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August 21, 2020

Planning Board
Township of Wayne
475 Valley Road
Wayne, New Jersey 07470

RE: Signature Acquisitions
Block 3103, Lot 15, 1655 Valley Road, Wayne, NJ

Dear Planning Board Members:

This correspondence constitutes an extension request pursuant to Wayne Township Ordinance, Section 134-107.6D for that approval granted by Resolution no. 12-2013 adopted on June 11, 2013, the extension approval granted by Resolution no. 26-2016 adopted on July 11, 2016, and the one year extension approval granted by Resolution no. 13-2017 adopted on July 24, 2017.

As may be noted from Resolution 13-2017 adopted on July 24, 2017, that extension was granted to expire on June 10, 2018 pursuant to NJSA 40:55D-52.d, which was the final of three (3) such extensions permitted by that statute.

A one (1) year extension was granted by Resolution 2019-32 to expire on August 26, 2020. That extension of site plan was granted under 40:55D-52.e in that the building consists of more than 150,000 sf and the *Planning Board may grant extensions of final approval for such additional period of time as shall be determined by the Planning Board to be reasonable taking into consideration (1) the number of dwelling units and nonresidential floor area permissible under final approval, (2) the number of dwelling units and nonresidential floor area remaining to be developed, (3) economic conditions, and (4) the comprehensiveness of the development.*

Since the adoption of the most recent Resolution, the current owner continues to seek Tenants for what has remained vacant space. Prudence dictates that the requirements of the site plan approval be addressed and completed in conjunction

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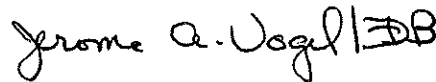
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with the requirements of a prospective occupant. The continued indulgence in providing the additional time to complete site plan requirements will allow the property to be offered to potential users in a competitive manner.

Current demands for office space relate to conditions that extend to the entire demographic market and not this specific property. The Township's indulgence and collaborative understanding would be a positive and productive support in securing the ultimate utilization of this property.

Please advise when this matter shall be placed on the agenda. We shall not appear unless advised that an appearance is required.

Very truly yours,

Handwritten signature of Jerome A. Vogel in black ink, with the initials 'JAV' written to the right of the signature.

JEROME A. VOGEL

For the Firm

JAV/fdb

cc: Client