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April 23, 2025

Via Overnight Mail and Email

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:

As you are aware, my office represents Les Dann, LLC, the applicant with regard to the above-referenced matter. Please accept this letter and the enclosure, submitted in response to the Completeness Review Memorandum prepared by John Barree, AICP, PP, LEED Green Associate, dated April 15, 2025.

First and foremost, I would like to emphasize that this is not a new application. This is the same application that was filed on September 8, 2022, and is being amended to consider the new, reduced plans.

In that regard, please accept this letter in response to Mr. Barree's Memo, dated April 15, 2025. As such:

- Targeted Site Investigation Summary, prepared by Eikon Planning and Design, LLC, dated September 9, 2021.
- Village of Ridgewood Development Application with attached Resolutions dated September 8, 2022.
- Survey prepared by Bertin Engineering, dated March 16, 2022, consisting of 1 sheet.

All remain unchanged and apply to this continued application. Notwithstanding the same, if the Planner would like an Affidavit of No Change to be prepared and submitted, we will happily to so under separate cover.

The Applicant is, however, submitting a revised Stormwater Operation and Maintenance Manual prepared by Bertin Engineering, with a revision date of April 22, 2025 and intends to rely upon the same. **Fifteen (15) copies of the revised Stormwater Operation and Maintenance Manual prepared by Bertin Engineering, with a revision date of April 22, 2025, are provided for the Board's review and consideration.**

With respect to the requirement to provide details regarding existing and proposed signage for preliminary major site plan submissions pursuant to Section 190-73 of the Village Code, the Applicant will submit signage detail plans under separate cover and at least ten (10) days in advance of the May 13, 2025 hearing date. Accordingly, the Applicant will comply with this requirement and respectfully requests that the application be deemed "complete".

As always, we thank you for your kind consideration.

Sincerely,

Mark J. Semeraro

MARK J. SEMERARO

MJS/dfg

Encls.

cc: Client

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