



November 14, 2017

**Via: USPS Certified Mail RRR and email**

Honorable Allen Morgan  
Mayor and Chair of Public Safety  
Borough of New Providence  
360 Elkwood Avenue  
New Providence, NJ 07974

**Re: 705 Central Avenue**

Dear Mayor:

I am writing this letter to you as I believe that you are more familiar with the physical conditions and the layout of the above-referenced property more than other officials in the Borough.

As you may be aware, in a Condominium Association meeting yesterday, Mr. Marvin on behalf of the Borough as the owner of Unit 1 voted in favor of the proposed plan by the potential buyer of Units 4,5 & 6, as enclosed in this letter (the "Criterion Plan"). Although the Borough's voting rights in this matter are not clear, and our legal counsel believes that the Borough did not have a right to vote on this matter, , we are primarily concerned about the impact of this plan on safety within this property, in particular the safety of the children. As you may be aware, the Criterion Plan will permit commercial vehicles and trucks to guide through parking lot areas with heavy youth-pedestrian traffic.

We recognize the permitted uses for this property and are in favor of the units being sold and occupied. However, the Criterion Plan, as proposed, completely disregards the current conditions of this property. We strongly feel that the addition of a new entrance and a loading dock in the most congested corner of the property and at the end of a one-way driveway will pose many safety issues, unless certain stipulations are put in place with regard to the entrance of the larger trucks from Central Avenue, the frequency and the hours of delivery and pickup. It was our goal to discuss these concerns in the meeting yesterday and reach a solution without compromising any safety issues. However, we were told by the buyer that these are entirely Indigo's problems for putting a children's activity center in an industrial zone. We were also told by the seller's counsel that our concerns were not relevant as Unit 1 has the controlling vote.

It is still our hopes to resolve this issues in an amicable manor and ask for our concerns to be voiced in a public hearing prior to the presentation of the resolution in the Borough Council meeting. It would unfortunate if legal and political actions become necessary, especially in light of the primary issue of child safety.

We look forward to your timely response and guidance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Cameron Saifi", with a long horizontal stroke extending to the right.

Cameron Saifi  
Director

encl.

cc: Douglas R. Marvin, Borough Administrator (email only)  
Pamela Paskowitz, Summit Speech School (email only)  
Chris Boyman, Providential Property Management (email only)



# Criterion Acoustics

Architectural Acoustics & Systems Design

November 8, 2017

**To:**

Keith Lynch  
Construction Official  
Borough of New Providence  
360 Elkwood Avenue  
New Providence, NJ 07974  
908-665-1098  
[KLynch@newprov.org](mailto:KLynch@newprov.org)

**Project Location:**

705 Central Ave. (Lot 23, Block 185)  
Unit 4  
New Providence, NJ 07974

**RE:** 705 Central Ave - Unit 4 – Preliminary Plan Check and Approval

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Dear Mr. Lynch,

This document serves as an overview of the proposed usage and modifications to Unit 4 at 705 Central Ave. Lot 23, Block 185. This document is amended to reflect two additional modifications, which are indicated in red. The entire building is 236,623 square foot (SF) in size and is subdivided into six commercial condos. The original intent of the building was for light industrial use, and to the best of our knowledge, the building is still zoned for this usage.

Kotch Real Estate Holdings, LLC is currently in the due diligence phase to purchase units 4, 5, and 6. This document addresses Unit 4, which is an 8,000 SF condo on the northwest corner of the building.

## 1) Property Usage

Criterion Acoustics (CA) will be the operator in the unit. CA's primary business is architectural acoustics with a focus on high end recording studio design and performing arts facility design. More info about CA can be found on the website: <http://criterionacoustics.com/>. Currently, there will be three full time staff members located at this office, and we could foresee it growing to between eight to ten employees in the next two years.

As some of the major acoustical product manufacturers have gone out of business recently, acoustical designers like CA have had limited products to specify. CA is utilizing the knowledge gained as designers to launch an acoustical product line. This location will serve as the manufacturing facility for these products.

The products will be constructed out of wood or acrylics. The primary machinery will be CNC woodworking machinery in this location to manufacture the products. The shop could be considered a small production woodworking shop.

## **2) Modifications to the Property**

Attached is a 22-sheet architectural drawing set for review and comment. The primary modifications to the site and exterior of the building are outlined below:

- 1) A second means of egress will be installed on the western side of the building in order to offer two means of egress from inside the unit. This second entrance will be only ADA accessible entrance, as the existing entrance is not ADA accessible.
- 2) A new ADA compliant concrete ramp and staircase will be constructed for access.
- 3) The existing door and concrete staircase on the north side of the building will be reconfigured to have the stairs oriented towards the west of the building. The door and awning will remain.
- 4) A roll up garage door will be installed on the north of the building for truck loading/unloading.
- 5) Two parking spots will need to be removed in front of the loading zone and striped yellow stating "No Parking."
- 6) One existing parking spot will need to be converted to a handicapped spot adjacent to the proposed ramp.
- 7) A loading dock lift, which would be recessed into the ground, would be adjacent to the proposed loading dock. This dock lift replaces a complex ramp.
- 8) External dust collection may be required depending on the NFPA code. This would be located behind the existing chain link fence on the concrete pad.

## **3) Hours of Operation**

Currently the employees work from 8AM – 6PM Monday through Friday. Evening hours are occasionally required.

Trucks will be entering and leaving the facility occasionally. At this juncture we foresee lumber deliveries every 3-4 days and outgoing product shipments as required. Typically, large orders are processed, and an outgoing shipment may occur once every 7 days. This is subject to workload and is subject to change. Trucking would normally occur from 8AM-4PM.

53' trailers would not be common but may be required. More commonly 24-30' box trucks would be delivering the lumber and picking up orders. UPS & FED EX would be the most common.

Please feel free to call me with any questions. After a long property search, we have identified this New Providence industrial condominium as an ideal location, and we hope our proposal is acceptable. As you are aware, time is of the essence and your prompt attention would be appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Kotch", with a long, sweeping horizontal line extending to the right.

David Kotch  
Principal



at the E.M. Kirby Center

705 Central Avenue • New Providence, New Jersey 07974 • V/T/TTY (908) 568-0011 Fax (908) 568-0012

October 19, 2017

Keith Lynch  
Construction Official  
Borough of New Providence  
360 Elkwood Avenue  
New Providence, NJ 07974

Dear Mr. Lynch:

It has come to our attention that a portion of the 705 Central Avenue condo has been sold to a manufacturing company. We have also been advised that the company will be running their business 24/7 and will build a loading dock in the rear corner. While perhaps infrequently, large trucks will be using the entrance from Central Avenue driveway along with smaller delivery trucks. While this is a boon for some, it is of grave concern to those of us whose children attend Summit Speech School or Indigo Gym. Traffic is already a nightmare. Adding trucks to the mix escalates the traffic situation to unbelievable proportions.

We are cognizant of having no voice in this matter. However, we would like to offer a solution that will add a modicum of safety:

- NO TRUCK TRAFFIC entering the drive from Central Avenue.
- Trucks should enter and leave via Balcolm.

Of course the addition of a loading dock in back will be a safety concern as parents and school staff leave by that route.

We will gladly speak with you if necessary.

Sincerely,

Pamela A. Paskowitz,  
Executive Director

Pamela Ranco  
Chief Financial Officer & Business Administrator

Cc: Douglas R. Marvin, Borough Administrator  
John Thoms, Chair, Summit Speech School Board of Trustees  
Cameron Saifi, Indigo Gym