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June 8, 2026

Via First Class and Electronic Mail

Planning Board
Township of West Orange
66 Main Street
West Orange, NJ 07052

***Re: Application No. PB 23-04
Redwood, L.L.C.
200 Pleasant Valley Way
Block 151, Lot 33
Request for Second Extension of Final Site Plan and Variance Approval***

Dear Chairman and Members of the Planning Board:

Please be advised that this office represents Redwood, LLC (the "Applicant"), the owner of the above-referenced property located at 200 Pleasant Valley Way, West Orange, New Jersey, and designated on the Township tax maps as Block 151, Lot 33.

The Applicant received Final Site Plan Approval together with associated variance relief from the West Orange Planning Board, which approval was memorialized by Resolution adopted on July 5, 2023. Thereafter, the Planning Board granted a one-year extension of the approval pursuant to Resolution adopted on May 6, 2025 and memorialized on June 3, 2025, extending the approval period through July 5, 2026.

Pursuant to N.J.S.A. 40:55D-52, the Applicant hereby respectfully requests a further extension of the protection period applicable to the Final Site Plan Approval and all variances and waivers granted in connection therewith.

Since the Board granted the prior extension, the Applicant has continued to diligently pursue the governmental permits, approvals, reviews, and agency authorizations required to proceed with development of the property. The Applicant has remained committed to the project and has actively pursued all approvals required from governmental entities having jurisdiction over the development. The project has not been abandoned, nor has the Applicant intentionally delayed its progress.

*Re: Applicatioin No. PB 23-04
Redwood, L.L.C.
June 8, 2026*

Specifically, the Applicant has continued to work with the applicable governmental agencies and consultants in order to satisfy outstanding requirements and secure all approvals necessary to commence construction. Despite the Applicant's diligent efforts, the timing associated with obtaining and coordinating these approvals has prevented the project from moving forward within the current protection period.

As the Board is aware, N.J.S.A. 40:55D-52 authorizes the Planning Board to grant extensions of final approval where a developer demonstrates that it was barred or prevented, directly or indirectly, from proceeding with development because of delays in obtaining legally required approvals from other governmental entities, provided that such approvals were promptly and diligently pursued.

The Applicant respectfully submits that the circumstances contemplated by N.J.S.A. 40:55D-52 continue to exist and that it has exercised diligence in pursuing all required governmental approvals. Accordingly, the Applicant requests that the Planning Board grant an additional one-year extension of the Final Site Plan Approval, together with all associated variance and waiver approvals, extending the approval period from July 5, 2026 through July 5, 2027.

This request is submitted within the time permitted by N.J.S.A. 40:55D-52 and all other applicable provisions of the Municipal Land Use Law.

Thank you for your time and consideration of this request. We respectfully request that this matter be placed on the next available Planning Board agenda.

Respectfully submitted,
DIMIN FIERRO, LLC

s/William N. Dimin

William N. Dimin, Eeq.
Attorney for Applicant
Redwood, L.L.C.

cc: Redwood, LLC
cc: Jamilet Baquerizo Vite, Keyboarding Clerk 2 - jvite@westorange.org