

Enginuity, L.L.C.

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November 28, 2022

Township of Berkeley Heights
Attn : Connie Valenti
29 Park Ave
Berkeley Heights, NJ 07922

RE: 2022 Site Plan Application
550 Springfield Ave
Berkeley Heights, NJ 07922

Dear Connie:

Please see below a brief synopsis of our site plan application:

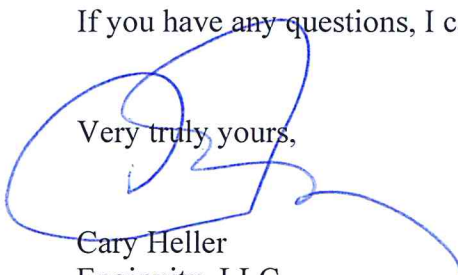
The existing property remains with no changes with the exception of adding, by restriping, **4** parking spaces in the main parking lot, and **4** tandem parking spaces in the driveway, adjacent to the main building. The request is for a continued parking variance which dates originally back to 1995 when the YMCA and Sage were Tenants.

The existing parking for the property has 56 parking spaces, and we are looking to **add 8 parking spaces to reduce our parking variance to 14 parking spaces**. There is an abundance of street parking adjacent to the property.

1) Reappearance required as per our 2020 approval for Bierman:	26 parking spaces
2) Bierman is leasing an additional 3,142 sf, we have assigned:	12 parking spaces
3) New senior daycare at an additional 4,450 sf, we have assigned:	17 parking spaces
4) Allocated for vacant space of 4,270 sf for office use:	15 parking spaces
5) Existing café:	<u>8 parking spaces</u>
Total required parking identified on site plan chart:	78 parking spaces
Total parking provided on site plan:	<u>64 parking spaces</u>
Parking Variance:	14 parking spaces

If you have any questions, I can be reached at 973-378-2200.

Very truly yours,



Cary Heller
Enginuity, LLC