RESOLUTION

Township of West Orange

Planning Board

PB 22-13 West Crescent Realty, LLC

14-16 Northfield Avenue

Block: 17 Lot: 62; Zone: B-1

Decided on October 6, 2026

Memorialized on October 21, 2026

Extension of Time for Previously Granted Site Plan and Variance Approval

WHEREAS, West Crescent Realty, LLC received bulk variances and preliminary and final major site plan approval by Resolution adopted April 12, 2023 to convert and existing building to a mixed use of residential and commercial uses located at 14-16 Northfield Avenue, also known as Block 17, Lot 62, in the B-1 Zone ; and

WHEREAS, a properly noticed public hearing was conducted on October 6, 2026; and

WHEREAS, the Applicant was represented by Amanda M. Kronemeyer, Esq. of Scarinci Hollenbeck, LLC; and

WHEREAS, pursuant to West Orange Township Ordinance Section 25-48.10 the approval would expire two years and one day from the publication of the Board's decision; and

WHEREAS, Applicant having satisfied all conditions in the 2023 Resolution and having submitted signed plans; and

WHEREAS, Applicant having submitted construction drawings but was advised that an extension of approvals is required before a construction permit can be issued; and

WHEREAS, the Applicant having submitted a letter detailing the reasons for a request for an extension of time presented by the Applicant's attorney; and

WHEREAS, the Board reviewed and considered the request for an extension of time documents submitted therewith;

NOW THEREFORE, the Board makes the following findings of fact, based upon the evidence presented at its public hearing, at which a record was made:

1. The extension of time is requested due to the length of time it has taken to address and modify the complex structural issues in this old and unusual building.

2. The issues that have held up the construction going forward are internal issues within the property that have no impact on the approvals previously granted by the Board.
3. Applicant requests an extension of approvals for the issuance of construction permits to December 31, 2026.

NOW, THEREFORE, based upon the foregoing findings of fact, the Board reaches the following conclusions of law:

1. Chapter 25 §25-48.10 of the *Township of West Orange Code* provides that for good cause shown and upon written application, the Planning Board may extend the time period for limits set forth in this section.

NOW, THEREFORE, be it resolved by the Planning Board of the Township of West Orange that an extension of time is granted for the issuance of construction permits to December 31, 2026.

AND IT IS FURTHER RESOLVED that the above approval is subject to the following terms and conditions:

1. All terms and conditions set forth in the original resolution memorialized on April 12, 2023 shall be enforced as if set forth herein at length.

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Jamilet Baquerizo Vite

Planning Board Secretary