

THE LAW OFFICES OF FRANK J. MATERIA
ATTORNEYS AT LAW
MEMBERS OF THE NEW JERSEY BAR

FRANK J. MATERIA, ESQ.
Email: frank@materialaw.com

WILLIAM J. SORIANO, ESQ., OF COUNSEL
Email: wsoriano@materialaw.com

900 POMPTON AVENUE, STE A2
CEDAR GROVE, NJ 07009
TEL: (973) 337-2273
FAX: (973) 337-2274
www.materialaw.com

By Appointment only:
98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
NJ 07716

Our Ref: FJM:2025-1479

April 22, 2026

Ms. Jamilet Baquerizo Vite
West Orange Town Hall - Planning Board
66 Main Street
West Orange, NJ 07052
Via Email & Hand Delivery

**RE: 15 Ridgeway LLC - Zoning / Land Use matter: Planning Board Application
for a Minor Subdivision of Property Address: 15 Ridgeway Avenue, Lot: 28.01;
Block 158; Township of West Orange, New Jersey: PB26-01**

Dear Ms. Baquerizo Vite,

Please be advised my office represents, the Applicant, 15 Ridgeway LLC, member Amoghene Umude , in reference to the Planning Board Application file PB_26-01 to be heard on May 6, 2026. The Applicant respectfully submits the revised plans and supporting reports addressing prior comments provided by the Board Engineer and Township Engineer.

The Applicant, through its project engineer, William Scott of Ensurlan, Inc, has revised the plans to address the Planning Board Engineer's comments contained in his letter dated March 16, 2026. Enclosed please find a letter from Mr. Scott, for explanation of said revision that are being submitted.

The Applicant respectfully requests that the enclosed materials be deemed complete and scheduled for review at the Planning Board meeting we have scheduled for May 6, 2026.

Additionally, given the independent compliance demonstrated for Lot 28.03, the Applicant requests that the Township consider lifting any restrictions on reconstruction in connection with this submission.

Please do not hesitate to contact our office should additional information be required. If you have any questions, please do not hesitate to contact my office. Thank you, I remain

Very truly yours,
The Law Offices of Frank J. Materia

Frank J. Materia, Esq.

FJM/as
Enclosures