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Reply to:

Fort Lee, New Jersey

January 7, 2020

Via Hand Delivery

Ms. Paula Gilbert, Planning Board Secretary
Borough of Wallington
Municipal Building, 2nd Floor
54 Union Boulevard
Wallington, NJ 07057

Re: Preliminary and Final Major Site Plan & Minor Subdivision Application of
Umdasch Real Estate USA Ltd.
520 Main Avenue
Block 70.01, Lots 1.01, 1.02, 4.02, 4.03 & 4.04
Wallington, New Jersey

Dear Ms. Gilbert:

We represent Umdasch Real Estate USA Ltd., the owner and applicant (the "Applicant") with respect to the above referenced application before the Wallington Planning Board. In furtherance thereof, enclosed please find fifteen (15) copies of the Minor Subdivision Plan prepared by Maser Consulting P.A. dated December 30, 2019 and consisting of one (1) sheet, which has been provided in response to the review report prepared by Neglia Engineering Associates dated October 10, 2019, revised December 12, 2019 ("Neglia Report").

Attached to this letter is the Applicant's review of and response to the Neglia Report. As you can see, all of the matters raised in the Neglia Report have been addressed.

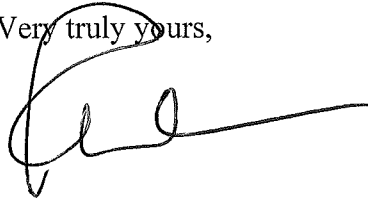
The Applicant respectfully requests that the application be deemed complete as all of Neglia's comments have been addressed and scheduled for a public hearing at the earliest convenience of the Planning Board.

Via Hand Delivery

Ms. Paula Gilbert, Planning Board Secretary
Borough of Wallington
January 7, 2020

Thank you for the courtesies extended in this matter. Please feel free to contact me if you require any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Paul Kaufman', written over the closing text.

PAUL KAUFMAN

PK/dmf

Enc.

cc: David Juzmeski, PE, PP, Neglia Engineering Associates (via Lawyer's Service w/encl.)
Umdasch Real Estate USA Ltd.

APPLICANT'S REVIEW AND RESPONSE TO NEGLIA REPORT

The responses of Umdasch Real Estate USA Ltd. to the comments set forth in the Neglia Engineering Completeness Report dated October 10, 2019, revised December 12, 2019, are as follows:

Application Completeness

Subdivision Map As per Section 330-14B(1) the minor subdivision plan must be prepared and signed by a New Jersey Licensed Land Surveyor.

Response: The minor subdivision plan has been prepared and signed by a New Jersey Licensed Land Surveyor.

Minor Subdivision Comments

12.1 In accordance the Borough of Wallington Zoning Ordinance 5330-14B(1) the minor subdivision plan must be prepared and signed by a New Jersey Licensed Land Surveyor. The Applicant shall revise the plan accordingly.

Response: The minor subdivision plan has been prepared and signed by a New Jersey Licensed Land Surveyor.

12.4 The Applicant shall confirm the proposed lot number designations with the Tax Assessor. Based on the applicable State regulations, we recommend Proposed Lot 1.01 be designated as "1.04" and Proposed Lot 1.02 (if determined a valid lot) be designated as "4.05".

Response: The proposed lot number designations will be confirmed with the Tax Assessor, but we have no objection to this suggestion of lot numbers.

12.5 The Applicant shall label the intended use and dimension (with bearings and distances) of all existing and proposed easements. If any easements or right-of-way have been extinguished or terminated by merger of title, or if any intend to be as part of this application, this information shall be added to the minor subdivision plan.

Response: The minor subdivision plat has been prepared and signed by a New Jersey Licensed Land Surveyor and contains metes and bounds for the easements.

12.6 The Applicant shall add the meridian, used as the basis for the bearing system, to the minor subdivision plan. Other items that shall be added include necessary references (i.e. survey, deeds etc.); corner marker evidence found, set or proposed to be set; and zoning table listing bulk requirements and proposed compliance.

Response: The minor subdivision plat has been prepared and signed by a New Jersey Licensed Land Surveyor and contains the requested information.