

July 30, 2020

Township of West Orange
Application for Planning Board or Zoning Board of Adjustment
RE: Proposal letter for 71 Oak Ave, West Orange NJ 07052
Block:161 Lot 10

PROPOSAL

We propose the following changes to our property located at 71 Oak Ave West Orange NJ 07052 to create a backyard environment for our children to enjoy for years to come. With the ongoing pandemic and with no end in site we feel creating a relaxing, safe, peaceful environment for our family to enjoy within the safety of our own home.

Proposed Pool:

Currently our property does not have a pool. A new pool will be constructed in the limited space that we have. Our chosen size, 15'X32' will nicely fit the area without consuming our entire back yard. The depth of the pool will not exceed 5', as requested in our variance proposal this will require a 5'9" set back from foundation to waters edge and a 10'9" set back from rear property line to waters edge. All construction will adhere to the local, state and federal construction codes and standards

Proposed Pool Patio and elevated Patio:

The existing paver patio and cement walkways will be demolished to make way for the new. The existing patio area will be replaced by the inground pool. A new elevated patio will be constructed adjacent to the pool connecting to the rear of the home. This area will be equipped with an outdoor kitchen and family sized eating area. All construction will adhere to the local, state and federal construction codes and standards

Proposed materials for construction:

The pool and patio areas will be constructed of blue stone and concrete. The materials we have chosen are natural to the environment and will be gently landscaped to create a natural environment. Both of our children enjoy not only playing outdoors, but they have spent a lot of their time being home schooled and reading while they have been quarantined. We are really hoping this area will also help ease the stress of another possible term of home schooling.

To conclude, our use of the area will not change much other than the addition of the swimming pool. The area will serve as a well-manicured and constructed outdoor area.

Sincerely,

Joseph Giannetti