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FAX 973-994-1705
www.postpolak.com

Marsha M. Moore
Shareholder

mmoore@postpolak.com
973-228-9900, Ext. 220

September 8, 2023

VIA HAND DELIVERY & EMAIL (dchandler@westorange.org)

Township of West Orange
Zoning Board of Adjustment
66 Main Street, Room 214
West Orange, NJ 07052
Attn: Diana L. Chandler, Zoning Board Secretary

RE: Orange Valley Social Settlement House, Inc. T/A Valley Settlement House
Property: 37 Tompkins Street, West Orange, NJ
Block: 6 Lot(s): 11.01, 43, 45 & 47
Hearing Date: September 21, 2023
Application No.: ZB-23-08
Post Polak File No. 7136.00001

Dear Ms. Chandler:

This firm represents Orange Valley Social Settlement House, Inc. T/A Valley Settlement House in connection with the above-referenced matter. Enclosed please find the following:

1. Affidavit of Proof of Service:
 - a. Copy of 200 foot list of adjacent property owners from the Township of West Orange;
 - b. Copy of Notice to Adjacent Property Owners;
 - c. Certified Receipt-slips indicating that the 200 foot adjacent property owners from the Township of West Orange were served by Certified Mail/RRR; and
 - d. A copy of the Affidavit of Publication. The original will be sent as soon as it is received from the West Orange Chronicle.

September 8, 2023

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

POST POLAK, P.A.

/s/Marsha M. Moore
Marsha M. Moore

MMM/ams

Enclosures

cc: Marcina Fox c/o Valley Settlement House (via email)
Jak Inglese, AIA, PE, LEED, AP c/o Inglese (via email)
Matthew J. Seckler, PE, PP, PTOE c/o Stonefield (via email)
Michaela Nicodemo c/o Stonefield (via email)

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY :

: S.S.

COUNTY OF ESSEX :

RE: Application of Orange Valley Social Settlement House, Inc. T/A Valley Settlement House

Application No.: ZB-23-08

**Property: 37 Tompkins Street, West Orange, NJ
Block: 6, Lot(s): 11.01, 43, 45 & 47**

I am the attorney for the applicant of the above mentioned property.

1. Attached to this Affidavit and made a part hereof as **Exhibit A** is the certified list of owners of property within 200 feet of affected property who were served, showing lot and block number of each party as same appears on the municipal tax map. Same was certified by the Tax Assessor of the Township of West Orange.
2. A copy of the notice sent to each of those property owners and entities listed on this Affidavit is attached hereto and made a part hereof as **Exhibit B**.
3. On, at least ten (10) days prior to hearing date, I forwarded by certified mail, return receipt requested, personal notice to all property owners within 200 feet of the property affected by application of the above referenced premises. Copies of the requested receipts are attached hereto as **Exhibit C**.
4. Notice was also published in the newspaper of municipality as required by law on September 7, 2023. Attached hereto and made a part hereof as **Exhibit D** is a copy of Affidavit of Publication.

I hereby certify that the foregoing statements made by me are true. I understand that if any of the foregoing statements made by me is false, I am subject to punishment.



Marsha M. Moore, Esq., Attorney for Applicant

Sworn and subscribed to before me
on this 8 day of September, 2023


Notary Public
State of New Jersey

ALYSSA M. FEGELEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/21/2026

EXHIBIT

A

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) (4)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	6	11.01		VALLEY ROAD	TRUST. OF ORANGE VALLEY SOCIAL SETT	TOMPKINS ST	WEST ORANGE, N.J.	07052
West Orange Township	6	43		33 TOMPKINS STREET	TRUST. OF ORANGE VALLEY SOCIAL SETT	33 TOMPKINS ST.	WEST ORANGE, N.J.	07052
West Orange Township	6	45		35 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETTLEMENT	35 TOMPKINS ST.	WEST ORANGE, N.J.	07052
West Orange Township	6	47		37 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETT. LIBRARY	TOMPKINS ST.	WEST ORANGE, N.J.	07052

§

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

Adjoining Properties (57)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	6	1		590 VALLEY ROAD	DESCO NJ LLC,	51 EAST MAIN ST	HOMDEL NJ	07733
West Orange Township	6	6		582-588 VALLEY ROAD	582 586 VALLEY ROAD, LLC	582-588 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	6	8		580 VALLEY ROAD	RUCH, EVE L.	580 VALLEY RD	WEST ORANGE, NJ	07052
West Orange Township	6	11		566 VALLEY ROAD	PETULLO, GERARDO & CAROLINA L.	5 KNOLL RD	FAIRFIELD, NJ	07004
West Orange Township	6	11.01		VALLEY ROAD	TRUST. OF ORANGE VALLEY SOCIAL SETT	TOMPKINS ST	WEST ORANGE, N.J.	07052
West Orange Township	6	16		564 VALLEY ROAD	PALENCIA, TOMAS & YESENIA	564 VALLEY ROAD	WEST ORANGE, N.J.	07052
West Orange Township	6	18		554-562 VALLEY ROAD	554 VALLEY ROAD ASSOC., LLC	5 DANIEL RD	FAIRFIELD, NJ	07004
West Orange Township	6	18.08		552 VALLEY ROAD	IMPACT REAL ESTATE LLC	552 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	6	32		TOMPKINS STREET	TOMPKINS STREET DEVELOPMENT	TOMPKINS STREET	WEST ORANGE, NJ	07052
West Orange Township	6	32	C0005	21 TOMPKINS STREET	VELARDE, DORIAN Z	21 TOMPKINS STREET	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	6	36		27 TOMPKINS STREET	TSILIKOS,GEORGE	P.O. BOX 1043	DENVILLE, NEW JERSEY	07834
West Orange Township	6	36.01		TOMPKINS STREET	TOMPKINS STREET APARTMENTS URBAN	1 PARKER PLAZA	FORT LEE NJ	07024
West Orange Township	6	43		33 TOMPKINS STREET	TRUST. OF ORANGE VALLEY SOCIAL SETT	33 TOMPKINS ST.	WEST ORANGE, N.J.	07052
West Orange Township	6	45		35 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETTLEMENT	35 TOMPKINS ST.	WEST ORANGE, N.J.	07052
West Orange Township	6	47		37 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETT. LIBRARY	TOMPKINS ST.	WEST ORANGE, N.J.	07052
West Orange Township	6	50		15-17 FREEMAN STREET	RECCHIA, NICHOLAS SR	18 CARRELL ROAD	RANDOLPH, NJ	07869
West Orange Township	6	52		19 FREEMAN STREET	RECCHIA, NICHOLAS JR	20 CARRELL ROAD	RANDOLPH, NJ	07869
West Orange Township	6	54		23-25 FREEMAN STREET	RECCHIA, NICHOLAS SR	20 CARRELL ROAD	RANDOLPH, NJ	07869
West Orange Township	6	56		FREEMAN STREET	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	6	57		27-29 FREEMAN STREET	TSILIKOS, GUS & ANN	3 MANKER DRIVE	FLORHAM PARK NJ	07932
West Orange Township	6	58		33 FREEMAN STREET	TSILIKOS, GUS & ANGELIKA	3 MANKER DRIVE	FLORHAM PARK, N.J.	07932
West Orange Township	7	1		9 FREEMAN STREET	BYRNE: 9 FREEMAN, LLC	29 DOGWOOD ROAD	WEST ORANGE, NJ	07052
West Orange Township	7	3		46 TOMPKINS STREET	BYRNE: 46 TOMPKINS ST, LLC	29 DOGWOOD ROAD	WEST ORANGE, NJ	07052
West Orange Township	7	4		11-13 FREEMAN STREET	BYRNE: 11-13 FREEMAN ST LLC	29 DOGWOOD ROAD	WEST ORANGE, NJ	07052
West Orange Township	7	5		44 TOMPKINS STREET	LEMBO, GIUSEPPE	107 ARVERNE ROAD	WEST ORANGE NJ	07052
West Orange Township	7	8		42 TOMPKINS STREET	US BANK TRUST % HUDSON HOMES	3701 REGENT BLVD, #200	IRVING, TEXAS	75063
West Orange Township	7	9		40 TOMPKINS STREET	GUARDADO, ROBERT C & EMERITA	40 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	7	10		38 TOMPKINS STREET	ORENGO, ANDREW & JESSICA	38 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	7	11		36 TOMPKINS STREET	CEUS, DIEUMENE	36 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	7	12		28 TOMPKINS STREET	LOMBARDO, SALVATORE & CONNIE	350 NORTHFIELD AVENUE	WEST ORANGE NJ	07052
West Orange Township	7	12.02		34 TOMPKINS STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	7	16		24-26 TOMPKINS STREET	24-26 TOMPKINS, LLC	24-26 TOMPKINS STREET	WEST ORANGE, NJ	07052
West Orange Township	7	17		20 TOMPKINS STREET	RAUDA, ROBERTO GUARDADO & RUBIA	20 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	7	18		TOMPKINS STREET	ORELLANA, EMERITA M. GUARDADO ET AL	20 TOMPKINS ST	WEST ORANGE, NJ	07052
West Orange Township	27	43		553 VALLEY ROAD	VILLITA ARTES LLC,%HANDS	15 SOUTH ESSEX AVE	ORANGE, NJ	07050
West Orange Township	28	1		VALLEY ROAD	WEST VALLEY CONDOMINIUMS	VALLEY ROAD	WEST ORANGE NJ	07052
West Orange Township	28	1	C0001	587-591 VALLEY ROAD	PEREZ, LISSETTE	591 VALLEY ROAD UNIT A	WEST ORANGE, NJ	07052
West Orange Township	28	1	C0002	587-591 VALLEY ROAD	ONAMI, THANDI & ONAMI, ELEESE	126C BOYDEN AVENUE	MAPLEWOOD, NJ	07040
West Orange Township	28	13		18 CROSS STREET	LUSMA, MARIO	18 CROSS ST	WEST ORANGE, NJ	07052
West Orange Township	28	15		14 CROSS STREET	JEAN-BAPTISTE,SOFAITE+CANGE,MARY J	14 CROSS ST	WEST ORANGE, NJ	07052
West Orange Township	28	16		12 CROSS STREET	BRAVO, AYMEE	12 CROSS STREET	WEST ORANGE, NJ	07052
West Orange Township	28	17		10 CROSS STREET	CORTINAS, LINDA A	10 CROSS ST	WEST ORANGE, NJ	07052
West Orange Township	28	18		8 CROSS STREET	BEDIR, MOHAMED & NAHED	8 CROSS STREET	WEST ORANGE, N.J.	07052
West Orange Township	28	19		6 CROSS STREET	6 CROSS ST LLC,	6 CROSS ST	WEST ORANGE, NJ	07052
West Orange Township	28	20		4 CROSS STREET	SNIPES, LEE & ELIZABETH	4 CROSS STREET	WEST ORANGE, N.J.	07052
West Orange Township	28	21		2 CROSS STREET	GRUCHACZ, JOHN & IRENE	2 CROSS STREET	WEST ORANGE, NJ	07052
West Orange Township	28	22		563 VALLEY ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, N.J.	07052
West Orange Township	28	23		567 VALLEY ROAD	HOUSING AND NEIGHBORHOOD DEVELOPMEN	567 VALLEY RD	WEST ORANGE, NJ	07052
West Orange Township	28	25		569 VALLEY ROAD	PETRILLO, ANTHONY JR.	330 RIDEDALE AVE	EAST HANOVER, NJ	07936
West Orange Township	28	26		571 VALLEY ROAD	KEYSTONE PROPERTIES,	PO BOX 222	MILLBURN,NJ	07041
West Orange Township	28	27		573 VALLEY ROAD	KIDANE, YOHANNES	573 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	28	28		575 VALLEY ROAD	TSILIKOS, GUS, ANGELICA & GEORGE	P.O. BOX 1043	DENVILLE, NEW JERSEY	07834
West Orange Township	28	29		577 VALLEY ROAD	TSILIKOS, GUS & ANGELICA & GEORGE	3 MANKER DRIVE	FLORHAM PARK, NEW JERSEY	07932

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	28	30		579 VALLEY ROAD	TSILIKOS, GEORGE	579 VALLEY RD	WEST ORANGE, NJ	07052
West Orange Township	28	31		581 VALLEY ROAD	VALLEY ROAD REAL EST LLC	583 VALLEY RD	WEST ORANGE, NJ	07052
West Orange Township	28	32		583 VALLEY ROAD	VALLEY ROAD REAL ESTATE, LLC	583 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	28	33		585 VALLEY ROAD	585 VALLEY RD LLC	585 VALLEY RD	WEST ORANGE, NJ	07052

Adjacent Towns (3)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	5002	2		614 FREEMAN STREET	DANIELS, MICHAEL	PO BOX 583	HOBOKEN, NJ	07030
City of Orange Township	5002	3.01		606 FREEMAN STREET	FREEMAN ORANGE HOLDINGS LLC	188 E FRANKLIN TURNPIKE	HOHOKAUS, NJ	07423
City of Orange Township	5003	1		574-584 FREEMAN STREET	JM HOLDINGS LLC	560 FREEMAN ST.	ORANGE, NJ	07050

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 - Map



EXHIBIT

B

LEGAL NOTICE

TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT

NOTICE TO PROPERTY OWNERS

Application No: ZB-23-08

TO: All property Owners and other parties entitled to notice within a 200-foot radius of property located at Block 6, Lots 11.01, 43, 45 and 47 on the Tax Map of the Township of West Orange, New Jersey.

PLEASE TAKE NOTICE that on Thursday, September 21, 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 37 Tompkins Street, Block 6, Lots 11.01, 43, 45 and 47 on the Tax Map of the Township of West Orange, New Jersey (“Property”). (For purpose of this Notice, Block 6, Lot 11.01 is located at Valley Road; Block 6, Lot 43 is located at 33 Tompkins Street; Block 6, Lot 45 is located at 35 Tompkins Street; and Block 6, Lot 47 is located at 37 Tompkins Street. (The only lot impacted by the Applicant’s (defined below) proposal is Lot 47 aka 37 Tompkins Street).

The applicant, Orange Valley Social Settlement House, Inc. T/A Valley Settlement House (“Applicant”), has applied to the Township of West Orange Zoning Board of Adjustment (“Board”) for use variance and bulk variance relief to convert the existing vacant building on Lot 47, formerly used as a library, to a child care center and classroom with a capacity of 15 children, and to permit the second and third floors of said building to be converted into an apartment for the Valley Settlement House caretaker. The project is located in the R-M Residential Zoning District (“Project”). Exterior modifications include the addition of a new porch and steps of the east side of the building, as well as a new landing and ramp on the west side, and four wall-mounted LED lights. The Applicant does not propose any modifications to the gymnasium building. Uses immediately adjacent to the Project include the Valley Settlement House on Block 6, Lots 11.01, 43, and 45. The Applicant does not propose any modifications to the Valley Settlement House.

The Application requires a Use variance pursuant to NJSA 40:55D-70(d)(1) and Section 25-7-1 of the Land Use Regulations of the Township of West Orange (“Regulations”) to permit a child care center and classroom use; Use variance pursuant to NJSA 40:55D-70(d)(1) and Section 25-8.12 of the Regulations to permit more than one principal use upon any single lot; and Preliminary and Final Major Site Plan approval. The Applicant seeks “c” or bulk variance relief for two pre-existing nonconformities for exceeding maximum number of stories (2.5 stories and 35 ft. is permitted, 3 stories and 32.6 ft. is existing); and minimum side yards (10 feet plus 8 ft. is required, whereas 4.3 ft. /3.9 ft. is existing). Neither the height, nor the side yard setback deviations will be modified or otherwise exacerbated by the modifications 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 or during the hearing process.

Any person interested in this application will have the opportunity to address the Board at the virtual

meeting on Thursday, September 21, 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/87646171955?pwd=bkcyR3VUcEVzOFBGQmhzQmdpNlJsZz09>

Or Telephone: Dial:

US: 1-646-931-3860

Webinar ID: 876 4617 1955

Password: 477972

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

Orange Valley Social Settlement House, Inc. T/A Valley Settlement House – **Applicant**



MARSHA M. MOORE, ESQ.

Post Polak, P.A.

425 Eagle Rock Avenue, Ste 200

Roseland, New Jersey 07068

(973) 228-9900 ext 220

mmoore@postpolak.com

EXHIBIT

C

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Postage

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

554 VALLEY ROAD ASSOC., LLC
5 DANIEL RD
FAIRFIELD, NJ 07004

USPS ROSELAND NJ
SEP - 6 2023
Postmark Here
07068

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

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

IMPACT REAL ESTATE LLC
552 VALLEY ROAD
WEST ORANGE, NJ 07052

USPS ROSELAND NJ
SEP - 6 2023
Postmark Here
07068

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

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

TOMPKINS STREET
DEVELOPMENT
TOMPKINS STREET
WEST ORANGE, NJ 07052

USPS ROSELAND NJ
SEP - 6 2023
Postmark Here
07068

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

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

VELARDE, DORIAN Z
21 TOMPKINS STREET
WEST ORANGE, NJ 07052

USPS ROSELAND NJ
SEP - 6 2023
Postmark Here
07068

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

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

TSILIKOS, GEORGE
P.O. BOX 1043
DENVER, NEW JERSEY 07834

USPS ROSELAND NJ
SEP - 6 2023
Postmark Here
07068

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

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☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

TOMPKINS STREET
APARTMENTS URBAN
1 PARKER PLAZA
FORT LEE NJ 07024

USPS ROSELAND NJ
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Sent: TOWNSHIP OF WEST ORANGE
 66 MAIN ST
 WEST ORANGE, N.J. 07052

City, S

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To: TSILIKOS, GUS & ANN
 3 MANKER DRIVE
 FLORHAM PARK NJ 07932

City

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 FLORHAM PARK, N.J. 07932

City

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Postage

\$ Total

To: BYRNE: 9 FREEMAN, LLC
 29 DOGWOOD ROAD
 WEST ORANGE, NJ 07052

City

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To: BYRNE: 46 TOMPKINS ST, LLC
 29 DOGWOOD ROAD
 WEST ORANGE, NJ 07052

City

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To: BYRNE: 11-13 FREEMAN ST LLC
 29 DOGWOOD ROAD
 WEST ORANGE, NJ 07052

City

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LEMBO, GIUSEPPE
107 ARVERNE ROAD
WEST ORANGE NJ 07052



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US BANK TRUST %
HUDSON HOMES

3701 REGENT BLVD, #200
IRVING, TEXAS 75063

City



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GUARDADO, ROBERT C &
EMERITA
40 TOMPKINS ST
WEST ORANGE, NJ 07052



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7022 1670 0003 3493 2450

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☐ Adult Signature Restricted Delivery \$

Postage

ORENGO, ANDREW & JESSICA
38 TOMPKINS ST
WEST ORANGE, NJ 07052



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Postage

CEUS, DIEUMENE
36 TOMPKINS ST
WEST ORANGE, NJ 07052



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Postage

LOMBARDO, SALVATORE &
CONNIE
350 NORTHFIELD AVENUE
WEST ORANGE NJ 07052



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☐ Adult Signature Restricted Delivery \$
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ALLONARDO, CARMINE &
KIMBERLY
5 OAK LAWN DRIVE
EAST HANOVER, NJ 07936

7022 1670 0003 3493 2498

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24-26 TOMPKINS, LLC
24-26 TOMPKINS STREET
WEST ORANGE, NJ 07052

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☐ Adult Signature Restricted Delivery \$
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RAUDA, ROBERTO
GUARDADO & RUBIA
20 TOMPKINS ST
WEST ORANGE, NJ 07052

7022 1670 0003 3493 2517

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
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ORELLANA, EMERITA M.
GUARDADO ET AL
20 TOMPKINS ST
WEST ORANGE, NJ 07052

7019 1120 0001 4862 5421

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$



VILLITA ARTES LLC,%HANDS
15 SOUTH ESSEX AVE
ORANGE, NJ 07050

7019 1120 0001 4862 5438

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☐ Adult Signature Required \$
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WEST VALLEY CONDOMINIUMS
VALLEY ROAD
WEST ORANGE NJ 07052

7019 1120 0001 4862 5445

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Total

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Str

City

PS

PEREZ, LISSETTE
591 VALLEY ROAD UNIT A
WEST ORANGE, NJ 07052



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PS

ONAMI, THANDI &
ONAMI, ELEESE
126C BOYDEN AVENUE
MAPLEWOOD, NJ 07040



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Postage

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PS

LUSMA, MARIO
18 CROSS ST
WEST ORANGE, NJ 07052



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City

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JEAN-BAPTISTE,
SOFAITE+CANGE, MARY J
14 CROSS ST
WEST ORANGE, NJ 07052



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Postage

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BRAVO, AYMEE
12 CROSS STREET
WEST ORANGE, NJ 07052



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CORTINAS, LINDA A
10 CROSS ST
WEST ORANGE, NJ 07052



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BEDIR, MOHAMED & NAHED
8 CROSS STREET
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6 CROSS ST LLC,
6 CROSS ST
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SNIPES, LEE & ELIZABETH
4 CROSS STREET
WEST ORANGE, N.J. 07052

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City

GRUCHACZ, JOHN & IRENE
2 CROSS STREET
WEST ORANGE, NJ 07052

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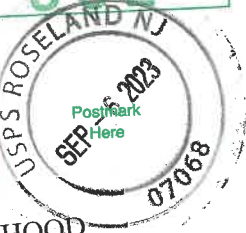
Str

City

HOUSING AND NEIGHBORHOOD
DEVELOPMEN
567 VALLEY RD
WEST ORANGE, NJ 07052

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Str

City

PETRILLO, ANTHONY JR.
330 RIDEDALE AVE
EAST HANOVER, NJ 07936

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City, State, ZIP+4® \$

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KIDANE, YOHANNES
573 VALLEY ROAD
WEST ORANGE, NJ 07052

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City, State, ZIP+4® \$

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TSILIKOS, GUS,
ANGELICA & GEORGE
P.O. BOX 1043
DENVER, NEW JERSEY 07834

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Total \$

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City, State, ZIP+4® \$

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TSILIKOS, GUS &
ANGELICA & GEORGE
3 MANKER DRIVE
FLORHAM PARK, NEW JERSEY 07932

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TSILIKOS, GEORGE
579 VALLEY RD
WEST ORANGE, NJ 07052

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VALLEY ROAD REAL EST LLC
583 VALLEY RD
WEST ORANGE, NJ 07052

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

VALLEY ROAD REAL ESTATE, LLC
583 VALLEY ROAD
WEST ORANGE, NJ 07052



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Street

City

585 VALLEY RD LLC
585 VALLEY RD
WEST ORANGE, NJ 07052



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DANIELS, MICHAEL
PO BOX 583
HOBOKEN, NJ 07030



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Street

City

FREEMAN ORANGE HOLDINGS LLC
188 E FRANKLIN TURNPIKE
HOHOKAUS, NJ 07423



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Street

City

JM HOLDINGS LLC
560 FREEMAN ST.
ORANGE, NJ 07050



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Postage

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Street

City

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



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

City, State, ZIP+4™

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Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

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

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

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City of Orange Township Clerk
Joyce Lanier, City Clerk
29 North Day Street
Orange, NJ 07050

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Postage



West Orange Township Clerk
66 Main Street, Room 101
West Orange, NJ 07052

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Postage



Joint Meeting of Essex and
Union Counties
500 South First Street
Elizabeth, NJ 07202

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EXHIBIT

D

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

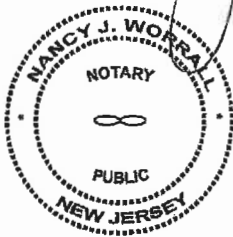
SS:

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 **September 7,**
2023 making 1 insertion in all.

Sworn and subscribed before me this 7th day of

September 2023.



Notary Public of New Jersey

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

WEST ORANGE

LEGAL NOTICE

TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT

Application No: ZB-23-08

PLEASE TAKE NOTICE that on Thursday, September 21, 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 Block 6, Lots 11.01, 43, 45 and 47 on the Tax Map of the Township of West Orange, New Jersey. (For purpose of this Notice Block 6, Lot 11.01 is located at Valley Road; Block 6, Lot 43 is located at 33 Tompkins Street; Block 6, Lot 45 is located at 35 Tompkins Street; and Block 6, Lot 47 is located at 27 Tompkins Street. The only lot impacted by the Applicant's proposal is Lot 47, aka 37 Tompkins Street.)

The applicant, Orange Valley Social Settlement House, Inc. T/A Valley Settlement House, ("Applicant"), has applied to the Township of West Orange Zoning Board of Adjustment ("Board") for use variance and bulk variance relief to convert the existing vacant building on Lot 47, formerly used as a library, to a child care center and classroom with a capacity of 15 children, and to permit the second and third floors of said building to be converted into an apartment for the Valley Settlement House caretaker. The project is located in the R-M-Residential Zoning District ("Project"). Exterior modifications include the addition of a new porch and steps of the east side of the building, as well as a new landing and ramp on the west side, and four wall-mounted LED lights. The Applicant does not propose any modifications to the gymnasium building. Uses immediately adjacent to the Project include the Valley Settlement House on Block 6, Lots 11.01, 43, and 45. The Applicant does not propose any modifications to the Valley Settlement House.

The Application requires a Use Variance pursuant to N.J.S.A. 40:55D-70(d)(1) and Section 25-7-1 of the Land Use Regulations of the Township of West Orange ("Regulations") to permit a child care center and classroom use. Use variance pursuant to N.J.S.A. 40:55D-70(d)(1) and Section 25-8-12 of the Regulations to permit more than one principal use upon any single lot; and Preliminary and Final Major Site Plan approval. The Applicant seeks "a" or bulk variance relief for two pre-existing nonconformities for exceeding maximum number of stories (2.5 stories and 35 ft. is permitted, 3 stories and 32.6 ft. is existing); and minimum side yards (10 feet plus 8 ft. is required, whereas 4.3 ft. (3.9 ft. is existing). Neither the height, nor the side yard setback deviations will be modified or otherwise exacerbated by the modifications 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 or during the hearing process.

Any person interested in this application will have the opportunity to address the Board at the virtual meeting on Thursday, September 21, 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/87646171955?pwd=bkcyR3VUcEVzOFBGMmhZQmdpNlZjZz09>

Or Telephone: Dial:
US: 1-888-931-3860

Webinar ID: 876 4617 1955
Password: 477972

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 88 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.

Orange Valley Social Settlement House, Inc. T/A Valley Settlement House - Applicant

By: **Marsha M. Moore**
MARSHA M. MOORE ESQ.
Post Polak, P.A.
425 Eagle Rock Avenue, Ste 200
Roseland, New Jersey 07068
(973) 228-9800 ext.220
mmore@postpolak.com

E124046 WOC September 7, 2023 (\$64.08)