

WILLIAM C. SULLIVAN, JR. | Counsel
wsullivan@sh-law.com
Direct Phone: 201-896-7215

December 29, 2022

BY FEDEX

Diana Chandler
Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: Planning Board Application
West Crescent Realty, LLC
14-16 Northfield Avenue
Block 17, Lot 62
Proof of Notice
Our File No.: 15099.1000**

Dear Ms. Chandler:

In connection with the above referenced application, which is scheduled for a hearing before the Planning Board on January 4, 2023, enclosed please find the following:

1. Affidavit of Publication in the West Orange Chronicle on December 22, 2022;
2. Original and copy of certified mail receipts of notice on property owners;
3. Copy of Notice provided;
4. Certified list of property owners;
5. Affidavit of Service.

I look forward to presenting this application on January 4, 2023.

Very truly yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.
For the Firm
Enclosures

Affidavit of Service

Planning Board

Township of West Orange

Application No. PB 22-13 - Filed November 10, 2022

State of New Jersey)
) ss:
County of Essex)

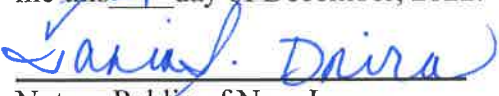
William C. Sullivan, Jr., Esq. of full age, being duly sworn according to law, deposes and says that he resides at 13 Oakridge Road in the Municipality of West Orange, County of Essex and State of New Jersey, that he is counsel for the Applicant in a proceeding before the Planning Board of West Orange Township, New Jersey, being an application under the Zoning Ordinance, and which has Application No. PB 22-13 and relates to premises located at 14-16 Northfield Avenue, Block 17, Lot 62, that on December 20, 2022, he have provided written notice on the hearing of this application to each and all of the persons upon whom service must be provided in the required form and according to the attached list, and in the manner indicated thereon.

Date of Serving Notice: December 20, 2022

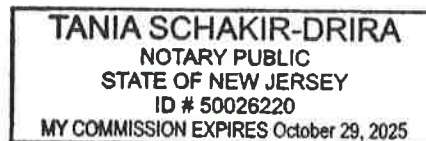


WILLIAM C. SULLIVAN, JR.
Attorney for Applicant

Sworn to and subscribed to before
me this 29th day of December, 2022.



Notary Public of New Jersey



PLANNING BOARD -
TOWNSHIP OF WEST ORANGE
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Board of the Township of West Orange, at a meeting to be held on January 4, 2023 at 7:30 p.m. will hold a public hearing by virtual format on the Zoom platform, on the application of West Crescent Realty, LLC ("Applicant") to renovate an existing structure located at 14-18 Northfield Avenue, Block 17, Lot 62 on the Township of West Orange Tax Map, to provide for a mixed use building by retaining retail/business uses and a warehouse on the ground floor and converting the upper floors, originally designed for office use, into twelve (12) apartments. The Applicant will be requesting a conditional use approval pursuant to Ordinance Section 25-24.2(b)(2)(m), which provides that a mixed use development shall be permitted as an additional use in the B-1 and B-2 District subject to the following conditions:

1. Permitted uses on the ground floor of a mixed use development shall include the following permitted uses in the B-1 and B-2 Districts: Retail store, personal service store or studio, office, business or vocational school, restaurant, bar, massage, body work or somatic therapy establishment, and fitness center/health club.
2. One or more dwelling units shall be permitted on the upper floor(s) above any of the permitted ground floor uses in Section 25-24.2(b)(2)(m)(1).
3. Access to upper floor uses shall be provided by means of a separate entrance than provided for ground floor uses.
4. Minimum lot area shall be 5,000 square feet and the minimum street frontage of such lot shall be 50 feet.

The Applicant will be seeking conditional use approval upon the demonstration that it meets the aforementioned conditions. In addition, the Applicant will be seeking a parking variance because, pursuant to Ordinance Section 25-12, twenty-two (22) spaces will be required for the ground floor retail space and the ground floor warehouse space; and pursuant to the Residential Site Improvement Standards, twenty-two (22) spaces are required for the twelve (12) apartments. The Applicant is providing seven (7) on-site spaces and has secured permits for parking on municipal lots for an additional twelve (12) spaces.

The Applicant also will be seeking variances for five (5) pre-existing, non-conforming conditions which will not be exacerbated by the proposed project; more specifically, building height, side yard setback, rear yard setback, building coverage and lot coverage. The Applicant also seeks preliminary and final site plan approval and any other variances, exceptions, approvals or other relief as may be identified by the Board or its professionals before or during the course of the public hearing.

This hearing shall take place using Zoom technology. To utilize this technology from a computer or telephone app, click the link below to join the meeting. From a phone line, use the phone number below (when prompted, enter Webinar ID then #, then # again).
West Orange Planning Board Meeting
Wednesday, January 4, 2023 @ 7:30 p.m.

Please click the link below (or copy and paste into your browser) to join the meeting:
<https://us06web.zoom.us/j/82426592555?pwd=ZWp0RU01K9JUFY3R2VDQjNjYmLWZz09>

Or Telephone: Dial:
US: 1-646-931-3860
Webinar ID: 824 2659 2555
Password: 361981

A prompt will appear and choose: "Open Zoom.us." If nothing prompts from the browser, follow on screen instructions. If you choose to download Zoom, once prompted, click "RUN". For both browser and downloaded versions, enter your email address and otherwise full name and click "Join". If the meeting is not started, you will be prompted to wait. Once it begins, choose "Join Audio By Computer" or click the icon at the bottom left of your screen.

Please note you will be muted upon entering the meeting. When it is time for public comment and you would like to speak, click the "Raised Hand" icon. The moderator will prompt you when it is your turn to speak and mute you when you are finished. If you are connecting via a phone line: Press *9 to raise your hand. You will still be muted and unmuted by the moderator. If anyone is interested in viewing the Application, they should email Diane Chandler, the Planning Board Secretary at dchandler@westorange.org for a copy of the Application.

This Notice is provided at the direction of the Planning Board by West Crescent Realty, LLC.

/s/ William C. Sullivan, Jr.
William C. Sullivan, Jr.
Attorney for Applicant

Dated: December 15, 2022
E116566 WOC December 22, 2022 (\$46.80)

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

SS:

Faye McDowell of Worrall Community Newspapers Inc,

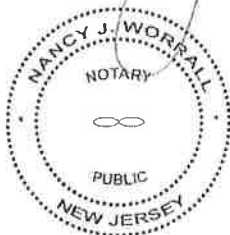
being duly sworn according to law, states on oath, that a notice of which the annexed is a true copy, was published in the *West Orange Chronicle*, a public newspaper published at West Orange, New Jersey, in its issue of **December 22, 2022** making 1 insertion in all.

Faye McDowell

Sworn and subscribed before me this 22nd day of

December, 2022.

[Signature]



Notary Public of New Jersey

NANCY J WORRALL
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 19, 2024

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7019 2970 0001 3101 9354

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage Mantilla, Walter & Elsa
 \$ 75 Hilltop Drive
 Sent To
 Street and Apt
 City, State, Zi

City, State, Zi

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

See Reverse for Instructions



7019 2970 0001 3101 9460

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage a Tau NY-NJ, LLC
 \$ c/o PNC Financial
 Sent To
 Street and Apt
 City, State, Zi

City, State, Zi

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

See Reverse for Instructions



7019 2970 0001 3101 9484

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage Public Service Electric & Gas Co.
 \$ Manager - Corporate Properties
 Sent To
 Street and Apt
 City, State, Zi

City, State, Zi

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

See Reverse for Instructions



7019 2970 0001 3101 9477

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$ Total Postage Jerisa LLC
 \$ 29 Northfield Avenue
 Sent To
 Street and Apt
 City, State, Zi

City, State, Zi

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

See Reverse for Instructions



7019 2970 0001 3101 9491

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage: New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

Sent To
Street and Apt.
City, State, ZIP+4

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

7019 2970 0001 3101 9507

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage: Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

Sent To
Street and Apt.
City, State, ZIP

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

7019 2970 0001 3101 8715

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

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

Sent To
Street and Apt.
City, State, ZIP

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

7019 2970 0001 3101 8722

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage: Verizon
540 Broad Street
Newark, NJ 07101

Sent To
Street and Apt.
City, State, ZIP

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

7019 2970 0001 3101 8753

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

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

Sent To
Street and Apt.
City, State, ZIP

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

7019 2970 0001 3101 9514

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage: City of Orange Township
29 North Day Street
Orange, NJ 07050

Sent To
Street and Apt.
City, State, ZIP

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

7020 1810 0001 1989 7576

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT WCS
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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Sent To Benjamin Geffken
Street and Apt. No., or PO Box No. 345 Valley Rd.
City, State, ZIP+4® W. Orange, NJ 07052

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

Postmark
DEC 22 2022
Here
USPS

7020 1810 0001 1989 7576

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT WCS
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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Sent To Benjamin Geffken
Street and Apt. No., or PO Box No. 345 Valley Rd.
City, State, ZIP+4® W. Orange, NJ 07052

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

Postmark
DEC 22 2022
Here
USPS

7019 2970 0001 3101 9071

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total P

\$

Sent To

2 Northfield Avenue
2-4-6 Northfield Avenue
West Orange, NJ 07052

City, St

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

7019 2970 0001 3101 9101

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total P

\$

Sent To

Supreme Dental Assoc., LLC
5 McGuire Drive
West Orange, NJ 07052

City, St

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

7019 2970 0001 3101 9118

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total

\$

Sent To

335 Valley Road, LLC
441 Main Street
East Orange, NJ 07018

City

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

7019 2970 0001 3101 9088

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total

\$

Sent To

2 Northfield Avenue
2-4-6 Northfield Avenue
West Orange, NJ 07052

City

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

7019 2970 0001 3101 9095

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total

\$

Sent To

TWA Properties, LLC
327-329 Valley Road
West Orange, NJ 07052

City, St

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

7019 2970 0001 3101 9125

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total

\$

Sent To

Judy Prophete
P.O. Box 3182
Newark NJ 07103

City

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

7019 2970 0001 3101 9224

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total P

\$

Sent To

Street

City, St

Ho, Henry & Trung D.
 426 Brookside Place
 Cranford, NJ 07016



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

See Reverse for Instructions

7019 2970 0001 3101 9231

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total F

\$

Sent To

Street

City, St

Lamsis Associates, LLC
 341 Valley Road
 West Orange, NJ 07052



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

See Reverse for Instructions

7019 2970 0001 3101 9248

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total

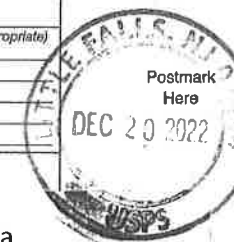
\$

Sent To

Street

City, St

Dipasquale, Daniel & Ida
 79 Crenshaw Drive
 Flanders, NJ 07836



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

See Reverse for Instructions

7019 2970 0001 3101 9255

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Po

\$

Sent To

Street an

City, State

Morrow, Desmond
 155 North Mountain Ave.
 Montclair, NJ 07042



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

See Reverse for Instructions

7019 2970 0001 3101 9262

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage and Fees

\$

Sent To

Street

City, St

Zane-Filippone Co., Inc
 P.O. Box 874
 Sparta, NJ 07871



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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total

\$

Sent To

Street

City, St

West Crescent Realty, LLC
 14-16 Northfield Avenue
 West Orange, NJ 07052



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

See Reverse for Instructions

7019 2970 0001 3101 9279

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\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage at \$
Sent To \$
Street and Apt. N
City, State, ZIP+4

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

7019 2970 0001 3101 9286

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage at \$
Sent To \$
Street and Apt. N
City, State, ZIP+4

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

7019 2970 0001 3101 9293

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage at \$
Sent To \$
Street and Apt. N
City, State, ZIP+4

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

7019 2970 0001 3101 9316

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage at \$
Sent To \$
Street and Apt. N
City, State, ZIP+4

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

7019 2970 0001 3101 9323

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage at \$
Sent To \$
Street and Apt. N
City, State, ZIP+4

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

7019 2970 0001 3101 9453

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage at \$
Sent To \$
Street and Apt. N
City, State, ZIP+4

Postmark Here
DEC 20 2022

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

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage at 7 Northfield Ave., LLC
 41 Hanover Road
 East Hanover, NJ 07936

Sent To

Street and Apt.

City, State, ZIP+4



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

See Reverse for Instructions

7019 2970 0001 3101 9446

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage at Azu & UKA, LLC
 4315 Warners Discovery Wy.
 Bowie, Maryland 20720

Sent To

Street and Apt.

City, State, ZIP+4



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

See Reverse for Instructions

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage at Northfield Enterprises, LLC
 13 Northfield Ave.
 West Orange, NJ 07052

Sent To

Street and Apt.

City, State, ZIP+4



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

See Reverse for Instructions

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage at Tau NY-NJ, LLC
 c/o PNC Financial
 300 Fifth Ave, PT-PTWR22-1
 Pittsburgh, PA 15222

Sent To

Street and Apt.

City, State, ZIP+4



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

See Reverse for Instructions

7019 2970 0001 3101 9392

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage at Mantilla, Walter & Ellsa
 75 Hilltop Drive
 Randolph, NJ 07869

Sent To

Street and Apt.

City, State, ZIP+4



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

See Reverse for Instructions

7019 2970 0001 3101 9408

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Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total Postage at Ambihouse, LLC
 71 Avarell Drive
 Morris Plains, NJ 07950

Sent To

Street and Apt.

City, State, ZIP+4



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

See Reverse for Instructions

7019 2970 0001 3101 9378

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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

19 Northfield, LLC
 5014 16th Ave. #141
 Brooklyn, NY 11204



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

See Reverse for Instructions

7019 2970 0001 3101 9385

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

Mantilla, Walter & Elsa
 75 Hilltop Drive
 Randolph, NJ 07869



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7019 2970 0001 3101 9354

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Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

Mantilla, Walter & Elsa
 75 Hilltop Drive
 Randolph, NJ 07869



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

Postage

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Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

Tau NY-NJ, LLC
 c/o PNC Financial
 300 Fifth Ave, PT-PTWR22-1
 Pittsburgh, PA 15222



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

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7019 2970 0001 3101 9484

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

Postage

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

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



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

See Reverse for Instructions

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

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

Jerisa LLC
 29 Northfield Avenue
 West Orange, NJ 07052



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

See Reverse for Instructions

7019 2970 0001 3101 9491

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

Postage
\$

Total Postage \$

Sent To New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

Street and Apt.
City, State, ZIP+4

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

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

Total Postage \$

Sent To Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

Street and Apt.
City, State, ZIP

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

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

Postage
\$

Total Postage \$

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

Street and Apt.
City, State, ZIP

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

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

Postage
\$

Total Postage \$

Sent To Verizon
540 Broad Street
Newark, NJ 07101

Street and Apt.
City, State, ZIP

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

WCS 150491

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7019 2970 0001 3101 8753

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☐ Return Receipt (hardcopy)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage \$

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

Street and Apt.
City, State, ZIP

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

WCS 150491

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$

Total Postage \$

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

Street and Apt.
City, State, ZIP

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

WCS 150491

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7020 1810 0001 1989 7576

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Postage

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Total Postage and Fees

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Sent To

Benjamin Geffken

Street and Apt. No., or PO Box No.

345 Valley Rd.

City, State, ZIP+4[®]

W. Orange, NJ 07052

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

See Reverse for Instructions



PLANNING BOARD - TOWNSHIP OF WEST ORANGE
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Board of the Township of West Orange, at a meeting to be held on January 4, 2023 at 7:30 p.m. will hold a public hearing by virtual format on the Zoom platform, on the application of West Crescent Realty, LLC ("Applicant") to renovate an existing structure located at 14-16 Northfield Avenue, Block 17, Lot 62 on the Township of West Orange Tax Map, to provide for a mixed use building by retaining retail/business uses and a warehouse on the ground floor and converting the upper floors, originally designed for office use, into twelve (12) apartments. The Applicant will be requesting a conditional use approval pursuant to Ordinance Section 25-24.2(b)(2)(m), which provides that a mixed use development shall be permitted as an additional use in the B-1 and B-2 District subject to the following conditions:

1. Permitted uses on the ground floor of a mixed use development shall include the following permitted uses in the B-1 and B-2 Districts: Retail store, personal service store or studio, office, business or vocational school, restaurant, bar, massage, body work or somatic therapy establishment, and fitness center/health club.
2. One or more dwelling units shall be permitted on the upper floor(s) above any of the permitted ground floor uses in Section 25-24.2(b)(2)(m)(1).
3. Access to upper floor uses shall be provided by means of a separate entrance than provided for ground floor uses.
4. Minimum lot area shall be 5,000 square feet and the minimum street frontage of such lot shall be 50 feet.

The Applicant will be seeking conditional use approval upon the demonstration that it meets the aforementioned conditions. In addition, the Applicant will be seeking a parking variance because, pursuant to Ordinance Section 25-12.2, twenty-two (22) spaces will be required for the ground floor retail space and the ground floor warehouse space; and pursuant to the Residential Site Improvement Standards, twenty-two (22) spaces are required for the twelve (12) apartments. The Applicant is providing seven (7) on-site spaces and has secured permits for parking on municipal lots for an additional twelve (12) spaces.

The Applicant also will be seeking variances for five (5) pre-existing, non-conforming conditions which will not be exacerbated by the proposed project; more specifically, building height, side yard setback, rear yard setback, building coverage and lot coverage. The Applicant also seeks preliminary and final site plan approval and any other variances, exceptions, approvals or other relief as may be identified by the Board or its professionals before or during the course of the public hearing.

This hearing shall take place using Zoom technology. To utilize this technology from a computer or telephone app, click the link below to join the meeting. From a phone line, use the phone number below (when prompted, enter Webinar ID then #, then # again).

West Orange Planning Board Meeting Wednesday, January 4, 2023 @ 7:30 p.m.

Please click the link below (or copy and paste into your browser) to join the meeting:

<https://us06web.zoom.us/j/82426592555?pwd=WnpsRUtOTk9jUFY3R2VDQjNjYmlyZz09>

Or Telephone:

Dial:

US:1-646-931-3860

Webinar ID: 824 2659 2555

Password: 361981

A prompt will appear and choose: "OpenZoom.us." If nothing prompts from the browser, follow on screen instructions. If you choose to download Zoom, once prompted, click "RUN". For both browser and downloaded versions, enter your email address and otherwise full name and click "Join". If the meeting is not started, you will be prompted to wait. Once it begins, choose "Join Audio By Computer" or click the icon at the bottom left of your screen.

*Please note you will be muted upon entering the meeting. When it is time for public comment and you would like to speak, click the "Raised Hand Icon". The moderator will prompt you when it is your turn to speak and mute you when you are finished. If you are connecting via a phone line: Press *9 to raise your hand. You will still be muted and unmuted by the moderator. If anyone is interested in viewing the Application, they should email Diane Chandler, the Planning Board Secretary at dchandler@westorange.org for a copy of the Application.

This Notice is provided at the direction of the Planning Board by West Crescent Realty, LLC.

/s/ William C. Sullivan, Jr.

William C. Sullivan, Jr.
Attorney for Applicant

Dated: December 15, 2022

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	17	62		14-16 NORTHFIELD AVENUE	WEST CRESCENT REALTY, LLC.	14-16 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052

§

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

Adjoining Properties (29)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	17	1		2-4 NORTHFIELD AVENUE	2 NORTHFIELD AVENUE,	2-4-6 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	17	2		325 VALLEY ROAD	2 NORTHFIELD AVENUE,	2-4-6 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	17	3		327-329 VALLEY ROAD	TWA PROPERTIES, LLC	327-329 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	17	4		331 VALLEY ROAD	SUPREME DENTAL ASSOC., LLC	5 MC GUIRE DRIVE	WEST ORANGE, NJ	07052
West Orange Township	17	5		335 VALLEY ROAD	335 VALLEY ROAD LLC,	441 MAIN ST	EAST ORANGE, NJ	07018
West Orange Township	17	7		337 VALLEY ROAD	PROPHETE, JUDY	PO BOX 3182	NEWARK, NJ	07103
West Orange Township	17	8		339 VALLEY ROAD	HO, HENRY & TRUNG D.	426 BROOKSIDE PLACE	CRANFORD, NJ	07016
West Orange Township	17	9		341 VALLEY ROAD	LAMSIS ASSOCIATES LLC	341 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	17	11		345 VALLEY ROAD	DIPASQUALE, DANIEL & IDA	79 CRENSHAW DRIVE	FLANDERS, NEW JERSEY	07836
West Orange Township	17	13		349 VALLEY ROAD	MORROW, DESMOND	155 NORTH MOUNTAIN AVE	MONTCLAIR, NJ	07042
West Orange Township	17	49		18 NORTHFIELD AVENUE REAR	ZANE-FILIPPONE CO INC	P.O. BOX 874	SPARTA, NEW JERSEY	07871
West Orange Township	17	56		48 WHEELER STREET	ZANE, FILIPPONE CO., INC.	P.O. BOX 874	SPARTA, NEW JERSEY	07871
West Orange Township	17	58		20 NORTHFIELD AVENUE	DUPREE, KAMMERON	90 PARK TERRACE	WEST ORANGE, NJ	07052
West Orange Township	17	60		18 NORTHFIELD AVENUE	ZANE-FILIPPONE CO INC	P.O. BOX 874	SPARTA, NEW JERSEY	07871
West Orange Township	17	62		14-16 NORTHFIELD AVENUE	WEST CRESCENT REALTY, LLC.	14-16 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	17	66		10 NORTHFIELD AVENUE	10 NORTHFIELD LLC,	10 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	18	44		338 VALLEY ROAD	BYRNE: 338 VALLEY W.O. , L.L.C	29 DOGWOOD ROAD	WEST ORANGE, N.J.	07052
West Orange Township	18	48		326 VALLEY ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	18	52		16 MAIN & VALLEY ROAD	AZU & UKA, LLC.	4315 WARNERS DISCOVERY WY	BOWIE, MARYLAND	20720
West Orange Township	69	1		26-28 MAIN STREET	7 NORTHFIELD AVE LLC,	41 HANOVER ROAD	EAST HANOVER , NJ	07936
West Orange Township	69	5.01		NORTHFIELD AVENUE REAR	TAU NY-NJ, LLC %PNC FINANCIAL	300 FIFTH AVE,PT-PTWR22-1	PITTSBURG, PA	15222
West Orange Township	69	5.02		13 NORTHFIELD AVENUE	NORTHFIELD ENTERPRISES LLC	13 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	69	10		17 NORTHFIELD AVENUE	AMBIHOUSE, LLC.	71 AVARELL DRIVE	MORRIS PLAINS, NJ	07950
West Orange Township	69	10.01		23 NORTHFIELD AVENUE	MANTILLA, WALTER & ELLSA	75 HILLTOP DRIVE	RANDOLPH, NJ	07869
West Orange Township	69	10.02		21 NORTHFIELD AVENUE	MANTILLA, WALTER & ELISA	75 HILLTOP DRIVE	RANDOLPH, NEW JERSEY	07869
West Orange Township	69	11		19 NORTHFIELD AVENUE	19 NORTHFIELD LLC,	5014 16TH AVE #141	BROOKLYN, NY	11204
West Orange Township	69	13		20 WHEELER STREET	MANTILLA, WALTER R. & ELISA	75 HILLTOP DR	RANDOLPH, NJ	07869
West Orange Township	69	37		30 MAIN STREET	TAU NY-NJ %PNC FINANCIAL	300 5TH AVE, PT-PTWR-22-1	PITTSBURG, PA	15222
West Orange Township	70	1		29 NORTHFIELD AVENUE	JERISA LLC,	29 NORTHFIELD AVENUE	WEST ORANGE, NJ	07052

Buffer Report - Map

