

RESOLUTION

WHEREAS, West Crescent Realty, LLC (“West Crescent”) is the owner of the property located at block 17, lot 62 on the Tax Map of the Township of West Orange (the “Township”), commonly known as 14 Northfield Avenue (the “Property”); and

WHEREAS, the Property has a mixed use building with commercial tenants on the first floor and vacant apartments on the second and third floors; and

WHEREAS, West Crescent seeks to renovate the vacant apartment space to provide for additional units, subject to approval from the West Orange Planning Board (the “Planning Board”); and

WHEREAS, the West Crescent application to the Planning Board will include an application for a parking variance; and

WHEREAS, West Crescent anticipates that such an application for a parking variance will require it to demonstrate the availability of off-site parking for potential tenants to the Property; and

WHEREAS, Section 7-50.3(f) of the Township’s Municipal Code provides that the Police Chief of the West Orange may issue permits for use of municipal parking yards for twenty-four (24) hour parking on an annual or semi-annual basis with automatic renewals for bona fide residents of the Township; and

WHEREAS, West Crescent has negotiated a proposed parking agreement, annexed hereto as Exhibit “A” (the “Parking Agreement”) for a term of five (5) years at Municipal Lot 3 on Lindsley Avenue and Municipal Lot 4 on Valley Street and Main Street for up to twelve (12) parking spaces to West Crescent for use by prospective tenants of the Property; and

WHEREAS, the Parking Agreement provides that the annual rate for the parking permits shall be at a rate set by the Township Council from time to time, currently at \$140 per space; and

WHEREAS, the Parking Agreement is conditioned upon the approval of a parking variance from the Planning Board and the renovations to be set forth in West Crescent's application to the Planning Board.

NOW, BE IT HEREBY RESOLVED, by the Township Council of the Township of West Orange that the Township is hereby authorized to enter into the Parking Agreement, annexed hereto as Exhibit "A" with West Crescent consistent with all of the terms and conditions set forth therein and subject to the approval by the Planning Board; and it is further

RESOLVED, that the Mayor be and is hereby authorized to execute the Parking Agreement on behalf of the Township and the Municipal Clerk be and is hereby authorized to attest to the Mayor's signature; and it is further

RESOLVED, that the original copy of the Parking Agreement between the Township and West Crescent shall be maintained in the Municipal Clerk's office.

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

Susan McCartney
Council President

Adopted: June 14, 2022