

WILLIAM C. SULLIVAN, JR. | Counsel

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March 16, 2023

BY EMAIL

Robert Bagoff, Chair
Planning Board
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: Alpert Group, LLC
8-10 and 18 Central Avenue
Block 9, Lots 32 and 36
Application No.: PB-20-03
Request for Extension of Approval
Our File No.: 10578.2000**

Dear Mr. Bagoff:

As you know, this office represents The Alpert Group, LLC, an applicant that received bulk variances and preliminary and final major final site plan approval by Resolution adopted May 5, 2021 to construct 94 residential units and commercial space at 8-10 and 18 Central Avenue, also known as Block 9, Lots 32 and 36 in the Central Avenue Redevelopment Area Zone. By this letter, the applicant is requesting an extension on this approval.

Currently, pursuant to Ordinance Section 25-48.10, the approval would expire two years and one day from the publication of the Board's decision. The Resolution was adopted on May 5, 2021. We have asked the Board secretary for the date of publication, but, in any case, we respectfully seek consideration of this request at your April 12, 2023 meeting and a Resolution that evening if possible, in the event that the May meeting needs to be cancelled for some reason. In the alternative, I understand that the Board is holding a special meeting on March 29, 2023. We might be able to notice for that meeting. Notice is required for this request, pursuant to the Ordinance.

The extension is requested primarily due to the length of time required to complete the investigation and remediation of soil and groundwater contamination on this property, which is currently owned by the Township. Pursuant to grants received by the Township, the firm of Matrix New World Engineering is conducting that investigation and remediation. Currently, Matrix has completed its

investigation and is preparing to undertake remedial action including contaminated soil removal, groundwater monitoring and, ultimately, capping and a Deed Notice in conjunction with project construction. However, at this time, that effort has not progressed to the point where my client can commence construction.

The Alpert Group is working closely with the Township to assist and facilitate the progress of the site remediation so that the Alpert Group can purchase the property from the Township and commence construction. However, at this time, we must request an extension of these approvals from May 5, 2023 to May 5, 2024.

Please place this matter on an upcoming agenda. Thank you for your assistance.

Very truly yours,

A handwritten signature in blue ink, appearing to read "William C. Sullivan, Jr.", with a stylized flourish at the end.

WILLIAM C. SULLIVAN, JR.
For the Firm

cc: Diana McGovern, Esq. (By email)
Jamilet Baquerizo Dite (By email)
Paul Grygiel (By email)
Samantha Hennessey (By email)