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June 23, 2025

Via Regular and E-mail

Diana Chandler, Secretary
West Orange Zoning Board
66 Main Street
West Orange, NJ 07052

**Re: 17 Wheatland LLC
 17 Wheatland Avenue
 Block 39, Lot 56.06**

Ms. Chandler:

Our firm has been retained by 17 Wheatland LLC current owner of 17 Wheatland Avenue, West Orange NJ 07052 to request an extension of the variance approvals previously granted by the West Orange Zoning Board in connection with the above captioned property.

The West Orange Zoning Board heard and approved a land use application granting bulk variance relief to permit the construction of a new single-family residential dwelling at the above captioned property at its July 21, 2022 meeting (Application ZB-21-22). Pursuant to West Orange Ordinance Section 25-48.10 building permits must be secured and issued within two years and one day after the date of the approval.

The current property owner and applicant 17 Wheatland LLC purchased the property on September 12, 2023 with the intention of developing the property pursuant to the ZB-21-22 approval but was unaware that pursuant to West Orange Ordinance Section 25-48.10 the approval would expire on July 22, 2024 unless building permits had been issued prior to that date.

The applicant is committed to filing for the necessary building permits and completing the project and is respectfully requesting a retroactive 2-year extension through July 22, 2026 pursuant to West Orange Ordinance Section 25-48.10 in order to develop the subject property in accordance with the previously granted approvals.

In support of the retroactive 2-year extension requested please find enclosed the following:

- Resolution of approval in connection with application ZB-21-22 which was memorialized at the August 18, 2022 meeting of the West Orange Zoning Board;
- Affidavit of publication of notice of decision published in West Orange Chronicle newspaper on July 28, 2022;
- Current deed dated September 12, 2023 and recorded with the Essex County Register's Office on September 27, 2023 as Instrument Number 2023058315; and
- USB Drive containing digital copies of the above submission items.

Thank you in advance for your time in connection with this extension request. Should you have any questions or need anything further prior to scheduling the extension request for a hearing before the West Orange Zoning Board please let me know.

With Regards,

/s/ *Michael Piromalli*

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MJP:ph

Enclosures

cc: 17 Wheatland LLC

Natalia Bolivar [via e-mail]