RESOLUTION

Township of West Orange

Planning Board

PB 23-11 Tompkins Realty, LLC

34 Tompkins Street

Block: 7 Formerly Lot: 12.02; Now Lots 12.03 and 12.04; Zone: RM

Decided on October 7, 2026

Memorialized on October 21, 2026

Extension of Time for Construction Permits

WHEREAS, Tompkins Realty, LLC received minor subdivision approval with bulk variances by Resolution adopted February 7, 2024 to subdivide an existing lot developed with a two-family home and related improvements into two lots at property at 34 Tompkins Street, also known as Block 7, Lot 12.02, (the "Property"), in the R_M Zone ; and

WHEREAS, the deed perfecting the subdivision was recorded on May 7, 2024; and

WHEREAS, a properly noticed public hearing was conducted on October 7, 2026; and

WHEREAS, the Applicant was represented by Richard Schkolnick, Esq.; and

WHEREAS, pursuant to West Orange Ordinance Section 25-48.10, provides that a construction permit must be secured within two years (and one day) from the approval or by February 8, 2026 or "For good cause shown" the Planning Board is permitted to extend the time for securing the construction permit ; and

WHEREAS, the Applicant having submitted a letter detailing the reasons for a request for an extension of time to secure a construction permit was presented by the Applicant's attorney; and

WHEREAS, Applicant having appeared before the Board to further details the reasons for the requested extension of time; and

WHEREAS, the Board reviewed and considered the request for an extension of time documents submitted therewith;

NOW THEREFORE, the Board makes the following findings of fact, based upon the evidence presented at its public hearing, at which a record was made:

1. The extension of time is requested due to economic and other factors .

2. There have been no material changes to the neighborhood since the February 2024 approval.
3. The contemplated subdivision was perfected in a timely manner.
4. The Applicant has demonstrated to the satisfaction of the Board that it fully intends to move forward with the project and has not abandoned it in any way.

NOW, THEREFORE, based upon the foregoing findings of fact, the Board reaches the following conclusions of law:

1. §25-48.10 of the *Township of West Orange Code* provides that for good cause shown and upon written application, the Planning Board may extend the time period for limits set forth in this section.

NOW, THEREFORE, be it resolved by the Planning Board of the Township of West Orange that an extension of time is granted to the Applicant to secure the construction permit for the Property until October 6, 2027.

AND IT IS FURTHER RESOLVED that the above approval is subject to the following terms and conditions:

1. All terms and conditions set forth in the original resolution memorialized on February 7, 2024 shall be enforced as if set forth herein at length.

Jamilet Baquerizo Vite

Planning Board Secretary