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Reply to:

Fort Lee, New Jersey

March 12, 2021

VIA EMAIL & HAND DELIVERY

Ms. Meg Smith, Zoning Board Secretary
Zoning Board of Adjustment
Borough of Woodcliff Lake
188 Pascack Road
Woodcliff Lake, NJ 07677

Re: Preliminary and Final Major Site Plan Application of
188 Broadway LP
188 Broadway
Block 2701, Lot 3
Woodcliff Lake, NJ

Dear Ms. Smith:

We represent 188 Broadway LP, the owner and applicant (the "Applicant") with respect to above referenced application before the Borough of Woodcliff Lake Zoning Board of Adjustment (the "Board"). Supplementing and amending the application submitted to the Board on January 11, 2021, which was deemed complete by Neglia Engineering Associates on February 8, 2021, enclosed please find the following revised plans:

1. Twenty (20) copies of the Architectural Plan prepared by Albert Dattoli Architect dated April 10, 2018, last revised March 1, 2021, and consisting of seven (7) sheets.

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2. Twenty (20) copies of the Site Plan prepared by MCB Engineering Associates, LLC dated May 2, 2018, last revised March 2, 2021, and consisting of seven (7) sheets as follows:

<u>Sheet</u>	<u>Title</u>
1	Title Sheet
2	Site Plan
3	Grading & Utility Plan
4	Lighting & Landscaping Plan
5	Soil Erosion & Sediment Control Plan
6	Site Details
7	Site Details

The Property consists of approximately 154,363.64 square feet (3.609 acres) and is located at the easterly line of Broadway, across from the Woodcliff Lake Reservoir. The Property is located partially in the S-O Special Office District (“S-O Zone”) and partially in the R-15 Residential One-Family District (“R-15 Zone”). No development is proposed in the portion of the Property situate in the R-15 Zone.

The Property is currently developed with a two-story office building with an underground parking garage.

By this application, the Applicant seeks Preliminary and Major Final Site Plan Approval for the renovation and conversion of the existing office building into a multi-family dwelling structure (“Building 1”). The Applicant also intends to construct a building behind the existing building to the East (“Building 2”).

The plans have been revised as follows:

- 1) Building 2 has been reduced to 2 stories, 27.13 feet (previously 3 stories, 34.38 feet), eliminating the previously requested variance for maximum building height (stories);
- 2) the total number of proposed residential units on-site has been reduced by 7 units to 53 units (previously proposal a total of 60 units);
- 3) the unit mix has been reconfigured – Building 1 now contains 36 residential units consisting of 33 one-bedroom units and 4 two-bedroom units and Building 2 now contains 16 units consisting of 12 one-bedroom units and 4 two-bedroom units; and

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- 4) the parking computations have been updated based on the revised unit mix and unit count and the parking provided for the project now exceeds what is required (97 parking spaces required, 111 parking spaces provided; previously required and proposed 111 parking spaces).

Further testimony regarding the revised plans will be provided by the Applicant at the public hearing.

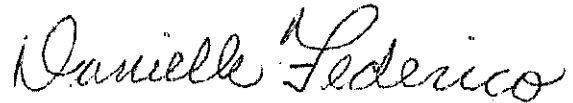
The review of the enclosed revised plans should be covered by the escrow fees forwarded to the Board by my letter dated February 11, 2021.

Further, as set forth in email correspondence between S. Robert Princiotto, Esq. and Paul Kaufman, Esq., the Applicant agrees to extend the time for the Board to act from when Neglia Engineering Associates deems the enclosed revised plans complete.

The Applicant respectfully requests that this matter be scheduled for a hearing date at the earliest convenience of the Zoning Board of Adjustment.

Thank you for the courtesies extended in this matter. Please feel free to contact me if you have any questions or require additional information.

Very truly yours,



DANIELLE M. FEDERICO

cc: 188 Broadway LP