

Zoning Board of Adjustment
TOWNSHIP OF WEST ORANGE

Application No. ZB-23-06 DICGUR Inc. (748-750 Northfield Avenue)
Filed May 12, 2023

Lori I. Mayer, of full age, being duly sworn according to law, deposes and says that she has an office at Nagel Rice LLP, 103 Eisenhower Parkway in the Municipality of Roseland, County of Essex, and State of New Jersey, and that she is an attorney for Daughters of Israel Geriatric Services Urban Renewal, Inc., the applicant in a proceeding by before the Zoning Board of Adjustment of West Orange Township, New Jersey, being an application under the Zoning Ordinance, and which has the Application No. ZB-23-06 DICGUR Inc. and relates to premises:

748-750 Northfield Avenue, West Orange, Block 165, Lot 16,

that on August 3, 2023 she gave written notice of the hearing on this application to each and all of the persons upon whom service must be heard, in the required form and according to the attached lists, by certified mail, return receipt requested.

Date of Service Notice: August 3, 2023

Lori I. Mayer
Lori I. Mayer, Esq.

Sworn to and subscribed before me
this 7th day of August, 2023.

Diane C. Sumus
Attorney-at-law in the state
of New Jersey

TOWNSHIP OF WEST ORANGE ZONING BOARD

An application will be heard on August 17, 2023, at 8:00 p.m. in the Municipal Building, 66 Main Street, to permit Daughters of Israel Geriatric Services Urban Renewal, Inc. to replace its existing free-standing sign at the bottom of the driveway for its property with a new free-standing sign.

The variances sought are as follows:

Section of Municipal Ordinance	Proposed	Required by Municipal Ordinance
25-15.3b-7	Sign will be approximately 10 feet from the public sidewalk and 30 feet 5 inches from the property line	Sign may not be situated closer than 40 feet to any street or property line
25-15.4c	Bottom of sign will be approximately 1 foot 8 inches above grade level	Bottom of sign must be at least 8 feet above the level of the road centerline

and any other variances which may be required by the Zoning Board for property located at 748-750 Northfield Avenue, West Orange, New Jersey, Block 165, Lot 16.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting. All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108 to set up a time and date to view the documents.

Please use the link below to join the meeting:

<https://us06web.zoom.us/j/84123454981?pwd=NUIGcDZGZFIRczZXMk9qcjkrRzA0UT09>

Webinar ID: 841 2345 4981

Password: 982907

Dial-in: 1-646-931-3860

Daughters of Israel Geriatric Services Urban Renewal, Inc.
748-750 Northfield Avenue, West Orange, New Jersey 07068
c/o Jay J. Rice, Esq.
Nagel Rice, LLP
August 3, 2023

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) (2)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	165	15		760 NORTHFIELD AVENUE	JCF 760 NORTHFIELD AVENUE, LLC	901 ROUTE 10 EAST	WHIPPANY, NJ	07981
West Orange Township	165	16		748 NORTHFIELD AVENUE	JFP HOUSING LP,	760 NORTHFIELD AVE	WEST ORANGE, NJ	07052

§

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

Adjoining Properties (61)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	164.04	4		1 OAK CREST ROAD	BRILL, RICHARD H. & MARGARET E.	1 OAK CREST ROAD	WEST ORANGE N J	07052
West Orange Township	164.04	5		12 ASPEN ROAD	YASIN, ABDUL KARIM & MARICA	12 ASPEN RD	WEST ORANGE, NJ	07052
West Orange Township	164.04	6		14 ASPEN ROAD	REDA, JOSEPH & JENNIFER	14 ASPEN RD	WEST ORANGE, NJ	07052
West Orange Township	164.04	7		16 ASPEN ROAD	CARVALHO, JAYSON	16 ASPEN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	164.04	8		18 ASPEN ROAD	ZAMIR MARGALIT	18 ASPEN ROAD	WEST ORANGE, NJ	07052
West Orange Township	164.07	3		736 NORTHFIELD AVENUE	ST JOHN,JOHNDER & ST.LOUIS,FABIOLA	736 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	164.07	4		3 ASPEN ROAD	SANTOS, SANTIAGO & PAMELA	3 ASPEN ROAD	WEST ORANGE, N. J.	07052
West Orange Township	164.07	5		5 ASPEN ROAD	TAPIA, JUNIOR & CULQUIMBOZ ANGELA	5 ASPEN ROAD	WEST ORANGE, NJ	07052
West Orange Township	164.07	6		7 ASPEN ROAD	IVANOV, DENTCHO V. & ROSSANA Y.	7 ASPEN RD	WEST ORANGE, NJ	07052
West Orange Township	164.07	7		9 ASPEN ROAD	SHAH, MONICA	9 ASPEN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	164.07	8		11 ASPEN ROAD	WILLIAMS, CHARLIE	11 ASPEN ROAD	WEST ORANGE, NJ	07052
West Orange Township	164.07	9		13 ASPEN ROAD	DEJEAN, DANTES & JACELINE	13 ASPEN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	164.07	10		15 ASPEN ROAD	GINSBERG MALCOLM I. & ROCHELLE	15 ASPEN ROAD	WEST ORANGE, N.J.	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	164.07	11		17 ASPEN ROAD	NARDINI, PAUL & NATALIE	17 ASPEN ROAD	WEST ORANGE, NJ	07052
West Orange Township	164.07	12		19 ASPEN ROAD	RAMASAMY, VIJAYACHITRA	19 ASPEN ROAD	WEST ORANGE,NJ	07052
West Orange Township	164.07	13		21 ASPEN ROAD	LLARENA, JOSEPH	21 ASPEN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	164.07	14		23 ASPEN ROAD	TAM, JOHN M. & WINNI CHIN	23 ASPEN ROAD	WEST ORANGE, NJ	07052
West Orange Township	164.07	15		25 ASPEN ROAD	SHULTS, CHRISTOPHER W & KEIVA	25 ASPEN ROAD	WEST ORANGE,NJ	07052
West Orange Township	164.07	16		27 ASPEN ROAD	CHARLES, EDER & ST. FACILE	27 ASPEN ROAD	WEST ORANGE, NJ	07052
West Orange Township	164.07	17		29 ASPEN ROAD	TRAN, DONALD & OK HUI	29 ASPEN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	164.07	18		31 ASPEN ROAD	MILLER, SHARON	31 ASPEN RD.	WEST ORANGE,N.J.	07052
West Orange Township	164.07	19		33 ASPEN ROAD	SEMEL, ELINOR	33 ASPEN ROAD	WEST ORANGE, N.J.	07052
West Orange Township	165	11.01		772 NORTHFIELD AVENUE	772 NORTHFIELD LLC % RADNET INC	1510 COTNER AVE	LOS ANGELES, CA	90025
West Orange Township	165	14		768 NORTHFIELD AVENUE	GRABOWSKI LTD. LIABILITY CO.	770 NORTHFIELD AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	165	15		760 NORTHFIELD AVENUE	JCF 760 NORTHFIELD AVENUE, LLC	901 ROUTE 10 EAST	WHIPPANY, NJ	07981
West Orange Township	165	16		748 NORTHFIELD AVENUE	JFP HOUSING LP,	760 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	165	18		738-46 NORTHFIELD AVENUE	PNC REALTY % MARVIN POER & CO	300 5TH AVE 22ND FLR	PITTSBURGH, PA	15222
West Orange Township	165.02	18		4 DOGWOOD DRIVE	KRISTIANSEN, JOHN & BLYTHE,BRIAN	4 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.02	19		6 DOGWOOD DRIVE	HUANG, ALBERT Y	9 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.02	20		8 DOGWOOD DRIVE	ROSENBERG, MICHAEL &HANNAN,LAURA	8 DOGWOOD DR.	WEST ORANGE, NJ	07052
West Orange Township	165.02	21		10 DOGWOOD DRIVE	SCHILLING, WM & BARBARA	10 DOGWOOD DRIVE	WEST ORANGE,NEW JERSEY	07052
West Orange Township	165.02	23		14 DOGWOOD DRIVE	BEHR,EDITH F + POLLOCK,GEORGE M.	14 DOGWOOD DRIVE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	165.02	24		16 DOGWOOD DRIVE	OLIVER, SHAUN & AMY HALL	16 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.02	25		18 DOGWOOD DRIVE	AIELLO,ANTHONY + LINDA	18 DOGWOOD DRIVE	WEST ORANGE, NEW JERSEY	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	165.02	26		20 DOGWOOD DRIVE	MORELLO, PETER & SIOBHAN	20 DOGWOOD DRIVE	WEST ORANGE, N.J.	07052
West Orange Township	165.02	27		22 DOGWOOD DRIVE	MARK, JOHN W & MEGHAN K	22 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.02	28		26 DOGWOOD DRIVE	MUTASCIO, JOAN	26 DOGWOOD DR	WEST ORANGE, NJ	07052
West Orange Township	165.02	30		28 DOGWOOD DRIVE	RUIZ, JOSEFINA	28 DOGWOOD DR	WEST ORANGE, NJ	07052
West Orange Township	165.02	31		30 DOGWOOD DRIVE	TROSKA, URSZULA & LUCIEN BRATKOWSKI	30 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.02	32		32 DOGWOOD DRIVE	MILLER, JOSHUA & KAZAM, KEREN	32 DOGWOOD DR	WEST ORANGE, NJ	07052
West Orange Township	165.02	33		34 DOGWOOD DRIVE	ROBINSON, SUZANNE L	34 DOGWOOD DRIVE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	165.02	35		36 DOGWOOD DRIVE	WILSON,ROBERT & GIBSON-WILSON,CAROL	36 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.04	5		9 DOGWOOD DRIVE	MATERASSO, MARGOT	9 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.04	6		11 DOGWOOD DRIVE	RODRIGUEZ, SEAN & MELANIE KUCHINSKI	11 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.04	8		15 DOGWOOD DRIVE	SARANIERO, F & SARACENO, N	15 DOGWOOD DR	WEST ORANGE, NJ	07052
West Orange Township	165.04	9		17 DOGWOOD DRIVE	BERNS, ALLA	17 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.04	10		19 DOGWOOD DRIVE	PROJECT LIVE INC.	465-475 BROADWAY	NEWARK, N.J.	07104
West Orange Township	165.04	12		23 DOGWOOD DRIVE	DAVIDOFF, ANDREW & LEE, CHIA YEN	23 DOGWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	165.04	14		27 DOGWOOD DRIVE	DE CARLO, MARGUERITE	27 DOGWOOD DRIVE	WEST ORANGE NJ	07052
West Orange Township	166	13						
West Orange Township	166	13	C0001	745 NORTHFIELD AVENUE	AWC ASSOICATES LLC	28 LENOX TER	WEST ORANGE, NJ	07052
West Orange Township	166	13	C0002	745 NORTHFIELD AVENUE	M C S ASSOCIATES	745 NORTHFIELD AVENUE	WEST ORANGE,N.J.	07052
West Orange Township	166	13	C0003	745 NORTHFIELD AVENUE	MIRSKY,ROBERT	745 NORTHFIELD AVE	WEST ORANGE,N.J.	07052
West Orange Township	166	13	C0004	745 NORTHFIELD AVENUE	ABBOUD, SAMI E & MIRELLA TRUSTEES	4283 NE JOES POINT RD	STUART FL	34996
West Orange Township	166	13	C0005	745 NORTHFIELD AVENUE	LEVY, LYNN B.	35 OVERLOOK RD.	LIVINGSTON, NJ	07039

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	166	13	C0006	745 NORTHFIELD AVENUE	DUK KIM REALTY LLC,	30B VREEKLAND ROAD STE120	FLORHAM PARK NJ	07932
West Orange Township	166	13	C0007	745 NORTHFIELD AVENUE	745 NORTHFIELD AVENUE 7 LLC	745 NORTHFIELD AVE #7	WEST ORANGE, NJ	07052
West Orange Township	166	14		743 NORTHFIELD AVENUE	FREDRICH, D. & WEILL, J. CO TRUSTEE	374 MILLBURN AVE 4TH FLR	MILLBURN, NJ	07041
West Orange Township	166.15	9		769 NORTHFIELD AVENUE	ALTUS GROUP US, INC.	PO BOX 92129	SOUTHLAKE TX	76092
West Orange Township	166.15	11.02		767 NORTHFIELD AVENUE	LMK REALTY LLC,	767 NORTHFIELD AVE	WEST ORANGE, NJ	07052
West Orange Township	166.15	11.03		747 NORTHFIELD AVENUE	NEW LIFE APOSTOLIC CHURCH	747 NORTHFIELD AVENUE	WEST ORANGE,N.J.	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
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Sent To **Paul & Natalie Nardini**
17 Aspen Road
Street, Apt. No. or PO Box No. **West Orange, NJ 07052**
City, State, ZIP

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Vijayachitra Ramasamy
19 Aspen Road
West Orange, NJ 07052

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Sent To **Joseph Llarena**
21 Aspen Road
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City, State, ZIP+

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John M. Tam & Winni Chin
23 Aspen Road
West Orange, NJ 07052

7013 0600 0001 3033 1767

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27 Aspen Road

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NJ 07052

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29 Aspen Road
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Sent To **Sharon Miller**
31 Aspen Road
Street, Apt. No.;
or PO Box No. **West Orange, NJ 07052**
City, State, ZIP+4

7013 0600 0001 3033 1804

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7013 0600 0001 3033 1811 TRRT EEDD T000 0000 ETD02

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	C/O Radnet Inc.
Street, Apt. No., or PO Box No.	1510 Cotner Avenue
City, State, ZIP+4	Los Angeles, CA 90025

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7013 0600 0001 3033 1835
SEPT 0300 1000 0090 0702

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City, State, ZIP+

JCF 760 Northfield Avenue, LLC
901 Route 10 East
Whippany, NJ 07981



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JFP Housing LP
760 Northfield Avenue
West Orange, NJ 07052

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PNC Realty
c/o Marvin Poer & Co.
300 5th Avenue
22nd Floor
Pittsburgh, PA 1522

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Sent To Albert Huang	
9 Dogwood Drive	
West Orange, NJ 07052	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	
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Sent To **Michael Rosenberg & Laura Hannan**
8 Dogwood Drive
Street, Apt. No. or PO Box No. **West Orange, NJ 07052**
City, State, Zip

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7013 0600 0001 3033 1873

7013 0600 0001 3033 1880

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10 Dogwood Drive
West Orange, NJ 07052

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or PO Box No.

City, State, ZIP+

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Sent To **Edith F. Behr & George M. Pollock**
Street, Apt. No.,
or PO Box No. **14 Dogwood Drive**
City, State, ZIP+4 **West Orange, NJ 07052**

7013 0600 0001 3033 1903
E06T E30E T000 0090 E702

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Street, Apt. No. or PO Box No.	16 Dogwood Drive
City, State, Zip	West Orange, NJ 07052
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Sent To	Peter & Siobhan Morello
Street, Apt. No., or PO Box No.	20 Dogwood Drive
City, State, ZIP+	West Orange, NJ 07052

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John W. Mark & Meghan K. Mark
22 Dogwood Drive
West Orange, NJ 07052

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7013 0600 0001 3033 1941

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Joan Mutascio 26 Dogwood Drive West Orange, NJ 07052	

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Sent To **Josefina Ruiz**
28 Dogwood Drive
Street, Apt or PO Box **West Orange, NJ 07052**
City, State,

PS Form 3800, August 2006

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596T E300 T000 0090 E702

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Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$
Sent To Urszula Troska & Lucien Bratkowski	
30 Dogwood Drive	
West Orange, NJ 07052	
PS Form 3800, January 2009 See Reverse for Instructions	

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NJ 07068

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City, State, ZIP

Joshua Miller & Keren Kazam
32 Dogwood Drive
West Orange, NJ 07052

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Sent To **Suzanne L. Robinson**
34 Dogwood Drive
Street, Apt. No., or PO Box No. **West Orange, NJ 07052**
City, State, ZIP+4

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Total Postage &	
Sent To	Robert Wilson & Carol Gibson-Wilson
Street, Apt. No., or PO Box No.	36 Dogwood Drive
City, State, ZIP+4	West Orange, NJ 07052
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Restricted Delivery Fee (Endorsement Required)	
Total Postage	



Sent To **Margo Materasso**
9 Dogwood Drive
Street, Apt. 1 or PO Box N **West Orange, NJ 07052**
City, State, Z

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Street, Apt. No.,
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City, State, ZIP+

Sean Rodriguez & Melanie Kuchinski
11 Dogwood Drive
West Orange, NJ 07052

7013 0600 0001 3033 2023

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F. Saraniero & N. Saraceno
15 Dogwood Drive
West Orange, NJ 07052

Street, Apt. No.,
or PO Box No.
City, State, ZIP+4



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Alla Berns
17 Dogwood Drive
West Orange, NJ 07052

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City, State, ZIP+4



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Project Live, Inc.
465-475 Broadway
Newark, NJ 07104

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23 Dogwood Drive
Street, Apt. No. or PO Box No. **West Orange, NJ 07052**
City, State, ZIP

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T902 E900 T000 0090 E707

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City, State, ZIP+4

Marguerite De Carlo
27 Dogwood Drive
West orange, NJ 07052



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AWC Associates LLC
28 Lenox Ter
West Orange, NJ 07052

City, State, ZIP+4

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City, State, ZIP+4	West Orange, NJ 07052
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745 Northfield Avenue
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City, State,

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Street, Apt. No., or PO Box No.	4283 NE Joes Point Road
City, State, ZIP+4	Stuart, FL 34996

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Lynn B. Levy
35 Overlook Road
Livingston, NJ 07039

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City, State, ZIP+

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City, State, Zip

Duk Kim Realty LLC
30B Vreeland Road
Suite 120
Florham Park, NJ 07932



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745 Northfield Avenue
Street, Apt. No., or PO Box No. **# 7**
City, State, ZIP+ **West Orange, NJ 07052**

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NJ 07068

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City, State, ZIP+4

D. Fredrich & J. Weill Co Trustee
374 Millburn Avenue
4th Floor
Millburn, NJ 07041

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P.O. Box 92129
Southlake, TX 76092



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LMK Realty LLC
767 Northfield Avenue
West Orange, NJ 07052

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747 Northfield Avenue
West Orange, NJ 07052

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or PO Box No.

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