



AMANDA M. KRONEMEYER | Senior Associate

akronemeyer@sh-law.com

Phone: 212-784-6929

VIA FED EX

September 30, 2026

Ms. Jamilet Baquerizo Vite
Township of West Orange
66 Main Street
West Orange, NJ 07052

Re: West Crescent Realty LLC
Planning Board No. PB22-13
Our File No. 15099.1000

Dear Ms. Vite:

As you are aware, this office represents the Applicant, West Crescent Realty LLC in connection with the application for a one-year extension on an approval by the Board granting a parking variance, conditional use approval, and preliminary and final major site plan approval.

Enclosed please find an original and one copy of the Affidavit of Service.

Should you require any additional information, please do not hesitate to contact me.

Thank you.

Very truly yours,

AMANDA M. KRONEMEYER
For the Firm

AKM/lmm
Enclosure

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

SS

COUNTY OF PASSAIC

Linda Margotta, of full age, being duly sworn according to law deposes and says:

Attached is a certified list of property owners located within 200 feet of Block 17, Lot 62 in the Township of West Orange City, New Jersey, the property affected by the Township of West Orange Planning Board Hearing scheduled for October 7, 2026, at 7:00 p.m.

1. On September 22, 2026, a copy of the Legal Notice associated with this Hearing was served on each of said persons on the 200-foot list via certified mail, return receipt requested. The original certified mail receipts are attached hereto.

2. On September 24, 2026, a copy of the Legal Notice associated with this Hearing was published in the Star Ledger. Attached is a copy of the Legal Affidavit.


Linda Margotta

Sworn to and subscribed before me
this 30th day of September, 2026


A Notary Public of the
State of New Jersey



Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	17	62		14-16 NORTHFIELD AVENUE	WEST CRESCENT REALTY, LLC.	14-16 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052	14-16 Northfield Avenue, West Orange, NJ, 07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

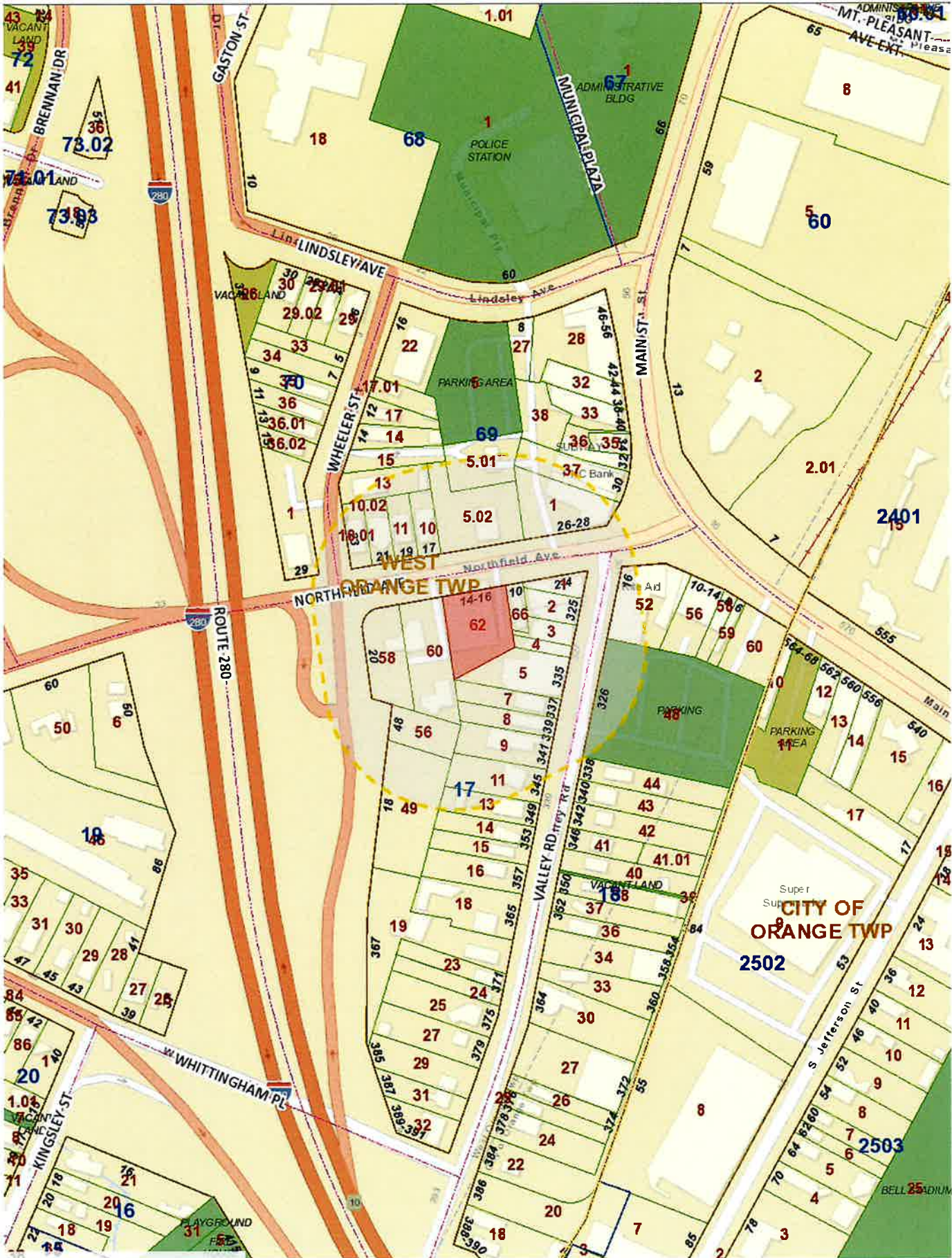
Adjoining Properties (29)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	17	1		2-4 NORTHFIELD AVENUE	2 NORTHFIELD AVENUE,	6 NORTHFIELD AVE	WEST ORANGE, NJ	07052	2-4 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	17	2		325 VALLEY ROAD	2 NORTHFIELD AVENUE,	6 NORTHFIELD AVE	WEST ORANGE, NJ	07052	325 Valley Road, West Orange, NJ, 07052
West Orange Township	17	3		327-329 VALLEY ROAD	TWA PROPERTIES, LLC	327-329 VALLEY ROAD	WEST ORANGE, NJ	07052	327-329 Valley Road, West Orange, NJ, 07052
West Orange Township	17	4		331 VALLEY ROAD	SUPREME DENTAL ASSOC., LLC	22 ASPEN DRIVE	LIVINGSTON, NJ	07039	331 Valley Road, West Orange, NJ, 07052
West Orange Township	17	5		335 VALLEY ROAD	335 VALLEY ROAD LLC,	441 MAIN ST	EAST ORANGE, NJ	07018	335 Valley Road, West Orange, NJ, 07052
West Orange Township	17	7		337 VALLEY ROAD	PROPHETE, JUDY	PO BOX 3182	NEWARK, NJ	07103	337 Valley Road, West Orange, NJ, 07052
West Orange Township	17	8		339 VALLEY ROAD	HO, HENRY & TRUNG D.	426 BROOKSIDE PLACE	CRANFORD, NJ	07016	339 Valley Road, West Orange, NJ, 07052
West Orange Township	17	9		341 VALLEY ROAD	LAMSIS ASSOCIATES LLC	341 VALLEY ROAD	WEST ORANGE, NJ	07052	341 Valley Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	17	11		345 VALLEY ROAD	GEFFKEN, BENJAMIN	345 VALLEY RD	WEST ORANGE, NJ	07052	345 Valley Road, West Orange, NJ, 07052
West Orange Township	17	13		349 VALLEY ROAD	MORROW, DESMOND	155 NORTH MOUNTAIN AVE	MONTCLAIR, NJ	07042	349 Valley Road, West Orange, NJ, 07052
West Orange Township	17	49		18 NORTHFIELD AVENUE REAR	ZANE-FILIPPONE CO INC	P.O. BOX 874	SPARTA, NEW JERSEY	07871	18 Northfield Avenue Rear, West Orange, NJ, 07052
West Orange Township	17	56		48 WHEELER STREET	ZANE, FILIPPONE CO., INC.	P.O. BOX 874	SPARTA, NEW JERSEY	07871	48 Wheeler Street, West Orange, NJ, 07052
West Orange Township	17	58		20 NORTHFIELD AVENUE	20 NORTHFIELD AVE LLC	20 NORTHFIELD AVE	WEST ORANGE, NJ	07052	20 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	17	60		18 NORTHFIELD AVENUE	ZANE-FILIPPONE CO INC	P.O. BOX 874	SPARTA, NEW JERSEY	07871	18 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	17	62		14-16 NORTHFIELD AVENUE	WEST CRESCENT REALTY, LLC.	14-16 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052	14-16 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	17	66		10 NORTHFIELD AVENUE	10 NORTHFIELD LLC,	10 NORTHFIELD AVE	WEST ORANGE, NJ	07052	10 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	18	44		338 VALLEY ROAD	BYRNE: 338 VALLEY W.O., L.L.C	29 DOGWOOD ROAD	WEST ORANGE, N.J.	07052	338 Valley Road, West Orange, NJ, 07052
West Orange Township	18	48		326 VALLEY ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	326 Valley Road, West Orange, NJ, 07052
West Orange Township	18	52		16 MAIN & VALLEY ROAD	AZU & UKA, LLC.	131 CLARKEN DRIVE	WEST ORANGE, NJ	07052	16 Main & Valley Road, West Orange, NJ, 07052
West Orange Township	69	1		26-28 MAIN STREET	7 NORTHFIELD AVE LLC,	41 HANOVER ROAD	EAST HANOVER, NJ	07936	26-28 Main Street, West Orange, NJ, 07052
West Orange Township	69	5.01		NORTHFIELD AVENUE REAR	TAU NY-NJ, LLC %INVOKE TAX PARTNERS	PO BOX 850	AURORA, OH	44202	Northfield Avenue Rear, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	69	5.02		13 NORTHFIELD AVENUE	NORTHFIELD ENTERPRISES LLC	13 NORTHFIELD AVE	WEST ORANGE, NJ	07052	13 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	69	10		17 NORTHFIELD AVENUE	AMBIHOUSE, LLC.	71 AVARELL DRIVE	MORRIS PLAINS, NJ	07950	17 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	69	10.01		23 NORTHFIELD AVENUE	SANUSI, AKINLABI	23 NORTHFIELD AVE	WEST ORANGE, NJ	07052	23 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	69	10.02		21 NORTHFIELD AVENUE	CLERVIL, ELMOT	21 NORTHFIELD AVE	WEST ORANGE, NJ	07052	21 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	69	11		19 NORTHFIELD AVENUE	19 NORTHFIELD LLC,	5014 16TH AVE #141	BROOKLYN, NY	11204	19 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	69	13		20 WHEELER STREET	YOUNG, MARVIN	20 WHEELER ST	WEST ORANGE, NJ	07052	20 Wheeler Street, West Orange, NJ, 07052
West Orange Township	69	37		30 MAIN STREET	TAU NY-NJ %INVOKE TAX PARTNERS	PO BOX 850	AURORA, OH	44202	30 Main Street, West Orange, NJ, 07052
West Orange Township	70	1		29 NORTHFIELD AVENUE	JERISA LLC,	29 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052	29 Northfield Avenue, West Orange, NJ, 07052

Buffer Report - Map



PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE/CABLE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

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Ho, Henry & Trung D.
426 Brookside Place
Cranford, NJ 07016

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Judy Prophete
P.O. Box 3182
Newark NJ 07103

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Zane-Filippone Co., Inc
P.O. Box 874
Sparta, NJ 07871

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Tau NY-NJ, LLC
c/o Invoke Tax Partners
P.O. Box 850
Aurora, OH 44202

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131 Clarken Drive
West Orange, NJ 07052

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Zane-Filippone Co., Inc.
P.O. Box 874
Sparta, NJ 07871

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155 North Mountain Ave.
Montclair, NJ 07042

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Lamsis Associates, LLC
341 Valley Road
West Orange, NJ 07052

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Geffken, Benjamin
345 Valley Road
West Orange, NJ 07052

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41 Hanover Road
East Hanover, NJ 07936

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West Orange, NJ 07052

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West Orange, NJ 07052

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 West Orange, NJ 07052

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Comcast Cablevision
 800 Rahway Avenue
 Union, NJ 07083

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New Jersey American Water Company
 167 John F. Kennedy Parkway
 Short Hills, NJ 07078

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Public Service Electric & Gas Co.
 Manager - Corporate Properties
 80 Park Plaza, T6B
 Newark, NJ 07102

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Jerisa LLC
 29 Northfield Avenue
 West Orange, NJ 07052

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Sent To \$ 335 Valley Road, LLC
441 Main Street
East Orange, NJ 07018
Street
City, St

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Page 1 of 3

Date	Position	Description	P.O. Number	Costs
09/24/2026	Variances NJ	NOTICE OF VIRTUAL PUBLIC HEARING TOWNSHIP OF WEST ORANGE	Hearing - West Crescent Realty, LLC	
			Ad Size	
			2 x 79 L	
			Affidavit Fee - 09/24/2026	\$100.00
			Basic Ad Charge - 09/24/2026	\$140.62
			Total	\$240.62

CLAIMANTS CERTIFICATION AND DECLARATION	
I do solemnly declare and certify under the penalties of law that this bill or invoice is correct in all its particulars, that the goods have been furnished or services have been rendered as stated herein, that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim, that the amount herein stated is justly due and owing, and that the amount charged is a reasonable one.	
Date: <u>9/24/2026</u>	Fed ID#: <u>13-3479374</u>
Signature: <u>Chris Tighe</u>	Official Position: <u>AR Manager</u>
CERTIFICATION BY RECEIVING AGENCY	CERTIFICATION BY APPROVAL OFFICIAL
I, having knowledge of the facts, certify and declare that the goods have been received or the services rendered and are in compliance with the specifications or other requirements, and said certification is based on signed delivery slips or other reasonable procedures or verifiable information.	I certify and declare that this bill or invoice is correct, and that sufficient funds are available to satisfy this claim. The Payment shall be chargeable to:
	Appropriation Account(s) and Amounts Charged: P.O.#: _____

Signature: _____	Signature: _____
Title: _____	Date: _____

THIS FORM APPROVED FOR USE BY LOCAL GOVERNMENTS BY THE LOCAL FINANCE BOARD



AD#: 0011124635

State of New Jersey,) ss
County of Middlesex)

Maria Nunez being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public digital newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said digital newspaper, was printed and published in the regular edition and issue of said digital newspaper on the following date(s):

Star-Ledger 09/24/2026

Compliance:

NJ.com believes it meets the criteria outlined in N.J.S.A. § 35:3 3(b)(1-11) to be an eligible online news publication. With regard to section 11(b) i-iii, NJ.com qualifies for municipal, county and statewide distribution as evidenced by the traffic noted. Individuals or municipalities can contact us at legalads@njadvancemedia.com or by phone at (732) 902-4318 with any questions.

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Maria Nunez



Principal Clerk of the Publisher

Sworn to and subscribed before me this 24th day of September 2026

Jeanette KryzmalSKI



Notary Public



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**NOTICE OF VIRTUAL PUBLIC HEARING
TOWNSHIP OF WEST ORANGE PLANNING BOARD**

PLEASE TAKE NOTICE that on October 7, 2026, beginning at 7:00 p.m. ("Hearing"), the Planning Board of the Township of West Orange ("Board") will hold a public hearing by virtual format on the Zoom platform, on the application of West Crescent Realty, LLC ("Applicant") for a one-year extension on an approval by the Board granting a parking variance, conditional use approval, and preliminary and final major site plan approval, set forth in a Resolution adopted April 12, 2023 ("Resolution"), to convert an existing, vacant building into a mixed use of residences and commercial space at property located at 14-16 Northfield Avenue, Block 17, Lot 62 ("Property") on the Township of West Orange Tax Map in the B-1 Zone.

As noted above, the Hearing will be conducted VIRTUALLY via Zoom. Zoom is a web and telephone conferencing service that is accessible at no charge to interested members of the public. The access information for the Hearing is as follows:

To join the Hearing from your computer, tablet or smartphone:
<https://us02web.zoom.us/j/87065517447?pwd=QtMnyelKnIyvEk2X3qnQi4lhiv7u12.1>

You can also dial in using your phone:
Webinar ID: 870 6551 7447
Passcode: 014389
Dial in: 646 931 3860

* When this matter is called, you may appear or be represented by agent or attorney, to make any objections, offer any comments that you may have to the granting of the Application, introduce evidence, and/or question the Applicant's representatives and/or the Board's professionals /consultants. Individuals lacking the technical know-how or who have questions regarding accessing the Hearing should contact the Board Secretary (contact information below) in advance of the Hearing. The Board may at its discretion, adjourn, postpone, or continue the Hearing from time to time, without additional notice, and you are hereby notified that you should make diligent inquiry of the Board Secretary concerning such adjournments, postponements, or continuations.

All documents filed by the Applicant in connection with the application will be on file and available for public inspection to the public free of charge in advance of the Hearing. The application materials may be viewed in the Office of Board Secretary located at 66 Main Street, West Orange, New Jersey 07052, during regular business hours, excluding holidays, and may also be accessed on the Township of West Orange website under the agenda for October 7, 2026 Meeting agenda at:
<http://westorange.org/Archive.aspx?AMID=38>.

To verify the hours to view the application materials in-person, or if you are having trouble accessing the application materials online, please contact the Planning Board Secretary in advance of the Hearing. The Board Secretary is Jamilet Baquerizo Vite. She may be reached in advance of the Hearing by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday between 8:30 am to 4:30 pm.

This Notice is provided at the direction of the Board by West Crescent Realty, LLC.

/s/ William C. Sullivan, Jr.
William C. Sullivan, Jr.
Attorney for Applicant

Dated: September 21, 2026
9/24/26 \$140.62