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May 30, 2025

**Via Hand Delivery 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 enclosures as an amendment to the application and supplementary submission regarding same. In furtherance of the Applicant's request and in accordance with the Board's required submissions, ***please find the following amended and updated plans, which shall supersede the prior plans:***

- Preliminary & Final Site Plan, prepared by Bertin Engineering, revised as of May 29, 2025, consisting of 11 sheets (10 copies).
- Traffic & Parking Assessment Report, prepared by Stonefield Engineering, dated May 30, 2025, consisting of 23 pages (10 copies).<sup>1</sup>

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<sup>1</sup> Hard copies of the Plan and Traffic/Parking Assessment Report will be hand delivered to the Village by Bertin Engineering and Stonefield Engineering, as appropriate.

*Summary of Plan Changes*

The Plan has been revised to reflect the following changes:

- (1) Relocated the proposed fence to align with the front of the building, extending north to south, across the drive aisle;
- (2) The fence is also proposed to be a swinging gate fence, as opposed to a sliding gate fence. Modifications to the fence result in an additional parking space being provided for in the Plan, for a total of 85 parking spaces proposed (82 + 3 EV credits);
- (3) The rear retaining wall has also been reduced in height, from 4.76 feet to 4.00 feet, which eliminates one (1) bulk variance for the maximum permitted height of the retaining wall. *See §190-124(F)(3)(c)*;
- (4) The amended Plan also provides for three trash/recycling receptacles, located at the rear of the Property;
- (5) The revised Plan updates stormwater management and drainage, with a proposed roof drain and infiltration basin depicted on the Plan;
- (6) The proposed landscaping has been updated.

As always, we thank you for your kind consideration.

Sincerely,

*Mark J. Semeraro*

MARK J. SEMERARO

MJS/dfg

cc: Client  
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