

Subject: Re: Fallen Tree - ERW-Flooding/Drainage
Date: Sunday, April 21, 2024 at 3:16:40 PM Eastern Daylight Time
From: Richard Cohn
To: kathybrand@comcast.net, 'Martin Berkowitz', 'Michelle Esposito'
CC: monicagenene@gmail.com, Gavin Cohn, Priscilla Triolo
Attachments: image012.png, image001.png, image002.png, image003.png, image013.png, image014.png, image006.png, image005.png, image007.png, image008.png, image009.png, image010.png, image011.png, image015.png, ltr to PACL Board v1.pdf, PB-98-11 - Highview at West Orange - Resolution (Adopted) See Last Paragraph 2[72].pdf

Dear Kathy, Marty and Michelle,

Please see the attached correspondence. Looking forward to continuing the conversation.
917-903-9877

Best,

Richard Cohn

Merchants Hospitality®

1 World Trade Center
85th Floor | Suite 68
New York, NY 10007 USA
Tel: (212) 871-5602
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From: Richard Cohn <rcohn@merchantshospitality.com>
Date: Wednesday, April 17, 2024 at 7:38 AM
To: kathybrand@comcast.net <kathybrand@comcast.net>
Cc: 'Carola Alvarez' <calvarez@integramgtcorp.com>, 'Martin Berkowitz' <martin.berkowitz@gmail.com>, 'Michelle Esposito' <mesposito@integramgtcorp.com>
Subject: Re: Fallen Tree - ERW-Flooding/Drainage

Kathy, nice to see you the other day.

As of today, the fence has still not been repaired as you can see in the picture below. On another note, I am very concerned about the remaining trees that are leaning over my son's driveway given the constant drainage issues and flooding of their roots, and it really is a dangerous condition that could put him and any visitors in danger as he walks back and forth from our house at 40 to his at 41. My other son Jordan also scooters back and forth in that area as well. The tree that fell just missed Gavin by seconds as he was walking by. Perhaps the forester can review the constant flooding and how close the falling tree came to hitting my son. I would be happy to show him the camera footage. If the forester wont let you take them down, can we at least prune the branches that are leaning over the driveway please. (See arrows in pic below).

You can see from our security cameras that Gavin was walking from house to his at 6:52 pm and the next motion detection clip at 6:53 shows the tree already fallen just missing him!

The other concern is the flooding of Eagle Ridge Way whenever it rains. The culvert and pipe from your wooded parcel that goes under Eagle Ridge way and daylights in the drainage ditch on the east side of ERW is clogged full of leaves turning the wooded parcel into a pond and overflowing on to Eagle Ridge Way. See pics below. Can you please have someone clean out the culvert/pipe to stop the flooding of Eagle Ridge Way.

Thank you.













Best,

Richard Cohn

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From: kathybrand@comcast.net <kathybrand@comcast.net>

Date: Saturday, March 30, 2024 at 10:59 AM

To: Richard Cohn <rcohn@merchantshospitality.com>
Cc: 'Carola Alvarez' <calvare@integramgtcorp.com>, 'Martin Berkowitz' <martin.berkowitz@gmail.com>, 'Michelle Esposito' <mesposito@integramgtcorp.com>
Subject: RE: Fallen Tree - ERW

Hi Richard,

I am Kathy Brand. I sit on the PACL Board with Marty Berkowitz. I believe Carola was out of her office on Friday and Marty is in transit returning from Florida. I will check with Carola on Monday morning but I believe the leaning tree, debris, and fence issue will be addressed early next week.

Enjoy this beautiful weekend.

Kathy

From: Richard Cohn <rcohn@merchantshospitality.com>
Sent: Friday, March 29, 2024 11:08 AM
To: Carola Alvarez <calvare@integramgtcorp.com>; kathybrand@comcast.net
Cc: 'Martin Berkowitz' <martin.berkowitz@gmail.com>; Michelle Esposito <mesposito@integramgtcorp.com>
Subject: Re: Fallen Tree - ERW

Hi Carola

Can you give us an eta update on getting this all done. Thank you.

Best,

Richard Cohn

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From: Richard Cohn <rcohn@merchantshospitality.com>
Sent: Friday, March 22, 2024 11:29 AM
To: Carola Alvarez <calvare@integramgtcorp.com>; kathybrand@comcast.net <kathybrand@comcast.net>
Cc: 'Martin Berkowitz' <martin.berkowitz@gmail.com>; Michelle Esposito <mesposito@integramgtcorp.com>
Subject: Re: Fallen Tree - ERW

Thank you Carola, appreciate it, and I understand about the weather...stay safe this weekend.

Best,

Richard Cohn

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From: Carola Alvarez <calvarez@integramgtcorp.com>
Date: Friday, March 22, 2024 at 1:17 PM
To: Richard Cohn <rcohn@merchantshospitality.com>, kathybrand@comcast.net <kathybrand@comcast.net>
Cc: 'Martin Berkowitz' <martin.berkowitz@gmail.com>, Michelle Esposito <mesposito@integramgtcorp.com>
Subject: Re: Fallen Tree - ERW

Good afternoon Richard,

Hope this finds you well. Just letting you know that we will be removing the leaning trees and cleaning up the debris ... and then the fence.

Hopefully as soon as next week for the tree removal.. weather depending and then the fence..

Take care and have a great weekend

Stay safe and be well.



Carola Alvarez, Property Manager

32 Pine Valley Road

Livingston, New Jersey

Direct Line 973.810.8236

For after-hours emergency, please call 201 343-7845.

From: Carola Alvarez <calvarez@integramgtcorp.com>
Date: Tuesday, March 19, 2024 at 10:10 AM
To: Richard Cohn <rcohn@merchantshospitality.com>, kathybrand@comcast.net <kathybrand@comcast.net>
Cc: 'Martin Berkowitz' <martin.berkowitz@gmail.com>, Michelle Esposito <mesposito@integramgtcorp.com>
Subject: Re: Fallen Tree - ERW

Hi Richard,

They will be back to clean up .. I will take a ride up this week as well to look at the area.

Stay safe and be well.



Carola Alvarez, Property Manager

32 Pine Valley Road

Livingston, New Jersey

Direct Line 973.810.8236

For after-hours emergency, please call 201 343-7845.

From: Richard Cohn <rcohn@merchantshospitality.com>
Date: Monday, March 18, 2024 at 12:41 PM
To: kathybrand@comcast.net <kathybrand@comcast.net>, Carola Alvarez <calvarez@integramgtcorp.com>
Cc: 'Martin Berkowitz' <martin.berkowitz@gmail.com>, Michelle Esposito <mesposito@integramgtcorp.com>
Subject: Re: Fallen Tree - ERW

They did a great job clearing the road/driveway. They did leave a lot of the smaller branches piled up on the side next to the fire hydrant that will blow into the road with the next storm.

Don't know if they planned on coming back and picking them up.

Best,

Richard Cohn

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From: kathybrand@comcast.net <kathybrand@comcast.net>
Date: Monday, March 18, 2024 at 12:22 PM
To: 'Carola Alvarez' <calvarez@integramgtcorp.com>, Richard Cohn <rcohn@merchantshospitality.com>
Cc: 'Martin Berkowitz' <martin.berkowitz@gmail.com>, 'Michelle Esposito' <mesposito@integramgtcorp.com>
Subject: RE: Fallen Tree - ERW

I was going to walk over but looks like Fullerton has it covered.

From: Carola Alvarez <calvarez@integramgtcorp.com>
Sent: Monday, March 18, 2024 10:39 AM
To: rcohn@merchantshospitality.com
Cc: Martin Berkowitz <martin.berkowitz@gmail.com>; kathybrand@comcast.net; Michelle Esposito <mesposito@integramgtcorp.com>
Subject: Fallen Tree - ERW

Good morning Richard,

Confirming our conversation, sorry email bounced back.

Fullerton is there now to remove fallen tree, I will have the fence fixed later on.

If you can please send the pictures of the trees you are concerned with and I will have them inspected ASAP.

Stay safe and be well.



Carola Alvarez, Property Manager

32 Pine Valley Road

Livingston, New Jersey

Direct Line 973.810.8236

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The sender has requested a read receipt. If you do not wish to provide one, [click here](#).