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REPLY TO ORANGE, NJ

December 17, 2024

Via Hand-delivery & E-mail

Diana Chandler
Planning & Development
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

RE: 31 & 29 Bradford Ave, West Orange, NJ

Dear Ms. Chandler:

This letter shall serve as a cover letter for the documents that our engineer forwarded to Mr. Hess. Pursuant to his December 11, 2024, memorandum our engineer forwarded to him revised C-01 drawings adding "Southeast Retaining wall" and showing the setback at the south-east corner of 8". These sets were delivered to the Board, and one set was hand-delivered to your office.

As to the comments, his responses are as follows:

1. The sheet C-01 (Sheet 1 of 3) was revised and shoves the proposed 8" setback on the southeast corner on the south side neighbor's property.
2. The Attorney will testify on the easement.
3. Due to site gradient and geology, the Retaining wall on the northeast side is up to 11' high and this is the reason for the variance application.
4. No explanation needed.
5. The property survey from Parker Engineering was Surveying dated 4/19/23 does not indicate any heights of the retaining walls in question. This is the reason for the variance application.
6. The Engineer will testify as to comments #6 through #9.

7. As to comment #10, the lower southeast wall has no access from the top of the property, hence no fence is needed.

If you have any questions, do not hesitate to contact this office.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'JD', is written over the printed name.

DELL'ITALIA & SANTOLA
BY: JOHN P. DELL'ITALIA, ESQ.

JPD/ap