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June 22, 2021

VIA ELECTRONIC MAIL

Thomas Banker
Acting Borough Administrator
Borough of Caldwell
1 Provost Square
Caldwell, NJ 07006

**RE: Mejia Properties LLC
16 Park Avenue, Caldwell, NJ**

Dear Mr. Banker:

As you are aware, this office represents Mejia Properties LLC, the prospective redeveloper and contract purchaser of the above-referenced property.

We are in receipt of the Consistency Review Memorandum prepared by Phil Abramson, Esq., AICP/PP of Topology. We truly appreciate the efforts of Topology and the Borough in this matter.

In response to the consistency determination, and, in particular, the five items noted on pages 6 and 7 of the report, please note the following:

- *Front Setback/Side Setback (Proposed Ramp)* – The ramp is being relocated to the side of the property and the air conditioning compressors are being relocated to the rear of the property. This will not only address the front yard setback and visual impact, but it also improves the impervious coverage increase noted in Item No. 2. A revised sketch is attached hereto.
- *Impervious Coverage* – As noted, with the relocation of the ramp from the front of the building to the side of the building, the proposed impervious coverage decreases from 85.1% to 83.3%.

- *Floor Transparency* – With the redesign of the building, there is a significant increase in the first-floor transparency. There are no changes proposed to the second floor. The transparency percentages are:
 - First Floor Existing Transparency: 29 sq. ft. (7.4%)
 - First Floor Proposed Transparency: 93 sq. ft. (23.7%)
 - Second Floor Existing Transparency (no changes proposed): 78 sq. ft. (16.6%)
- The proposed use of the property as a bike shop is a much less intense use than the previous dental office.
- The operational details for the *Bikeland* business are as follows:
 - Jan-March: average 3-4 customers a day (weekdays); 1-3 on Sat/Sun
 - April-July: 10-15 customers p/day (higher number on weekends)
 - August-Dec: 5-10 customers per day
 - Hours of Operation:
 - Jan-March:**
 - Wed-Fri: 12:00pm to 6:00pm
 - Mon & Tue: closed (Jan-March)
 - Sat: 10:00am to 5:00pm
 - Sun: 12:00pm to 4:00pm
 - April-December:**
 - Mon: closed
 - Tues-Fri: 12:00pm to 6:00pm
 - Sat: 10:00am to 6:00pm
 - Sun: 12:00pm to 4:00pm
 - **Deliveries:** UPS/FedEx once or twice per week.
 - **Employees:** 1-2 on premises per day, for sales and bicycle assembly (occasionally 3 on weekends)
- *Design Items* – With the relocation of the ramp to the side of the building, additional landscaping can be incorporated into the front of the building. Furthermore, the refuse area can be shielded by a fence enclosure. The applicant is also willing to incorporate certain lighting features as requested by the Borough.

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We look forward to the appearance before the Borough Council tomorrow night to discuss the Consistency Review Memorandum and other issues that the Council would like addressed.

Respectfully submitted,

/s/ Stephen F. Hehl
Stephen F. Hehl, Esq.

SFH/eo

CC: Client – *via Electronic Mail*
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