

R E S O L U T I O N

WHEREAS, CSH West Orange, LLC the developer of The Chelsea at West Orange, 609 Eagle Rock Avenue, West Orange, NJ 07052, Block 152.22, Lot 1412.01; and

WHEREAS, CSH West Orange, LLC pursuant to their Zoning Board approval posted a performance bond with the Township of West Orange in the amount of \$7,410.44 to guarantee the completion of off-site improvements which is permitted by the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-53a.(1); and

WHEREAS, by letter dated October 28, 2025 Ryan MacNeill, P.E., CME Associates, Inc., recommends the release of the performance bond to reflect the completion of all site inspections; and

WHEREAS, the Municipal Engineer reviewed the letter of Ryan MacNeill, P.E., and concurs with its findings and recommendations to release the performance bond posted by CSH West Orange, LLC subject to the posting of a maintenance bond for a two-year period in the amount of \$47,784.00; and

WHEREAS, the Township Council concurs in the foregoing.

NOW THEREFORE BE IT RESOLVED, by the Township Council of the Township of West Orange, that the performance bond posted by CSH West Orange, LLC the developer of The Chelsea at West Orange, 609 Eagle Rock Avenue, West Orange, NJ 07052, Block 152.22, Lot 1412.01 to guarantee the installation of certain off-site improvements in the amount of \$7,410.44, be released subject to posting a two-year maintenance bond with the Township in the amount of \$47,784.00.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be sent to
CSH West Orange, LLC, 1275 Pennsylvania Avenue NW FL2, Washington DC, 20004.

Karen J. Carnevale, R.M.C. Municipal Clerk

Joe Krakoviak, Council President

Adopted: December 9, 2025

I hereby certify funds are available from Account No.: 20-6820-00-0000-130
\$7,410.44

John Ditinyak, Chief Financial Officer