

## CERTIFICATION OF MAILING

STATE OF NEW JERSEY :  
SS.  
COUNTY OF ESSEX :

**JOHN R. DUSINBERRE**, certifies as follows:

1. I am a principal in the law firm of John R. Dusinberre, Esq., LLC, 155 Passaic Avenue, Suite 320, Fairfield, New Jersey 07004.
2. On June 2, 2023, I deposited at the United States Post Office, West Caldwell, New Jersey, envelopes with postage prepaid and the return address of 155 Passaic Avenue, Suite 320, Fairfield, New Jersey 07004, addressed to (a) all the property owners within 200 feet from the property that is the subject of the application and known as 606 Mt. Pleasant Avenue, West Orange Township, NJ 07052; Block 170, Lot 15.04; and, (b) all interested parties as required by law.
3. A list of the persons or entities required to receive such notice is attached to this Affidavit as Exhibit "A." The certified mail delivery slips postmarked by said post office are attached as Exhibit "B." Enclosed in each envelope was a notice, a copy of which is attached hereto as Exhibit "C."
4. A Notice of the hearing was published in the Star Ledger, a newspaper having general circulation within the Township of West Orange, on June 3, 2023, as evidenced by the New Jersey Public Notices.com print-out attached as Exhibit "D," to be supplemented by the Star Ledger Affidavit of Publication to be provided when received.

**Dated:** June 8, 2023



**JOHN R. DUSINBERRE**

## CERTIFICATION

I certify that the foregoing statements made by me are true. I understand that if any of the foregoing statements made by me are willfully false I may be subject to punishment.

**Dated:** June 8, 2023



**JOHN R. DUSINBERRE**

# **EXHIBIT "A"**

## **Notice List**

# 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 | 170   | 15.04 |           | 606 MT. PLEASANT AVENUE | CIOTARIELLO, ROBERT & RACHEL | 759 BLOOMFIELD AVE.PMB351 | WEST CALDWELL, NJ | 07006     |

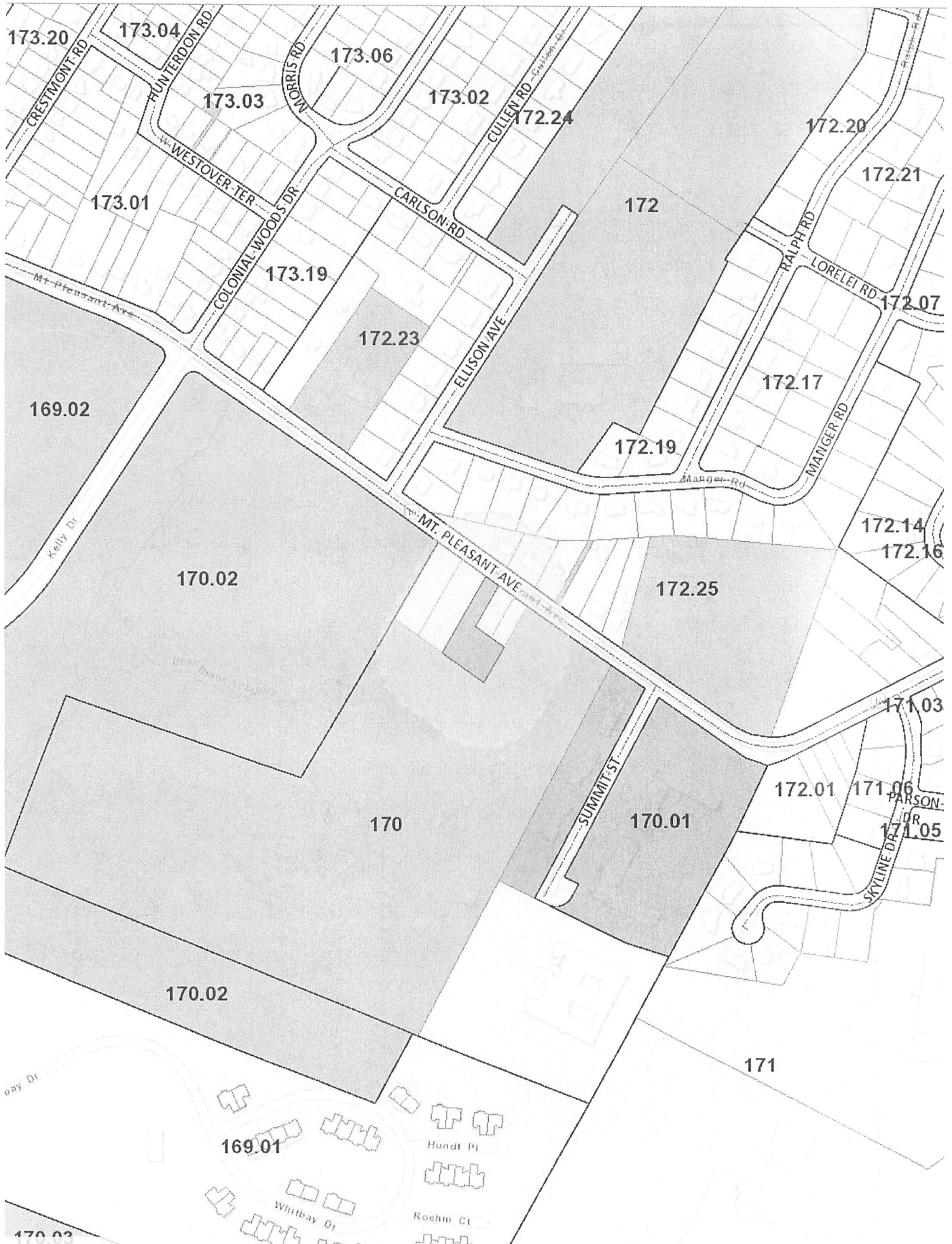
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### List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

#### Adjoining Properties (16)

| Town                 | Block  | Lot   | Qualifier | Location                  | Owner                                   | Owner Address             | Owner City/State  | Owner Zip |
|----------------------|--------|-------|-----------|---------------------------|-----------------------------------------|---------------------------|-------------------|-----------|
| West Orange Township | 170    | 15    |           | 608 MT. PLEASANT AVENUE   | NUNEZ, CHRISTIAN & RODRIGUEZ, MARIEN    | 608 MOUNT PLEASANT AVE    | WEST ORANGE, NJ   | 07052     |
| West Orange Township | 170    | 15.01 |           | 602 MT. PLEASANT AVENUE   | LABARDY, LESLY & PRESUMAR, JEANNINE     | 602 MT. PLEASANT AVE.     | WEST ORANGE, NJ   | 07052     |
| West Orange Township | 170    | 15.02 |           | 604 MT. PLEASANT AVENUE   | SICKLES, CLARK E                        | 604 MT PLEASANT AVE       | WEST ORANGE, NJ   | 07052     |
| West Orange Township | 170    | 15.04 |           | 606 MT. PLEASANT AVENUE   | CIOTARIELLO, ROBERT & RACHEL            | 759 BLOOMFIELD AVE.PMB351 | WEST CALDWELL, NJ | 07006     |
| West Orange Township | 170    | 15.05 |           | 612 MT. PLEASANT AVENUE   | 612 MOUNT PLEASANT AVE ASSOC            | 612 MOUNT PLEASANT        | WEST ORANGE, NJ   | 07052     |
| West Orange Township | 170    | 17    |           | MT. PLEASANT AVENUE       | TOWNSHIP OF WEST ORANGE                 | 66 MAIN ST                | WEST ORANGE, N.J. | 07052     |
| West Orange Township | 170.02 | 5.01  |           | 620 MOUNT PLEASANT AVENUE | TOWN OF WEST ORANGE                     | 66 MAIN STREET            | WEST ORANGE, N.J. | 07052     |
| West Orange Township | 172.25 | 12    |           | 14 MANGER ROAD            | SOSA, JOSE E. & PIACENZA, D.            | 14 MANGER RD              | WEST ORANGE, NJ   | 07052     |
| West Orange Township | 172.25 | 13    |           | 12 MANGER ROAD            | ROSENFELD, ROBERT M                     | 12 MANGER RD              | WEST ORANGE, NJ   | 07052     |
| West Orange Township | 172.25 | 14    |           | 10 MANGER ROAD            | JEAN-BAPTISTE, PATRICK & MIRANDA, NEYSA | 10 MANGER ROAD            | WEST ORANGE NJ    | 07052     |

| Town                 | Block  | Lot   | Qualifier | Location                | Owner                       | Owner Address           | Owner City/State  | Owner Zip |
|----------------------|--------|-------|-----------|-------------------------|-----------------------------|-------------------------|-------------------|-----------|
| West Orange Township | 172.25 | 15    |           | 8 MANGER ROAD           | CUSTODIO, JONATHAN & EVELYN | 8 MANGER ROAD           | WEST ORANGE, N.J. | 07052     |
| West Orange Township | 172.25 | 25    |           | 595 MT. PLEASANT AVENUE | SOPRANO, DENNIS & ANNMARIE  | 595 MT. PLEASANT AVENUE | WEST ORANGE, N.J. | 07052     |
| West Orange Township | 172.25 | 27    |           | 597 MT. PLEASANT AVENUE | FULTON, JOHN & DAWN ADAMS-  | 597 MT PLEASANT AVE     | WEST ORANGE, NJ   | 07052     |
| West Orange Township | 172.25 | 27.01 |           | MT. PLEASANT AVENUE     | TOWNSHIP OF WEST ORANGE     | 66 MAIN STREET          | WEST ORANGE, N.J. | 07052     |
| West Orange Township | 172.25 | 28    |           | 613 MT. PLEASANT AVENUE | GREENE, MARC                | 613 MT PLEASANT AVE     | WEST ORANGE, NJ   | 07052     |
| West Orange Township | 172.25 | 28.01 |           | 601 MT. PLEASANT AVENUE | SAADE, RAUL & MABEL         | 601 MT. PLEASANT AVE    | WEST ORANGE, NJ   | 07052     |



**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

## **EXHIBIT “B”**

Post Office White Slips

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| Total Postage & Fees                              | \$ |                                                                                           |

Sent To **NUNEZ, CHRISTIAN & RODRIGUEZ,  
MARIEN**

Street, Apt. or PO Box **608 MOUNT PLEASANT AVE**

City, State **WEST ORANGE, NJ 07052**

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Sent To **SICKLES, CLARK E**

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City, State **WEST ORANGE, NJ 07052**

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JEANNINE**

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Sent To **TOWNSHIP OF WEST ORANGE**

Street, Apt. or PO Box **66 MAIN STREET**

City, State **WEST ORANGE, NJ 07052**

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| Total Postage & Fees                              | \$ |                                                                                           |

Sent To **SOSA, JOSE E. & PIACENZA, D**

Street, Apt. or PO Box **14 MANGER RD.**

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Sent To **ROSENFELD, ROBERT M**  
**12 MANGER RD**  
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 City, State

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Sent To **JEAN-BAPTISTE, PATRICK & MIRANGA,**  
**NEYSA**  
 Street, or PO Box  
**10 MANGER ROAD**  
**WEST ORANGE, NJ 07052**  
 City, State

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| Total Postage & Fees                              | \$ |  |

Sent To **CUSTODIO, JONATHAN & EVELYN**  
**8 MANGER ROAD**  
 Street, or PO Box  
**WEST ORANGE, NJ 07052**  
 City, State

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| Total Postage & Fees                              | \$ |  |

Sent To **SOPRANO, DENNIS & ANNMARIE**  
**595 MT. PLEASANT AVENUE**  
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| Total Postage & Fees                              | \$ |  |

Sent To **FULTON, JOHN & DAWN ADAMS**  
**597 MT. PLEASANT AVE**  
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 City, State

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| Total Postage & Fees                              | \$ |  |

Sent To **GREENE, MARC**  
**613 MT. PLEASANT AVE**  
 Street, or PO Box  
**WEST ORANGE, NJ 07052**  
 City, State

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| Restricted Delivery Fee<br>(Endorsement Required)                               |    |  |                                                                                    |
| Total Postage & Fees                                                            | \$ |  |                                                                                    |
| Sent To<br>SAADE, RAUL & MABEL<br>601 MT. PLEASANT AVE<br>WEST ORANGE, NJ 07052 |    |  |                                                                                    |
| Street, Apt. or PO Box                                                          |    |  |                                                                                    |
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| Restricted Delivery Fee<br>(Endorsement Required)                                                                            |    |  |                                                                                    |
| Total Postage & Fees                                                                                                         | \$ |  |                                                                                    |
| Sent To<br>Public Service Electric & Gas Company<br>Manager - Corporate Properties<br>80 Park Plaza, T6B<br>Newark, NJ 07102 |    |  |                                                                                    |
| Street, Apt. or PO Box                                                                                                       |    |  |                                                                                    |
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| Restricted Delivery Fee<br>(Endorsement Required)                                                    |    |  |                                                                                    |
| Total Postage & Fees                                                                                 | \$ |  |                                                                                    |
| Sent To<br>New Jersey American Water Company<br>167 John F. Kennedy Parkway<br>Short Hills, NJ 07078 |    |  |                                                                                    |
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| Restricted Delivery Fee<br>(Endorsement Required)                      |    |  |                                                                                    |
| Total Postage & Fees                                                   | \$ |  |                                                                                    |
| Sent To<br>Comcast Cablevision<br>800 Rahway Avenue<br>Union, NJ 07083 |    |  |                                                                                    |
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| Restricted Delivery Fee<br>(Endorsement Required)                           |    |  |                                                                                    |
| Total Postage & Fees                                                        | \$ |  |                                                                                    |
| Sent To<br>Verizon<br>1 Verizon Way<br>Basking Ridge, New Jersey 07920-1025 |    |  |                                                                                    |
| Street, Apt. or PO Box                                                      |    |  |                                                                                    |
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| Total Postage & Fees                                                                                                          | \$ |  |                                                                                    |
| Sent To<br>Township of West Orange<br>Municipal Building<br>56 Main Street<br>West Orange, NJ 07052<br>ATTN: Sewer Department |    |  |                                                                                    |
| Street, Apt. or PO Box                                                                                                        |    |  |                                                                                    |
| City, State                                                                                                                   |    |  |                                                                                    |
| PS Form Instructions                                                                                                          |    |  |                                                                                    |

## **EXHIBIT “C”**

### **Notice**

**WEST ORANGE TOWNSHIP  
ZONING BOARD HEARING NOTICE**

**PLEASE TAKE NOTICE** that ZB 23-02, Robert and Rachel Ciottariello (the “Applicants”), will be heard before the Zoning Board of Adjustment of the Township of West Orange (the “Zoning Board”) on **June 15, 2023, at 8:00 pm**, regarding the property known as Block 15.4 Lot 2, 606 Mount Pleasant Avenue, West Orange, Essex County, New Jersey 07052, located in the R-2 Zone. The Applicants have applied for bulk and use variances, minor site plan approval, waivers and exceptions to permit the mixed use of the property for residential and commercial purposes. The Applicants seek the following: (1) use variance relief from Section 25-7.1 of the Ordinance which prohibits commercial uses in the R-2 Residential Zone and the Applicants seek to use the rear yard of the residential dwelling as a landscapers contracting yard with the dwelling to remain as a residential use; and, (2) use variance relief from Section 25-8.12 of the Ordinance which prohibits more than one principal use on a lot and the Applicants propose both a commercial use and a residential use on the same lot; and, (3) bulk variance relief from the impervious coverage requirements of Section 25-7.1 of the Ordinance allowing a maximum impervious coverage on the lot of 30%, where existing conditions cover 79.82%, and the Applicants are requesting 87.46% coverage; and, (4) bulk variance relief from the off-street parking and loading requirements of Section 25-12.1a that require paving of all off-street parking areas and the Applicants do not propose to pave the parking area or the four (4) rear parking spaces; and, (5) bulk variance relief from the off-street parking and loading requirements of Section 25-12.1b of the Ordinance that requires all parking areas be curbed around the perimeter where the Applicants do not propose curbing around the perimeter; and, (6) bulk variance relief from the off-street parking and loading requirements of Section 25-12.1c of the Ordinance that requires all parking areas have proper markings for parking areas and spaces and where the Applicants do not propose to pave the parking area and spaces leaving no surface to mark; and, (7) a waiver of the Environmental Impact Statement requirements of Section 25-13 of the Ordinance that require an Environmental Impact Statement be provided and the Applicants have requested that one not be required; and, (8) such other variances, waivers and/or exceptions as reflected in the plans and materials filed, or as same shall be amended, or determined to be required upon analysis and testimony before the Zoning Board during the course of the application at the public hearing.

**PLEASE TAKE NOTICE THAT** due to the public health emergency occasioned by the COVID-19 virus, the hearing shall be conducted remotely/virtually and by telephonic means using the Zoom audio/video platform. The Municipal Building will be closed to the public and interested parties can use the following to participate remotely:

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).

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

<https://us06web.zoom.us/j/89148776221?pwd=RzQ5Z0g1Vm5JVUtWYkZhaXJRcThhdz09>; or by Telephone: US:1-646-931-3860; Webinar ID: 891 4877 6221; Password: 708044

Any person or persons affected by this application may have an opportunity to be heard at the public hearing REMOTELY using a video and/or audio connection. The public hearing will take place using the Zoom audio/video conferencing service at which time you may appear in person or by agent or attorney and present any objections, questions or comments which you may have to the granting of the relief sought in the application.

This notice is being sent to you as a property owner within 200’ of the subject property, or as an entity

entitled to notice, by order of the Zoning Board. The application, plans, reports and all related documents for which approval is sought are available for public inspection upon scheduling an appointment with the Zoning Board Secretary at the Planning and Development Department Office, 66 Main Street, West Orange, NJ 07052, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, except holidays, which hours may be adjusted or suspended due to the pandemic. Any person requiring assistance may call the Zoning Board Secretary at (973) 325-4108 or (973) 325-4110.

May 31, 2023

John R. Dusingerre, Esq.  
155 Passaic Avenue, Suite 320  
Fairfield, NJ 07004  
Attorney for Applicants

**EXHIBIT “D”**

Newspaper Notice from  
New Jersey Public Notices.com

The Star-Ledger, Newark

**The Star-Ledger**

Publication Name:

**The Star-Ledger, Newark**

Publication URL:

[www.nj.com/starledger](http://www.nj.com/starledger)

Publication City and State:

**Newark , NJ**

Publication County:

**Essex**

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Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

**202306081146540530824**

**1248454478**

Notice URL:

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Notice Publish Date:

**Saturday, June 03, 2023**

#### **Notice Content**

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