



November 14, 2024

Mr. Joseph Avallone
Tricario Architecture & Design PC
502 Valley Rd
Wayne, NJ 07470
joea@tricario.com

RE: SPR-927, Mod. 12C – Barnes & Noble Tenant Space Renovations – 32 Ash Brook Rd #3

Dear Mr. Avallone,

We are in receipt of your request for administrative review for property located at 32 Ash Brook Rd #3 (TMP #109-027-000), owned by Keene MZL LLC. The request is to renovate an existing vacant tenant space by installing a new storefront entry system along the primary (southern) facade, slightly increasing the height of the existing roof parapet, and making other minor exterior building modifications in preparation for the space to be occupied by a Barnes & Noble Book Store. All exterior finishes will match the existing brick red and bronze color scheme.

All as presented in the application and supporting materials submitted to the Community Development Department on November 5, 2024.

Application for Formal Site Plan review is not necessary. Your request is hereby administratively approved under Article 26.13 of the Land Development Code, "*Administrative Planning Review*." This approval is limited to the request as described above, and does not authorize the applicant to make alterations that are not hereby granted. Please be aware that any future change will require additional review under the Planning Board's Site Plan Regulations.

Please be aware that you may still need to apply for and receive any applicable building permits, if necessary.

We appreciate your cooperation in the consistent application of zoning codes and development regulations throughout our community. If you have any questions or require any further assistance, please contact Mari Brunner, Senior Planner, or myself at (603) 352-5440.

Sincerely,

Megan Fortson,
Planner

cc: Nick Groch, Keene MZL LLC
Mari Brunner, Senior Planner
Arelis Quinones, Assessing Department
Don Lussier, City Engineer
Bob Burns, Permit Technician
Project File