

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY :
:S.S.
COUNTY OF MERCER :

JULIE POTTHOFF, of full age, being duly sworn according to law upon her oath, deposes and says:

1. I am the Administrative Legal Assistant to Jeffrey R. Chang at the law firm of Fox Rothschild LLP, counsel to Crest Ridge Realty I.I.C. ("Crest Ridge").

2. On January 5, 2023, I mailed by the United States Postal Service, certified mail, return receipt requested, the Public Hearing Notice in the form attached hereto as Exhibit A, to the property owners within two hundred feet (200') of the property that is the subject of the Crest Ridge application pending before the West Orange Planning Board. Said owners are listed in the certified list of the property owners given to me by the West Orange Office of Assessor. The certified list of noticed entities are attached hereto as Exhibit B.

3. Certified mail receipts evidencing such certified mailing are attached hereto collectively as Exhibit C.

4. Notice of the hearing on the application was published in the West Orange Chronicle on January 12, 2023. The Affidavit of Publication of the West Orange Chronicle is attached hereto as Exhibit D.


Julie F. Potthoff

Sworn to and subscribed before
me this 12th day of January, 2023.




EXHIBIT A

Notice of Hearing

[attached]

NOTICE OF PUBLIC HEARING
TOWNSHIP OF WEST ORANGE PLANNING BOARD
APPLICATION FOR MINOR SITE PLAN AND BULK VARIANCE APPROVAL
CREST RIDGE REALTY LLC
200 MOUNT PLEASANT AVENUE
BLOCK 80.03, LOT 36
WEST ORANGE TOWNSHIP, NJ
PB-22-14

PLEASE TAKE NOTICE: In accordance with the requirements of the Township of West Orange Land Use Ordinance and N.J.S.A. 40:55D-12, notice is hereby given by Crest Ridge Realty LLC (hereinafter "Applicant") that a public hearing is scheduled for February 1, 2023 at 7:30 p.m. **virtually**, to consider a minor site plan with bulk variance for the proposed development of a two (2) story, 993 sq. ft. +/- workout room, kitchenette, manager's office, bathroom/changing rooms building to be placed next to the existing pool house and wood fence on the property. The project is located at 200 Mount Pleasant Avenue, on property known and identified as Block 80.03, Lot 36 on the West Orange Township tax map (the "Property"). The Property is in the R-G Garden Apartments Zone and approximately 12.06 +/- acres in size and is improved with garden apartments, a pool, and a pool house.

The workout room will be restricted to garden apartment residents and not open to the general public. Two (2) trees and existing pavers will be removed to accommodate the improvement. A concrete sidewalk will be constructed on both sides of the proposed development. There is an existing non-conformance where a rear yard setback of 37.4 feet exists, and 75 feet is permitted.

Applicant seeks relief from the following provisions of the West Orange Township Code:

Variance:

- Section 25-7.1 (Table of District Regulations Part B: Bulk Standards) and 25-28.8 - A maximum lot coverage of 42.8% is proposed, where 42.6% exists, and 40% is permitted.
- Section 25-8.8 – a maximum height of accessory building in a residential zone of 2 stories and 24 feet, 8 inches is proposed where 1.5 stories and 15 feet is permitted.

The Applicant respectfully requests that the Planning Board consider and grant any additional variances, waivers, design exceptions or other relief that the Planning Board or Township's professional staff may deem necessary or required in review and approval of this application. Amendments to the application and the plan may be made at the time of the Public Hearing based upon comments from the Board and its professionals and/or the public.

The meeting will be accessed **VIRTUALLY** by following these instructions:

From a computer/phone 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)

<https://us06web.zoom.us/j/86392440240?pwd=Rm9nd0svUC9QWVZPVGMwTytGYWNlZz09>

or telephone:

Dial: US: 1-646-931-3860

Webinar ID: 863 9244 0240

Password: 025290

If you so desire, you or your attorney may appear before the Planning Board at the time and place designated above for the purposes of being heard with respect to this review either by yourself or by your attorney.

The minor site plan and bulk variance application has been filed by the undersigned with the Secretary of the Planning Board and is available for examination. All documents relating to this application may be inspected by the public Monday through Friday during regular business hours, in the Planning and Development Department Office located at 66 Main Street, West Orange, New Jersey. You may also contact Planning Board Secretary, Jamilet Baquerizo Vite at planningboard@westorange.org and/or call 973-325-4110 or 973-325-4111.

January 5, 2023

Attorney for Crest Ridge Realty LLC

Jeffrey R. Chang, Esquire
Fox Rothschild, LLP
997 Lenox Drive
Lawrenceville, New Jersey 08648

EXHIBIT B

Lists of Property Owners Service

[attached]

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	80.03	36		200 MT. PLEASANT AVENUE	CREST RIDGE REALTY,LLC	2 EXECUTIVE DRIVE #430	FORT LEE, NJ	07024

§

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

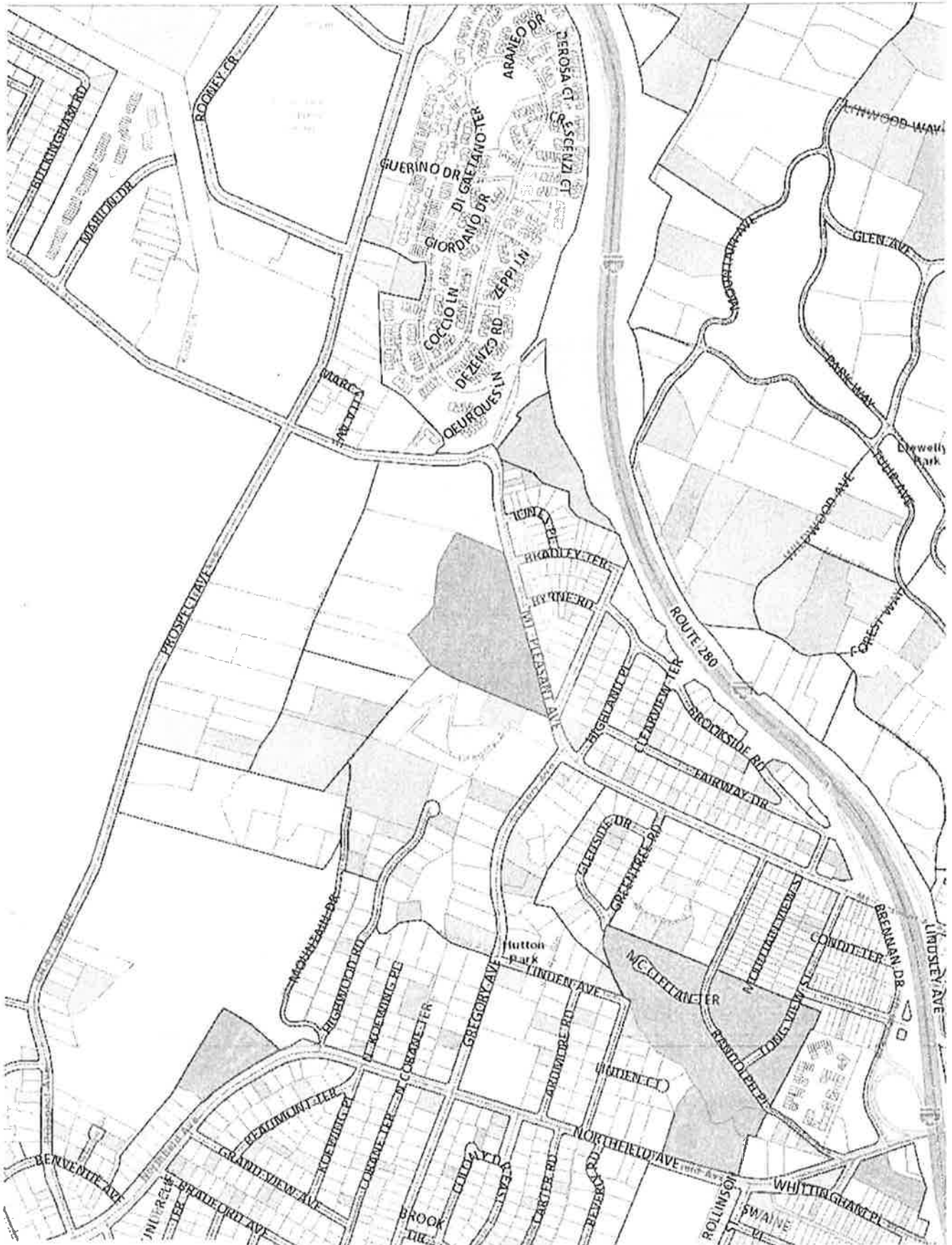
Adjoining Properties (44)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	80.02	1	①	33 GREGORY AVE.	MIMIAMELIA LLC,	600 FULTON ST	ELIZABETH, NJ	07206
West Orange Township	80.02	1.01	②	GREGORY AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034
West Orange Township	80.02	1.02	③	29 GREGORY AVENUE REAR	DIAZ, LEONIDAS	29 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	80.02	1.03	④	39 GREGORY AVENUE	BHUYA GROUP OF INDUSTRIES, LLC	3 SCHOOL HOUSE LANE	FLANDERS, NJ	07836
West Orange Township	80.02	1.04	⑤	37 GREGORY AVENUE	MEARES, ROBERT & LORRAINE	37 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	80.02	1.05	⑥	35 GREGORY AVENUE	YOUNG, ANDREW & CHUNG, JESSICA	35 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	80.02	2	⑦	31 GREGORY AVENUE	RODRIGUEZ, LUIS F. & VIVIAN C.	31 GREGORY AVENUE REAR	WEST ORANGE, NEW JERSEY	07052
West Orange Township	80.03	1	⑧	26 RIDGE ROAD	JAIN, VIKAS & ANAMIKA	26 RIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	80.03	3	dupe	26 RIDGE ROAD	JAIN, VIKAS & ANAMIKA	26 RIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	80.03	5	⑨	20 RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039
West Orange Township	80.03	10	dupe	10 RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039
West Orange Township	80.03	21	dupe	2 RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039
West Orange Township	80.03	36	⑩	200 MT. PLEASANT AVENUE	CREST RIDGE REALTY,LLC	2 EXECUTIVE DRIVE #430	FORT LEE, NJ	07024
West Orange Township	80.05	40.01	⑪	32 RIDGE ROAD	TEICH, RUDOR & RENEE	32 RIDGE RD.	WEST ORANGE, N.J.	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	85.04	2	(12)	18 JONES PLACE	WATLEY, DURECIA%MICHAEL WATLEY	139 MAIN STREET	ORANGE, NJ	07050
West Orange Township	85.04	7	(13)	1 BRADLEY TERRACE	SIMOND, RISSA & POMPILUS, LANCHY G	1 BRADLEY TERRACE	WEST ORANGE, NJ	07052
West Orange Township	85.04	10	(14)	3 BRADLEY TERRACE	KRIEN, PETER M & KATHRYN A	3 BRADLEY TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	85.04	12	(15)	5 BRADLEY TERRACE	C. SANCHEZ, RAMONCITO J. JR.	5 BRADLEY TER	WEST ORANGE, NJ	07052
West Orange Township	85.04	14	(16)	16 JONES PLACE	HIDALGO, EDGAR & MAZOUAT, ZACHARY	16 JONES PL	WEST ORANGE, NJ	07052
West Orange Township	85.04	16	(17)	8 JONES PLACE	DIXON, EDDIE & SHEILA OWEN-DIXON	8 JONES PLACE	WEST ORANGE, NJ	07052
West Orange Township	85.04	20	(18)	4 JONES PLACE	ZALESKI, MICHAEL & FELICETTI, A	4 JONES PLACE	WEST ORANGE, NJ	07052
West Orange Township	85.04	23	(19)	9 BRADLEY TERRACE	RELLAH, JOHN A. & W. JOANNE M.	9 BRADLEY TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	85.05	1	(20)	215 MT. PLEASANT AVENUE	BRAVO, JULIO & KYOUNGSUN CHOI	215 MT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	85.05	2	(21)	213 MT. PLEASANT AVENUE	ALSTON, CARLOS & LISA S.	213 MT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	85.05	6	(22)	6 BRADLEY TERRACE	AYRES JOHN & CAROL M	6 BRADLEY TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	85.05	8	(23)	1 BYRNE ROAD	FIELDS, RESHANDOR	1 BYRNE ROAD	WEST ORANGE, N.J.	07052
West Orange Township	85.05	10	(24)	3 BYRNE ROAD	CABALLERO, ANGELA V.	3 BYRNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.05	12	(25)	5 BYRNE ROAD	GLASS, TYLER & NUNEZ, BRITTANY	5 BYRNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.05	14	(26)	8 BRADLEY TERRACE	BROOKS, LISA & ALLYSON	8 BRADLEY TERR	WEST ORANGE, NJ	07052
West Orange Township	85.05	32	(27)	7 BYRNE ROAD	WYCHE, RICHARD & SANDRA MONDESIR-	7 BYRNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.06	2	(28)	205 MT. PLEASANT AVENUE	BARCELOS, CHRISTOPHER & SANTIAGO, J	205 MOUNT PLEASANT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	85.06	4	(29)	6 BYRNE ROAD	ESCALANTE, D & NAVIA, CARLOS A	6 BYRNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.06	8	(30)	8 BYRNE ROAD	CAPOZZI, ROCCO JOHN	8 BRYNE ROAD	WEST ORANGE, NJ	07052
West Orange Township	85.06	22	(31)	17 GREGORY AVENUE	SANTUCCI, ANITA M.	17 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	85.06	23	(32)	19 GREGORY AVENUE	SHAPIRO, FRANK M & BARBARA	19 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	85.06	24	(33)	21 GREGORY AVENUE	NJOKU, UCHE CYPRIAN	21 GREGORY AVE.	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	85.06	25	34	25 GREGORY AVENUE	BLANCO, JOSE N & GARRETT, ELIZABETH	25 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	85.06	26	35	27 GREGORY AVENUE	STARCEVIC, SINISA & DIANA	27 GREGORY AVE	WEST ORANGE, NJ	07052
West Orange Township	85.06	28	36	195 MT. PLEASANT AVENUE	MCDONALD, GARY	216 PASSAIC AVENUE	FAIRFIELD, NJ	07004
West Orange Township	86.05	1	37	MT. PLEASANT AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	86.05	3	38	24 GREGORY AVENUE	TURANO, LOUIS & ROSEANN	24 GREGORY AVENUE	WEST ORANGE, NJ	07052
West Orange Township	86.05	4	39	22 GREGORY AVENUE	PERGOLIZZI, FRANK A. & W. IRENE A.	22 GREGORY AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	86.05	5	40	20 GREGORY AVENUE	TURANO, LOUIS A III	20 GREGORY AVE.	WEST ORANGE, N.J.	07052
West Orange Township	86.05	19	41	13 HIGHLAND PLACE	ROBINSON, JULIET	13 HIGHLAND PL	WEST ORANGE, NJ	07052

Buffer Report - Map



Developed by Civil Solutions using myiDV

PUBLIC UTILITIES

ELECTRIC & GAS

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

WATER

- (43) New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

- (44) Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

- (45) Verizon
540 Broad Street
Newark, NJ 07101

SEWER

- (46) Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052
- (47) Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202
- (48) City of Orange Township
29 North Day Street
Orange, NJ 07050

F:\Forms & Awards\PH-FORMS\Utilities.lst

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

50 Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

EXHIBIT C

**Certified Mail Receipts
[attached]**

U.S. Postal Service® CERTIFIED MAIL® RECEIPT

Page 1 of 1

Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2196 4561 54

Certified Mail Fee \$ 4.00
Return Receipt (Hardcopy) \$ 3.25
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$ 7.82



Sent to:

MIMIAMELIA LLC
600 FULTON ST
ELIZABETH, NJ 07206
US

Reference Information

343403.00002-6711



U.S. Postal Service® CERTIFIED MAIL® RECEIPT

Page 1 of 2

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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4566 42

Certified Mail Fee \$
Return Receipt (Hardcopy) \$ 4.00
Return Receipt (Electronic) \$ 3.25
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

NJ AMERICAN WATER SHARED SERVICES
GEN-TAX - PO BOX 5627
CHERRY HILL, NJ 08034
US

Reference Information

343403.00002-6711



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Page 1 of 1

Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2196 4561 78

Certified Mail Fee \$ 4.00
Return Receipt (Hardcopy) \$ 3.25
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

DIAZ, LEONIDAS
29 GREGORY AVE
WEST ORANGE, NJ 07052
US

Reference Information

343403.00002-6711



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Page 1 of 1

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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4561 85

Certified Mail Fee \$ 4.00
Return Receipt (Hardcopy) \$ 3.25
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

BHUYA GROUP OF INDUSTRIES, LLC
3 SCHOOL HOUSE LANE
FLANDERS, NJ 07836
US

Reference Information

343403.00002-6711



U.S. Postal Service®
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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4561 92

Certified Mail Fee	\$	4.00
Return Receipt (Hardcopy)	\$	3.25
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	



Sent to:

MEARES, ROBERT & LORRAINE
37 GREGORY AVE
WEST ORANGE, NJ 07052
US

Reference Information

343403.00002-6711



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Certified Mail Fee	\$	4.00
Return Receipt (Hardcopy)	\$	3.25
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Total Postage and Fees	\$	



Sent to:

YOUNG, ANDREW & CHUNG, JESSICA
35 GREGORY AVE
WEST ORANGE, NJ 07052
US

Reference Information

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Postage	\$	
Total Postage and Fees	\$	



Sent to:

RODRIGUEZ, LUIS F. & VIVIAN C.
31 GREGORY AVENUE REAR
WEST ORANGE, NJ 07052
US

Reference Information

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USPS® ARTICLE NUMBER

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Postage	\$	
Total Postage and Fees	\$	



Sent to:

JAIN, VIKAS & ANAMIKA
26 RIDGE ROAD
WEST ORANGE, NJ 07052
US

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Certified Mail Restricted Delivery	\$
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Total Postage and Fees	\$



Sent to:

MOUNTAIN RESOURCES CORP.
PO BOX 1874
LIVINGSTON, NJ 07039
US

9

Reference Information

343403.00002-6711



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USPS® ARTICLE NUMBER

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Certified Mail Fee	\$ 4.00
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Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent to:

CREST RIDGE REALTY, LLC
2 EXECUTIVE DRIVE #430
FORT LEE, NJ 07024
US

10

Reference Information

343403.00002-6711



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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4559 42

Certified Mail Fee	\$ 4.00
Return Receipt (Hardcopy)	\$ 3.25
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent to:

TEICH, RUDOR & RENEE
32 RIDGE RD
WEST ORANGE, NJ 07052
US

11

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Certified Mail Fee	\$ 4.00
Return Receipt (Hardcopy)	\$ 3.25
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent to:

WATLEY, DURECIA%MICHAEL WATLEY
139 MAIN STREET
ORANGE, NJ 07050
US

12

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9414 7266 9904 2196 4559 66

Certified Mail Fee	\$ 4.00
Return Receipt (Hardcopy)	\$ 3.25
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent to:

SIMOND, RISSA & POMPILUS, LANCHY
1 BRADLEY TERRACE
WEST ORANGE, NJ 07052
US

13

Reference Information

343403.00002-6711



PS Form 3800, Facsimile, July 2015

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USPS® ARTICLE NUMBER

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Certified Mail Fee	\$ 4.00
Return Receipt (Hardcopy)	\$ 3.25
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent to:

KRIEN, PETER M & KATHRYN A
3 BRADLEY TERR
WEST ORANGE, NJ 07052
US

14

Reference Information

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PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4559 80

Certified Mail Fee	\$ 4.00
Return Receipt (Hardcopy)	\$ 3.25
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent to:

C. SANCHEZ, RAMONCITO J. JR
5 BRADLEY TER
WEST ORANGE, NJ 07052
US

15

Reference Information

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PS Form 3800, Facsimile, July 2015

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USPS® ARTICLE NUMBER

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Certified Mail Fee	\$ 4.00
Return Receipt (Hardcopy)	\$ 3.25
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent to:

HIDALGO, EDGAR & MAZOUAT, ZACHA
16 JONES PL
WEST ORANGE, NJ 07052
US

16

Reference Information

343403.00002-6711



PS Form 3800, Facsimile, July 2015

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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4560 00

Certified Mail Fee \$ 4.00
Return Receipt (Hardcopy) \$ 3.25
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Postmark
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Sent to:

DIXON, EDDIE & SHEILA OWEN-DIXON
8 JONES PL
WEST ORANGE, NJ 07052
US

17

Reference Information

343403.00002-6711



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Page 1 of 1

USPS® ARTICLE NUMBER

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Certified Mail Fee \$ 4.00
Return Receipt (Hardcopy) \$ 3.25
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Postmark
Here

Sent to:

ZALESKI, MICHAEL & FELICETTI, A
4 JONES PLACE
WEST ORANGE, NJ 07052
US

18

Reference Information

343403.00002-6711



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Page 1 of 1

USPS® ARTICLE NUMBER

9414 7266 9904 2196 4560 24

Certified Mail Fee \$ 4.00
Return Receipt (Hardcopy) \$ 3.25
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Postmark
Here

Sent to:

RELLAH, JOHN A. & W. JOANNE M.
9 BRADLEY TERRACE
WEST ORANGE, NJ 07052
US

19

Reference Information

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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4560 31

Certified Mail Fee \$ 4.00
Return Receipt (Hardcopy) \$ 3.25
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Postmark
Here

Sent to:

BRAVO, JULIO & KYOUNGSUN CHOI
215 MT PLEASANT AVE
WEST ORANGE, NJ 07052
US

20

Reference Information

343403.00002-6711



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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4560 48

Certified Mail Fee	\$	4.00
Return Receipt (Hardcopy)	\$	3.25
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	



Sent to:

ALSTON, CARLOS & LISA S.
213 MT PLEASANT AVE
WEST ORANGE, NJ 07052
US

Reference Information

343403.00002-6711



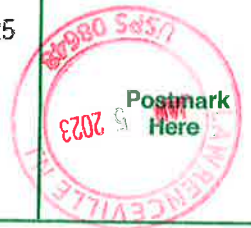
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Certified Mail Restricted Delivery	\$
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Return Receipt (Electronic)	\$ 3.25
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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WYCHE, RICHARD & SANDRA MONDES 1R-
7 BYRNE ROAD
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BARCELOS, CHRISTOPHER & SANTIAGO
205 MOUNT PLEASANT AVENUE
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Certified Mail Fee \$
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ESCALANTE, D & NAVIA, CARLOS A.
6 BYRNE ROAD
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CAPOZZI, ROCCO JOHN
8 BRYNE ROAD
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SHAPIRO, FRANK M & BARBARA
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Postage \$
Total Postage and Fees \$

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Sent to:

BLANCO, JOSE N & GARRETT, ELIZABETH
25 GREGORY AVE
WEST ORANGE, NJ 07052
US

Reference Information

343403.00002-6711



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Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$

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Sent to:

STARCEVIC, SINISA & DIANA
27 GREGORY AVE
WEST ORANGE, NJ 07052
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216 PASSAIC AVENUE
FAIRFIELD, NJ 07004
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Sent to:

TURANO, LOUIS & ROSEANN
24 GREGORY AVENUE
WEST ORANGE, NJ 07052
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PERGOLIZZI, FRANK A. & W. IRENE A.
22 GREGORY AVENUE
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9414 7266 9904 2196 4563 76

Certified Mail Fee \$
Return Receipt (Hardcopy) \$ 4.00
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Postage \$
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Sent to:

TURANO, LOUIS A III
20 GREGORY AVE
WEST ORANGE, NJ 07052
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Postage	\$
Total Postage and Fees	\$

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Sent to:

ROBINSON, JULIET
13 HIGHLAND PL
WEST ORANGE, NJ 07052
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Sent to:

Manager - Corporate Properties
Public Service Electric & Gas Co
80 Park Place, T6B
Newark, NJ 07102
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Return Receipt (Electronic)	\$ 3.25
Certified Mail Restricted Delivery	\$
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167 John F. Kennedy Parkway
Short Hills, NJ 07078
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Return Receipt (Electronic)	\$ 3.25
Certified Mail Restricted Delivery	\$
Postage	\$
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Sent to:

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083
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9414 7266 9904 2196 4565 74

Certified Mail Fee \$
Return Receipt (Hardcopy) \$ 4.00
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Postage \$
Total Postage and Fees \$

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Sent to:

Verizon
540 Broad Street
Newark, NJ 07101
US

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9414 7266 9904 2196 4565 81

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Return Receipt (Electronic) \$ 3.25
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$

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Sent to:

TOWNSHIP OF WEST ORANGE
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052
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Reference Information

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USPS® ARTICLE NUMBER

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Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Postmark
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Sent to:

JOINT MEETING OF ESSEX&UNION Counties
500 SOUTH FIRST STREET
ELIZABETH, NJ 07202
US

Reference Information

343403.00002-6711



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Certified Mail Fee \$
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Return Receipt (Electronic) \$ 3.25
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$

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Sent to:

CITY OF ORANGE TOWNSHIP
29 NORTH DAY STREET
ORANGE, NJ 07050
US

Reference Information

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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4566 11

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$ 4.00
Return Receipt (Electronic)	\$ 3.25
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent to:

CLERK, TOWNSHIP OF WEST ORANGE
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052

49

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USPS® ARTICLE NUMBER

9414 7266 9904 2196 4566 28

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$ 4.00
Return Receipt (Electronic)	\$ 3.25
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent to:

ESSEX COUNTY PLANNING BOARD
900 BLOOMFIELD AVENUE
VERONA, NJ 07044
US

50

Reference Information

343403.00002-6711



EXHIBIT D

**Affidavit of Publication
[attached]**

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

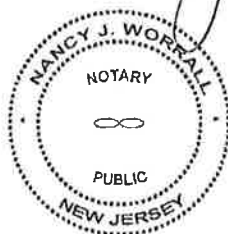
SS:

Karen Hoffman 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 **January 12,**
2023 making **1** insertion in all.

Karen Hoffman

Sworn and subscribed before me this **12th** day of
January, 2023.

Nancy J. Worrall



Notary Public of New Jersey

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

WEST ORANGE
NOTICE OF PUBLIC HEARING
TOWNSHIP OF WEST ORANGE PLANNING BOARD
APPLICATION FOR MINOR SITE PLAN AND BULK VARIANCE APPROVAL
CREST RIDGE REALTY LLC
200 MOUNT PLEASANT AVENUE
BLOCK 80.03, LOT 38
WEST ORANGE TOWNSHIP, NJ
PB-22-14

PLEASE TAKE NOTICE: In accordance with the requirements of the Township of West Orange Land Use Ordinance and N.J.S.A. 40:55D-12, notice is hereby given by Crest Ridge Realty LLC (hereinafter "Applicant") that a public hearing is scheduled for February 1, 2023 at 7:30 p.m. virtually, to consider a minor site plan with bulk variance for the proposed development of a two (2) story, 993 sq. ft. +/- workout room, kitchenette, manager's office, bathroom/changing rooms building to be placed next to the existing pool house and wood fence on the property. The project is located at 200 Mount Pleasant Avenue, on property known and identified as Block 80.03, Lot 38 on the West Orange Township tax map (the "Property"). The Property is in the R-G Garden Apartments Zone and approximately 12.06 +/- acres in size and is improved with garden apartments, a pool, and a pool house.

The workout room will be restricted to garden apartment residents and not open to the general public. Two (2) trees and existing pavers will be removed to accommodate the improvement. A concrete sidewalk will be constructed on both sides of the proposed development. There is an existing non-conformance where a rear yard setback of 37.4 feet exists, and 75 feet is permitted. Applicant seeks relief from the following provisions of the West Orange Township Code:

Variance:

Section 25-7.1 (Table of District Regulations Part B: Bulk Standards) and 25-28.8 - A maximum lot coverage of 42.6% is proposed, where 42.6% exists; and 40% is permitted.
Section 25-8.8 - A maximum height of accessory building in a residential zone of 2 stories and 24 feet, 8 inches is proposed where 1.5 stories and 15 feet is permitted.

The Applicant respectfully requests that the Planning Board consider and grant any additional variances, waivers, design exceptions or other relief that the Planning Board or Township's professional staff may deem necessary or required in review and approval of this application. Amendments to the application and the plan may be made at the time of the Public Hearing based upon comments from the Board and its professionals and/or the public.

The meeting will be accessed VIRTUALLY by following these instructions:

From a computer/phone 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)

<https://us06web.zoom.us/j/86392440240?pwd=Rm8ndQsyUC9QWVZPVGMwYlY0YWNlZ209>

or telephone:
Dial: US: 1-846-931-3860

Webinar ID: 863 9244 0240
Password: 025290

If you so desire, you or your attorney may appear before the Planning Board at the time and place designated above for the purposes of being heard with respect to this review either by yourself or by your attorney.
The minor site plan and bulk variance application has been filed by the undersigned with the Secretary of the Planning Board and is available for examination. All documents relating to this application may be inspected by the public Monday through Friday during regular business hours, in the Planning and Development Department Office located at 66 Main Street, West Orange, New Jersey. You may also contact Planning Board Secretary, Jamilet Baquerizo Vile at planningboard@westorange.org and/or call 973-325-4110 or 973-325-4111.

January 4, 2023

Attorney for Crest Ridge Realty LLC

Jeffrey R. Chang, Esquire
Fox Rothschild, LLP
997 Lenox Drive
Lawrenceville, New Jersey 08648

E117233 WOC January 12, 2023 (\$57.60)