

TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
NOTICE OF REMOTE HEARING

PLEASE TAKE NOTICE:

That the undersigned has applied to the Zoning Board of Adjustment in the Township of West Orange for bulk variance relief in order to construct a single-family residential dwelling on a presently vacant lot at property commonly known as 48 Greenwood Avenue and otherwise known as Block 176.01, Lot 34 on the tax maps of the Township of West Orange. The subject property is located in a R-6 Zone and the single-family use proposed is permitted in the zone.

In order to develop the subject property as intended, the applicant is seeking bulk variances for minimum lot width, minimum front yard setback, maximum permitted impervious coverage, maximum effective lot area due to steep slopes on the property, maximum effective building coverage due to steep slopes on the property and maximum effective impervious coverage due to steep slopes on the property in addition to any and all other variances or waivers the Board deems necessary for approval of this application.

Please be advised that due to multiple Executive Orders declared by Governor Murphy and in an effort to prevent further spread of COVID-19, the January 19, 2023 regular meeting of the Zoning Board of Adjustment of the Township of West Orange will be held remotely via Zoom Meeting at 8:00pm. To view, attend and ask questions or make statements at the meeting, use the web address below, meeting ID and password:

<https://us06web.zoom.us/j/83028046303?pwd=UVlYUj9pUGZVOEtmcUxLRC8vSTc2Zz09>

Webinar ID: 830 2804 6303
Passcode: 261343

For any member of the public who does not have computer or mobile access to connect to the website, they may participate via audio connection by calling the following telephone number. When prompted enter Webinar ID 868 8844 8556 then # the # again then enter Passcode 980265.

+1 646 558 8656

Webinar ID: 830 2804 6303
Passcode: 261343

Plans and other documentation relating to this application are on file no later than 10 days prior to the meeting in the West Orange Municipal Building, Office of the Planning and Zoning, 66 Main Street, Room 214 but due to the COVID-19 pandemic the West Orange Municipal Building is not open the public. The plans and application materials are available and can be viewed on the West Orange website at www.westorange.org.

Any individual intending to participate in the February 17, 2022 meeting or lacking the resources or ability to obtain technological access should contact the Board Secretary Diana Chandler at (973)973-4110 or dchandler@westorange.org.

This notice is sent to you by the Applicant as a property owner within 200 feet of the subject property.

This notice is sent to you by the Applicant by order of the West Orange Zoning Board of Adjustment.

Respectfully,
GACCIONE POMACO, P.C.
524 Union Avenue
Belleville, NJ 07109
(973)759-2807
Attorneys for Applicant,
Mark Kibutu

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	176.01	33		GREENWOOD AVENUE	KIBUTU, MARK & IESHA REED-KIBUTU	65 HAWTHORNE PL #G1	MONTCLAIR, NJ	07042

§

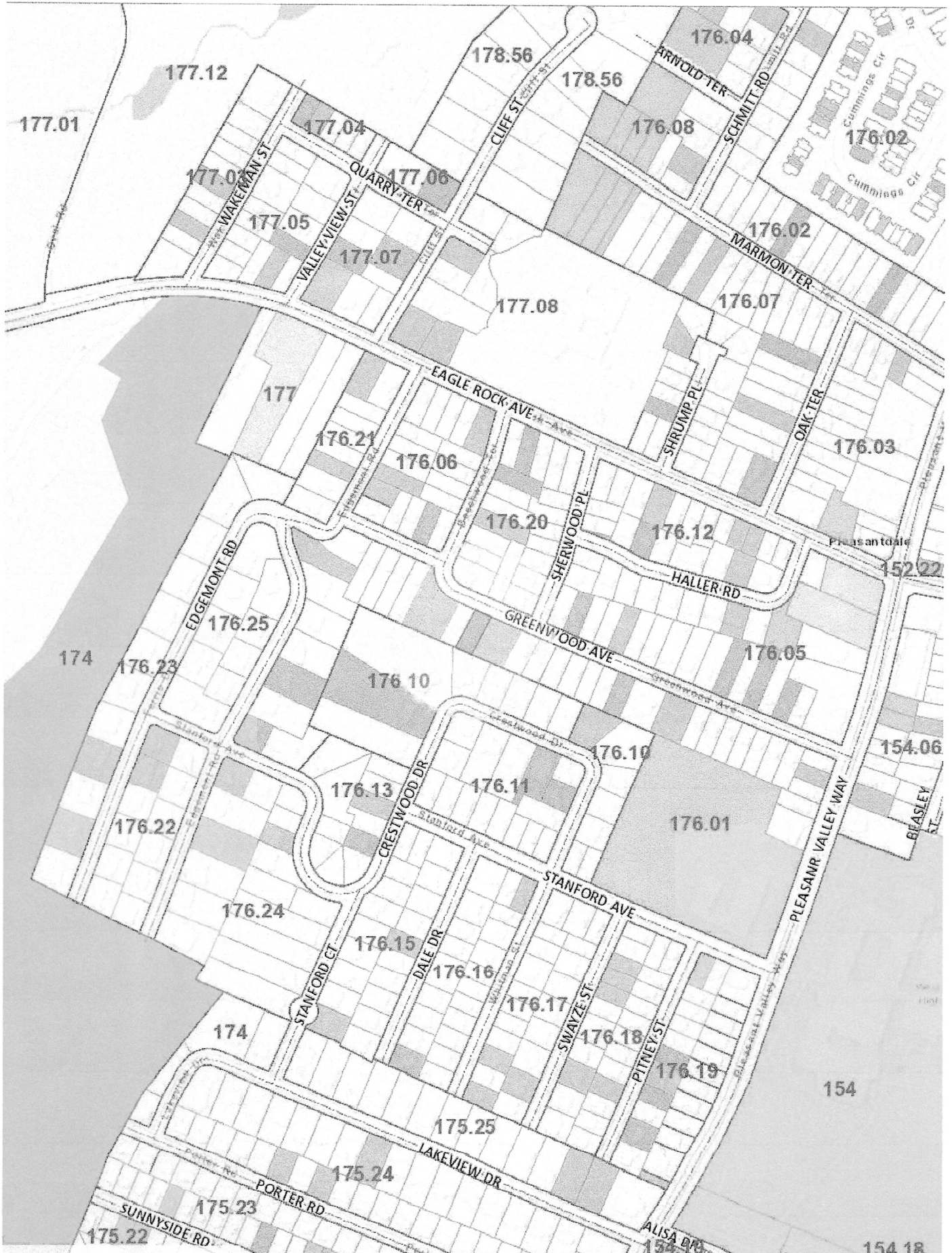
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (22)

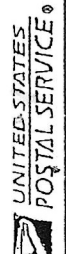
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	176.01	25		36 GREENWOOD AVE.	BONANATE, LISA & SANFORD	36 GREENWOOD AVE	WEST ORANGE, NJ	07052
West Orange Township	176.01	30		38 GREENWOOD AVENUE	SCIME-SAYEGH, DIANA	38 GREENWOOD AVE	WEST ORANGE, NJ	07052
West Orange Township	176.01	31		42 GREENWOOD AVENUE	PEREZ, FRANKIE & RIVERA, ELIANA	42 GREENWOOD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	176.01	33		GREENWOOD AVENUE	KIBUTU, MARK & IESHA REED-KIBUTU	65 HAWTHORNE PL #G1	MONTCLAIR, NJ	07042
West Orange Township	176.01	34		48 GREENWOOD AVENUE	KIBUTU, MARK & IESHA REED-KIBUTU	65 HAWTHORNE PL #G1	MONTCLAIR, NJ	07042
West Orange Township	176.01	35		50 GREENWOOD AVENUE	RAMOTAR, RYAN	50 GREENWOOD AVE	WEST ORANGE, NJ	07052
West Orange Township	176.01	36		52 GREENWOOD AVENUE	THOMPSON, RYAN J & ALKEMEYER, C	52 GREENWOOD AVE	WEST ORANGE, NJ	07052
West Orange Township	176.01	37		54 GREENWOOD AVENUE	FURIA, JOHN C. & ANTOINETTE	54 GREENWOOD AVE	WEST ORANGE, NJ	07052
West Orange Township	176.05	23		37 GREENWOOD AVENUE	GLAZER, DAVID B & MICHELE	37 GREENWOOD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	176.10	13		27 CRESTWOOD DRIVE	FAIWISZEWSKI, STEVEN & BITON, EMILY	27 CRESTWOOD DRIVE	WEST ORANGE, N.J.	07052
West Orange Township	176.10	14		31 CRESTWOOD DRIVE	GREENFIELD, ROBERT & DEBORAH	31 CRESTWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	176.10	15		35 CRESTWOOD DRIVE	PEIKES, JOSEPH & PAULA	35 CRESTWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	176.10	16		39 CRESTWOOD DRIVE	FURER, MARK & CARMELLA	39 CRESTWOOD DRIVE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	176.10	17		43 CRESTWOOD DRIVE	BROWN, MICHAEL & NURIT	43 CRESTWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	176.11	15		30-34 CRESTWOOD DRIVE	GEDDAM, RAKESH & BURADAGUNTA S.	30-34 CRESTWOOD DR	WEST ORANGE, NJ	07052
West Orange Township	176.20	8		16 BEECHWOOD TERRACE	LEVINE, DANIEL & PATRICIA	16 BEECHWOOD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	176.20	9		18 BEECHWOOD TERRACE	STALEY, CHRISTOPHER & CUASAY, KATRINA	18 BEECHWOOD TERR.	WEST ORANGE, NJ	07052
West Orange Township	176.20	10		20 BEECHWOOD TERRACE	GLOBUS, CORY	20 BEECHWOOD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	176.20	15		15 SHERWOOD PLACE	PEREZ, DAVID & GONZALEZ, EMILY	15 SHERWOOD PL	WEST ORANGE, NJ	07052
West Orange Township	176.20	17		45 GREENWOOD AVENUE	RYAN, NANCY LEE	45 GREENWOOD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	176.20	18		19 SHERWOOD PLACE	KRAUTH, CINDY A	19 SHERWOOD PLACE	WEST ORANGE, NJ	07052
West Orange Township	176.20	19		17 SHERWOOD PLACE	SHARRET, RAPHAEL & BERTHA	17 SHERWOOD PL.	WEST ORANGE, N.J.	07052

Buffer Report - Map



Mark Kibutu
Postmark Book For Accountable Mail



Name and Address of Sender
GACCIONE POMACO
PROFESSIONAL CORPORATION
524 UNION AVENUE
P.O. BOX 96
BELLEVILLE, NEW JERSEY 07109

Check type of mail or service
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☒ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail

Affix Stamp Here
(for additional copies
Postmark with Date)

U.S. POSTAGE PAID

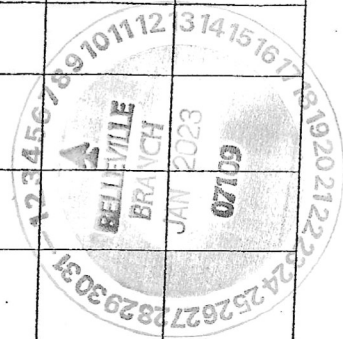


BELLEVILLE, NJ
07109
JAN 04, 23
AMOUNT

\$4.00
R2305K138770-10

0000

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge - If Registered and over \$50,000 in value	Actual Value If Registered	Insured Value	Sender if COD	Adult Signature Required	Adult Signature Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
1. 7022 0410 0001 9625 2874	Lisa & Sanford Bonanate 36 Greenwood Avenue West Orange, NJ 07052												
2. 7022 0410 0001 9625 2881	Mark Kibutu & Iesha Reed-Kibutu 64 Hawthorne Place #G1 Montclair, NJ 07042												
3. 7022 0410 0001 9625 2898	John C. & Antoinette Furia 54 Greenwood Avenue West Orange, NJ 07052 Robert & Deborah Greenfield 31 Crestwood Drive West Orange, New Jersey 07052												
4. 7022 0410 0001 9625 2904													
5. 7022 0410 0001 9625 2911	Michael & Murit Brown 43 Crestwood Drive West Orange, NJ 07052												
6. 7022 0410 0001 9625 2928	Christopher Staley & Katrina Cuasay 18 Beechwood Terrace West Orange, NJ 07052												
7. 7022 0410 0001 9625 2935	Nancy Lee Ryan 45 Greenwood Avenue West Orange, NJ 07052 Diana Scime-Sayegh 38 Greenwood Avenue West Orange, NJ 07052												
8. 7022 0410 0001 9625 2942													



Total Number of Pieces Listed by Sender: 8
Total Number of Pieces Received at Post Office: 8
Postmaster, Per (Name of receiving employee)

Mark Kibito

Firm Mailing Book For Accountable Mail



NAME and Address of Sender

GACCIONE POMACIO
PROFESSIONAL CORPORATION
524 UNION AVENUE
BELLEVILLE, NEW JERSEY 07109

Check type of mail or service

- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery (COD)
- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Affix Stamp Here
(for additional copies of
Postmark with Date of
Postmark)

USPS Tracking/Article Number

- 7022 0410 0001 9625 2959
Ryan Ramotar
50 Greenwood Avenue
West Orange, NJ 07052
- 7022 0410 0001 9625 2966
David B. & Michele Glazer
37 Greenwood Avenue
West Orange, NJ 07052
- 7022 0410 0001 9625 2973
Joseph & Paula Peikes
35 Crestwood Drive
West Orange, NJ 07052
- 7022 0410 0001 9625 2980
Rakesh & Buradaguntas Geddam
30-34 Crestwood Drive
West Orange, NJ 07052
- 7022 0410 0001 9625 2997
Cory Globus
20 Beechwood Terrace
West Orange, NJ 07052
- 7022 0410 0001 9625 3000
Cindy A. Krauth
19 Sherwood Place
West Orange, NJ 07052
- 7022 0410 0001 9625 3017
Frankie Perez & Eliana Rivera
22 Greenwood Avenue
West Orange, New Jersey 07052
- 7022 0410 0001 9625 3024
Ryan J. Thompson & C. Alkemeyer
52 Greenwood Avenue
West Orange, NJ 07052

Total Number of Pieces
Listed by Sender 8

Total Number of Pieces
Received at Post Office 8

Postmaster, Per (Name of receiving employee)

US Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

Complete in ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacy-policy.

U.S. POSTAGE PAID

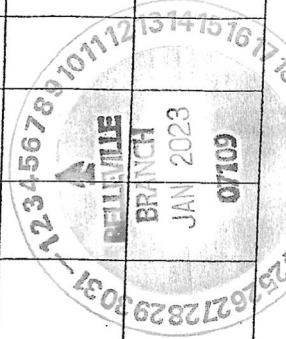
BELLEVILLE, NJ
07109
JAN 04, 23

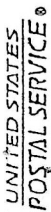


AMOUNT
\$4.00
R2305K138770-10

0000

Value	Sender if COD	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee
Adult Signature Required									
Adult Signature Restricted Delivery									
Restricted Delivery									
Return Receipt									
Signature Confirmation									
Signature Confirmation Restricted Delivery									
Special Handling									





**UNITED STATES
POSTAL SERVICE®**

Check type of mail or service

☐ Adult Signature Required

☐ Certified Mail

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery (COD)☐ Insured Mail

USPS Tracking/Article Number

Emily Biton
27 Crestwood Drive
Orange, NJ 07052

Mark & Carmella Furer
39 Crestwood Drive
West Orange, NJ 07052

Daniel & Patricia Levine
16 Beechwood Terrace
West Orange, NJ 07052

David Perez & Emily Gonzalez
15 Sherwood Place
West Orange, NJ 07052

Raphael & Bertha Sharret
17 Sherwood Place
West Orange, NJ 07052

Total Number of Pieces
Received at Post Office

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete in Ink

SN 7530-02-000-9098

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.