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April 18, 2019

VIA HAND DELIVERY

Ojetti Davis, Board Secretary
Planning Board
Township of South Orange Village
76 South Orange Ave.
South Orange, NJ 07079

Re: The Ridgewood Commons Group, LLC
109 & 115 South Orange Ave.
Block 1904 Lots 16 & 17
South Orange, NJ
Application for Preliminary & Final Site Plan Approval
With Variance and Design Waiver Relief

Dear Ms. Davis:

As you are aware, this law firm represents The Ridgewood Commons Group, LLC with respect to the above-referenced. We have previously submitted an application for Preliminary and Final Site Plan Approval for the development of a 2-story child care center on the subject Property. We are presently scheduled for a public hearing on May 6, 2019. In their review of the submitted application, the Board Planners identified several variances and design waivers that would be required in conjunction with this application, including variances with respect to loading and size and dimension of a proposed temporary freestanding sign, and parking lot screening requirements. A traffic impact study was also requested.

Furthermore, my client appeared before the Design Review Board two times over the past month to discuss revisions to the architecture of the building.

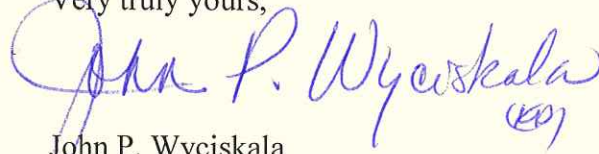
Based on the foregoing, the Site Plans and Architectural Plans have been revised accordingly, and a traffic impact study was prepared. We have also amended the application form to include the requested variance and design waiver relief, which relief has also been included in the legal notices being published and served for the May 6, 2019 hearing.

As such, enclosed herewith please find the following:

1. Twenty (20) copies of the amended Application form listing the variances and design waiver relief
2. Twenty (20) sets of the revised Site Plans prepared by Jarmel Kizel dated 1/3/19, last revised 4/10/19.
3. Twenty (20) sets of the revised Architectural Plans prepared by Jarmel Kizel dated 1/24/19, last revised 4/10/19.
4. Twenty (20) sets of the proposed renderings (11x17) prepared by Jarmel Kizel dated 4/10/19.
5. Twenty (20) copies of a Traffic Impact Study for The Learning Experience prepared by Stonefield Engineering and Design, LLC dated 4/12/19.
6. CD.

If you have any questions or comments please do not hesitate to contact me. Thank you.

Very truly yours,



John P. Wyciskala

JPW:kd

Encl.

cc: The Ridgewood Commons Group, LLC