

October 4, 2022

VIA FED EX

Diana Chandler-Zimmermann, Zoning Board Secretary
Township of West Orange
66 Main Street
West Orange, NJ 07052

**Re: Altera 769, LLC
Application for Preliminary and Final Major Site Plan Approval
769 Northfield Avenue – Block 166.15, Lot 1.09**

Dear Ms. Chandler-Zimmerman:

Enclosed herewith please find an Affidavit of Proof of Publication and Service with the following attachments pertaining to the above captioned matter scheduled for a remote public hearing before the Planning Board of the Township of West Orange on Wednesday, October 12, 2022, at 7:30 p.m.

- 1) List of property owners located within 200 feet of the subject properties (Exhibit A);
- 2) Copy of Notice sent by certified mail to property owners (Exhibit B);
- 3) Original certified mail receipts (Exhibit C); and
- 4) Copy of the Legal Notice published in The Star Ledger newspaper on September 28, 2022 (Exhibit D).

If you have any questions, please do not hesitate to contact me.

Very truly yours,

/s/ Lisa A. John-Basta

Lisa A. John-Basta
Member

LAJ:bs
Enclosures

AFFIDAVIT OF PROOF OF PUBLICATION AND SERVICE
TOWNSHIP OF WEST ORANGE PLANNING BOARD

I, Blanca Saccomanno, legal assistant to Lisa A. John-Basta, Esq., of full age, being duly sworn according to law, upon my oath, depose and say:

1. I am employed by the law firm of Chiesa Shahinian & Giantomasi, PC, with offices at One Boland Drive, West Orange, New Jersey.

2. The Applicant, Altera 769, LLC (the "Applicant"), has applied to the Planning Board of the Township of West Orange (the "Planning Board" or the "Board") for final site plan approval for the Phase II development of property located at 769 Northfield Avenue, which property is designated as Block 166.15, Lot 9 on the Tax Maps of the Township of West Orange, New Jersey (hereinafter, the "Property").

3. The Application has been scheduled for a remote public hearing before the Board on Wednesday, October 12, 2022, at 7:30 p.m.

4. With regard to notice of the subject Application, our office obtained a certified list of property owners located within a 200-foot radius of the Property from the Township of West Orange, Tax Assessor's Office, dated September 19, 2022, attached hereto as Exhibit A.

5. On September 28, 2022, our office mailed to all property owners and interested parties entitled to notice by certified mail, return receipt requested, a Notice to Property Owners within 200 feet of the Property. A copy of said Notice is attached hereto as Exhibit B and original certified mail receipts are attached hereto as Exhibit C.

6. With regard to the requirement for publication, attached hereto as Exhibit D is a copy the Legal Notice published in The Star-Ledger newspaper on September 28, 2022. Once we

receive the original Affidavit of Publication from the newspaper we will forward for your records.


Blanca Saccomanno, Legal Assistant to
Lisa A. John-Basta, Esq.

Sworn and subscribed to this
4th day of October 2022

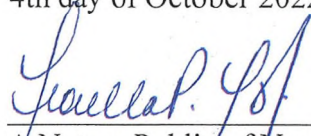

A Notary Public of New Jersey



EXHIBIT A

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)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	166.15	9		769 NORTHFIELD AVENUE	ALTUS GROUP US, INC.	PO BOX 92129	SOUTHLAKE TX	76092

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

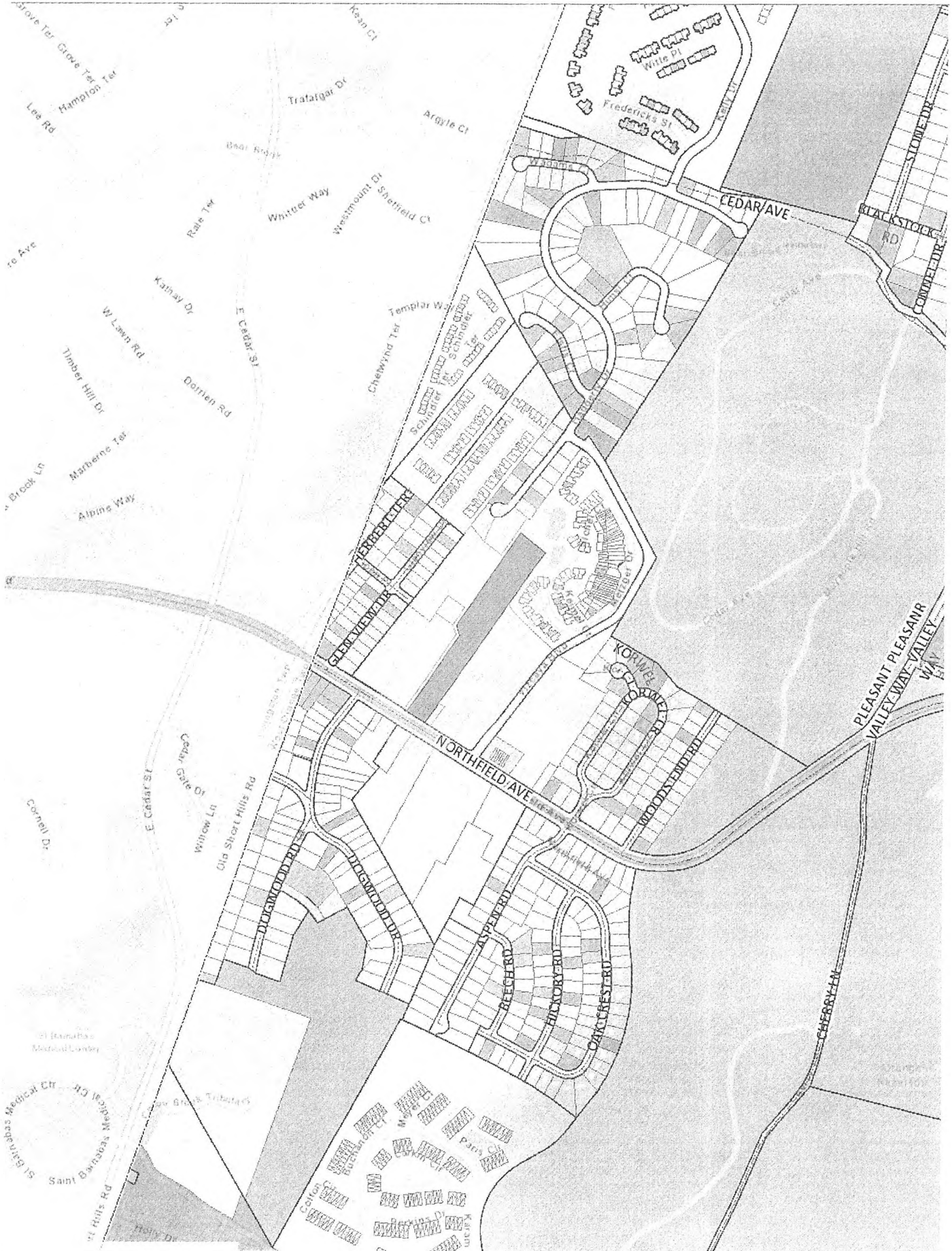
Adjoining Properties (34)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	165	11.01		772 NORTHFIELD AVENUE	772 NORTHFIELD LLC % RADNET INC	1510 COTNER AVE	LOS ANGELES, CA	90025
West Orange Township	165	14		768 NORTHFIELD AVENUE	GRABOWSKI LTD. LIABILITY CO.	770 NORTHFIELD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	165	15		760 NORTHFIELD AVENUE	JCF 760 NORTHFIELD AVENUE, LLC	901 ROUTE 10 EAST	WHIPPANY, NJ	07981
West Orange Township	165.02	1		776 NORTHFIELD AVENUE	NORTHFIELD MEDICAL ENTERPRISES	776 NORTHFIELD AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	165.02	2		780 NORTHFIELD AVENUE	780 NORTHFIELD LLC,	780 NORTHFIELD AVE.	WEST ORANGE, NJ	07052
West Orange Township	165.02	4		782 NORTHFIELD AVENUE	YURY PATIN, LLC	45 BEVERLY ROAD	SUMMIT, NJ	07901
West Orange Township	166.15	7		787 NORTHFIELD AVENUE	787 NORTHFIELD AVE REAL ESTATE CO	787 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	7.01		777 NORTHFIELD AVENUE	SMITH, CHRISTOPHER & MARLENA	777 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	9		769 NORTHFIELD AVENUE	ALTUS GROUP US, INC.	PO BOX 92129	SOUTHLAKE TX	76092
West Orange Township	166.15	11.02		767 NORTHFIELD AVENUE	LMK REALTY LLC,	767 NORTHFIELD AVE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	166.15	11.03		747 NORTHFIELD AVENUE	NEW LIFE APOSTOLIC CHURCH	747 NORTHFIELD AVENUE	WEST ORANGE,N.J.	07052
West Orange Township	166.15	11.04		METZGER DRIVE	VIZCAYA AT WEST ORANGE	METZGER DRIVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0005	20 METZGER DRIVE	HIRSH, HELENE & NORMAN	20 METZGER DRIVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0006	18 METZGER DRIVE	BACHNER, MICHAEL & MARGIE	18 METZGER DR.	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0007	16 METZGER DRIVE	LEIT, CAROL	16 METZGER DR	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0008	14 METZGER DRIVE	MILLIN, MONICA	14 METZGER DRIVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0009	12 METZGER DRIVE	TOFEL, BETH	12 METZGER DR	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0010	10 METZGER DRIVE	RAEBURN, ROY H. & CHARMION	10 METZGER DRIVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0011	8 METZGER DRIVE	FEINSTEIN, MARJORIE	8 METZGER DRIVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0012	6 METZGER DRIVE	PEARLMAN, PETER S & JOAN P	6 METZGER DR	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0013	4 METZGER DRIVE	ALPERT, MICHAEL & ROSENBLATT, ROBER	4 METZGER DRIVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0014	2 METZGER DRIVE	WEISS, ERIC & HYL A	2 METZGER DRIVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0020	12 KEIMEL COURT	SALZ, SANFORD & GALE	12 KEIMEL COURT	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0021	14 KEIMEL COURT	NORTHERN DANCER HOLDINGS LLC	14 KEIMEL CT	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0022	16 KEIMEL COURT	FAN, LING	16 KEIMEL COURT	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0023	18 KEIMEL COURT	JIANG, PING	18 KEIMEL COURT	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0024	20 KEIMEL COURT	SCHECHNER, ARTHUR	19647 OAKBROOK CIRCLE	BOCA RATON, FL	33434
West Orange Township	166.15	11.04	C0029	19 SICHEL COURT	ABORN, RICHARD A. & ABBEY J	19 SICHEL COURT	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.04	C0030	17 SICHEL COURT	SINHA, DEBASISH & SOMA	17 SICHEL COURT	WEST ORANGE, NJ	07052
West Orange Township	166.15	66		5 HAGGERTY DRIVE	YARTEY, PHILIP & OFORI, THELMA	5 HAGGERTY DRIVE	WEST ORANGE, NJ	07068
West Orange Township	166.15	67		3 HAGGERTY DRIVE	PATEL, ASHOK	3 HAGGERTY DR.	WEST ORANGE, NJ	07052
West Orange Township	166.15	68		1 HAGGERTY DRIVE	SHAFIR, WALTER & INNA	1 HAGGERTY DR.	WEST ORANGE, NJ	07052
West Orange Township	166.15	69		2 HAGGERTY DRIVE	BROCK, DEMETRIUS & MARISSA	2 HAGGERTY DRIVE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	166.15	70		4 HAGGERTY DRIVE	DZIK-JURASZ, ANDRZEJ & O'NEEL, JAYNE	4 HAGGERTY DRIVE	WEST ORANGE, NJ	07052

Buffer Report - Map



PUBLIC UTILITIES

ELECTRIC & GAS

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

WATER

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

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

EXHIBIT B

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
NOTICE TO PROPERTY OWNERS**

To: All property owners and other entities entitled to notice within a 200-foot radius of property located at 769 Northfield Avenue and designated as Block 166.15, Lot 9 on the Tax Maps of the Township of West Orange, New Jersey.

Notice is hereby served upon you that on October 12, 2022, at 7:30 p.m., the Planning Board of the Township of West Orange (the "Planning Board" or the "Board") will hold a **remote** public hearing, pursuant to the instructions set forth below, in connection with property located at 769 Northfield Avenue and designated as Block 166.15, Lot 9 on the Tax Maps of the Township of West Orange (the "Property"). The Property is located within the OB-1 District (the "District") of the Township of West Orange (the "Township") and is developed with a 3-story medical office building measuring approximately 67,803 square feet in total floor area.

The Applicant, Altera 769, LLC (the "Applicant"), had applied for and received site plan approval with variance relief from the Planning Board in order to make certain improvements to the Property. The improvements were approved to be constructed in two phases. Preliminary and final major site plan approval was granted in connection with Phase I, which included renovation of the existing medical office building, reconfiguration of the existing parking area to create a drop-off lane, ADA improvements, construction of an expanded parking area, modifications to site circulation, and installation of a monument sign along with ancillary improvements. Preliminary site plan approval was also granted in connection with Phase II, which included the expansion of the parking field to 282 parking spaces and construction of ancillary improvements, including but not limited to landscaping and lighting. In connection with Applicant's development proposal, the Board granted variance relief with regard to maximum permissible lot coverage; maximum permissible disturbance of slopes; removal of trees on slopes 15% or greater; maximum permissible height of proposed retaining walls; maximum permitted sign width; maximum permissible illumination levels at the property lines; minimum required illumination levels in parking areas; and maximum height of light poles. The Board also granted relief to permit less on-site parking stalls than required and to deviate from the minimum required dimensions for parking stalls. The approval was more fully detailed in a resolution adopted by the Planning Board on April 6, 2022 (the "April 2022 Approval").

The Applicant has now applied to the Planning Board for final site plan approval for the Phase II development. The Applicant proposes to maintain all variances previously granted by the Planning Board, and reflected in the April 2022 Approval, for the Phase II development except that it seeks to modify the variance relief requested for the disturbance of steep slopes under Section 25-28.8 of Land Use Regulations of the Township Code (the "Code"). The Code permits a maximum disturbance area of 20% for slope areas between 20-25%, whereas disturbance of 37.7% was previously granted by the Board, and the Applicant now proposes disturbance of 30.8%; and the Code prohibits the disturbance of slopes 25% or greater, whereas the Board previously approved disturbance of 35.2%, and the Applicant now proposes disturbance of 34.4%. The Applicant also requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be

amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application.

Instructions to Join Remote Hearing

The remote public hearing is being held in lieu of an in-person public hearing and will be held by **remote access only**. During the hearing, any interested party, directly or by attorney, will have an opportunity to view the hearing in its entirety, and be heard (ask questions, provide comments or offer evidence). Members of the public will be provided with instructions during the meeting on how to participate.

You may participate in the hearing on the scheduled date and time through the web via the Zoom video conference platform or by telephone by using the following options set forth below. Please note, however, that if you participate solely by telephone, you will not be able to view the visual materials that may be displayed during the course of the hearing, and therefore, web participation is preferred.

1. Computer/Mobile Device (by entering the link):

<https://us06web.zoom.us/j/86100599183?pwd=c2FQTjRLNHBEsmU3KzJPc05pWVdsQT09>

Webinar ID: 861 0059 9183

Password: 919315

When logging in to Zoom via Computer or Mobile Device for the first time, please allow a few extra minutes to install the program (if using a computer) or application (if using a mobile device). Individuals accessing the meeting by computer/mobile device will be capable of making public comments at the appropriate times during the meeting by clicking the “raise hand” icon and waiting for the host to unmute them.

2. Telephone: 1-646-558-8656

Webinar ID: 861 0059 9183

Password: 919315

Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing *9 on their telephone and waiting for the host to unmute them.

Please contact the Planning Board Secretary in advance of the meeting if you need assistance in order to access the virtual meeting.

All documents filed by the Applicant in connection with this application will be on file and available for public inspection no later than ten (10) days in advance of the hearing date. The application documents may be accessed on the Township of West Orange website, Planning Board page at: <https://www.westorange.org/527/Planning-Board>. To view the application materials,

open the October 12, 2022 meeting agenda and follow the hyperlinks related to the application. The October 12, 2022 meeting agenda also contains a hyperlink to join the meeting through the web via the Zoom video conference platform.

If you do not have computer access or are otherwise unable to access the application materials, please contact the Planning Board Secretary to make other arrangements to inspect same in the Planning & Zoning Department, Town Hall, 66 Main Street, West Orange, New Jersey.

Members of the public who anticipate undertaking cross-examination, introducing evidence and/or making public comment on the application are encouraged, but not required, to advise the Planning Board Secretary in advance of the meeting date, to ensure technological needs are accommodated and to further ensure that documents which will be referenced during the hearing are available for review by all participants.

Diana L. Chandler, Planning Board Secretary, Township of West Orange may be reached by telephone at (973) 325-4108 or email at dchandler@westorange.org. You may also contact the Applicant's attorney, Lisa A. John-Basta, Esq. for information and documents related to the application using the telephone number and email address provided below.

Respectfully,

Altera 769, LLC, Applicant

By: */s/ Lisa A. John-Basta*

Lisa A. John-Basta, Esq.
Chiesa Shahinian & Giantomasi PC
One Boland Drive
West Orange, New Jersey 07052
Telephone: 973-530-2083
Email: ljohn-basta@csglaw.com

Dated: September 28, 2022

EXHIBIT C

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ALTUS GROUP US, INC.

PO BOX 92129

SOUTHLAKE, TX 76092

City, S

PS Form 3800, April 2015 PSN 7530-02-000-9047

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772 NORTHFIELD LLC%

RADNET INC

1510 COTNER AVE

LOS ANGELES, CA 90025

City, S

PS Form 3800, April 2015 PSN 7530-02-000-9047

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GRABOWSKI LTD.

LIABILITY CO.

770 NORTHFIELD AVENUE

WEST ORANGE, N.J. 07052

City,

PS Form 3800, April 2015 PSN 7530-02-000-9047

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JCF 760 NORTHFIELD

AVENUE, LLC

901 ROUTE 10 EAST

WHIPPANY, NJ 07981

City,

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NORTHFIELD MEDICAL

ENTERPRISES

776 NORTHFIELD AVENUE

WEST ORANGE, NEW JERSEY 07052

City,

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780 NORTHFIELD LLC,

780 NORTHFIELD AVE.

WEST ORANGE, NJ 07052

City,

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WEST ORANGE BRANCH
SEP 28 2022
WEST ORANGE, NJ 07052

YURY PATIN, LLC
45 BEVERLY ROAD
SUMMIT, NJ 07901

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SEP 28 2022
WEST ORANGE, NJ 07052

787 NORTHFIELD AVE REAL ESTATE CO
787 NORTHFIELD AVE
WEST ORANGE, NJ 07052

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WEST ORANGE BRANCH
SEP 28 2022
WEST ORANGE, NJ 07052

SMITH, CHRISTOPHER &
MARLENA
777 NORTHFIELD AVE
WEST ORANGE, NJ 07052

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WEST ORANGE BRANCH
SEP 28 2022
WEST ORANGE, NJ 07052

LMK REALTY-LLC,
767 NORTHFIELD AVE
WEST ORANGE, NJ 07052

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WEST ORANGE BRANCH
SEP 28 2022
WEST ORANGE, NJ 07052

NEW LIFE APOSTOLIC CHURCH
747 NORTHFIELD AVENUE
WEST ORANGE, N.J. 07052

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WEST ORANGE BRANCH
SEP 28 2022
WEST ORANGE, NJ 07052

VIZCAYA AT WEST ORANGE
METZGER DRIVE
WEST ORANGE, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Street

City

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 WEST ORANGE, NJ 07052

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Street

City

HIRSH, HELENE & NORMAN
 20 METZGER DRIVE
 WEST ORANGE, NJ 07052

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total

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Sent

Street

City

BACHNER, MICHAEL & MARGIE
 18 METZGER DR.
 WEST ORANGE, NJ 07052

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7021 1970 0000 0970 4649

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Street

City

LEIT, CAROL
 16 METZGER DR
 WEST ORANGE, NJ 07052

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Total

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Street

City

MILLIN, MONICA
 14 METZGER DRIVE
 WEST ORANGE, NJ 07052

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Postage

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\$

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Street

City

TOFEL BETH
 12 METZGER DR
 WEST ORANGE, NJ 07052

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7021 1970 0000 0970 4670

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☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
RAEBURN ROY H. & CHARMION
10 METZGER DRIVE
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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SEP 28 2022
WEST ORANGE, NJ 07052
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19

7021 1970 0000 0970 4687

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
FEINSTEIN, MARJORIE
8 METZGER DRIVE
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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WEST ORANGE BRANCH
SEP 28 2022
WEST ORANGE, NJ 07052
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20

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☐ Return Receipt (hardcopy) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
PEARLMAN, PETER S & JOAN P
6 METZGER DR
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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WEST ORANGE, NJ 07052
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21

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☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
ALPERT, MICHAEL & ROSENBLATT, ROBER
4 METZGER DRIVE
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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SEP 28 2022
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22

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☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
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☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
WEISS, ERIC & HYL A
2 METZGER DRIVE
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
SALZ, SANFORD & GALE
12 KEIMEL COURT
WEST ORANGE, NJ 07052
City, State, ZIP+4®
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24

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$

Sen: NORTHERN DANCER HOLDINGS LLC
14 KEIMEL CT
West Orange, NJ 07052

City: 25

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☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$

Sen: JIANG, PING
18 KEIMEL COURT
West Orange, NJ 07052

City: 27

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☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$

Sen: ABORN, RICHARD A. & ABBEY J
19 SICHEL COURT
West Orange, NJ 07052

City: 29

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☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$

Sen: FAN, LING
16 KEIMEL COURT
West Orange, NJ 07052

City: 26

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☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$

Sen: SCHECHNER, ARTHUR
19647 OAKBROOK CIRCLE
BOCA RATON, FL 33434

City: 28

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☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$

Sen: SINHA DEBASISH & SOMA
17 SICHEL COURT
West Orange, NJ 07052

City: 30

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☐ Adult Signature Restricted Delivery \$

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 Total \$

WEST ORANGE BRANCH
 SEP 28 2022
 WEST ORANGE, NJ 07052

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YARTEY, PHILIP & OFORI, THELMA
 5 HAGGERTY DRIVE
 WEST ORANGE, NJ 07068

City, State, Zip

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☐ Adult Signature Restricted Delivery \$

Postage \$
 Total \$

WEST ORANGE BRANCH
 SEP 28 2022
 WEST ORANGE, NJ 07052

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YARTEY, PHILIP & OFORI, THELMA
 5 HAGGERTY DRIVE
 WEST ORANGE, NJ 07052

City, State, Zip

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☐ Adult Signature Restricted Delivery \$

Postage \$
 Total \$

WEST ORANGE BRANCH
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 WEST ORANGE, NJ 07052

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PATEL, ASHOK
 3 HAGGERTY DR.
 WEST ORANGE, NJ 07052

City, State, Zip

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Postage \$
 Total \$

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 WEST ORANGE, NJ 07052

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SHAFIR, WALTER & INNA
 1 HAGGERTY DR.
 WEST ORANGE, NJ 07052

City, State, Zip

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 WEST ORANGE, NJ 07052

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BROCK, DEMETRIUS & MARISSA
 2 HAGGERTY DRIVE
 WEST ORANGE, NJ 07052

City, State, Zip

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☐ Adult Signature Restricted Delivery \$

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WEST ORANGE BRANCH
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DZIK-JURASZ, ANDRZEJ &
 O'NEEL, JAYNE
 4 HAGGERTY DRIVE
 WEST ORANGE, NJ 07052

City, State, Zip

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Postage \$
Total \$
Sent \$
Street \$
City \$

SEP 28 2022
WEST ORANGE, NJ 07052
Postmark Here

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

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WEST ORANGE, NJ 07052
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Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

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Street \$
City \$

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Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

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Street \$
City \$

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WEST ORANGE, NJ 07052
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New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

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☐ Adult Signature Restricted Delivery \$
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City \$

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Verizon
1 Verizon Way
Basking Ridge, NJ 07920-1025

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Postage \$
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Street \$
City \$

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WEST ORANGE, NJ 07052
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KAREN J. CARNEVALE, RMC Municipal Clerk
Township of West Orange - Municipal Bldg.
66 Main Street - Room 101
West Orange, NJ 07052

47

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WEST ORANGE, NJ 07052

Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202

43

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WEST ORANGE, NJ 07052

City of Orange Township
29 North Day Street
Orange, NJ 07050

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WEST ORANGE, NJ 07052

DEPARTMENT OF TRANSPORTATION
STATE OF NEW JERSEY
1035 PARKWAY AVE
TRENTON, NJ 08650

45

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Postage \$

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SEP 28 2022

WEST ORANGE, NJ 07052

Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

46

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EXHIBIT D

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The Star-Ledger

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www.nj.com/starledger

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Publication County:

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Notice Keywords:

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Notice Authentication Number:

202210031152289550405

1814262678

Notice URL:

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Notice Publish Date:

Wednesday, September 28, 2022

Notice Content

LEGAL NOTICE TOWNSHIP OF WEST ORANGE PLANNING BOARD PLEASE TAKE NOTICE that on October 12, 2022, at 7:30 p.m., the Planning Board of the Township of West Orange (the "Planning Board" or the "Board") will hold a remote public hearing, pursuant to the instructions set forth below, in connection with property located at 769 Northfield Avenue and designated as Block 166.15, Lot 9 on the Tax Maps of the Township of West Orange, New Jersey (the "Property"). The Property is located within the OB-1 District (the "District") of the Township of West Orange (the "Township") and is developed with a 3-story medical office building measuring approximately 67,803 square feet in total floor area. The Applicant, Alterra 769, LLC (the "Applicant"), had applied for and received site plan approval with variance relief from the Planning Board in order to make certain improvements to the Property. The improvements were approved to be constructed in two phases. Preliminary and final major site plan approval was granted in connection with Phase I, which included renovation of the existing medical office building, reconfiguration of the existing parking area to create a drop-off lane, ADA improvements, construction of an expanded parking area, modifications to site circulation, and installation of a monument sign along with ancillary improvements. Preliminary site plan approval was also granted in connection with Phase II, which included the expansion of the parking field to 282 parking spaces and construction of ancillary improvements, including but not limited to landscaping and lighting. In connection with Applicant's development proposal, the Board granted variance relief with regard to maximum permissible lot coverage; maximum permissible disturbance of slopes; removal of trees on slopes 15% or greater; maximum permissible height of proposed retaining walls; maximum permitted sign width; maximum permissible illumination levels at the property lines; minimum required illumination levels in parking areas; and maximum height of light poles. The Board also granted relief to permit less on-site parking stalls than required and to deviate from the minimum required dimensions for parking stalls. The approval was more fully detailed in a resolution adopted by the Planning Board on April 6, 2022 (the "April 2022 Approval"). The Applicant has now applied to the Planning Board for final site plan approval for the Phase II development. The Applicant proposes to maintain all variances previously granted by the Planning Board, and reflected in the April 2022 Approval, for the Phase II development except that it seeks to modify the variance relief requested for the disturbance of steep slopes under Section 25-28.8 of Land Use Regulations of the Township Code (the "Code"). The Code permits a maximum disturbance area of 20% for slope areas between 20-25%, whereas disturbance of 37.7% was previously granted by the Board, and the Applicant now proposes disturbance of 30.8%; and the Code prohibits the disturbance of slopes 25% or greater, whereas the Board previously approved disturbance of 35.2%, and the Applicant now proposes disturbance of 34.4%. The Applicant also requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application. Instructions to Join Remote Hearing The remote public hearing is being held in lieu of an in-person public hearing and will be held by remote access only. During the hearing, any interested party, directly or by attorney, will have an opportunity to view the hearing in its entirety, and be heard (ask questions, provide comments or offer evidence). Members of the public will be provided with instructions during the meeting on how to

participate. You may participate in the hearing on the scheduled date and time through the web via the Zoom video conference platform or by telephone by using the following options set forth below. Please note, however, that if you participate solely by telephone, you will not be able to view the visual materials that may be displayed during the course of the hearing, and therefore, web participation is preferred. 1. Computer/Mobile Device (by entering the link): <https://us06web.zoom.us/j/86100599183?pwd=c2FQTjRLNHBEsmU3KzJPc05pWVdsQT09> Webinar ID: 861 0059 9183 Password: 919315 When logging in to Zoom via Computer or Mobile Device for the first time, please allow a few extra minutes to install the program (if using a computer) or application (if using a mobile device). Individuals accessing the meeting by computer/mobile device will be capable of making public comments at the appropriate times during the meeting by clicking the "raise hand" icon and waiting for the host to unmute them. 2. Telephone: 1-646-558-8656 Webinar ID: 861 0059 9183 Password: 919315 Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing *9 on their telephone and waiting for the host to unmute them. Please contact the Planning Board Secretary in advance of the meeting if you need assistance in order to access the virtual meeting. All documents filed by the Applicant in connection with this application will be on file and available for public inspection no later than ten (10) days in advance of the hearing date. The application documents may be accessed on the Township of West Orange website, Planning Board page at: <https://www.westorange.org/527/Planning-Board>. To view the application materials, open the October 12, 2022 meeting agenda and follow the hyperlinks related to the application. The October 12, 2022 meeting agenda also contains a hyperlink to join the meeting through the web via the Zoom video conference platform. If you do not have computer access or are otherwise unable to access the application materials, please contact the Planning Board Secretary to make other arrangements to inspect same in the Planning & Zoning Department, Town Hall, 66 Main Street, West Orange, New Jersey. Members of the public who anticipate undertaking cross-examination, introducing evidence and/or making public comment on the application are encouraged, but not required, to advise the Planning Board Secretary in advance of the meeting date, to ensure technological needs are accommodated and to further ensure that documents which will be referenced during the hearing are available for review by all participants. Diana L. Chandler, Planning Board Secretary, Township of West Orange may be reached by telephone at (973) 325-4108 or email at dchandler@westorange.org. You may also contact the Applicant's attorney, Lisa A. John-Basta, Esq. for information and documents related to the application using the telephone number and email address provided below. Altera 769, LLC, Applicant Lisa A. John-Basta, Esq. Chiesa Shahinian & Giantomasi PC One Boland Drive West Orange, New Jersey 07052 Telephone: 973-530-2083 Email: ljohn-basta@csglaw.com 9/28/2022 \$393.25

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