



Crafted with Passion, Built to Perform™

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NEWS RELEASE

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Crystal Windows Add Elegance to South Orange, NJ Project

— Upscale New Development Uses 323 Crystal Windows and Doors —

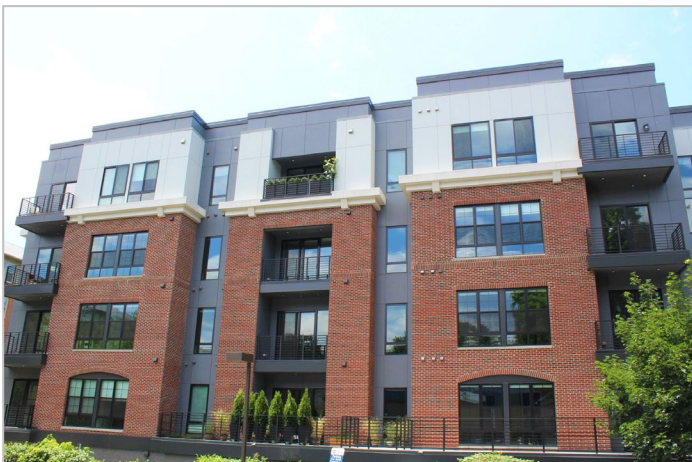
QUEENS, NY, March 10, 2026 – The Mosaic, a new upscale boutique multifamily development, tapped Crystal Window & Door Systems’ products to bring elegance, style, and class to the project. The national award-winning manufacturer furnished the new development with 323 quality energy efficient large windows and doors. The Mosaic is a modern design 5-story brickface and EIFS panel façade structure located at 88 Sloan Street, between Second and Third Streets in South Orange, NJ. Across the street from the NJ Transit South Orange rail station and within the designated South Orange Transit Village, the new luxury apartment building is part of the ongoing redevelopment and rejuvenation of this community.



Crystal Windows supplied 8 different commercial aluminum window and door lines for the new luxury development The Mosaic in South Orange, NJ, providing expansive views and great energy efficiency.

“Crystal fenestration products are playing an important role across the nation to bring more housing online,” said Blaise Benevenga, Regional Sales Manager. “The Mosaic in South Orange is an example of the company meeting the design and functionality needs of a new upscale property.”

For the South Orange project, Crystal supplied eight different products from its vast portfolio of aluminum and vinyl windows and doors. Aluminum sliding, double-hung, fixed, and casement windows, along with sliding patio doors, sidelights, and swing terrace doors were specified. In most cases, twin and triple window units were mulled atop other multiple units, creating large, tall combinations, some spanning openings 96” wide by 88” tall.



The Crystal sliding window used at The Mosaic was the heavy-commercial aluminum Series 5600, in both two- and three-lite versions. This is a 3-1/4” frame depth window rated AW-PG40. The Crystal sliding windows feature dual stainless steel sash rollers and stainless steel reinforced roller tracks. To facilitate installation, the windows were specified with an optional nailing fin. The double- and triple-lite sliding windows were field-mulled atop two- and three-lite Series 2100 fixed windows to maximize views.

The South Orange project included an extensive number of Crystal Series 2600 aluminum double-



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hung windows. Rated CW-PG50, the 3-¼” window features tilt-in sashes, metal tilt latches, and anti-drift clip locks at the top sash head and integrated with the lower sash lift rail. Most of the Series 2600 windows were fabricated into twin and triple units utilizing the product’s continuous master frame and impost option. To span large openings, the twin and triple units were typically field-mulled atop matching twin and triple Series 2100 fixed window combinations. All the double-hung windows were fitted with decorative between glass grids.



Crystal windows with narrow sightlines and great strength offer residents of The Mosaic abundant daylight, multiple styles and functions, and effective sound attenuation, important due to the proximity of the property to the South Orange NJ Transit rail station.

Complementing the sliding and double-hung windows on this project were the Crystal Series 2100 fixed windows, also a 3-¼” frame depth product which is rated CW-PG60. A master frame sash impost option makes two- and three-lite horizontal and vertical arrangements possible. On The Mosaic building, the Series 2100 fixed windows included matching decorative between glass grids when paired with the Series 2600 double-hung windows.

Completing the windows specified for the project, Crystal provided its heavy-commercial aluminum Series 8500 outswing casement and Series 8510 fixed windows. Both products have narrow sightline 2-5/8” frames, strong 0.125” thick frame and sill extrusions, and architectural ratings of AW-PG70 (casement) and AW-PG85 (fixed). The outswing casement features double weatherstripping on the sash perimeter and a 4-bar stainless steel hinge. Both window models are compatible with one another, and using the continuous master frame impost option, can be fabricated in multiple horizontal or vertical combinations. In a few instances at The Mosaic, large Series 8510 fixed triples were field-mulled atop other fixed triples to span large openings 91” wide by 88” tall.

Access to apartment terraces and balconies is provided by Crystal Series 1280 aluminum sliding patio doors or Series 1460 aluminum swing terrace doors. Both the Crystal Series 1280 and the Crystal Series 1460 are architecturally rated heavy-commercial doors with 1” insulated glass and multi-point locks.

Most of the doors used on the project are two-lite Series 1280 sliding patio doors, which has 4-9/16” jamb depth and is AW-PG50 rated. The door features heavy-duty adjustable tandem quad ball bearing rollers. The Crystal sliding doors were specified as large custom sized 82” wide by 97” tall and furnished in a “knock-down” (KD) package for easy handling and job site assembly. Approximately half of the Crystal sliding doors were ordered with the full-compatible matching sidelight Series 1270A. This fixed transom/sidelight window has a 4-9/16” frame and is rated AW-PG75. Combined, the Series 1280 sliding door and Series 1270A sidelight spanned openings 112” wide by 97” tall.



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A handful of Crystal Series 1460 inswing terrace doors were also supplied. With heavy-duty extrusion profiles 0.093" thick, this 3-¼" jamb depth aluminum door achieves an AW-PG60 rating. Owing to its polyamide insulated strut thermal break design, this product offers superior energy efficient performance.

Depending on the window or door model, the Crystal products used either ⅞" or 1" insulated glass units. In all cases, the dual-pane IGUs were fitted with Vitro SB60 low-E glass and argon gas. Where code required or otherwise appropriate, tempered glass was used.

All the window, door, and sidelight frames were finished on both exterior and interior surfaces with a sustainable 2604 black powder coat paint. Crystal supplied several installation accessories, including anchor clips, stack mullions, and covers. Sash stops and limit opening devices were factory installed on the operating casement, double-hung, and sliding windows. All the Crystal Series 2600 double-hung windows and many of the Series 2100 fixed windows were supplied with between-the-glass ⅝" colonial style grids.

Partners for The Mosaic South Orange project include architect Appel Design Group of Florham Park, NJ, and developer 8 Second Street Urban Renewal, LLC, of Union, NJ. Mark-Built Homes of Union, NJ, was the general contractor for the project.

The luxury 42-unit Mosaic South Orange offers 1-, 2-, and 3-bedroom apartments, most with their own private balcony or terrace. Ten-foot ceilings, custom window shades, high-end appliances, quartz countertops, and other luxury apartment features bring elegance to the property. Common area amenities include a spacious lobby full gym, work and entertainment spaces, and a rooftop terrace with seating and a firepit. Located across the street from the NJ Transit South Orange rail station, The Mosaic is convenient to commute to Midtown Manhattan or points across New Jersey. A vibrant town center with an array of shops and restaurants is a few blocks away. South Orange is also home to Seton Hall University and the South Orange Performing Arts Center.

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Crystal Window & Door Systems is one of the top 30 manufacturers in North America of replacement and new construction vinyl, uPVC, and aluminum window and door products and high-end fenestration systems. Crystal offers a broad product line, rapid order-to-delivery times, quality workmanship, innovative product features, outstanding value, and an experienced and knowledgeable staff. Headquartered in New York, the company operates a network of factories, branches, subsidiaries, and affiliates in California, Illinois, Missouri, Ohio, Pennsylvania, Texas, and Toronto (ON). For further information about Crystal and its products, call 718-961-7300, or visit the website at www.crystalwindows.com.