

LAW OFFICE OF MICHAEL S. RUBIN, LLC

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MEMBER OF NEW JERSEY BAR

January 20, 2023

Via Hand Delivery

Ms. Jamilet Baquerizo Vite,
Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, NJ 07052

**Re: Highlawn, Inc., Applicant
County of Essex, Owner
1 Crest Drive/Eagle Rock Reservation
Block 150, Lots 1, 1.01 and 1.02**

Dear Ms. Baquerizo Vite:

This office represents the Applicant with respect to a Planning Board application for a courtesy review pursuant to N.J.S.A. 40:55D-31(a) of the planned construction of a second floor terrace on the south side of The Highlawn, a restaurant located in the Eagle Rock Reservation and owned by the County of Essex. Applicant leases the restaurant premises from the county.

Accordingly, enclosed please find five sets of the following:

- The Planning Board application form with a letter of endorsement from the Essex County Essex, the 200-foot property list obtained from the Township tax assessor, and verifications from the Township tax collector that the properties are tax exempt, attached; and
- Signed and sealed architectural plans prepared by Comito & Associates, PC.

Please note that Lot 1 is the entire Reservation, Lot 1.01 is the restaurant and Lot 1.02 is, I believe, the 9/11 memorial. The tax assessor could not produce a 200-foot property list from Lot 1.01, so the list was generated from the four corners of Lot 1, and includes properties in both

Ms. Jamilet Baquerizo Vite,
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Montclair and Verona. Please also note that pursuant to N.J.S.A. 40:55D-12(a), public notices are not required for a courtesy review.

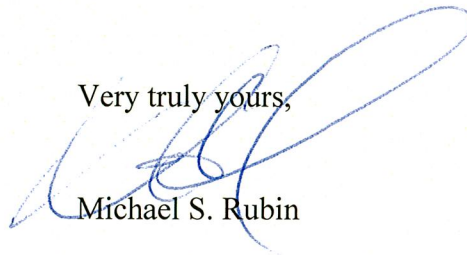
The tax collector's office indicated that their records combined Lot 1.02 and Lot 1.01, and that is why there are only two verifications included in the submission packages.

Also enclosed is a thumb drive with a copy of the application and architectural plans.

On behalf of the County of Essex and Applicant, I respectfully request this matter be placed on the earliest possible agenda. Please let me know if anything further is required.

Thank you for your courtesies.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael S. Rubin", is written over the typed name.

Michael S. Rubin

encls.

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION

Full Legal Name: Highlawn, Inc.
(Last) (First)
Mailing Address: 1 Crest Drive West Orange NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: () Email: _____

Is the Applicant an: ☐ Individual, ☒ Corporation, ☐ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☐ Owner, ☒ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: County of Essex
Address: Hall of Records, Room 405, Newark, NJ 07102
Telephone Number: (973) 621-4400 Email: _____

C. PROPERTY INFORMATION

Street Address: 1 Crest Drive/Eagle Rock Reservation
Block Number(s): 150; Lot Number(s): 1, 1.01 and 1.02;
Tax Plate: _____; Zone of Property: R-1 with Conservation Overlay
The location of the property is approximately 1,600 feet from the intersection of _____
Crest Drive and Eagle Rock Avenue (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?
☐ Yes, Date(s): _____; ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☐ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☐ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual. [COURTESY REVIEW]
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list. N/A

Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Restaurant /The Highlawn in the Eagle Rock Reservation

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

Construct a second story terrace on the south side of the restaurant, above an existing patio.

The property is located in a county park (square feet); _____ (acres)

Impervious Surface Coverage: Present: _____; Proposed: _____

Building Coverage: Present: _____; Proposed: _____

Is the property located:

Within 200 feet of another municipality? ☐ Yes ☒ No

Adjacent to an existing or proposed county road? ☐ Yes ☒ No

Adjacent to other county land? ☒ Yes ☐ No

Adjacent to a state highway? ☐ Yes ☒ No

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Michael S. Rubin, Esq.

Telephone Number: (973) 364-9500 Email: mrubin@rubinnjlaw.com

Address: 80 Bloomfield Avenue, Suite 205, Caldwell, NJ 07006

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Gregory Comito; Comito Associates, PC

Telephone Number: (973) 642-2446 Email: gcomito@comitoassociates.com

Address: 23 Warren Street, Newark, NJ 07102

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled **"PROPOSAL"**, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled **"REASONS FOR RELIEF"**, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A. 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A. 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Architectural plans	Darrell Alvarez	September 28, 2021

I. NOTICE

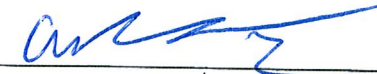
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature:  Date: 1/19/23

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature:  Date: 1/19/23

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at _____
in the County of _____ and the State of _____;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) _____;
Lot(s) _____ on the Tax Map of _____ which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: _____ Date: _____

See letter of endorsement signed by County Executive DiVincenzo, attached hereto.

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.



OFFICE OF THE COUNTY EXECUTIVE

Hall of Records, Room 405, Newark, New Jersey 07102

973.621.4400 --- 973.621.6343 (Fax)

www.essexcountynj.org

Joseph N. DiVincenzo, Jr.
Essex County Executive

January 4, 2023

To the West Orange Planning Board:

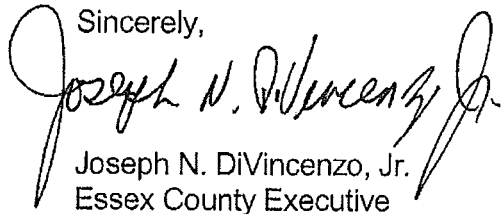
As Essex County Executive, my administration always is looking for ways to enhance our historic Parks System and transform our open spaces into destinations that meet the recreational needs of our residents. Therefore, I am pleased to support a proposal from Mr. Anthony Frungillo, proprietor of The Highlawn in Essex County Eagle Rock Reservation, to build an open-air addition onto the casino building.

Since Mr. Frungillo recently took over the lease of The Highlawn, his family-operated business has invested a significant amount to update the restaurant facilities to offer a one-of-a-kind dining experience. The addition of the 730-square-foot addition will complement the existing operations of the restaurant by providing permanent al fresco dining opportunities that will be available in all kinds of weather.

The addition will be designed to architecturally match the existing historic features of the casino building and will be constructed on an area where a concrete patio already exists.

We view the proposal by Mr. Frungillo favorably and believe it will make The Highlawn and our Essex County Eagle Rock Reservation an even more alluring location. Thank you for your consideration. Working together we will continue *Putting Essex County First*.

Sincerely,



Joseph N. DiVincenzo, Jr.
Essex County Executive

Putting Essex County First

ESSEX COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

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) (3)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	150	1		PROSPECT & EAGLE ROCK AVE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK N J	07114
West Orange Township	150	1.01		EAGLE ROCK AVENUE	COUNTY OF ESSEX / THE MANOR	111 PROSPECT AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	150	1.02		EAGLE ROCK AVENUE	COUNTY OF ESSEX / THE MANOR	111 PROSPECT AVENUE	WEST ORANGE, NEW JERSEY	07052

§

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

Adjoining Properties (77)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	109	1		1 MOUNTAIN AVENUE	HOCH, BRUCE M.	1 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	109	1.01		SMITH MANOR BLVD	THE VILLAS AT CROWN VIEW, L.L.C.	570 WEST MT. PLEASANT AVE	LIVINGSTON, N. J.	07039
West Orange Township	109	1.01	C0059	1116 SMITH MANOR BLVD	BANDULU, RANJITH R+NALI, MEENAKSHI	1116 SMITH MANOR BLVD	WEST ORANGE, NJ	07052
West Orange Township	109	1.01	C0060	1118 SMITH MANOR BLVD	HAYNES, ERICKA DAVIS	1118 SMITH MANOR BLVD	WEST ORANGE, NJ	07052
West Orange Township	109	1.01	C0061	1120 SMITH MANOR BLVD	LEONOR, IGOR NICOLAS & KAUR MATHAUN	1120 SMITH MANOR BLVD	WEST ORANGE, NJ	07052
West Orange Township	109	1.01	C0062	1122 SMITH MANOR BLVD	SILVA, ALEJANDRO & FAREESA	1122 SMITH MANOR BLVD	WEST ORANGE, NJ	07052
West Orange Township	109	1.01	C0064	1121 SMITH MANOR BLVD	PORTE, LESLIE A.	1121 SMITH MANOR BLVD.	W. ORANGE, NJ	07052
West Orange Township	109	1.01	C0065	1119 SMITH MANOR BLVD	SOCARANSKY, SHERWIN	1119 SMITH MANOR BLVD.	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	109	3		MOUNTAIN AVE & EAGLE ROCK	TRUSTEES OF LLEWELLYN PARK	1 PARK WAY	W ORANGE, N.J.	07052
West Orange Township	110	2		SMITH MANOR BLVD	CROWN VIEW MANOR	10 SMITH MANOR BLVD	WEST ORANGE, NJ	07052
West Orange Township	111	1.01		426 EAGLE ROCK AVENUE	VERIZON PROP TAX	P.O. BOX 2749	ADDISON, TX	75001
West Orange Township	111	1.03		416 EAGLE ROCK AVENUE	ATC WATERTOWN, LLC.	10 PRESIDENTIAL WAY	WOBURN, MA	01801
West Orange Township	111	1.05		410 EAGLE ROCK AVE.	THEA LLC,	15 MOUNTAINVIEW COURT	TOTOWA NJ	07512
West Orange Township	111	1.06		438 EAGLE ROCK AVENUE	YOUSSEF INC,	270 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	111	1.07		414 EAGLE ROCK AVE.	CORT EAGLE LLC,	1240 HDQRS PLZ 8TH FL EA	MORRISTOWN, NJ	07960
West Orange Township	111	1.08		424 EAGLE ROCK AVENUE	CRYSTAL EAGLE LLC,	76 SOUTH ORANGE AVE #102	SOUTH ORANGE, NJ	07079
West Orange Township	112.01	1		72 MOUNTAIN AVE.	MAHER, MICHAEL	72 MOUNTAIN AVE.	WEST ORANGE, NJ	07052
West Orange Township	148.03	16		41 WOODSIDE TERRACE	FORD, LEONARD J. SR.	41 WOODSIDE TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	148.03	17		43 WOODSIDE TERRACE	EBEL, KIMBERLY	43 WOODSIDE TER	WEST ORANGE, NJ	07052
West Orange Township	148.03	18		52 MOUNTAIN AVENUE	FESS, PAUL S & MICHAEL, KRISTYNA R	52 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.03	19		50 MOUNTAIN AVENUE	ASHERL, PETER & MARY	50 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.03	20		48 MOUNTAIN AVENUE	VAHALLA, BRIAN & NANCY	48 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.03	21		46 MOUNTAIN AVENUE	SPENCER, JAMES	46 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.03	22		26 NUTWOLD AVENUE	SALOTTI, DONALD JR & AMANDA	26 NUTWOLD AVE.	WEST ORANGE, NJ	07052
West Orange Township	148.04	11		49 MOORE TERRACE	SHARKEY, ALFRED & HELENA TRUSTEES	49 MOORE TERRACE	WEST ORANGE, N.J.	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	148.04	12		51 MOORE TERRACE	FERNANDEZ, NIKKI & ANDY	51 MOORE TERRACE	WEST ORANGE, NJ	07052
West Orange Township	148.04	13		64 MOUNTAIN AVENUE	LIENHARDT, JACQUES R	64 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.04	14		62 MOUNTAIN AVENUE	HECKER, JEFFREY A & KATHY A	62 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.04	15		60 MOUNTAIN AVENUE	DONOHUE, JAMES & RUSSO, DAWN	60 MOUNTAIN AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	148.04	16		58 MOUNTAIN AVENUE	GALATE, LINDA SUE	58 MOUNTAIN AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	148.04	18		42 WOODSIDE TERRACE	MARKWITH,SANDRA A.& KWIATKOWSKI,T.E	42 WOODSIDE TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	148.05	10		52 MOORE TERRACE	LIPPEL, EDWARD & RICKI	52 MOORE TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	148.05	11		68 MOUNTAIN AVENUE	NAAEKE,ANTHONY &BATSINDILA,LATRICIA	68 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.05	13		285 EAGLE ROCK AVENUE	SANTORE, CHRISTINA	285 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	148.05	14		283 EAGLE ROCK AVENUE	SWAIN, JOYCE	283 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	2		25 NUTWOLD AVENUE	CITO, PAUL& ELLEN M.	25 NUTWOLD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	148.09	3		42 MOUNTAIN AVENUE	DELLOSSO, PATRICIA A.& SCOTT P.	42 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	4		40 MOUNTAIN AVENUE	ABEDIN, ALI ET AL.	40 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	5		38 MOUNTAIN AVENUE	SOFER, NATHAN	38 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	6		36 MOUNTAIN AVENUE	JOHNSON, RUTH M.	36 MOUNTAIN AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	148.09	7		34 MOUNTAIN AVENUE	BENNETT, SEAN & LISA	34 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	148.09	8		32 MOUNTAIN AVENUE	ANDERSON, MELISSA & PETERS,KEVIN	32 MOUNTAIN AVE.	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	148.09	9		28 MOUNTAIN AVENUE	SALVATORE, CHRISTOPHER & EPPS, DANIEL	28 MOUNTAIN AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	148.09	10		3 HARRIET STREET	PATEL, JALPA & CHETNA M	3 HARRIET ST	WEST ORANGE, NJ	07052
West Orange Township	148.09	12		3 BELLEVIEW TERRACE	BUCHANAN, BRUCE JR. & KIMBERLY	3 BELLEVIEW TERR	WEST ORANGE, NJ	07052
West Orange Township	148.09	14		7 BELLEVIEW TERRACE	HANSEN, LARRY	7 BELLEVIEW TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	148.09	15		9 BELLEVIEW TERRACE	CLARKE, KEVIN	9 BELLEVIEW TERRACE	WEST ORANGE, NJ	07052
West Orange Township	148.09	17		13 BELLEVIEW TERRACE	GILL, GLEN & ELIZABETH	13 BELLEVIEW TERRACE	WEST ORANGE, NJ	07052
West Orange Township	149	8		20 MOUNTAIN AVENUE	MARTINOLICH, LORI ALEXIS LYNN	20 MOUNTAIN AVENUE	WEST ORANGE, NJ	07052
West Orange Township	149	10		16 MOUNTAIN AVENUE	KUNZE, PATRICIA	16 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	149	11		MURRAY STREET	SOLONDZ, PAUL	7 SPRING HILL DRIVE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	149	29		24 MOUNTAIN AVENUE	FOREMAN, JONOTHAN	24 MOUNTAIN AVE	WEST ORANGE, NJ	07052
West Orange Township	149	31		6 HARRIET STREET	LI FEN CHIA, JOY & MARTIN, REBECCA	6 HARRIET STREET	WEST ORANGE, N.J.	07052
West Orange Township	149.01	30		14 MOUNTAIN AVENUE	ROSARIO, MICHAEL A	76 NOLTON STREET	BELLEVILLE, NJ	07109
West Orange Township	149.01	30.01		10 MOUNTAIN AVENUE	ROSARIO, MANUEL JOSEPH	76 NOLTON STREET	BELLEVILLE, NJ	07109
West Orange Township	150	1		PROSPECT & EAGLE ROCK AVE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK NJ	07114
West Orange Township	150	1.01		EAGLE ROCK AVENUE	COUNTY OF ESSEX / THE MANOR	111 PROSPECT AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	150	1.02		EAGLE ROCK AVENUE	COUNTY OF ESSEX / THE MANOR	111 PROSPECT AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	151	1		25 PROSPECT AVENUE	MONTCLAIR GOLF CLUB	P O BOX 194	MONTCLAIR N J	07042

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	151	15.03		107 PROSPECT AVENUE	BOW & ARROW MANOR INC	111 PROSPECT AVENUE	WEST ORANGE,N.J.	07052
West Orange Township	151	17.01		111 PROSPECT AVENUE	BOW & ARROW MANOR INC	111 PROSPECT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	151.03	7		12 SEAMAN ROAD	COPPER BELL PROPERTIES LLC	PO BOX 533	WEST ORANGE, NJ	07052
West Orange Township	151.03	8		10 SEAMAN ROAD	ARIYARATNE, BIMSARA RUWAN	10 SEAMAN RD	WEST ORANGE, NJ	07052
West Orange Township	151.03	9		8 SEAMAN ROAD	AKINBOYEWA, ADEYINKA A	8 SEAMAN RD.	WEST ORANGE, NJ	07052
West Orange Township	152.01	1445		EAGLE ROCK & PROSPECT AVE	WEST ORANGE PLAZA,	P.O. BOX 326	PLAINFIELD,NJ	07061
West Orange Township	152.01	1445.05		189 PROSPECT AVENUE	WEST ORANGE PLAZA	195 COLUMBIA TPK #100	FLORHAM PARK, NJ	07932
West Orange Township	152.02	132		151 PROSPECT AVENUE	TERRA KENNEDY REALTY,LLC	339 HICKSVILLE RD,#1120	BETHPAGE, NY	11714
West Orange Township	152.27	11		38 CANNON STREET	AYUSO, EDWARD	38 CANNON ST.	WEST ORANGE, NJ	07052
West Orange Township	152.27	12		36 CANNON STREET	GERMANY, JACQUELINE	36 CANNON ST	WEST ORANGE, NJ	07052
West Orange Township	152.27	13		34 CANNON STREET	TELEMAQUE, PATRICK A & WRIGHT,VIRNA	34 CANNON STREET	WEST ORANGE, NJ	07052
West Orange Township	152.27	46		7 JANUSON COURT	FIELDS, CHARLES A & BETH	7 JANUSON CT	WEST ORANGE, NJ	07052
West Orange Township	152.27	47		5 JANUSON COURT	KATZ, SCOTT J & ADINA R	5 JANUSON CT	WEST ORANGE, NJ	07052
West Orange Township	152.27	48		3 JANUSON COURT	CHIA, SWEE CHUN & WEI CHEE	3 JANUSON COURT	WEST ORANGE, NJ	07052
West Orange Township	152.27	50		60 TERRACE AVENUE	LU, XIAOYU	60 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.27	51		58 TERRACE AVENUE	STANISLAUS, GREGORY K. & RUTH	58 TERRACE AVE	WEST ORANGE, NJ	07052
West Orange Township	152.27	52		56 TERRACE AVENUE	SINGH, SURINDER & NEELAM S.	56 TERRACE AVENUE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	153.16	1		265 PROSPECT AVENUE	WESTORANGE LLC % ECOVA MS363	PO BOX 2440	SPOKANE, WA	99210

Adjacent Towns (24)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Montclair Township	101	1		UNDERCLIFF ROAD	ESSEX COUNTY PARK COMMISSION	VAILSBURG PARK	NEWARK, NJ	07106
Montclair Township	101	1.01		UNDERCLIFF ROAD	ESSEX COUNTY PARK COMMISSION	115 CLIFTON AVE	NEWARK, NJ	07104
Montclair Township	101	2		126 UNDERCLIFF ROAD	LEVY, MATTHEW & RUTH MARY	126 UNDERCLIFF RD	MONTCLAIR, NJ	07043
Montclair Township	101	4		7 RAMSAY ROAD	CREEDEN, CATHERINE M	7 RAMSAY RD	MONTCLAIR, NJ	07042
Montclair Township	101	6		25 RAMSAY ROAD	STIVERS, MICHAEL & BETH	25 RAMSAY RD	MONTCLAIR, NJ	07042
Montclair Township	101	9		70 UNDERCLIFF ROAD	GREGORY, HOLLY J	70 UNDERCLIFF RD	MONTCLAIR, NJ	07042
Montclair Township	101	10		62 UNDERCLIFF ROAD	KESSLER, PAMELA J	62 UNDERCLIFF RD	MONTCLAIR, NJ	07042
Montclair Township	101	11		60 UNDERCLIFF ROAD	TOKAT, ERCUMENT & IKBAL	60 UNDERCLIFF RD	MONTCLAIR, NJ	07042
Montclair Township	103	1		10 MOUNTAIN AVENUE	ASSESSED IN WEST ORANGE	205 CLAREMONT AVE	MONTCLAIR, NJ	07042
Montclair Township	103	2		137 UNDERCLIFF ROAD	DENNING, T KEVIN & ANNE S	137 UNDERCLIFF RD	MONTCLAIR, NJ	07042
Montclair Township	103	3		133 UNDERCLIFF ROAD	WESTLUND, CHRISTINE	133 UNDERCLIFF RD	MONTCLAIR, NJ	07042
Montclair Township	103	4		127 UNDERCLIFF ROAD	COCKEY, SHARON	127 UNDERCLIFF RD	MONTCLAIR, NJ	07042
Montclair Township	103	28		9 BRIAR HILL ROAD	ADHAMI, RIDWAN & KOUJAK, SUSAN	9 BRIAR HILL RD	MONTCLAIR, NJ	07042
Montclair Township	201	1		EAGLE ROCK RESERVATION	ESSEX COUNTY PARK COMMISSION	EAGLE ROCK RESERVATION	MONTCLAIR, NJ	07042
Montclair Township	201	4		160 LLOYD ROAD	WALL, TERRY & MARTINE, JOHN D	160 LLOYD ROAD	MONTCLAIR, NJ	07042
Verona Township	402	10		AFTERGLOW WAY	COUNTY OF ESSEX	HALL OF RECORDS	NEWARK, NEW JERSEY	07102
Verona Township	501	73		10 ROBERT COURT	HANSON, LYNN AS TRUSTEE S.ZILINSKY	8 CHESTERFIELD DR	CHESTER, NJ	07930

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Verona Township	501	74		12 ROBERT COURT	GRUCHACZ, TIMOTHY & NAOMI	12 ROBERT COURT	VERONA, NEW JERSEY	07044
Verona Township	501	75		14 ROBERT COURT	BABCOCK-MCCONNELL, WHITNEY+XU, YIMING	14 ROBERT COURT	VERONA, NJ	07044
Verona Township	501	76		11 ROBERT COURT	GHINGO, JOHN F & JENNIFER	11 ROBERT COURT	VERONA, NJ	07044
Verona Township	501	77		9 ROBERT COURT	TAVARES, RICARDO	9 ROBERT COURT	VERONA, NJ	07044
Verona Township	501	82		MT. PROSPECT AVE	COUNTY OF ESSEX	HALL OF RECORDS	NEWARK, NEW JERSEY	07102
Verona Township	501	83		111 MT. PROSPECT AVENUE	TOWNSHIP OF VERONA	600 BLOOMFIELD AVE	VERONA, NJ	07044
Verona Township	601	1		25 MT. PROSPECT AVENUE	MONTCLAIR GOLF CLUB	PO BOX 194	MONTCLAIR, NEW JERSEY	07042



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TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

ROBERT D. PARISI
Mayor

Tel: (973) 325-4075
Fax: (973) 736-9182
Email: klongo@westorange.org
cwahlers@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 1-19-23

BLOCK: 150

LOT: 1 QUAL: _____

NAME: County of Essex

ADDRESS: Prospect and Eagle Rock Ave

TAXES PAID UNTIL: Tax Exempt

2022 SEWER PAID IN FULL: YES NO

Sewer exempt

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 736-9182



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 1-19-23

BLOCK: 150

LOT: 1.01 QUAL: _____

NAME: County of Essex To Manor

ADDRESS: Eagle Rock Ave

TAXES PAID UNTIL: Tax Exempt

2022 SEWER PAID IN FULL: YES NO

2023 SEWER NOT YET BILLED

Sewer exempt

TOWNSHIP OF WEST ORANGE
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WEST ORANGE, NJ 07052
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