

BEDMINSTER TOWNSHIP LAND USE BOARD  
RESOLUTION 2020-014

DECIDED: December 3, 2020

ADOPTED: December 3, 2020

RESOLUTION OF THE LAND USE BOARD  
OF THE TOWNSHIP OF BEDMINSTER APPROVING A  
ONE YEAR EXTENSION OF THE STATUTORY PROTECTION  
PERIOD FOR CROSSROADS BUSINESS CENTER, LLC,  
BLOCK 57, LOT 6 AND BLOCK 57.01, LOT 1

**WHEREAS**, Crossroads Business Center, LLC, with the address of 47 Parsippany Road, Whippany, New Jersey 07981 (hereinafter the "Applicant") by way of a letter dated November 16, 2020, from Sherri Orenberg-Ruggieri, Esq. requested that the Bedminster Township Land Use Board grant an additional one year extension of the statutory protection period and variance approval, which was previously extended for one year until November 8, 2020, until November 8, 2021; and

**WHEREAS**, the matter was discussed at a public meeting of the Board on December 3, 2020; and

**WHEREAS**, it has been determined that the Applicant has complied with all of the procedural requirements, rules and regulations of the Township of Bedminster Land Use Ordinance and that all required provisions of procedural compliance have been filed with the Land Use Board; and

**WHEREAS**, the Land Use Board of the Township of Bedminster hereby makes the following findings of fact and conclusions based upon the testimony and documentary evidence produced by the Applicant and the Land Use Board staff:

1. The Applicant submitted a written request by its counsel, Sherri Orenberg-Ruggieri, Esq. The Board finds that the economic conditions justify a one year extension of the statutory protection period of the prior memorialized resolution until November 8, 2021.

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Use Board of the Township of Bedminster, County of Somerset, State of New Jersey, that the extension of the amended preliminary and final site plan approval, c(2) variance and d(4) variance for floor area ratio application of Crossroads Business Center,

LLC, decided October 12, 2017 and adopted on November 9, 2017 is hereby extended until November 8, 2021, subject to the following conditions:

1. All of the conditions of the prior resolution of approval.
2. All fees, taxes, assessments, escrows and other monies due to the Township of Bedminster shall be paid in full.
3. The Applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property.
4. The Applicant shall comply with all statutes, ordinances, rules and regulations of the United States of America, State of New Jersey, County of Somerset and Township of Bedminster.

**The undersigned hereby certify that the above is a true copy of a resolution adopted by the Land Use Board at its meeting of December 3, 2020.**

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CAROL GUTTSCHALL, CHAIRWOMAN

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JANINE DE LEON, SECRETARY