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May 20, 2021

Bruce Whitaker

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245 East Main Street

Ramsey, New Jersey 07446

**VIA EMAIL ONLY: [mcwhitlaw@optonline.net](mailto:mcwhitlaw@optonline.net)**

Re: 121 Godwin Avenue, LLC/Starbucks  
129 Godwin Avenue Midland Park

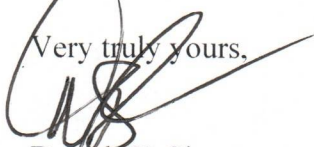
Dear Mr. Whitaker:

A condition of the resolution of approval for the above-referenced property is that the applicant provide a revised traffic analysis report for the intersections in the area, the drive-thru, and the access drives to the property 6 months from the opening of business. The Planning Board request that this analysis specifically review and address the cuing time and the number of vehicles in the que for the drive-in to determine if such time is consistent with the testimony of the applicant at the hearing. The report should also study the incidents of vehicles in the que that are in the street.

It was also noted that there have been incidents that the employees have been parking in the streets rather than the parking lot presumably so there are additional spaces available for customers. This condition can be addressed by summonses issued by the police as there are time limits for parking but as it was represented that employees would not park in the street it would be preferable to have the applicant abide by its representations and require employees to park in the lot.

Please coordinate with this office the scope and time of the analysis, and submission of the report.

Very truly yours,

A handwritten signature in black ink, appearing to read 'DWS', written over the closing 'yours'.

Darryl W. Siss

DWS/mc

cc: Jessica Harmon  
Planning Board Members  
Erik Boe – Board Engineer