

O'TOOLE SCRIVO

A LIMITED LIABILITY COMPANY

LAWRENCE S. CUTALO
lcutalo@oslaw.com

July 6, 2026

VIA EMAIL AND HAND DELIVERY

Planning Board
Borough of Florham Park
Alyssa Van Liew, Administrative Officer
111 Ridgedale Avenue
Florham Park, New Jersey 07932

**RE: 12 Vreeland Associates, LLC
12 Vreeland Road, Block 303, Lot 7
Borough of Florham Park, New Jersey 07932
Application for Preliminary and Final Major Site Plan Approval, and
Minor Subdivision Approval**

Dear Ms. Van Liew:

This firm represents applicant 12 Vreeland Associates, LLC (“Applicant”) with regard to its development application for preliminary and final major site plan approval, minor subdivision approval, and related c variance relief for warehouses and related improvements (the “Application”) as to the property located at 12 Vreeland Road, Block 303, Lot 7, Florham Park, New Jersey (“Property”). Enclosed for filing with the Planning Board are the following:

1. Four (4) copies of the completed Site Plan Application Form.
 - a. Addendum A to the Site Plan Application Form, providing Narrative Description of the Site Plan Application, List of Variances Necessary; and
 - b. Addendum B to the Site Plan Application Form, entitled Ownership Disclosure Statement.
2. Four (4) copies of the completed Subdivision Application Form.
3. Four (4) copies of the Site Plan and Subdivision Checklist.
4. Four (4) copies of the completed Morris County Planning Board Land Development Review Application.
5. Four (4) copies of the Sanitary Sewer Application Form.

6. Four (4) copies of the Preliminary and Final Major Site Plans (20 Sheets), prepared by Gladstone Design, Inc., dated June 26, 2026.
7. Four (4) copies of the Truck Turning Plan (1 Sheet), prepared by Gladstone Design, Inc., dated June 26, 2026.
8. Four (4) copies of the Fire Safety Plan (1 Sheet), prepared by Gladstone Design, Inc., dated June 26, 2026.
9. Four (4) copies of the Boundary & Topographic Survey (1 Sheet), prepared by Gladstone Design, Inc., dated March 13, 2026.
10. Four (4) copies of the Minor Subdivision Plat prepared by Gladstone Design, Inc., dated June 26, 2026.
11. Four (4) copies of the Architectural Plans, prepared by KSS Architects (4 Sheets), dated June 26, 2026.
12. Four (4) copies of the Stormwater Management Report, prepared by Gladstone Design, Inc., dated June 26, 2026.
13. Four (4) copies of the Traffic Impact Study, prepared by Dynamic Traffic, dated June 19, 2026.
14. Four (4) copies of the Geotechnical Report, prepared by Whitestone Associates, Inc., dated May 14, 2026.
15. Four (4) copies of the Wetlands Presence/Absence Assessment, prepared by PK Environmental, dated December 16, 2025.
16. Four (4) copies of the Tax Collector's Certification dated May 14, 2026, confirming that no taxes or assessments are due or delinquent for the Property.
17. Four (4) copies of the Tax Assessor's Certified 200-foot list dated April 28, 2026.
18. Four (4) copies of the W-9 Taxpayer ID Form.
19. Four (4) copies of the Fee Calculation Sheet.

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Should you have any questions relating to the Application, please feel free to contact me or my colleague, Nicholas P. Whittaker. Thank you.

Very truly yours,

/s/ Lawrence S. Cutalo

Lawrence S. Cutalo

Enclosures

cc: 12 Vreeland Associates, LLC