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March 14, 2023

Via Courier

Attn: Jane Wondergem, Board Secretary
Village of Ridgewood
131 N. Maple Avenue
Ridgewood, NJ 07450

**Re: Les Dann, LLC
246-264 South Broad Street
Ridgewood, NJ 07450
Block 3905, Lots 12, 13 and 14**

Dear Ms. Wondergem:

Enclosed please find the following submissions and an explanation as to what changes are being proposed:

1. 5 sets of revised preliminary and final site plans, revised February 1, 2023 (Sheets C1.1, C2.1, C2.2, C2.3, C2.4, C2.5, C2.6, C3.1, C3.2, C3.3 and C3.4) along with a location.
2. Revised architectural drawings A-1-5 dated 22/27/23.
3. 5 copies of the Tree Removal Permit.
4. 5 copies of Major Soil Movement Permit.
5. 5 copies of Sewage Calculation Fee sheet.

The balance of this letter will delineate the revisions proposed with respect to both the site plan and architectural plan.

#3273938

Site Plan

The following revisions have been proposed for the site plan:

1. The front parking field has been adjusted so that there is no potential conflict between pedestrians and part deliveries. Please note that new deliveries will have to enter the rear parking lot through the rolling gate and then reenter a separate gated area adjacent to the building on the area, entitled concrete pavement, which is isolated from pedestrian traffic;
2. The rear fenced in parking area that is primarily used for the placement of vehicles upon which work commenced but is not occurring at the moment (work in progress), has been modified to reflect tandem parking. These spaces are not used for parking of actively used motor vehicles. This leaves 13 regular parking spaces in the rear fenced in yard and 21 spaces (including 4 ADA spaces) for parking by employees, customers or visitors. This provides a grand total of 88 spaces, with credit for EV parking, for a grand total of 91 spaces;
3. The fence on the northern property line has been relocated in order to provide landscaped areas to be utilized for snow storage and the fence along the southern property line has been noted to be a solid vinyl aesthetic fence;
4. We have added Sheet C2.6, which demonstrates the turning radii for garbage trucks for dumpster removal and fire emergency vehicle for emergency access and circulation;
5. We have reduced the size of the sidewalks to the minimum size permitted by Ridgewood's Code in order to reduce impervious coverage.

Architecture

1. The building height (as calculated by code) has been reduced to 31.2 feet;
2. We also have displayed the part cart on drawing A05, as requested.
3. The floor plan has been revised to reduce the employee locker/recreation area and office area;
4. The space conserved by the same has been used to create 7 additional bays accessed through the previously proposed garage doors (no new doors are suggested). Testimony shall be provided to explain the benefit of these additional spaces, and the addition of two additional employees associated with the same. This provides for 28 internal parking spaces, which the applicant will utilize for work in progress, leaving a

grand total of 119 spaces (with EV credit), both inside and out, and including regular and tandem parking spaces.

Very truly yours,



MARK. J. SEMERARO

MJS/rb

Encl.

cc: Bruce Whitaker, Esq., Board Attorney
Christopher Rutishauser, PE, CPWM, Village Engineer
John Barree, AICP, PP, LEED, Village Planner
Client