

WILLIAM C. SULLIVAN, JR. | Counsel

wsullivan@sh-law.com

Direct Phone: 201-896-7215

July 15, 2022

VIA FEDEX

Diana Chandler

Acting Secretary, Planning Board

Township of West Orange

66 Main Street

West Orange, NJ 07052

**Re: West Orange Senior Housing LLC
46 Mount Pleasant Avenue
Block 68, Lot 1
Senior Housing – Courtesy Review – Minor Subdivision
Our File No. 14665.1000**

Dear Ms. Chandler:

Please accept the following in support of a request by West Orange Senior Housing LLC (“WO Senior Housing”) for a courtesy review by the Township of West Orange Planning Board pursuant to N.J.S.A. 40:55D-31. As the Board will recall from prior proceedings, WO Senior Housing is the designated redeveloper of the above-referenced parcel (the “Property”) pursuant to a Resolution of the Township Council of the Township of West Orange adopted July 16, 2019, Resolution 180-19. Under file #19-05C, the Planning Board conducted a courtesy review of WO Senior Housing’s proposal to develop the Property with a 65-unit age-restricted, affordable housing project on the subject property, also including 7,500 square feet of community space. By Resolution adopted August 7, 2019, the Planning Board found that the project is not inconsistent with the West Orange Master Plan and offered comments on the project.

Under the plan proposed in 2019, the Township was to retain ownership of the Property and enter into a 99 year lease with WO Senior Housing for the Property that would be developed for senior housing. Subsequently, the Township and WO Senior Housing have decided that the Township will sell the property to WO Senior Housing. By Resolution adopted April 26, 2022, the Township Council authorized the execution of an Agreement of Sale and Purchase to convey the property to WO Senior Housing. By Resolution adopted July 19, 2022, the Township Council

authorized the execution of an Amendment to that Agreement of Sale and Purchase to address matters unrelated to the matter before the Board.

One of the consequences of the decision to convey the property is that the property to be conveyed is part of a larger tax lot that includes property that will not be part of the conveyance. Therefore, the property must be subdivided. Although formal Planning Board subdivision approval is not required, pursuant to Municipal Land Use Law section 31, because the property is owned by the municipality, we are submitting the subdivision plan to the Board for a courtesy review pursuant to Section 31, just as we did for the housing project itself in 2019.

In connection with the Board's review, we enclose the following documents:

1. Resolution of the West Orange Township Council bearing Resolution number 180-19 adopted July 16, 2019;
2. Resolution of the West Orange Township Council bearing number 188-19 adopted July 16, 2019;
3. Resolution of Planning Board dated August 7, 2019
4. Resolution of the West Orange Township Council bearing Resolution number 124-22 dated April 26, 2022;
5. Twenty full sized and reduced size copies of a plan entitled "Technical Subdivision and Right of Way Vacation Plan" prepared and signed by Suzanne L. Warren, P.L.S. dated July 11, 2022.

We look forward to making this presentation to the Planning Board at the August 3, 2022 meeting.

Very Truly Yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.
For the Firm

WCS/kb
Enclosures

cc: Joseph Alpert (via email)