

Law Office of
Levy & Guagliardi

175 Fairfield Avenue
Suite 4B

Edward S. Levy, Esq
Attorney I.D. # 010461979
Federal I.D. # 92-3766786

West Caldwell, New Jersey 07006
Phone (973) 226-8200
Fax (973) 226-2660

Frank Guagliardi, Esq
Attorney I.D. # 269532018

E-mail info@pearllevy.net E-mail Frank.Guagliardi@outlook.com
www.edwardlevylaw.net

June 6, 2023

VIA HAND DELIVERY

Diana Chandler, Secretary
West Orange Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

RE: ZB-22-08
Jose Flores
156 Main Street, West Orange, NJ (Block 89, Lot 21)
NOTICE PACKAGE SUBMISSION

Dear Diana,

This firm represents Jose Flores in connection with the above-referenced application.
Enclosed please find the following:

1. Affidavit of Proof of Service
2. Copy of Property Owner Notice
3. Copy of Newspaper Notice
4. Proof of Publication in the Star Ledger (Affidavit of Publication to be provided upon receipt)
5. Copy of 200 Foot List from Township of West Orange
6. Certified Mail Receipts (for Property Owner Notice)

Thank you for your attention to this matter. Please feel free to contact me with any questions.

Very truly yours,

/s/ Frank Guagliardi

Frank Guagliardi, Esq.

Encls.

**AFFIDAVIT OF PROOF OF SERVICE
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WEST ORANGE**

STATE OF NEW JERSEY

) S.S.

)

COUNTY OF ESSEX

Frank Guagliardi of full age, being duly sworn according to law, deposes and says, that he resides at **3 Knox Court in Basking Ridge, County of Somerset and State of New Jersey**; and that **Jose Flores** is an applicant in a proceeding before the Zoning Board of Adjustment, Township of West Orange, being application under the Zoning Ordinance, and related to premises, **156 Main Street, West Orange, NJ (Block 89, Lot 21)**; and that on or before **June 5, 2023** which is at least 10 days prior to the date of hearing (**June 15, 2023**), he gave written notice of the hearing on this application to each and all of the owners of property affected by said application, in the form hereinafter set forth, and according to the attached lists, and in the manner indicated therein, and the notice published in an official newspaper of general circulation in the Township of West Orange.

A copy of said notices are attached hereto.

Respectfully,

Jose Flores – Applicant

By: _____

FRANK GUAGLIARDI, ESQ.
Attorneys for Applicant

Sworn to before me, this 5th day of June, 2023.



Edward S. Levy, Esq.
Attorney at Law
State of New Jersey

**TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT
NOTICE TO PROPERTY OWNERS**

Application No: ZB-22-08

Deemed Complete: September 1, 2022

TO: All property owners and other parties entitled to notice within a 200-foot radius of property located at 156 Main Street, Block 89, Lot 21 on the Tax Map of the Township of West Orange, New Jersey ("Property").

PLEASE TAKE NOTICE that on Thursday, June 15, 2023, at 8:00 P.M. EST, a virtual public hearing will be conducted before the Township of West Orange Zoning Board of Adjustment ("Board"), via Zoom, a web-based video conference application, or by telephone (details below), in connection with property located at 156 Main Street, Block 89, Lot 21 on the Tax Map of the Township of West Orange, New Jersey ("Property").

The applicant, Jose Flores ("Applicant"), has applied to the Township of West Orange Zoning Board of Adjustment ("Board") for variance approval in connection with the proposed construction of a two-family dwelling on the Property. The Applicant proposes to construct an approximately 2 ½ -story two-family residential dwelling in the B-1 Zoning District ("Project").

The Applicant proposes to construct a two and half-story two-family residential dwelling. The Application requires "C" variances for side yard setbacks, minimum lot area, minimum lot area per dwelling unit, and minimum number of parking spaces. The B-1 Zone requires the following: **1)** 8 ft + 10 ft setbacks, where the Applicant is proposing 3.1 ft for both side yards (6.2 ft total); **2)** a minimum lot area (for two-family dwelling) of 7,500 square feet, where the lot area is currently 4,779 square feet; **3)** a minimum lot area per dwelling unit of 3,750 square feet, where the Applicant is proposing 2,389.5 square feet per dwelling unit; and **4)** a minimum of 4.0 parking spaces, where the Applicant is proposing 2 parking spaces. The Property also has two pre-existing nonconformities for minimum lot area and minimum lot width. Neither the lot area, nor the lot width will be modified or otherwise exacerbated by the improvements proposed in this Application. In addition, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers, or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

Any person interested in this application will have the opportunity to address the Board at the virtual meeting on Thursday, June 15, 2023, at 8:00 P.M. EST via Zoom, a web-based video conference application, or by telephone using the following:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89148776221?pwd=RzQ5Z0g1Vm5JVUtWYkZhaXJRcThhdz09>

Or Telephone: Dial:

US: 1-646-931-3860

Webinar ID: 891 4877 6221

Password: 708044

The Township of West Orange is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

PLEASE TAKE FURTHER NOTICE that all documents relating to this application can be inspected by the public in the office of the Secretary of the Board in the Municipal Building, located at 66 Main Street, West Orange, NJ 07052, by appointment only. Please contact the Secretary at (973) 325-4108 to set up a time and date to view the documents.

FOR MORE INFORMATION and any questions on how to access virtual meetings, participate, provide public comment, and review agendas, plans and application materials, or to schedule an in office visit please contact the contact the Secretary of the Board at (973) 325-4108 during regular business hours.

Respectfully,

Jose Flores – Applicant

By: 
FRANK GUAGLIARDI, ESQ.
Attorneys for Applicant

LEGAL NOTICE

TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT

Application No: ZB-22-08

Deemed Complete: September 1, 2022

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Jose Flores – Applicant

/s/ Frank Guagliardi

FRANK GUAGLIARDI, ESQ.

Law Office of Levy & Guagliardi

175 Fairfield Avenue, Suite 4B

West Caldwell, New Jersey 07006

NJ Advance Media
Woodbridge Corporate Plaza
ATTN: Legal Advertising Dept.
485 Route 1 South
Bldg E., Suite 300
Iselin, NJ 08830



Star Ledger

LAW OFFICES OF EDWARD S. LEVY
175 FAIRFIELD AVENUE, SUITE 4B
WEST CALDWELL, NJ 07006

AD#:0010659774

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Account Number:1000973241
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P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 3

Date	Position	Description	P.O. Number	Costs
06/02/2023	Variances NJ	LEGAL NOTICE TOWNSHIP OF WEST ORANGE ZONING BOARD OF	ZB-22-08	
Ad Size				
1 x 161 L				
Affidavit Fee - 06/02/2023				\$100.00
Basic Ad Charge - 06/02/2023				\$138.46
Total				\$238.46

CLAIMANTS CERTIFICATION AND DECLARATION	
I do solemnly declare and certify under the penalties of law that this bill or invoice is correct in all its particulars, that the goods have been furnished or services have been rendered as stated herein, that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim, that the amount herein stated is justly due and owing, and that the amount charged is a reasonable one.	
Date: <u>6/5/2023</u>	Fed ID#: <u>13-4123607</u>
Signature: <u>Chris Tighe</u>	Official Position: <u>AR Manager</u>
CERTIFICATION BY RECEIVING AGENCY	CERTIFICATION BY APPROVAL OFFICIAL
I, having knowledge of the facts, certify and declare that the goods have been received or the services rendered and are in compliance with the specifications or other requirements, and said certification is based on signed delivery slips or other reasonable procedures or verifiable information.	I certify and declare that this bill or invoice is correct, and that sufficient funds are available to satisfy this claim. The Payment shall be chargeable to:
	Appropriation Account(s) and Amounts Charged: <u>P.O.#:</u>
Signature: _____	Signature: _____
Title: _____	Date: _____

THIS FORM APPROVED FOR USE BY LOCAL GOVERNMENTS BY THE LOCAL FINANCE BOARD

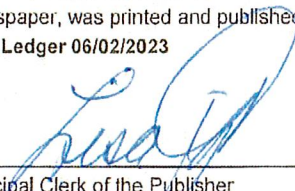


State of New Jersey,) ss

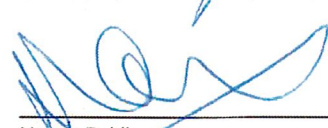
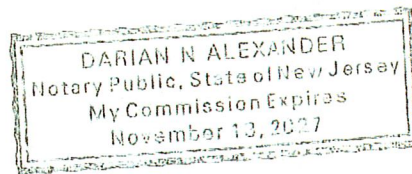
County of Middlesex)

Lisa Arrington being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star Ledger is a public newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Star Ledger 06/02/2023


 Principal Clerk of the Publisher

Sworn to and subscribed before me this 5th day of June 2023


 Notary Public


LEGAL NOTICE

TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUST-
MENT

Application No: ZB-22-08
Deemed Complete: September 1, 2022

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Jose Flores – Applicant

/s/ Frank Guagliardi
FRANK GUAGLIARDI, ESQ.
Law Office of Levy &
Guagliardi
175 Fairfield Avenue, Suite 4B
West Caldwell, New Jersey
07006
6/2/2023 \$138.46

PUBLIC UTILITIES

ELECTRIC & GAS

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

WATER

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

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

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

SEWER

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

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	89	21		156 MAIN STREET	FLORES, JOSE	91 MITCHELL ST	WEST ORANGE, NJ	07052

§

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

Adjoining Properties (25)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	65	16		143 MAIN STREET	COVAL, EDWIN	143 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	65	17		145 MAIN STREET	LIN, DAVID CHANG	145 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	66	1		175 MAIN STREET	DGP URBAN RENEWAL LLC	2 POST RD WEST	WESTPORT, CT	06880
West Orange Township	89	10		170 MAIN STREET	FLORES, JOSE A.	170 MAIN STREET	WEST ORANGE, N. J.	07052
West Orange Township	89	12		168 MAIN STREET	HUDSON, HENRY & JENNIFER	168 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	89	14		166 MAIN STREET	SOLARI, MIRIAM & CARLOS ZUNIGA	166 MAIN ST	WEST ORANGE, NJ	07052
West Orange Township	89	16		164 MAIN STREET	VILLAMARIN, ALFONSO & WILMA	164 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	89	18		162 MAIN STREET	SALAS, PETTER	162 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	89	19		160 MAIN STREET	DOMINGUEZ, MARCO	160 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	89	20		158 MAIN STREET	ESSEX HOUSING PRESERVATION, L.P.	77 PARK STREET	MONTCLAIR, NJ	07042
West Orange Township	89	21	Client	156 MAIN STREET	FLORES, JOSE	91 MITCHELL ST	WEST ORANGE, NJ	07052
West Orange Township	89	22		154 MAIN STREET	HORRY, ANDREW & VIOLET I	154 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	89	23		152 MAIN STREET	ESSEX HOUSING PRESERVATION L.P.	77 PARK STREET	MONTCLAIR, NJ	07042
West Orange Township	89	24		150 MAIN STREET	O'HARA, JACQUELINE G	59 PEASE AVENUE	VERONA, NJ	07044
West Orange Township	89	25		148 MAIN STREET	O'HARA, JACQUELINE G	59 PEASE AVENUE	VERONA, NJ	07044

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	89	26		144-146 MAIN STREET	E & M O'HARA INC.	144 MAIN ST.	WEST ORANGE NJ.	07052
West Orange Township	89	28		142 MAIN STREET	PACHECO, AUGUSTO	142 MAIN STREET	WEST ORANGE NJ	07052
West Orange Township	89	33		130-132 MAIN STREET	O'REILLY, MICHAEL	24 ELMWOOD ROAD	VERONA, NJ	07044
West Orange Township	89	41		14 EDGEHILL ROAD	UHER, DONNA	14 EDGEHILL ROAD	WEST ORANGE NJ	07052
West Orange Township	89	41.01		EDGEHILL ROAD	TRUSTEES OF LLEWELLYN PARK	1 PARK WAY	WEST ORANGE, NEW JERSEY	07052
West Orange Township	89	58.03		EDGEHILL ROAD REAR	TRUSTEES LLEWELLYN PARK	1 PARK WAY	WEST ORANGE NJ	07052
West Orange Township	89	64		12 EDGEHILL ROAD	SHAPIRO, STANLEY & HIRSCH, ANN	12 EDGEHILL ROAD	WEST ORANGE, NEW JERSEY	07052
West Orange Township	90	20		7 EDGEHILL ROAD	MARCUS, STANLEY + SHARON	7 EDGEHILL ROAD	WEST ORANGE NJ	07052
West Orange Township	90	21		11 EDGEHILL ROAD	COWPERTHWAIT, JAMES B & DAIGA, LARISA	11 EDGEHILL ROAD	WEST ORANGE, NJ	07052
West Orange Township	90	22		15 EDGEHILL ROAD	SAUNDERS, PHYNUAR	15 EDGEHILL RD	WEST ORANGE, NJ	07052

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10 PARK AVE CALDWELL, NJ
 JUN 05 2023
 USPS - 07006-9998

PUBLIC SERVICE ELECTRIC & GAS COMPANY
 MANAGER – CORPORATE PROPERTIES
 80 PARK PLAZA, T6B
 NEWARK, NEW JERSEY 07102

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

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NEW JERSEY
 AMERICAN WATER COMPANY
 167 JOHN F. KENNEDY PARKWAY
 SHORT HILLS, NJ 07078

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COMCAST CABLEVISION
 800 RAHWAY AVENUE
 UNION, NJ 07083

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10 PARK AVE CALDWELL, NJ
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VERIZON
 1 VERIZON WAY
 BASKING RIDGE, NEW JERSEY 07920-1025

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

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10 PARK AVE CALDWELL, NJ
 JUN 05 2023
 USPS - 07006-9998

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

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

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10 PARK AVE CALDWELL, NJ
 JUN 05 2023
 USPS - 07006-9998

COVAL, EDWIN
 143 MAIN STREET
 WEST ORANGE, NJ 07052

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

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Total Postage and Fees
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 JUN 05 2023
 10 PARK AVE CALDWELL, NJ
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LIN, DAVID CHANG
 145 MAIN STREET
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 \$

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DGP URBAN RENEWAL LLC
 2 POST RD WEST
 WESTPORT, CT 06880

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SOLARI, MIRIAM & CARLOS ZUNIGA
 166 MAIN ST
 WEST ORANGE, NJ 07052

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VILLAMARIN, ALFONSO & WILMA
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 WEST ORANGE, NJ 07052

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SALAS, PETER
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 WEST ORANGE, NJ 07052

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DOMINGUEZ, MARCO
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ESSEX HOUSING PRESERVATION, L.P.
 77 PARK STREET
 MONTCLAIR, NJ 07042

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10 PARK AVE CALDWELL, NJ
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HORRY, ANDREW & VIOLET I
 154 MAIN STREET
 WEST ORANGE, NJ 07052

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10 PARK AVE CALDWELL, NJ
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ESSEX HOUSING PRESERVATION L.P.
 77 PARK STREET
 MONTCLAIR, NJ 07042

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O'HARA, JACQUELINE G
 59 PEASE AVENUE
 VERONA, NJ 07044

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3

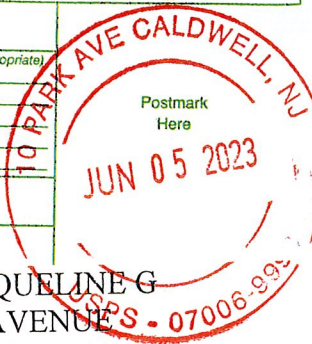
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O'HARA, JACQUELINE G
 59 PEASE AVENUE
 VERONA, NJ 07044

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PACHECO, AUGUSTO
 142 MAIN STREET
 WEST ORANGE, NJ 07052

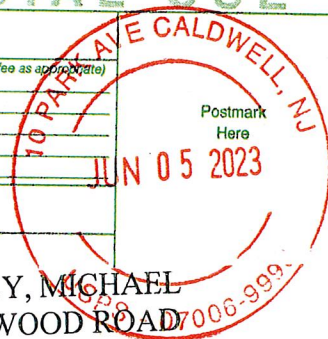
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O'REILLY, MICHAEL
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UHER, DONNA
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TRUSTEES OF LLEWELLYN PARK
 1 PARK WAY
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TRUSTEES OF LLEWELLYN PARK
 1 PARK WAY
 WEST ORANGE, N.J. 07052

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Total Postage and Fees \$

SHAPIRO, STANLEY & HIRSCH, ANN
 12 EDGEHILL ROAD
 WEST ORANGE, NEW JERSEY 07052

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MARCUS, STANLEY + SHARON
 7 EDGEHILL ROAD
 WEST OARNGE, N.J. 07052

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COWPERTHWAIT, JAMES B & DAIGA, LARISA
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SAUNDERS, PHYNJUAR
 15 EDGEHILL RD
 WEST ORANGE, NJ 07052

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