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ATTORNEYS AT LAW

519 8TH AVENUE, 25TH FLOOR
NEW YORK, NY 10018
212.286.0747 • sh-law.com

AMANDA M. KRONEMEYER | Senior Associate
akronemeyer@sh-law.com
Phone: 212-784-6929

VIA FED EX

November 23, 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 an 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 notice to the property owners.

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

Thank you.

Very truly yours,

/s/ Amanda M. Kronemeyer

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 December 2, 2026, at 7:00 p.m.

1. On November 19, 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 November 22, 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 23rd day of November, 2026

A Notary Public of the
State of New Jersey

Tania Schakir-Drira
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 29, 2030
COMMISSION: #50026220

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)

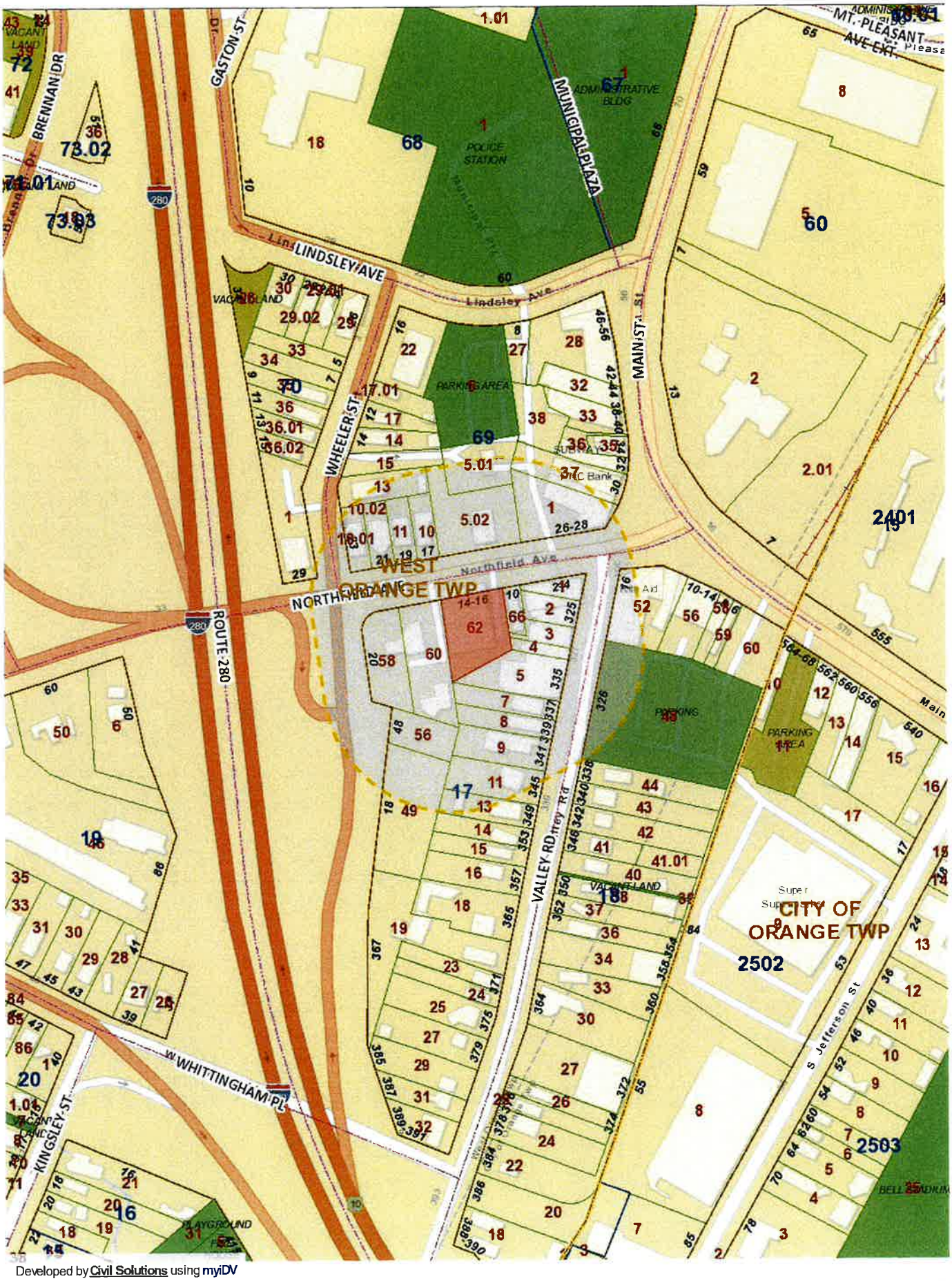
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	17	1		2-4 NORTHFIELD AVENUE	2 NORTHFIELD AVENUE,	6 NORTHFIELD AVE	WEST ORANGE, NJ	07052	2-4 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	17	2		325 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

Developed by Civil Solutions, using myiDV

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



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PUBLIC UTILITIES

ELECTRIC & GAS

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

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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

The Star-Ledger, Newark

The Star-Ledger

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Notice Publish Date:
Sunday, November 22, 2026

Notice Content

NOTICE OF VIRTUAL PUBLIC HEARING TOWNSHIP OF WEST ORANGE PLANNING BOARD PLEASE TAKE NOTICE that on December 2, 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 an 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. By Resolution adopted October 21, 2026, the Board granted an extension to December 31, 2026, but further extension until June 30, 2027 is requested to address construction permitting issues 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/86897370307?pwd=aMhRrNbTf9rSxcq4vny0CFbrarlblT.1 You can also dial in using your phone Webinar ID: 868 9737 0307 Passcode: 321800 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 December 2, 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: November 19, 2026 11/22/26 $195.96

Back

NOTICE OF VIRTUAL PUBLIC HEARING

TOWNSHIP OF WEST ORANGE PLANNING BOARD

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To join the Hearing from your computer, tablet or smartphone:
https://us02web.zoom.us/j/86897370307?pwd=aMhRrNbTf9rSxcq4vny0CFbrarlblT.1

You can also dial in using your phone
Webinar ID: 868 9737 0307
Passcode: 321800
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.

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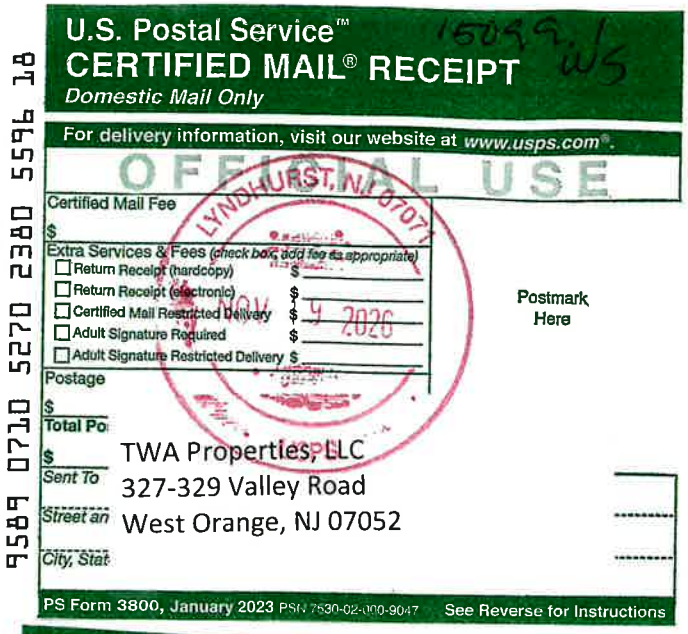
the Hearing by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday between 8:30 am to 4:30 pm.

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: November 19, 2026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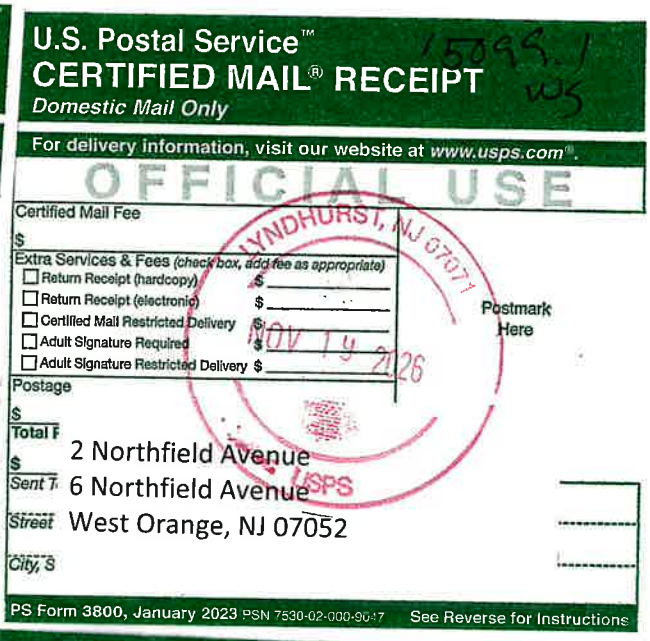
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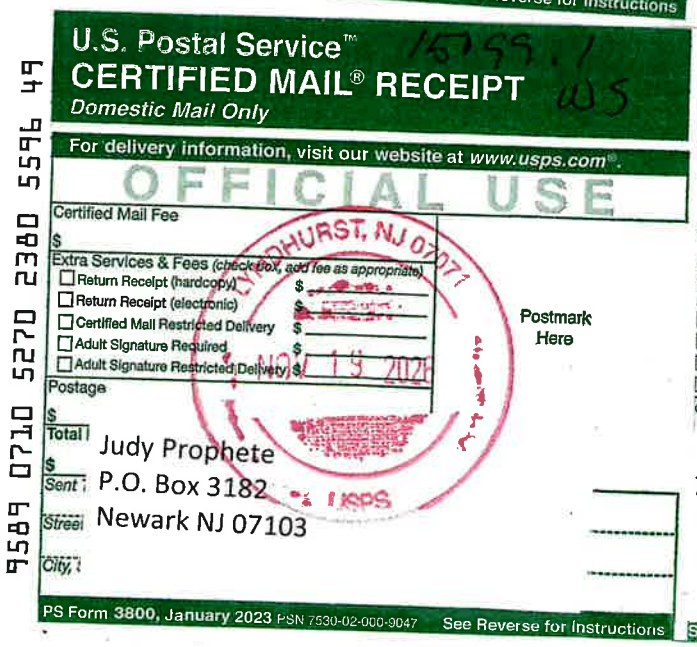
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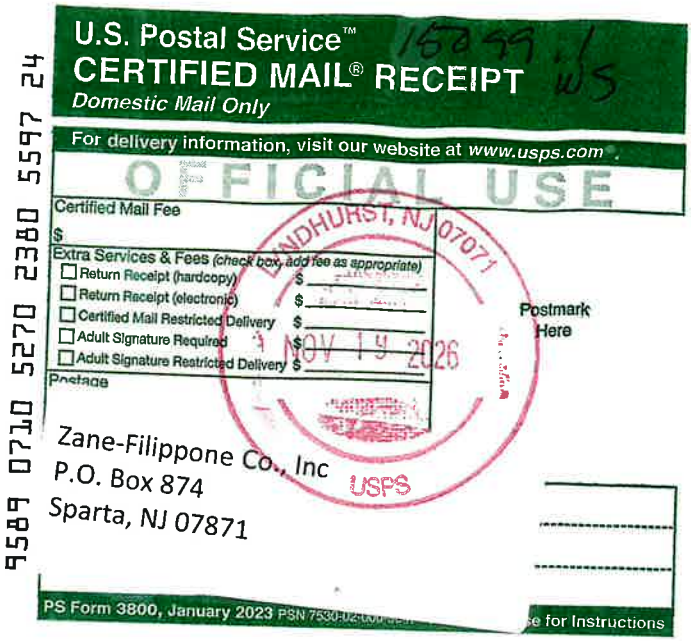
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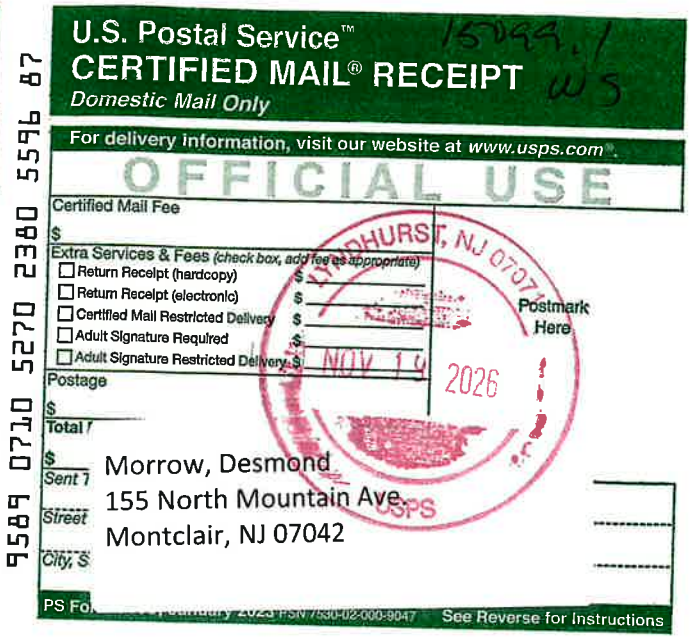
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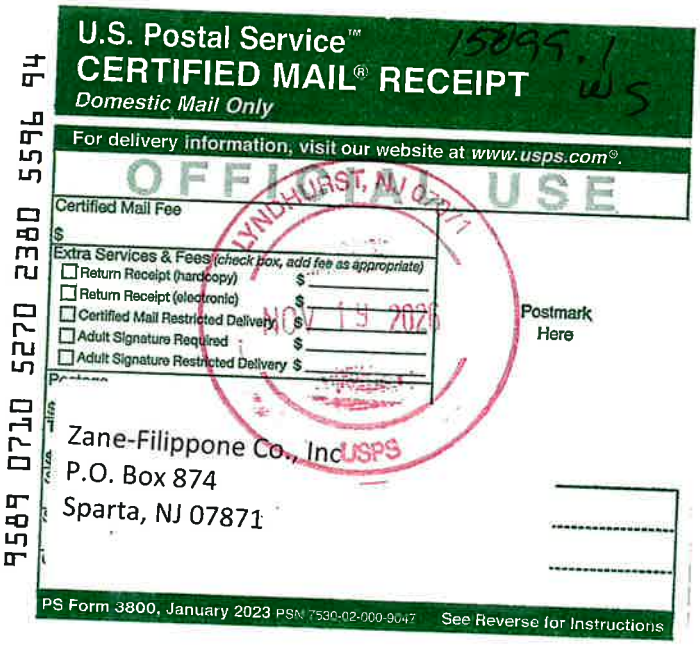
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Township of West Orange
66 Main Street

Street and
West Orange, NJ 07052

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Byrne: 338 Valley W.O., LLC
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Azu & UKA, LLC
131 Clarken Drive

Street and
West Orange, NJ 07052

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10 Northfield LLC
10 Northfield, Ave.

Street
West Orange, NJ 07052

City,

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To
West Crescent Realty, LLC
14-16 Northfield Avenue

West Orange, NJ 07052

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20 Northfield Ave, LLC
20 Northfield Avenue

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West Orange, NJ 07052

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Sent To
Comcast Cablevision

Street and Apt. No.
800 Rahway Avenue

City, State, ZIP+4®
Union, NJ 07083

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- ☐ Adult Signature Restricted Delivery $

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Sent To
Public Service Electric & Gas Co.

Street and Apt. No.
Manager - Corporate Properties
80 Park Plaza, T6B

City, State, ZIP+4®
Newark, NJ 07102

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LYNDHURST, NJ 07071
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Sent To
19 Northfield, LLC

Street and Apt. No.
5014 16th Ave. #141

City, State, ZIP+4®
Brooklyn, NY 11204

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Sent To
New Jersey American Water Company

Street and Apt. No.
167 John F. Kennedy Parkway

City, State, ZIP+4®
Short Hills, NJ 07078

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Tau NY-NJ, LLC

Street and Apt. No.
c/o Invoke Tax Partners
P.O. Box 850

City, State, ZIP+4®
Aurora, OH 44202

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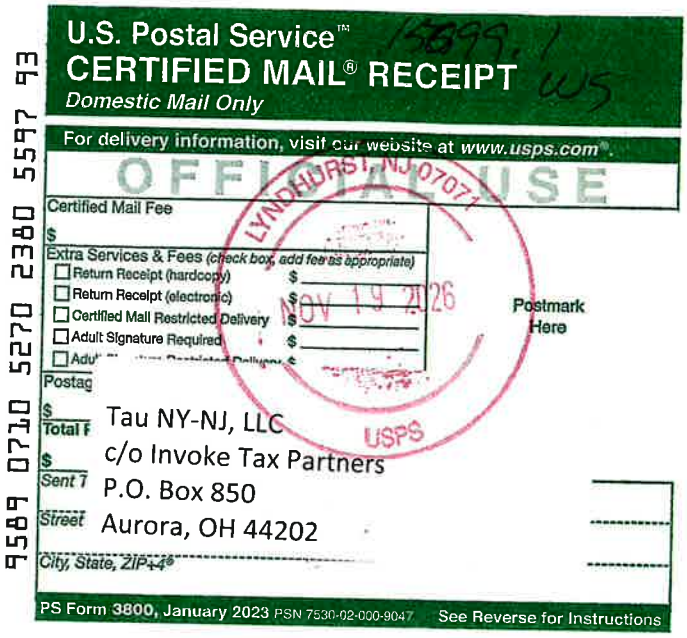
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c/o Invoke Tax Partners
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Aurora, OH 44202
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23 Northfield Avenue
West Orange, NJ 07052


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USPS
Northfield Enterprises, LLC
13 Northfield Ave.
West Orange, NJ 07052
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USPS
7 Northfield Ave., LLC
41 Hanover Road
East Hanover, NJ 07936
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21 Northfield Avenue
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Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052
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Young, Marvin
20 Wheeler Street
West Orange, NJ 07052
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Ambihouse, LLC
71 Avarell Drive
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