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VIA HAND DELIVERY

Jamilet Baquerizo Vite, Secretary
West Orange Planning Board
West Orange Municipal Building
66 Main Street
West Orange, New Jersey 07052



Re: Planning Board Application
Applicant: 172-174 Main Street LLC
Property: 172-174 Main Street
Block 89 Lot 6

Dear Ms. Vite:

As you know, I represent 172-174 Main Street LLC in connection with the planning board application relating to the above property.

Enclosed are five (5) copies of the revised site plan and architectural plans prepared by Jason Peist, AIA. The revised plans contain two changes from the original plans: (a) Sheet A-101 has been revised to make it clear that the entire first floor will be used as office space, and (b) as per my recent conversation with the Board's Planner, Gerard M. Haizel, P.P., the zoning chart has been revised to confirm that there is no "Minimum Lot Area per Unit" requirement for mixed use developments in the B-1 Zone. Given that the proposed mixed-use is a conditionally permitted use and that no density variance is required, the planning board has jurisdiction to hear this application.

Please contact if you have any questions regarding this matter. Thank you.

Very truly yours,



ALAN G. TREMBULAK

AGT/oh
cc: Maurice Cox (via email)