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October 6, 2025

Via Electronic Mail

Diana Chandler-Zimmermann

Zoning Board Secretary

Township of West Orange

66 Main Street

West Orange, New Jersey 07052

Re: Amended Zoning Board Application (“D1” Use Variance)

Applicant: Northfield Avenue Realty Associates, LLC

81 Northfield Avenue, Block 71.01, Lot 43 OB-1 Zone

Current Application Number: ZB-24-16

Dear Ms. Chandler-Zimmermann:

As you know firm represents Northfield Avenue Realty Associates, LLC (“NAR”), owner of the real property located at 81 Northfield Ave, West Orange, New Jersey (designated as Block: 71.01, Lot: 43 on the Official Tax Map of the Township) (the “Property”) in connection with the above-referenced application currently pending before the West Orange Zoning Board of Adjustment (the “Board”) with respect to Property (the “Application”). The Application was, at the Board’s August 2025 meeting, adjourned to October 16, 2025.

As you know, as per our prior discussions with the Board, Applicant has since amended the Application from a request for interpretation of the Township’s zoning ordinance to a request for a “D1” Use Variance with respect to the Property, as further set forth in the amended application materials previously submitted, and the Applicant is currently working with Board staff to ensure submission of all required items for deeming the updated application complete, at which point a new hearing date can be set (and the Application can be re-noticed to reflect the change from an interpretation request to a variance application).

Accordingly, this letter shall serve as a formal request/consent (to any degree necessary) on behalf of the Applicant to remove the Application from the Board’s October 16, 2025 agenda,

Diana Chandler-Zimmermann
Zoning Board Secretary
October 6, 2025

pending deeming of the amended Application as complete and to provide sufficient advance time to re-notice same once a new hearing date has been established. Should anything further be required to accommodate such rescheduling, please do not hesitate to contact me. Thank you as always for your attention to this matter and assistance.

Very truly yours,

WATERS, McPHERSON, McNEILL, P.C.

BY: James M. Spanarkel
James M. Spanarkel

Enclosures