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February 4, 2026

VIA HAND DELIVERY

Board Secretary
Division of Planning & Development
Township of West Orange
66 Main Street
West Orange NJ 07052

**Re: Montclair Stables, LLC - Zoning / Land Use matter
12-22 Woodland Avenue, Block 152.02, Lots 176, 179 & 186
Preliminary and Final Site Plan with Variances
Docket No.: ZB-25-2**

Dear Secretary:

Enclosed herewith please find the following documents having been collated into six (6) packets for filing:

- 1) Tree Removal and Inventory Plan by John Olivo, LA of Bosenberg Landscape Architecture (3 sheets) updated as of January 31, 2026
- 2) Site Plan by Robert M. Cunningham, P.E. of Cunningham Engineering & Design, LLC (9 sheets) updated as of January 31, 2026
- 3) Earthworks, Cut and Fill Plan by Robert M. Cunningham, P.E. of Cunningham Engineering & Design, LLC (3 sheets) updated as of January 31, 2026
- 4) Steep Slopes Plan by Robert M. Cunningham, P.E. of Cunningham Engineering & Design, LLC (2 sheets) updated as of January 31, 2026
- 5) Correspondence by Robert M. Cunningham, P.E. of Cunningham Engineering & Design, LLC regarding steep slope analysis (2 pages) dated February 3, 2026
- 6) One (1) flash drive containing the above referenced documents

Knowledge, Experience & Professionalism Since 1924

Please contact the undersigned with any questions. Thank you for your time and attention to this submission.

Very truly yours,

A handwritten signature in cursive script that reads "Joseph M. Wenzel".

Joseph Wenzel, Esq.

Enc.

cc: Client