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November 19, 2026

BY EMAIL and REGULAR MAIL

Robert Bagoff, Chair
Planning Board
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

Re: West Crescent Realty, LLC
14-16 Northfield Avenue
Block 17, Lot 62
Application No.: PB-22-13
Request for Extension of Approval
Our File No.: 15099.1000

Dear Chairman Bagoff:

This office represents West Crescent Realty, LLC, ("Applicant"). As you will recall, by Resolution adopted October 21, 2026, the Planning Board granted an extension of its approval of a parking variance, conditional use approval and preliminary and final major final site plan granted by Resolution adopted April 12, 2023 to convert and existing, vacant building into a mixed use of residences and commercial space at 14-16 Northfield Avenue, also known as Block 17, Lot 62. Your October Resolution approved an extension until December 31, 2026. I must ask the Board's indulgence and ask for a further extension.

As explained in October, the Applicant satisfied all conditions in the 2023 Resolution. The Board's professionals have confirmed Resolution compliance and the plans have been signed. Construction drawings and permit applications are being submitted, but the Township has recently issued an Order directing the Applicant to repair a defective condition on the front façade. As of this writing, the Applicant has retained an engineer to prepare a report and plans to address that problem. We expect that we can work with the Building Department to correct that condition and simultaneously obtain a Code permit that will preserve this Board's approval but we ask the Board to grant a six-month extension in the event that there are complications.

As you know, West Orange Zoning Ordinance section 25-48.10a provides that, "for good cause shown and upon written application, the Planning Board or Zoning Board of Adjustment may extend the time period for any of the time limits set forth in this section."

I apologize for adding this matter to your weighty calendar. We respectfully request an extension of these approvals to June 30, 2027. Thank you for your assistance.

Very truly yours,

WILLIAM C. SULLIVAN, JR.
For the Firm

cc: Diana McGovern, Esq.
Jamilet Baquerizo Vite
Richard Herbst