



WILLIAM C. SULLIVAN, JR. | Partner
wsullivan@sh-law.com
Phone: 201-896-7215

December 23, 2025

Adele Lewis, Administrator
Township of Maplewood Planning Board
574 Valley Street
Maplewood, New Jersey 07040

Re: 21 Sterling, LLC
Subject Property: 588 Valley Street
Block 23.03, Lot 2.02
Major Subdivision Application
Our File No.: 5410.1002

Dear Ms. Lewis:

Please be advised that this office represents the above-referenced applicant. We are hereby submitting an application to the Township of Maplewood Planning Board for major subdivision approval and variances. In support of this application, enclosed please find the following:

1. Four copies of a fully completed Application and submission checklist for major subdivision approval;
2. Three signed and sealed copies of a plan set entitled "Title and Topographic Survey" and "Minor Subdivision Plat For Final Approval" prepared and signed by Michael T. Lanzafama, Casey & Keller, dated July 28, 2025 and August 8, 2025, respectively; and
3. W-9.

The Tax Collector certification will be provided when received. Please advise of the appropriate fees and escrow and we will promptly submit.

Very truly yours,

/s/ William C. Sullivan

WILLIAM C. SULLIVAN, JR.
For the Firm

Enclosures

cc: Isaac Lefkowitz
Michael Lanzafama

Application #: _____ for Address: _____ Block: _____ Lot(s): _____
Applicant's Name: _____ Application Received: _____

TOWNSHIP OF MAPLEWOOD
574 Valley Street
Maplewood, New Jersey 07040
(973) 762-8120

APPLICATION TO THE MAPLEWOOD PLANNING BOARD

I. Type of application (check as many as appropriate):

I/we hereby apply for:

- Site Plan Review _____
Major Site Plan _____ Minor Site Plan _____
Preliminary _____ Final _____ Residential _____ Non-residential _____
- Subdivision X _____
Major X Minor _____
- Conditional Use Variance _____

I/we also request the following relief, as applicable:

- "Hardship" or "Deviance" variance(s) [N.J.S.A. 40:55D-70c(1) or (2)] X
- Informal Review _____

Please describe the nature of relief requested above, **in detail**, including the section(s) from the Zoning Ordinance from which relief should be granted (attach additional sheets, if necessary):

Subdivide the existing lot into two parcels, demolish existing residence and construct two new smaller residences. For relief requested, see Rider.

II. General Information:

A. Applicant:

NAME 21 Sterling, LLC

ADDRESS 5014 16th Avenue, Suite 141

Brooklyn, NY 11204

TELEPHONE 347-370-2056 FAX _____

B. Applicant is:

Corporation _____ Partnership _____ Individual _____ Other LLC
(Please Specify)

- C. If the applicant is a corporation or partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership. (This list is also known as the "10% Disclosure Statement"). Any corporation or partnership must be represented by an attorney at law in the State of New Jersey. Attached.

D. The relationship of the applicant to the property in question is:

Owner X Lessee _____ Contract Purchaser _____ Other _____
(Please Specify)

- E. If the applicant is other than the owner, please complete the following statement:
I/we hereby authorize _____ to act as my agent in processing this application.

OWNER'S SIGNATURE _____
Owner's Name _____
Owner's Address _____
Owner's Phone # _____

- F. Attorney (complete if applicable)
Name William C. Sullivan, Jr.; Scarinci Hollenbeck
Address 150 Clove Road, Little Falls, NJ 07424
Phone # 201-896-7215

- G. Architect (complete if applicable)
Name _____
Address _____
Phone # _____ Fax # _____

- H. List below any other experts (with address & phone/fax #) who were used in the preparation of this application (Engineer, Surveyor, Planner, etc.):

Planner To be provided
Engineer: Michael T. Lanzafama, PE, PLS & PP
Carey & Keller, Inc.
258 Main Street, Millburn, NJ 07041
(973) 379-3280

III. Information regarding the property (fill in where applicable):

- A. Street address of property: 588 Valley Street
- B. The location of the property is approximately 0 feet from the intersection of Valley Street and Oakview Avenue.
- C. The property is located at:
Block(s) 23.03 Lot(s) 202
- D. Existing use of property: Two Family Residence
Proposed use of property: Two Single Family Residences
- E. Zone in which the property is located is: R 1-7
- F. Acreage of entire site is: 0.275
- G. Is the subject property located on a County road? Yes ☒ No ☐
(If yes, please attach proof of application to Essex County Planning Board)
- H. The name of the business or activity (if any) is: N/A
- I. The type of improvement is:
New Structure ☒ Addition ☐ Alteration ☐ Parking Improvement ☐
Landscaping ☐ Driveway ☐ Other ☐
(Please Specify)
- J. Are there any existing or proposed deed restrictions, easements, right-of-ways or other dedications?

Yes _____ No X (if yes, please attach copy)

ANSWER K-N FOR SUBDIVISION APPLICATIONS ONLY

K. The acreage of the entire tract to be subdivided is: 0.275

L. The number of existing lots on the tract is: 1

M. The number of lots proposed is: 2

N. Was the property subject to a prior subdivision? Yes _____ No X
If yes, list the date(s) of prior subdivision(s) and attach the resolutions _____

O. List all variances necessary (including variances for existing conditions): See Rider

P. List all waivers requested (including those involving existing conditions): None

Q. List all proposed on-site utility improvements and off-tract improvements: Typical piping and connections for all utilities.

R. List all maps and other exhibits accompanying this application: _____

Title & Topographic Survey, Michael T. Lanzafama, 7/28/25
Minor Subdivision Plat, Michael T. Lanzafama, 8/8/25
Architectural Plans, Asral Architects

S. Has there been any previous appeal or application involving these premises? Yes _____ No X
If yes, please give details below (indicate date of filing, type of appeal/application, decision and provide Resolution): _____

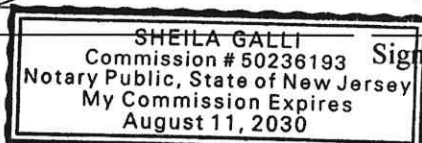
T. Are these premises in any way involved in any legal proceedings now pending? Yes _____ No X
If yes, please give details below: _____

IV. Signature and Notarization

I certify that the foregoing statements and materials submitted are true.

Sworn to and subscribed before me this 31st day of December, 2025


Notary Public




Signature of Applicant

RIDER TO APPLICATION – 21 STERLING, LLC

588 VALLEY STREET

The Applicant seeks subdivision approval and variances to demolish an existing residence, subdivide the existing lot into 2 lots and construct two residences. In addition to subdivision approval, the Applicant seeks the following variances from the requirements of Code Section 271-70:

Minimum Lot Area: Required: 7000 sf; Proposed 6542 sf for Proposed Lot 202.01 and 5374 sf for Proposed Lot 202.02.

Minimum lot width: Required 70 feet; Proposed 60 feet for Lot 202.02

There has been significant community discussion surrounding housing affordability, and at Lefko Brothers we take pride in being thoughtful and intentional in how we design and build homes. Initially, plans were developed to replace the existing structure on this large corner property at Valley Street and Oakview Avenue with a 5,000-square-foot single-family residence anticipated to sell for well over \$2 million.

In light of recent conversations within the community, we revisited this approach and explored an alternative that we believe better aligns with Maplewood's broader housing goals. The property is currently a multifamily structure, and rather than replacing two units with one large single-family home, we are proposing to reimagine the site as two modest, 2,500 square foot homes.

This approach creates an opportunity for homeownership in a highly desirable neighborhood at a more attainable price point, while maintaining high-quality design and respecting the character of the surrounding area. This plan is consistent with the Municipal Land Use Law and the Township Master Plan. The bulk relief requested is relatively minor and is outweighed by the opportunity to provide quality housing of this type in this portion of the Township. The relief will not cause a substantial detriment to the public good and is consistent with the spirit and intent of the Master Plan, as explained above.