fama, Charter Realty Management Corp.
Michael Fowler, PE, Langan
Joseph Flint, PE, Langan