



Victoria L. Cascio
vcascio@archerlaw.com
856-354-3054 Direct
856-795-0574 Direct Fax

Archer & Greiner, P.C.
1025 Laurel Oak Road
Voorhees, NJ 08043
856-795-2121 Main
856-795-0574 Fax
www.archerlaw.com

September 11, 2023

VIA EMAIL (dchandler@westorange.org) AND FEDERAL EXPRESS

Ms. Diana Chandler-Zimmermann
Zoning Board Secretary
West Orange Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

**Re: Petco Animal Supplies Stores, Inc.
Application for Use Variance Approval
495 Prospect Avenue / Block 155.21, Lot 40
Township of West Orange, Essex County, New Jersey
Our File No.: PET176.00812**

Dear Ms. Chandler-Zimmermann:

On behalf of our client, Petco Animal Supplies Stores, Inc., (the "Applicant"), enclosed is the original Affidavit of Publication of the *West Orange Chronicle* newspaper verifying the September 7, 2023, publication of Notice of the Zoning Board's hearing scheduled for September 21, 2023, in connection with the above-referenced Application.

Please make the enclosed item part of your file for this matter.

If you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

ARCHER & GREINER
A Professional Corporation

By: Victoria L. Cascio
Victoria L. Cascio

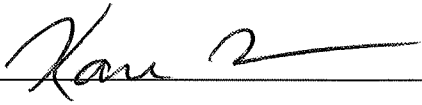
VLC:jd
Enclosure
227717949 v1

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.



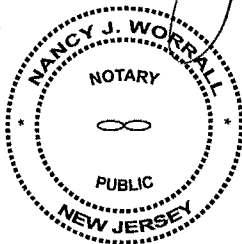
Sworn and subscribed before me this 7th day of

September 2023.



Notary Public of New Jersey

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



WEST ORANGE NOTICE

PLEASE TAKE NOTICE that upon the application of Petco Animal Supplies Stores, Inc. (the "Applicant"), the West Orange Zoning Board of Adjustment (the "Zoning Board"), shall conduct a virtual public hearing on Thursday September 21, 2023, commencing at 8:00 A.M. via Zoom conference to consider the Applicant's request for a "d(1)" Use Variance Approval in order to allow the expansion/renovation of the existing Petco Animal Supplies Store building to accommodate veterinary operations, on property located at 495 Prospect Avenue, and more particularly identified as Block 155.21, Lot 40 on the Official Tax Maps of the Township of West Orange

(the "Property"). The Property is approximately 28.54 +/- acres in size and is located in the Planned Commercial ("P-C") Zoning District. The Property is owned by GLPF - Essex Green, LLC.

More specifically, the Applicant is proposing renovations within the adjoining tenant space to accommodate the proposed 1,689 square foot veterinary operation space, which will include treatment rooms, exam rooms, an office space, a waiting area, an x-ray room, treatment area, and day-kennel area. No modifications are proposed to exterior of the existing building, with the exception of two exterior doors being modified/added. The Applicant is requesting a "d(1)" Use Variance, because veterinary practices/animal hospitals are not specifically permitted uses within the P-C Zoning District.

At the same time, the Applicant will also be requesting that the Zoning Board grant any and all other submission and/or design waivers, variances, exceptions, interpretations and/or other relief that may be deemed necessary to permit the development and use of the Property as proposed by the Applicant.

The Zoning Board's meeting will be an electronic meeting using zoom audio and visual technology. Any interested party will be able to appear and fully participate at the hearing, in accordance with the rules of the Zoning Board. For members of the public who wish to attend using Zoom video and audio features on the internet, visit <https://us06web.zoom.us/j/87646171955?pwd=bkcyR3VUcEVzOFpBQmhzQmdpNlJsZz09> or visit <https://zoom.us>, click "Join A Meeting", enter the Webinar ID: 876 4617 1955 and enter the Password: 477972. For members of the public who wish to attend using a telephone, call the following number: 1-846-931-3860, and enter the above listed Meeting ID and Password.

Any persons affected by this Application 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 Zoning 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.

VICTORIA L. CASCIO, ESQUIRE
ARCHER & GREINER
A Professional Corporation

Attorneys for the Applicant
1025 Laurel Oak Road
Voorhees, NJ 08043
(856) 795-2121

E124011 WOC September 7, 2023 (\$29.88)