

October 23, 2023

VIA EMAIL & FEDERAL EXPRESS

Ms. Jamilet Baquerizo Vite, Planning Board Clerk
Township of West Orange
66 Main Street
West Orange, NJ 07052

**Re: Essex County Country Club
Amended Site Plan Application
350 Mt. Pleasant Avenue - Block 156, Lot 1**

Dear Ms. Baquerizo:

Enclosed please find an Affidavit of Proof of Publication and Service with the following attachments pertaining to the above captioned matter scheduled before the Township of West Orange Planning Board by remote public hearing on Wednesday, November 1, 2023, at 7:30 p.m.:

- 1) List of property owners located within 200 feet of the subject properties (Exhibit A);
- 2) Copy of the Legal Notice sent by certified mail to property owners (Exhibit B);
- 3) Original certified mail receipts (Exhibit C); and
- 4) Copy of the Legal Notice published in The Star-Ledger newspaper on October 19, 2023 (Exhibit D).

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

Very truly yours

/s/ Lisa A John-Basta

Lisa A. John-Basta
Member

LAJ:bs
Enclosures

AFFIDAVIT OF PROOF OF PUBLICATION AND SERVICE
TOWNSHIP OF WEST ORANGE PLANNING BOARD

I, Lisa A. John-Basta, of full age, being duly sworn according to law, upon her oath, deposes and says:

1. I am an Attorney at Law in the State of New Jersey and am employed by the law firm of Chiesa Shahinian & Giantomasi, PC, with offices at 105 Eisenhower Parkway, Roseland, New Jersey.

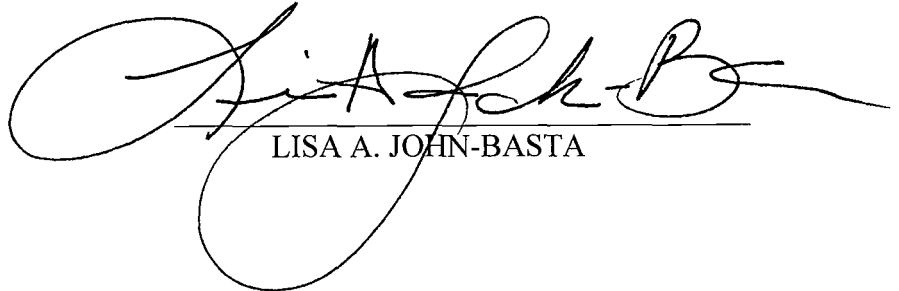
2. The Applicant, Essex County Country Club (the “Applicant”), has made application to the Township of West Orange Planning Board (the “Board”) for amended final major site plan approval for modification and installations to the existing golf course located at 350 Mount Pleasant Avenue, which property is designated as Block 156, Lot 1 on the Tax Maps of the Township of West Orange (the “Property”).

3. The Application has been scheduled for a **remote** public hearing before the Board on Wednesday, November 1, 2023, at 7:30 P.M.

4. With regard to notice of the subject Application, our office obtained a certified list of property owners located within a 200-foot radius of the Property from the Township of West Orange, Tax Assessor’s office, dated September 27, 2023, attached hereto as Exhibit A.

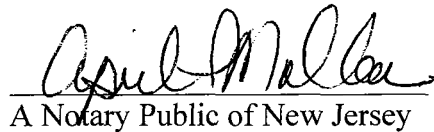
5. On October 19, 2023, our office mailed to all property owners and interested parties entitled to notice by certified mail a Notice to Property Owners within 200 feet of the Property. A copy of said Notice is attached hereto as Exhibit B and the original certified mail receipts are attached hereto as Exhibit C.

6. With regard to the requirement for publication, attached hereto as Exhibit D, is a copy of the Legal Notice evidencing proof of publication in The Star-Ledger newspaper on October 19, 2023. Once we receive the original Affidavit of Publication from the newspaper we will forward same for your records.



LISA A. JOHN-BASTA

Sworn and subscribed to this
23rd day of October, 2023.



A Notary Public of New Jersey

APRIL I MULLEN
A Notary Public of New Jersey
My Commission Expires April 9, 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) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	156	1		PROSPECT & MT PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052

§

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

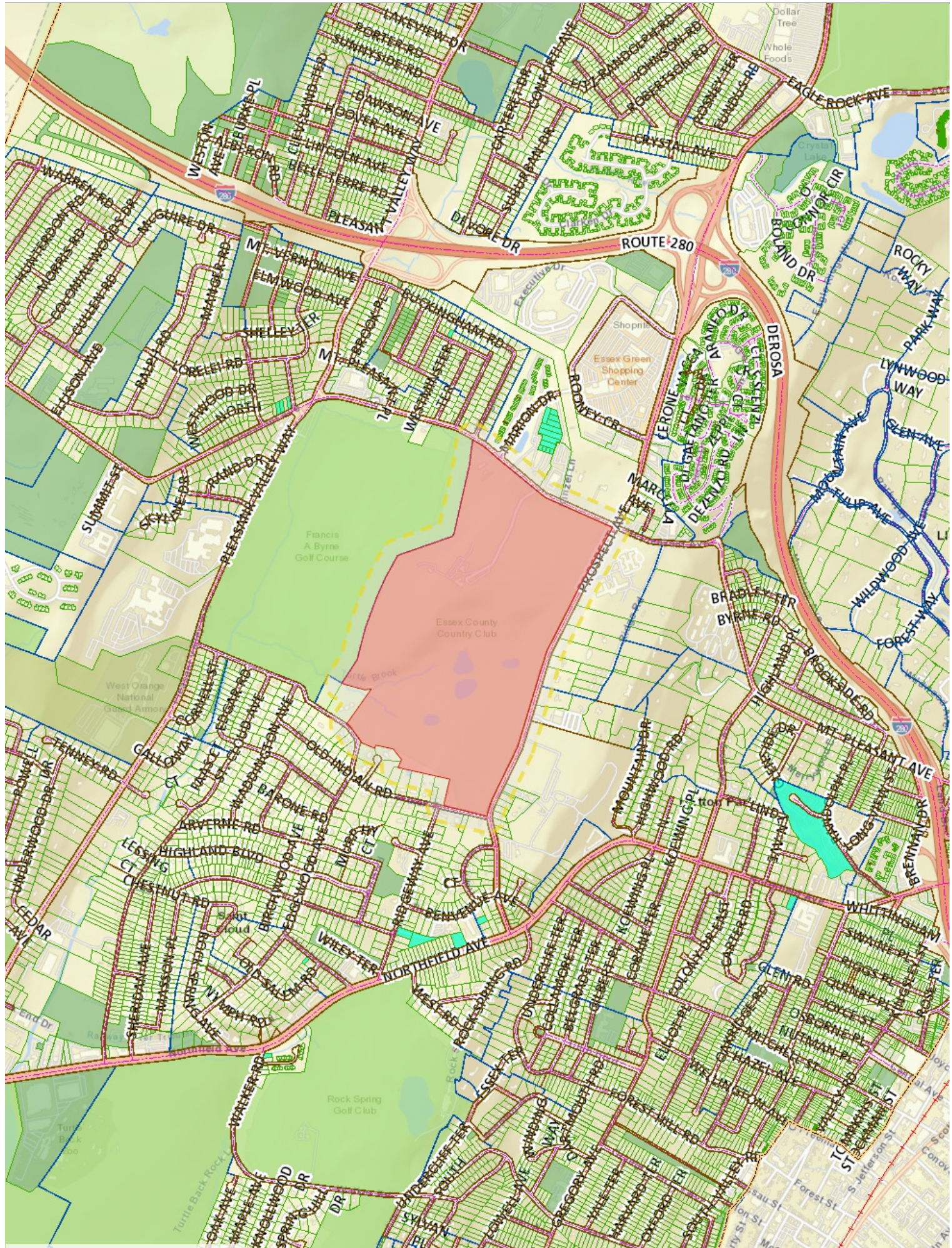
Adjoining Properties (56)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.01	1		RIDGE ROAD	SETON HALL PREPARATORY SCHOOL	120 NORTHFIELD AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	82.01	7.04		652 PROSPECT AVENUE	FRIENDLY SONS OF THE SHILLELAGH FOU	652 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	82.01	7.07		654 PROSPECT AVENUE	BABU, NANDKISHORE K+NADIGER,PANKAJA	654 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	82.01	7.08		658 PROSPECT AVENUE	DELMONICO, DINA & FRANK POZAR	658 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	82.01	7.09		662 PROSPECT AVENUE	MALDONADO-CORTES,J.&FULTON, STEFANI	662 PROSPECT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	82.01	7.10		666 PROSPECT AVENUE	LEHMERT, ELAINE	666 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	82.01	7.11		670 PROSPECT AVENUE	LEMMA, THOMAS & ARIAS-AVILES,M	670 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	82.01	7.12		674 PROSPECT AVENUE	CAMACHO, LIONEL A	674 PROSPECT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	82.01	7.13		PROSPECT AVENUE	DAVIS,RUTH TRUST/EST BERSTECHER-LON	66 MAIN STREET	WEST ORANGE N.J.	07052
West Orange Township	82.02	13		614 PROSPECT AVENUE	ANTIOCH PRESBYTERIAN CHURCH OF NJ	614-616 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	82.02	13.09		600 PROSPECT AVENUE	NAJERA, MARK S. & LUCY	600 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	82.03	1		598 PROSPECT AVENUE	APPEL, STEVEN M & WOLF, SHARON	598 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	82.03	3		586 PROSPECT AVENUE	ALMANZAR, SAMUEL & ENID	586 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	82.03	9		37 RIDGE ROAD	GAWLEY, ROBERT ET AL.	37 RIDGE ROAD	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	14		RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039
West Orange Township	82.03	17		27 RIDGE ROAD	CANDYLAND LAND, LLC.	27 RIDGE ROAD	WEST ORANGE, NJ	07052
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS,LLC%ECOVA 3349	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	155	26		375 MT. PLEASANT AVENUE	375 MT. PLEASANT AVE CONDO ASSOC	375 MT. PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	155	27		MARION DRIVE	ESSEX GREEN VILLAS	MARION DRIVE	WEST ORANGE NJ	07052
West Orange Township	155	27	C0101	101 MARION DRIVE	CLARK, BARBARA	101 MARION DRIVE	WEST ORANGE,N.J.	07052
West Orange Township	155	27	C0102	102 MARION DRIVE	CESTONE, SUZANNE	102 MARION DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155	27	C0103	103 MARION DRIVE	BANARES, IRENE	103 MARION DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155	27	C0104	104 MARION DRIVE	POMBRIANT, JOSEPH	104 MARION DRIVE	WEST ORANGE NJ	07052
West Orange Township	155	29		347 MT. PLEASANT AVENUE	MORRIS UNION HOLDING LLC	347 MT. PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	155.01	1.01		403 MT. PLEASANT AVENUE	PIERRE, JEAN JARROT	403 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	155.01	35		401 MT. PLEASANT AVENUE	SIMMONS, NIGEL	401 MT PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	155.01	36		3 WEDGEWOOD DRIVE	VENKATRAMAN, GUHA & SURYA	3 WEDGEWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155.20	60		2 WEDGEWOOD DRIVE	GONZALEZ MORALES, MIREYA A	2 WEDGEWOOD DR	WEST ORANGE, NJ	07052
West Orange Township	155.20	61		4 WEDGEWOOD DRIVE	THE ARC OF ESSEX COUNTY, INC.	7 REGENT STREET	LIVINGSTON, N.J.	07039
West Orange Township	156	1		PROSPECT & MT PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	156	19.01		33 OLD INDIAN ROAD	BENNETT, SAHIB R & MICAELA	35 OLD INDIAN RD	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	156	19.02		29 OLD INDIAN ROAD	PICCIANO, NATACHA & LOUIS	29 OLD INDIAN RD	WEST ORANGE, NJ	07052
West Orange Township	156	19.03		41 OLD INDIAN ROAD	SARAC, AMILA & MINCY, WILLIAM	41 OLD INDIAN RD	WEST ORANGE, NJ	07052
West Orange Township	156	19.04		31 OLD INDIAN ROAD	GRAHAM,ALAN + DONNA	31 OLD INDIAN ROAD	WEST ORANGE,N.J.	07052
West Orange Township	156	19.05		39 OLD INDIAN ROAD	CAMPBELL, SUSAN	39 OLD INDIAN RD	WEST ORANGE, NJ	07052
West Orange Township	156	19.06		37 OLD INDIAN ROAD	BYUN, ALEXANDRA & DENNIS	37 OLD INDIAN RD	WEST ORANGE, NJ	07052
West Orange Township	156	29		57 OLD INDIAN ROAD	BERRY, CHERISSE	57 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	156	29.01		3 MARGULIS COURT	ADDERLEY, NATHANIEL E & ANGELA C	3 MARGULIS CT	WEST ORANGE, NJ	07052
West Orange Township	156	29.02		7 MARGULIS COURT	SIMPKINS, DY SHAWN	7 MARGULIS COURT	WEST ORANGE, NJ	07052
West Orange Township	156	29.03		8 MARGULIS COURT	MOORE, MATTHEW PAUL	8 MARGULIS COURT	WEST ORANGE, NJ	07052
West Orange Township	156	29.04		4 MARGULIS COURT	SNYDER, JASON & TALIA	4 MARGULIS CT	WEST ORANGE, NJ	07052
West Orange Township	156	35		97-105 OLD INDIAN ROAD	OLD INDIAN PROPERTIES LLC	4 DARBY CT	NEW PROVIDENCE, NJ	07974
West Orange Township	156	35.01		109-115 OLD INDIAN ROAD	OLD INDIAN PROPERTIES LLC	4 DARBY CT	NEW PROVIDNCE, NJ	07974
West Orange Township	157.01	11		MT. PLEASANT AVENUE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK,N.J.	07114
West Orange Township	158	22		1 RIDGEWAY AVENUE	MICHELET, CHARLES & HORNE, ELLEN	1 RIDGEWAY AVENUE	WEST ORANGE,N.J.	07052
West Orange Township	158	27		5 RIDGEWAY AVENUE	WILLIAMS, GREGORY & SARAH R	5 RIDGEWAY AVE	WEST ORANGE, NJ	07052
West Orange Township	158.01	40		681 PROSPECT AVENUE	THE CHURCH OF HOLY INNOCENTS	681 PROSPECT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	158.01	41		12 OLD INDIAN ROAD	MOUNTAINTOP LEAGUE, C/O GUARINO	10 BELGRADE TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	158.01	43		6 RIDGEWAY AVENUE	ST CLOUD PRESBYTERIAN CHURCH	20 OLD INDIAN ROAD	WEST ORANGE N J	07052
West Orange Township	158.21	10		20 GAVIN ROAD	JENSEN, VERONICA M	20 GAVIN RD	WEST ORANGE, NJ	07052
West Orange Township	158.21	11.01		88 OLD INDIAN ROAD	KADEL, WILLIAM J. & DANIELLE N.	88 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	158.21	11.02		92 OLD INDIAN ROAD	DESHPANDE,AKSHAY A & NADUVILADATH,A	92 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	158.21	11.03		96 OLD INDIAN ROAD	MCCLAMMY, JAMES & MADELYN	96 OLD INDIAN ROAD	WEST ORANGE, NJ	07052
West Orange Township	158.21	15		100 OLD INDIAN ROAD	HAWKINS, BARBARA K	100 OLD INDIAN ROAD	WEST ORANGE N.J.	07052

Buffer Report - Map



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

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
NOTICE TO PROPERTY OWNERS**

To: All property owners and other entities entitled to notice within a 200-foot radius of the property located at 350 Mount Pleasant Avenue, which property is designated as Block 156, Lot 1 on the Tax Maps of the Township of West Orange.

Notice is hereby service upon you that on November 1, 2023 at 7:30 p.m., the Planning Board of the Township of West Orange (the “Planning Board” or the “Board”) will hold a **remote** public hearing, pursuant to the instructions set forth below, in connection with property located at 350 Mount Pleasant Avenue, which property is designated as Block 156, Lot 1 on the Tax Maps of the Township of West Orange (hereinafter referred to as the “Property”). The Property is located in the R-2 District.

The Applicant, the Essex County Country Club (the “Applicant”), has applied to the Planning Board for amended final major site plan approval for modifications and installations to the existing golf course located on the Property.

The Property is currently developed with an existing golf course, clubhouse, tennis courts, swimming pool and a number of accessory structures. By this application, the Applicant is seeking amended final major site plan approval for the following: (i) creation of additional parking spaces, repaving and restriping of parking areas; (ii) installation of new lighting fixtures in the lower and upper parking lots as well as along the site entrance driveway; (iii) widening of the entrance driveway to the parking lot; (iv) demolition of the existing structure housing golf carts and the pro shop and construction of a new cart path and tee box in the area where the building is currently located; (v) construction of a new golf cart barn consisting of approximately 6,144 square feet in floor area; and (vi) construction of a new comfort station/food and beverage service building consisting of approximately 620 square feet.

The Applicant is respectfully requesting variances pursuant to N.J.S.A. 40:55D-70(c) with respect to the following: (i) Township of West Orange Code Section 25-8.1 with respect to maximum accessory building height in a residential zone, as 1 ½ stories/15 feet is permitted and 1 story/15 feet, 8 ¼ inches is proposed for the new golf cart building; and (ii) Township of West Orange Code Section 25-12.2b.1 with respect to minimum number of parking spaces, a 658 parking spaces are required and 240 parking spaces are proposed.

Additionally, 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 the application.

Instructions to Join Remote Hearing

The remote public hearing is being held in lieu of an in-person public hearing and will be held by **remote access only**. During the hearing, any interested party, directly or by attorney, will

have an opportunity to view the hearing in its entirety, and be heard (ask questions, provide comments or offer evidence). Members of the public will be provided with instructions during the meeting on how to participate.

You may participate in the hearing on the scheduled date and time through the web via the Zoom video conference platform or by telephone by using the following options set forth below. Please note, however, that if you participate solely by telephone, you will not be able to view the visual materials that may be displayed during the course of the hearing, and therefore, web participation is preferred.

1. Computer/Mobile Device (by entering the link):

<https://us06web.zoom.us/j/82300141983?pwd=K3Xe-2yLJmvEd2aeGcftflzIASn92g.6aRNxP9CCcDdHxA7>

Webinar ID: 823 0014 1983

Password: 413319

2. Telephone: 646-931-3860

Webinar ID: 823 0014 1983

Password: 413319

Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing *9 on their telephone and waiting for the host to unmute them.

Please contact the Office of the Planning Board Secretary in advance of the meeting if you need assistance in order to access the virtual meeting.

All documents filed by the Applicant in connection with this application will be on file and available for public inspection no later than ten (10) days in advance of the hearing date. The application materials may be viewed in the Office of Planning Board Secretary located at 66 Main Street, West Orange, New Jersey 07052, during regular business hours, excluding holidays, and may also be accessed on the Township of West Orange website under the November 1, 2023 agenda at:

<http://westorange.org/Archive.aspx?AMID=38>

The agenda for the Planning Board's November 1, 2023, meeting will also contain hyperlinks to join the meeting virtually and to view the application materials. The Planning Board's agenda may be found on the Township of West Orange website, Planning & Development Department, Planning Board Division page at:

<http://westorange.org/Archive.aspx?AMID=38>

To verify the hours to view the application materials in-person, or if you are having trouble accessing the application materials online, please contact the Planning Board Secretary.

Members of the public who anticipate undertaking cross-examination, introducing evidence and/or making public comment on the application are encouraged, but not required, to advise the Planning Board Secretary in advance of the meeting date, to ensure technological needs are accommodated and to further ensure that documents which will be referenced during the hearing are available for review by all participants.

The Planning Board Secretary is Jamilet Baquerizo Vite. She may be reached by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday between 8:30 am to 4:30 pm. You may also contact the Applicant's attorney, Lisa A. John-Basta, Esq. for information and documents related to the application using the telephone number and email address provided below.

Respectfully,

Essex County Country Club, Applicant

By: */s/ Lisa A. John-Basta*
Lisa A. John-Basta, Esq.
Chiesa Shahinian & Giantomasi PC
105 Eisenhower Parkway
Roseland, New Jersey 07068
Telephone: 973-530-2083
Email: ljohn-basta@csglaw.com

Dated: October 19, 2023

EXHIBIT C

9589 0710 5270 0832 6707 13

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Certified Mail Fee \$

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

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OCT 19 2023

WEST ORANGE, NJ 07052

ESSEX COUNTY COUNTRY CLUB

350 MT. PLEASANT AVENUE

WEST ORANGE, N.J. 07052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OCT 19 2023

WEST ORANGE, NJ 07052

SETON HALL PREPARATORY SCHOOL

120 NORTHFIELD AVENUE

WEST ORANGE, NEW JERSEY 07052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OCT 19 2023

WEST ORANGE, NJ 07052

FRIENDLY SONS OF THE SHILLELAGH FOU

652 PROSPECT AVE

WEST ORANGE, N.J. 07052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OCT 19 2023

WEST ORANGE, NJ 07052

BABU, NANDKISHORE K+NADIGER,PANKAJA

654 PROSPECT AVE

WEST ORANGE, NJ 07052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OCT 19 2023

WEST ORANGE, NJ 07052

DELMONICO, DINA & FRANK POZAR

658 PROSPECT AVE

WEST ORANGE, NJ 07052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OCT 19 2023

WEST ORANGE, NJ 07052

MALDONADO-CORTES, J.&FULTON,

STEFANI

662 PROSPECT AVENUE

WEST ORANGE, N.J. 07052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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LEHMERT, ELAINE
 666 PROSPECT AVE
 WEST ORANGE, NJ 07052

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)

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LEMMA, THOMAS & ARIAS-AVILES, M
 670 PROSPECT AVENUE
 WEST ORANGE, NJ 07052

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9589 0710 5270 0832 6707 99

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CAMACHO, LIONEL A
 674 PROSPECT AVENUE
 WEST ORANGE, N.J. 07052

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WEST ORANGE BRANCH

OCT 19 2023

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	Postmark Here
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total		
Sender: APPEL, STEVEN M & WOLF, SHARON Street: 598 PROSPECT AVENUE City: WEST ORANGE, NJ 07052		

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	Postmark Here
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total		
Sender: ALMANZAR, SAMUEL & ENID Street: 586 PROSPECT AVE City: WEST ORANGE, NJ 07052		

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☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total		
Sender: GAWLEY, ROBERT ET AL. Street: 37 RIDGE ROAD City: WEST ORANGE, NJ 07052		

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	Postmark Here
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total		
Sender: MOUNTAIN RESOURCES CORP. Street: PO BOX 1874 City: LIVINGSTON, NJ 07039		

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	Postmark Here
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total		
Sender: CANDYLAND LAND, LLC. Street: 27 RIDGE ROAD City: WEST ORANGE, NJ 07052		

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	Postmark Here
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Total		
Sender: BREA WO Street: EMERITUS, LLC%ECOVA Street: 3349 Street: PO BOX 2447 City: SPOKANE, WA 99210		

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

WEST ORANGE BRANCH
OCT 19 2023 Postmark Here
WEST ORANGE, NJ 07052

Sen _____
 Str GBSJ PROPERTIES, LLC,
 3 BUCKINGHAM ROAD
 City LINCOLN PARK, NJ 07035 19

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☐ Adult Signature Restricted Delivery
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 Total Postage and Fees \$

WEST ORANGE BRANCH
OCT 19 2023 Postmark Here
WEST ORANGE, NJ 07052

Sen _____
 Str 375 MT. PLEASANT AVE
 CONDO ASSOC
 City 375 MT. PLEASANT AVE
 WEST ORANGE, NJ 07052 20

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

WEST ORANGE BRANCH
OCT 19 2023 Postmark Here
WEST ORANGE, NJ 07052

Sen _____
 Str P.S. ELECTRIC & GAS
 CO. T24A TAX DEPT
 City 150 CIRCLE AVENUE
 CLIFTON, NJ 07011 21

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Sen _____
 Str ESSEX GREEN VILLAS
 MARION DRIVE
 City WEST ORANGE, NJ 07052 22

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Sen _____
 Str ESSEX GREEN VILLAS CONDOMINIUM
 ASSOCIATION
 City 182 MARION DRIVE
 WEST ORANGE, NJ 07052 23

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WEST ORANGE, NJ 07052

Sen _____
 Str CLARK, BARBARA
 101 MARION DRIVE
 City WEST ORANGE, N.J. 07052 24

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CESTONE, SUZANNE
102 MARION DRIVE
WEST ORANGE, NJ 07052

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BANARES, IRENE
103 MARION DRIVE
WEST ORANGE, NJ 07052

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POMBRIANT, JOSEPH
104 MARION DRIVE
WEST ORANGE, NJ 07052

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MORRIS UNION HOLDING LLC
347 MT. PLEASANT AVE
WEST ORANGE, NJ 07052

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PIERRE, JEAN JARROT
403 MT. PLEASANT AVENUE
WEST ORANGE, NJ 07052

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Postage \$

SIMMONS, NIGEL
401 MT PLEASANT AVE
WEST ORANGE, NJ 07052

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WEST ORANGE, NJ 07052

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VENKATRAMAN, GUHA & SURYA

3 Wedgewood Drive

West Orange, NJ 07052

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GONZALEZ MORALES,

MIREYA A

2 Wedgewood Dr

West Orange, NJ 07052

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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

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WEST ORANGE, NJ 07052

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THE ARC OF ESSEX

County, Inc.

7 Regent Street

Livingston, N.J. 07039

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Total

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Sen

ESSEX COUNTY COUNTRY CLUB

350 Mt. Pleasant Avenue

West Orange, N.J. 07052

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\$
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\$
Sen

BENNETT, SAHIB R & MICAELA

35 Old Indian Rd

West Orange, NJ 07052

35

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PICCIANO, NATACHA & LOUIS

29 Old Indian Rd

West Orange, NJ 07052

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☐ Adult Signature Restricted Delivery \$
Postage \$
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WEST ORANGE, NJ 07052

\$ Total
\$ Sent SARAC, AMILA & MINCY, WILLIAM
\$ Street 41 OLD INDIAN RD
\$ City WEST ORANGE, NJ 07052
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
WEST ORANGE BRANCH
OCT 19 2023
Postmark Here
WEST ORANGE, NJ 07052

\$ Total
\$ Sent GRAHAM, ALAN + DONNA
\$ Street 31 OLD INDIAN ROAD
\$ City WEST ORANGE, N.J. 07052
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
WEST ORANGE BRANCH
OCT 19 2023
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WEST ORANGE, NJ 07052

\$ Total
\$ Sent CAMPBELL, SUSAN
\$ Street 39 OLD INDIAN RD
\$ City WEST ORANGE, NJ 07052
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
WEST ORANGE BRANCH
OCT 19 2023
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WEST ORANGE, NJ 07052

\$ Total
\$ Sent BYUN, ALEXANDRA & DENNIS
\$ Street 37 OLD INDIAN RD
\$ City WEST ORANGE, NJ 07052
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
WEST ORANGE BRANCH
OCT 19 2023
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\$ Total
\$ Sent BERRY, CHERISSE
\$ Street 57 OLD INDIAN ROAD
\$ City WEST ORANGE, NJ 07052
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
WEST ORANGE BRANCH
OCT 19 2023
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\$ Total
\$ Sent ADDERLEY, NATHANIEL E & ANGELA C
\$ Street 3 MARGULIS CT
\$ City WEST ORANGE, NJ 07052
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☐ Certified Mail Restricted Delivery	\$		
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Postage		Postmark Here	
\$		OCT 19 2023	
WEST ORANGE, NJ 07052			

SIMPKINS, DY SHAWN
7 MARGULIS COURT
WEST ORANGE, NJ 07052

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☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage		Postmark Here	
\$		OCT 19 2023	
WEST ORANGE, NJ 07052			

MOORE, MATTHEW PAUL
8 MARGULIS COURT
WEST ORANGE, NJ 07052

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SNYDER, JASON & TALIA
4 MARGULIS CT
WEST ORANGE, NJ 07052

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OLD INDIAN PROPERTIES LLC
4 DARBY CT
NEW PROVIDENCE, NJ 07974

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MICHELET, CHARLES & HORNE, ELLEN
1 RIDGEWAY AVENUE
WEST ORANGE, N.J. 07052

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WILLIAMS, GREGORY & SARAH R
5 RIDGEWAY AVE
WEST ORANGE, NJ 07052

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THE CHURCH OF HOLY INNOCENTS
681 PROSPECT AVENUE
WEST ORANGE, N.J. 07052

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MOUNTAINTOP LEAGUE, C/O GUARINO
10 BELGRADE TERRACE
WEST ORANGE, N.J. 07052

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ST CLOUD PRESBYTERIAN CHURCH
20 OLD INDIAN ROAD
WEST ORANGE, NJ 07052

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JENSEN, VERONICA M
20 GAVIN RD
WEST ORANGE, NJ 07052

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WEST ORANGE, NJ 07052

KADEL, WILLIAM J. & DANIELLE N.
88 OLD INDIAN ROAD
WEST ORANGE, NJ 07052

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DESHPANDE, AKSHAY A & NADUVILADATH A
92 OLD INDIAN ROAD
WEST ORANGE, NJ 07052

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\$	To		
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St	MCCLAMMY, JAMES & MADELYN		
	96 OLD INDIAN ROAD		
City	WEST ORANGE, NJ 07052		

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Sent To	HAWKINS, BARBARA K		
Street	100 OLD INDIAN ROAD		
City, St	WEST ORANGE, N.J. 07052		

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

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Sent To	New Jersey American Water Company		
Street	167 John F. Kennedy Parkway		
City, St	Short Hills, NJ 07078		

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St	Comcast Cablevision		
	800 Rahway Avenue		
City	Union, NJ 07083		

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

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

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ESSEX COUNTY PLANNING BOARD
 900 BLOOMFIELD AVENUE
 VERONA, NJ 07044

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DEPARTMENT OF TRANSPORTATION
 STATE OF NEW JERSEY
 1035 PARKWAY AVE
 TRENTON, NJ 08650

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EXHIBIT D

The Star-Ledger, Newark

The Star-Ledger

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The Star-Ledger, Newark

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Notice Publish Date:

Thursday, October 19, 2023

Notice Content

LEGAL NOTICE TOWNSHIP OF WEST ORANGE Planning Board PLEASE TAKE NOTICE that on November 1, 2023 at 7:30 p.m., the Planning Board of the Township of West Orange (the "Planning Board" or the "Board") will hold a remote public hearing, pursuant to the instructions set forth below, in connection with property located at 350 Mount Pleasant Avenue, which property is designated as Block 156, Lot 1 on the Tax Maps of the Township of West Orange (hereinafter referred to as the "Property"). The Property is located in the R-2 District. The Applicant, the Essex County Country Club (the "Applicant"), has applied to the Planning Board for amended final major site plan approval for modifications and installations to the existing golf course located on the Property. The Property is currently developed with an existing golf course, clubhouse, tennis courts, swimming pool and a number of accessory structures. By this application, the Applicant is seeking amended final major site plan approval for the following: (i) creation of additional parking spaces, repaving and restriping of parking areas; (ii) installation of new lighting fixtures in the lower and upper parking lots as well as along the site entrance driveway; (iii) widening of the entrance driveway to the parking lot; (iv) demolition of the existing structure housing golf carts and the pro shop and construction of a new cart path and tee box in the area where the building is currently located; (v) construction of a new golf cart barn consisting of approximately 6,144 square feet in floor area; and (vi) construction of a new comfort station/food and beverage service building consisting of approximately 620 square feet. The Applicant is respectfully requesting variances pursuant to N.J.S.A. 40:55D-70(c) with respect to the following: (i) Township of West Orange Code Section 25-8.1 with respect to maximum accessory building height in a residential zone, as 1 1/2 stories/15 feet is permitted and 1 story/15 feet, 8 1/4 inches is proposed for the new golf cart building; and (ii) Township of West Orange Code Section 25-12.2b.1 with respect to minimum number of parking spaces, a 658 parking spaces are required and 240 parking spaces are proposed. Additionally, 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 the application. Instructions to Join Remote Hearing The remote public hearing is being held in lieu of an in-person public hearing and will be held by remote access only. During the hearing, any interested party, directly or by attorney, will have an opportunity to view the hearing in its entirety, and be heard (ask questions, provide comments or offer evidence). Members of the public will be provided with instructions during the meeting on how to participate. You may participate in the hearing on the scheduled date and time through the web via the Zoom video conference platform or by telephone by using the following options set forth below. Please note, however, that if you participate solely by telephone, you will not be able to view the visual materials that may be displayed during the course of the hearing, and therefore, web participation is preferred. 1. Computer/Mobile Device (by entering the link):

<https://us06web.zoom.us/j/82300141983?pwd=K3Xe-2yLJmVEd2aeGcftf1zIASn92g.6aRNxP9CCcDdHxA7> Webinar ID: 823 0014 1983

Password: 413319 2. Telephone: 646-931-3860 Webinar ID: 823 0014 1983 Password: 413319 Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing *9 on their telephone and waiting for the host to unmute them. Please contact the Office of the Planning Board Secretary in advance of the meeting if you need

assistance in order to access the virtual meeting. All documents filed by the Applicant in connection with this application will be on file and available for public inspection no later than ten (10) days in advance of the hearing date. The application materials may be viewed in the Office of Planning Board Secretary located at 66 Main Street, West Orange, New Jersey 07052, during regular business hours, excluding holidays, and may also be accessed on the Township of West Orange website under the November 1, 2023 agenda at: <http://westorange.org/Archive.aspx?AMID=38> The agenda for the Planning Board's November 1, 2023, meeting will also contain hyperlinks to join the meeting virtually and to view the application materials. The Planning Board's agenda may be found on the Township of West Orange website, Planning & Development Department, Planning Board Division page at: <http://westorange.org/Archive.aspx?AMID=38> To verify the hours to view the application materials in-person, or if you are having trouble accessing the application materials online, please contact the Planning Board Secretary. Members of the public who anticipate undertaking cross-examination, introducing evidence and/or making public comment on the application are encouraged, but not required, to advise the Planning Board Secretary in advance of the meeting date, to ensure technological needs are accommodated and to further ensure that documents which will be referenced during the hearing are available for review by all participants. The Planning Board Secretary is Jamilet Baquerizo Vite. She may be reached by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday between 8:30 am to 4:30 pm. You may also contact the Applicant's attorney, Lisa A. John-Basta, Esq. for information and documents related to the application using the telephone number and email address provided below. Essex County Country Club, Applicant Lisa A. John-Basta, Esq. Chiesa Shahinian & Giantomasi PC 105 Eisenhower Parkway Roseland, New Jersey 07068 Telephone: 973-530-2083 Email: ljohn-basta@csglaw.com 10/19/2023 \$264.33

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