

REGINALD JENKINS, JR.
Partner
Direct: 862.339.4669
Fax: 973.457.0257
rjenkins@marc.law

December 14, 2021

Via Federal Express and Email

Township of South Orange Village
76 South Orange Avenue, Suite 302
South Orange, NJ 07079
ATTN: Ojetti Davis, Acting Village Clerk

**Re: 6 South Orange LLC
6-8 South Orange Avenue
South Orange, NJ 07079
Block 1908; Lot 5**

Dear Ms. Davis:

This office represents the applicant **6 South Orange LLC**, owner of the above-referenced property.

In advance of the Board's hearing, in response to its request, we respectfully advise of the following:

1. Affordable Housing - The Applicant hereby represents and confirms it can and will comply with the Township's ordinance affordable housing requirements. Specifically, the Applicant, if approved, intends to satisfy its requirements by (a) providing one (1) affordable housing unit on site and (b) making a fractional payment of \$80,000 to the Township's Affordable Housing Trust Fund relative to the required 0.8 affordable housing unit.
2. Parking - The Applicant respectfully directs the Board to its previously submitted Traffic and Parking Impact Assessment Report prepared by Dynamic Traffic dated September 30, 2021. As will further be testified to at the time of the hearing, the Applicant has spoken at length with the South Orange Parking Authority and confirmed there should be ample availability in the immediate area for parking for the development's proposed residents. Tenants may directly apply to the Parking Authority to secure parking permits for Parking Authority-run facilities on a first-come-first-serve basis.

Additionally, and as will be further testified to, it is to be noted that the Applicant's property is located within the Township's transit village setting where residential parking is more influenced and alleviated by mass transit availability (i.e., train and bus).

December 14, 2021

Please advise if there is anything further you require at this time.

Very truly yours,

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

RJJ/dv

cc: William Sullivan, Board Attorney, via email
Greer Patras, Board Planner/Zoning Officer, via email
Eric Keller, Board Engineer, via email
Daniel Garcia-Pedrosa via email;
Joe Staigar, PE, PP via email;
Michael Dipple, PE via email;
Michael Marvin, Jr., RA, AIA, LEED AP, via email