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To: Jacob Richman, PP, AICP

cc: Allen S. Zeller, Esquire  
Kathleen Cullen, Director, Department of Community Development  
Samual Opal  
John Fifis  
David M. Scolnic, Esquire

From: Richard J. Goldstein, Esquire 

Re: Fifis - 57 Cunningham Lane (Block 524.05 Lot 3) ("Property")  
Application #25-Z-0022  
Our File 44000-002

Date: June 5, 2025

Dear Jacob:

Attached you will find updated plot and grading plans prepared by Bill Nicholson, PE, John Fifis's professional engineer, outlining the trees proposed by Mr. and Mrs. Fifis to replace those trees that were removed from their property and which require replacement pursuant to Ordinance 2022-1.

The Tree Permit (the "Permit") issued to our client by Public Works permitted the removal of up to 45 trees with 0 trees to be added. The Permit acknowledged that 2 of those trees were dead and 7 were hazardous leaving a balance of 36 trees that were within 15 feet of a new building.

It has now been brought to our attention that the Permit was issued in error and our client should have been requested to replace 33 of those 36 trees.

Once the removal process began it was determined only 36 trees would be removed rather than the 45 trees that were permitted.

Of the 36 trees that were removed:

- 3 trees were removed because they were dead
- 7 trees were hazardous because they were compromised as a result of having invasive bamboo and bamboo root system removed

12 trees were of less than 5 inches in diameter at breast height

3 trees were removed as per the Township allowance per year (Section 21-5.2)

That left a balance of 11 trees to be replaced. All removed trees were deciduous and all replacement trees will be deciduous.

As shown on the attached plan our client proposes to replant 15 trees (red maples/Acer Rubrum), several in excess of the number required. In fact, once their home is built our client does intend do provide extensive landscaping so that the actual number of replacement trees will likely be greater at some time in the future.

Please review and confirm that the language and intent of the Ordinance are being met by our proposal.

John Fifis will drop off two (2) originals of the attached plan at your office.

Thank you.

RJG

/emt

Enclosure