

EXHIBIT A

NOTICE OF SPECIAL VIRTUAL PUBLIC HEARING OF THE TOWNSHIP OF WEST ORANGE PLANNING BOARD

PLEASE TAKE NOTICE that on Wednesday, February 28, 2024, at 7:30 p.m., the Planning Board of the Township of West Orange (the "Board") will hold a special virtual public hearing, pursuant to the instructions set forth below, in connection with the property located at 76-82 Ashland Avenue, 26 Park Avenue and 10 Park Avenue, designated as Block 62, Lot 22.01, Block 62, Lot 32 and Block 62, Lot 34, respectively, on the Tax Maps of the Township of West Orange, New Jersey (the "Property"). The Property is located within the "I" Industrial Zone (the "Zone") of the Township of West Orange (the "Township"), where multiple principal uses are permitted.

Yerrr Canna LLC (the "Applicant") has applied to the Board for conditional use approval and minor site plan approval to permit a licensed Class I (Micro) Cannabis Cultivation facility with approximately 2,500 sf of cultivation space within the existing two-story approximately 9,482 sf (gross floor area) warehouse building (the "Application") on Block 62, Lot 22.01. As part of this Application, Applicant is also proposing to install a security fence, stripe parking spaces and to utilize parking areas and access to Park Avenue across Block 62, Lot 32 and Block 62, Lot 34. The Applicant has entered into an agreement with the owner of Block 62, Lot 32 and Block 62, Lot 34 to provide additional off-street parking spaces for use by the Applicant.

The proposed cannabis cultivation facility is permitted as a conditional use within the I Zone. The Property conforms to the requirements of the municipal code at section 25-24.2(b)(2)(o). In addition to conditional use approval and minor site plan approval, and to the extent necessary, Applicant seeks confirmation of any pre-existing non-conformities on the Property. The Applicant also requests that the Board grant any additional approvals, including preliminary and final major site plan approval, modifications of conditions of prior approvals, permits, variances, deviations, interpretations, submission 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.

The virtual public hearing will not be held in person, and any members of the public interested in the Application should not go to the municipal building. The virtual public hearing will be held and conducted in accordance with P.L. 2020, c. 11 via the Zoom video conferencing system. To listen or view the virtual public hearing, the hearing on the Application may be viewed by members of the public without charge through Zoom at the following link:

https://us06web.zoom.us/j/86356629303?pwd=H9SF1KmuixyGCXivE1XB50ggLvvgEw.Bv7_-ZZgHfId5k53

To participate by phone, please call 1-646-931-3860. The webinar ID for the virtual public hearing is 863 5662 9303, and the password is 221092.

When the Application is called, interested parties may appear at the hearing or any adjournment thereof either in person or by attorney, ask questions, and present evidence and offer statements or documentation that may be relevant to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. Formal action may be taken by the Board during the meeting.

All documents filed by the Applicant in connection with this Application are on file and available for public inspection. Application documents may also be accessed on the Board's website at: <https://www.westorange.org/527/Planning-Board>, or by contacting Jamilet Baquerizo Vite, Board Secretary, Township of West Orange, who may be reached by telephone at (973) 325-4111 or via email at planningboard@westorange.org, to make arrangements for review or to request electronic copies (if available) on site at the Board's offices at 66 Main Street, West Orange, New Jersey 07052 during the Township's regular business hours which are Monday through Friday 8:30 a.m. to 4:30 p.m., excluding holidays.

YERRR CANNA LLC
By: Kenneth D. McPherson III, Esq.
Gibbons P.C.
One Gateway Center
Newark, New Jersey 07102
973-596-4500
Attorneys for the Applicant

EXHIBIT B

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	62	22.01		76-82 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE NJ	07052

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

Adjoining Properties (31)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	61	27		MAIN STREET & PARK AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	61	39		77 ASHLAND AVENUE	77 ASHLAND HOLDINGS, LLC.	1113 NEW YORK AVENUE	UNION CITY, NJ	07087
West Orange Township	61	40		79 ASHLAND AVENUE	VANIKIOTIS, KOSTAS	43 DAVENPORT AVENUE	ROSELAND, N.J.	07068
West Orange Township	61	41		81 ASHLAND AVENUE	POLITI, KRISTINA M	81 ASHLAND AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	61	42		83 ASHLAND AVENUE	83 ASHLAND AVENUE LLC	93 CENTRAL AVE A	JERSEY CITY NJ	07306
West Orange Township	61	43		85 ASHLAND AVENUE	380 NORTH LLC,	702 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	61	44		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	61	45		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	61	46		93 ASHLAND AVENUE	PISERCHIA, GUISEPPE & PASQUALE	221 EAST MCCLELLAN AVENUE	LIVINGSTON, N. J.	07039
West Orange Township	61	46.01		91 ASHLAND AVENUE	91 ASHLAND AVE LLC,	56 FRANKLIN AVE	WEST ORANGE, NJ	07052
West Orange Township	61	49		95 ASHLAND AVENUE	MASINI, PASQUALE & GRACE	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	1		5 WHITE STREET	L&B REALTY GROUP LLC	15 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	62	15		98 ASHLAND AVENUE	ENCH, FRANK III & CAMILLE	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	62	16		96 ASHLAND AVENUE	DE SANTIS, CARMEN RISCO	96 ASHLAND AVE	WEST ORANGE, NJ	07052

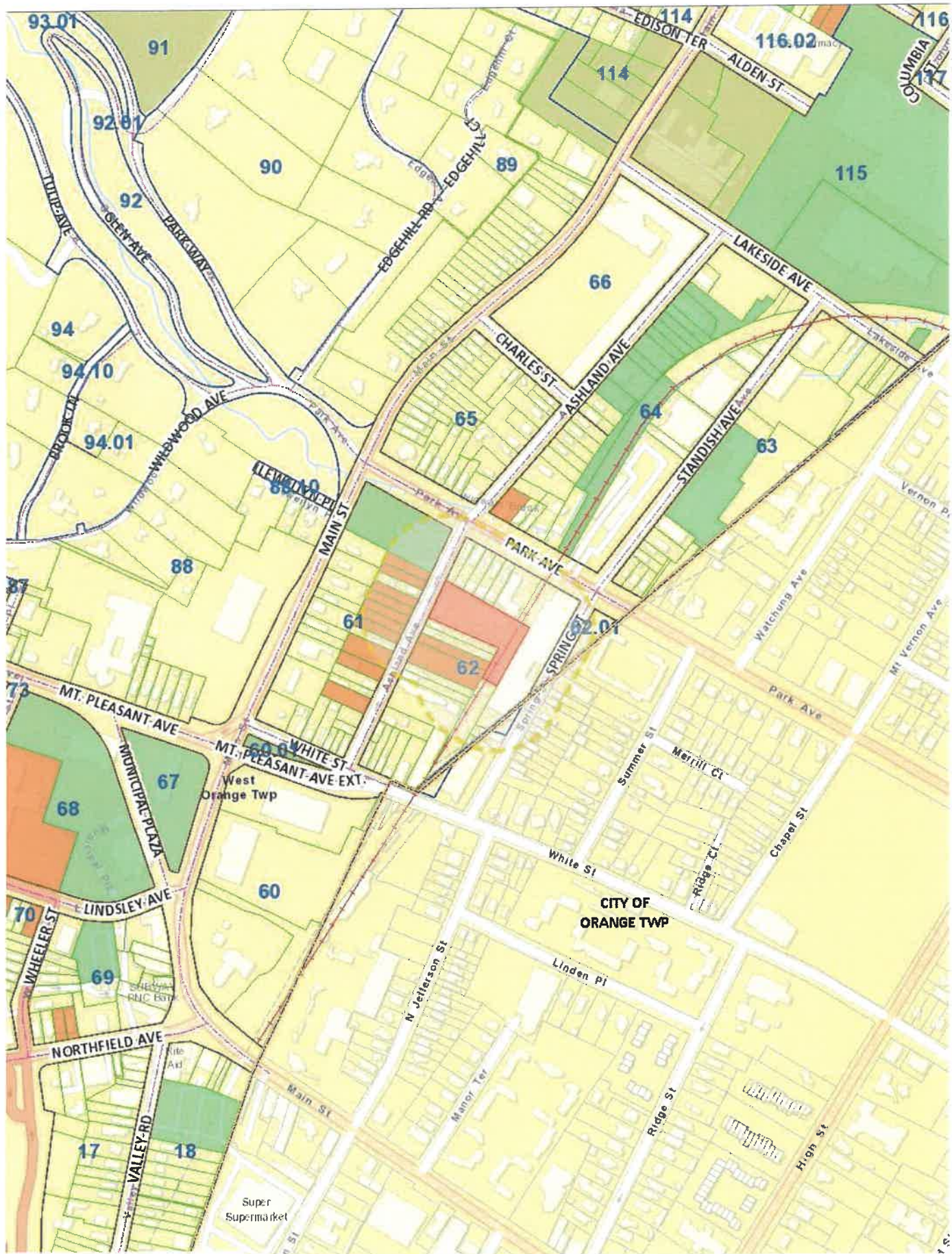
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	62	17		90-92 ASHLAND AVENUE	ENCH, FRANK	16 HILLTOP CIRCLE	WHIPPANY,NJ	07981
West Orange Township	62	19		88 ASHLAND AVENUE	MASINI, PASQUALE	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	20		86 ASHLAND AVENUE	ASHLAND PROPERTIES LLC	5 JENNIE COURT	CEDAR GROVE, NJ	07009
West Orange Township	62	21		84 ASHLAND AVENUE	ENCH, FRANK	84 ASHLAND AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	62	22.01		76-82 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE N J	07052
West Orange Township	62	27		36 PARK AVENUE	MASINI, PASQUALE & JOSEPH A.	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	28		34 PARK AVENUE	MASINI, PASQUALE & GRACE	6 GLORIA LANE 2ND FLOOR	FAIRFIELD, NJ	07004
West Orange Township	62	29		32 PARK AVENUE	MASINI, PASQUALE & GRACE	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	30		30 PARK AVENUE	MASINI, PASQUALE	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	31		28 PARK AVENUE	MASINI, PASQUALE & JOSEPH	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	32		26 PARK AVENUE	24 PARK AVENUE WEST ORANGE, LLC	215 N 5TH STREET	HARRISON, NJ	07029
West Orange Township	62	33.02		1 WHITE STREET	EPIC EIGHT PROPERTIES, LLC	90 DAYTON AVE BLDG 5 #200	PASSAIC, NJ	07055
West Orange Township	62	34		10 PARK AVENUE	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH ST #1	HARRISON NJ	07029
West Orange Township	62	40.01		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	62	40.02		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	62.01	38		PARK & SPRING STREET	I & S INVESTMENT 530 PARK AVE., LLC	P.O. BOX 835	SHORT HILLS, NEW JERSEY	07078
West Orange Township	62.01	39		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052

Adjacent Towns (14)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	1401	1		145 SPRING STREET	WEST ORANGE LOGISTICS, LLC	37-18 57TH ST.	WOODSIDE, N.Y.	11377
City of Orange Township	1401	2		139 SPRING STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212
City of Orange Township	1401	3		563-565 WHITE STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212
City of Orange Township	1402	1		522 PARK AVENUE	I & S INVESTMENT 530 PARK AVE, LLC	P. O. BOX 835	SHORT HILLS, N.J.	07078
City of Orange Township	1402	22		142 SPRING STREET	MARTINEZ, SAMUEL ARCEO	70 LOWELL AVENUE	WEST ORANGE, N.J.	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	1402	23		144 SPRING STREET	ROBINSON, HOLLY	144 SPRING STREET	ORANGE, NJ	07050
City of Orange Township	1402	24		146 SPRING STREET	MARROQUIN, ERICK & ELIZABETH	146 SPRING STREET	ORANGE, N.J.	07050
City of Orange Township	1402	25		148 SPRING STREET	PIERRE, JEANNETTE C.	148 SPRING STREET	ORANGE, N.J.	07050
City of Orange Township	1402	26		150 SPRING STREET	GUALPA, RUTH & PINGUIL, JOSE L.	150 SPRING STREET	ORANGE, NJ	07050
City of Orange Township	1402	27		154 SPRING STREET	FILS-AIME, FRANCOISE	154 SPRING ST.	ORANGE, N.J.	07050
City of Orange Township	1402	28		158 SPRING STREET	AGUILAR, MIGUEL A & IIXIN W	158 SPRING ST	ORANGE, NJ	07050
City of Orange Township	1402	29		160 SPRING STREET	MJ AND SONS ENTERPRISES, LLC	1972 US HIGHWAY 22 EAST	SCOTCH PLAINS, N.J.	07076
City of Orange Township	1402	30		162 SPRING STREET	STEVENS, SCOTT	PO BOX 127	LIVINGSTON, N.J.	07039
City of Orange Township	1402	31		168 SPRING STREET	GIBBONS, ULRIC & ROSE A	168 SPRING ST	ORANGE, NJ	07050

Buffer Report - Map



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	62	32		26 PARK AVENUE	24 PARK AVENUE WEST ORANGE, LLC	215 N 5TH STREET	HARRISON, NJ	07029
West Orange Township	62	34		10 PARK AVENUE	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH ST #1	HARRISON NJ	07029

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

Adjoining Properties (35)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	62	1		5 WHITE STREET	L&B REALTY GROUP LLC	15 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	62	4		7 WHITE STREET	YORK C FRANKE COMPANY, INC	7 OXFORD LANE	MADISON, NJ	07940
West Orange Township	62	5		11 WHITE STREET	TORRES, ALAN R.	11 WHITE STREET	WEST ORANGE, NJ	07052
West Orange Township	62	9		110 ASHLAND AVENUE	MORALES, ROGACIANO PEREZ	110 ASHLAND AVE	WEST ORANGE, NJ	07052
West Orange Township	62	15		98 ASHLAND AVENUE	ENCH, FRANK III & CAMILLE	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	62	16		96 ASHLAND AVENUE	DE SANTIS, CARMEN RISCO	96 ASHLAND AVE	WEST ORANGE, NJ	07052
West Orange Township	62	17		90-92 ASHLAND AVENUE	ENCH, FRANK	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981
West Orange Township	62	19		88 ASHLAND AVENUE	MASINI, PASQUALE	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	20		86 ASHLAND AVENUE	ASHLAND PROPERTIES LLC	5 JENNIE COURT	CEDAR GROVE, NJ	07009
West Orange Township	62	21		84 ASHLAND AVENUE	ENCH, FRANK	84 ASHLAND AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	62	22.01		76-82 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE NJ	07052
West Orange Township	62	27		36 PARK AVENUE	MASINI, PASQUALE & JOSEPH A.	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	28		34 PARK AVENUE	MASINI, PASQUALE & GRACE	6 GLORIA LANE 2ND FLOOR	FAIRFIELD, NJ	07004

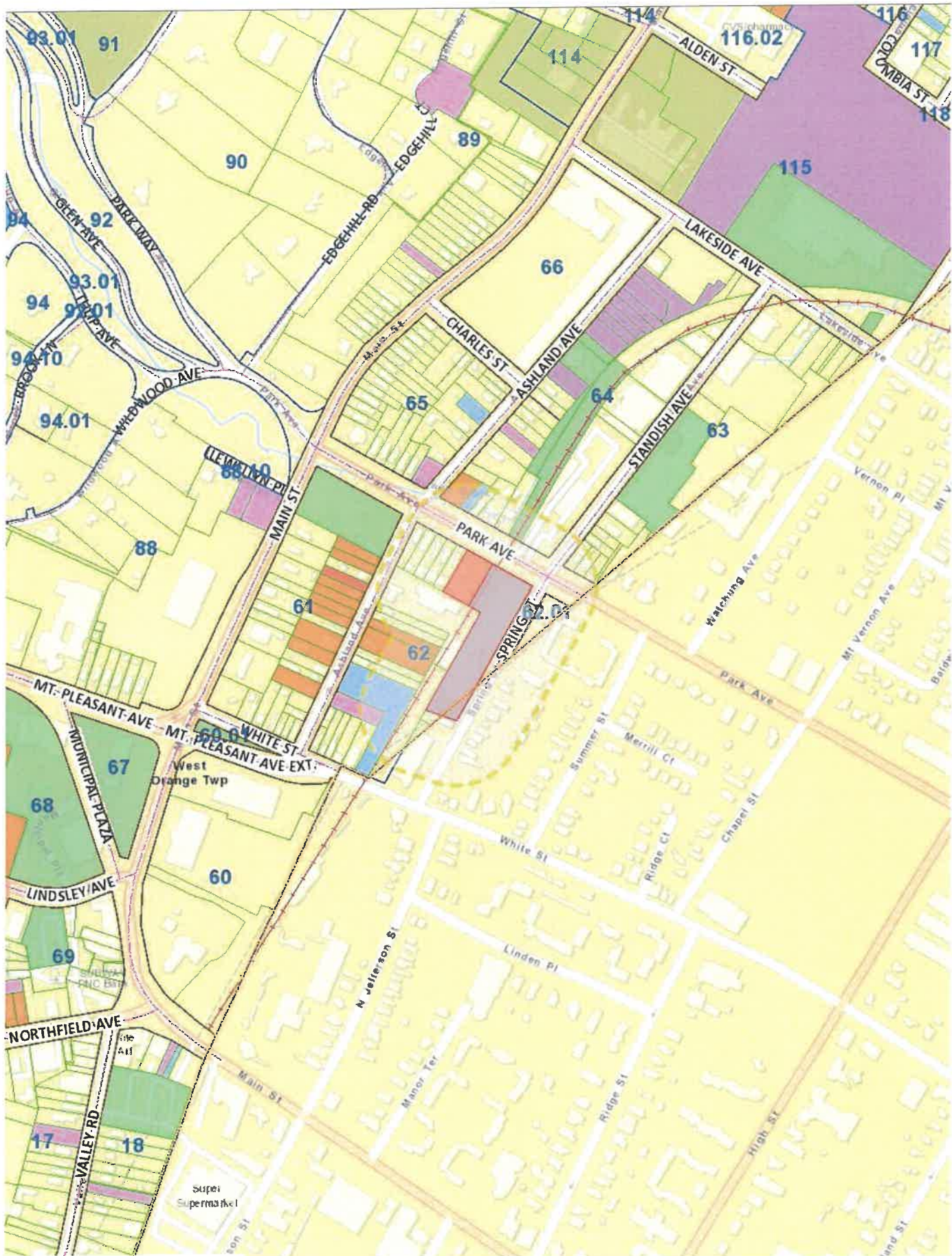
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	62	29		32 PARK AVENUE	MASINI, PASQUALE & GRACE	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	30		30 PARK AVENUE	MASINI, PASQUALE	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	31		28 PARK AVENUE	MASINI, PASQUALE & JOSEPH	6 GLORIA LANE 2ND FLR	FAIRFIELD, NJ	07004
West Orange Township	62	32		26 PARK AVENUE	24 PARK AVENUE WEST ORANGE, LLC	215 N 5TH STREET	HARRISON, NJ	07029
West Orange Township	62	33.02		1 WHITE STREET	EPIC EIGHT PROPERTIES, LLC	90 DAYTON AVE BLDG 5 #200	PASSAIC, NJ	07055
West Orange Township	62	34		10 PARK AVENUE	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH ST #1	HARRISON NJ	07029
West Orange Township	62	40.01		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	62	40.02		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	62.01	38		PARK & SPRING STREET	I & S INVESTMENT 530 PARK AVE., LLC	P.O. BOX 835	SHORT HILLS, NEW JERSEY	07078
West Orange Township	62.01	39		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	63	1		1 PARK AVENUE	SEMEXANT-AUDIGE, SHANIKA	1 PARK AVENUE	WEST ORANGE, NJ	07052
West Orange Township	63	1.02		PARK AVENUE	SOCA, ALFRED P.	535 PARK AVENUE	ORANGE, NJ	07050
West Orange Township	63	1.03		3 PARK AVENUE	PICHARDO, NARCISCO	3 PARK AVE.	WEST ORANGE, NJ	07052
West Orange Township	63	1.04		5 PARK AVENUE	HIBBERT, MATTHEW & RAMIREZ, KATHERIN	5 PARK AVE	WEST ORANGE, NJ	07052
West Orange Township	63	42		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	64	2		17 PARK AVENUE	CONGDON, EDWARD	30 CLIFF STREET	VERONA, NJ	07044
West Orange Township	64	3		64 PARK AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE NJ	07052
West Orange Township	64	3.01		25 PARK AVENUE	23 PARK AVE LLC,	25 PARK AVENUE	WEST ORANGE, NJ	07052
West Orange Township	64	5		25 PARK AVENUE	23 PARK AVE LLC,	25 PARK AVENUE	WEST ORANGE, NJ	07052
West Orange Township	64	5.01		27 PARK AVENUE	MASINI, JOSEPH & GINA	176 MCKINLEY AVE	EAST HANOVER, NEW JERSEY	07936
West Orange Township	64	7		29 PARK AVENUE	SHAH, NALIN & MINAKSHI	29 PARK AVE	WEST ORANGE NJ	07052
West Orange Township	64	8		31-33 PARK AVENUE	31 33 PARK AVENUE LLC	31-33 PARK AVENUE	WEST ORANGE, NJ	07052

Adjacent Towns (31)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	1301	1		535 PARK AVENUE	SOCA, ALFRED P.	535 PARK AVENUE	ORANGE, NJ	07050
City of Orange Township	1401	1		145 SPRING STREET	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH STREET SUITE 1	HARRISON, NJ	07029
City of Orange Township	1401	2		139 SPRING STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212
City of Orange Township	1401	3		563-565 WHITE STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212
City of Orange Township	1401	4		WHITE STREET	EPIC EIGHT PROPERTIES LLC	90 DAYTON AVE BLDG 5 #200	PASSAIC, N.J.	07055
City of Orange Township	1402	1		522 PARK AVENUE	I & S INVESTMENT 530 PARK AVE, LLC	P. O. BOX 835	SHORT HILLS, N.J.	07078
City of Orange Township	1402	2		161 SUMMER STREET	NIEVECELA, GLORIA	161 SUMMER ST	ORANGE, NJ	07050
City of Orange Township	1402	3		157 SUMMER STREET	157 SUMMER, LLC	2204 MORRIS AVE STE 305	UNION, NJ	07083
City of Orange Township	1402	4		153 SUMMER STREET	AUCANCELA, JOSE R.	153 SUMMER ST.	ORANGE, NJ	07050
City of Orange Township	1402	5		151 SUMMER STREET	URIAS, GERMAN	151 SUMMER STREET	ORANGE, NJ	07050
City of Orange Township	1402	6		147 SUMMER STREET	NOELUS, BIANCA	147 SUMMER ST	ORANGE, NJ	07050
City of Orange Township	1402	7		143 SUMMER STREET	VEGA, LUIS	P.O. BOX 946	ORANGE, N.J.	07051
City of Orange Township	1402	8		137 SUMMER STREET	135-137 SUMMER LLC	2204 MORRIS AVE STE 305	UNION, NJ	07083
City of Orange Township	1402	9		133 SUMMER STREET	NELSON, GERALD	133 SUMMER STREET	ORANGE, NJ	07050
City of Orange Township	1402	10		129 SUMMER STREET	GORDON III, WINSTON III & ULYSSE, AN	129 SUMMER ST	ORANGE, NJ	07050
City of Orange Township	1402	16		535 WHITE STREET	ADELAJA, OLUSEY FELICIA	535 WHITE STREET	ORANGE, NJ	07050
City of Orange Township	1402	17		541 WHITE STREET	FONTANGE-SANYA, C. & ST. JUSTE, M.	541 WHITE ST.	ORANGE, N.J.	07050
City of Orange Township	1402	18		545 WHITE STREET	CHRISTIAN, JESSIE MAE	545 WHITE STREET	ORANGE, N.J.	07050
City of Orange Township	1402	19		134 SPRING STREET	GUNALLPA, MANUEL V.	134 SPRING STREET	ORANGE, NJ	07050
City of Orange Township	1402	20		136 SPRING STREET	PRATHER, KELVIN J. & SUKINAH W. H/W	136 SPRING ST.	ORANGE, N.J.	07050
City of Orange Township	1402	21		140 SPRING STREET	GRACE, TERRELL J	140 SPRING ST	ORANGE, NJ	07050
City of Orange Township	1402	22		142 SPRING STREET	MARTINEZ, SAMUEL ARCEO	70 LOWELL AVENUE	WEST ORANGE, N.J.	07052
City of Orange Township	1402	23		144 SPRING STREET	ROBINSON, HOLLY	144 SPRING STREET	ORANGE, NJ	07050
City of Orange Township	1402	24		146 SPRING STREET	MARROQUIN, ERICK & ELIZABETH	146 SPRING STREET	ORANGE, N.J.	07050

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	1402	25		148 SPRING STREET	PIERRE, JEANNETTE C.	148 SPRING STREET	ORANGE, N.J.	07050
City of Orange Township	1402	26		150 SPRING STREET	GUALPA, RUTH & PINGUIL, JOSE L.	150 SPRING STREET	ORANGE, NJ	07050
City of Orange Township	1402	27		154 SPRING STREET	FILS-AIME, FRANCOISE	154 SPRING ST.	ORANGE, N.J.	07050
City of Orange Township	1402	28		158 SPRING STREET	AGUILAR, MIGUEL A & ITXIN W	158 SPRING ST	ORANGE, NJ	07050
City of Orange Township	1402	29		160 SPRING STREET	MJ AND SONS ENTERPRISES, LLC	1972 US HIGHWAY 22 EAST	SCOTCH PLAINS, N.J.	07076
City of Orange Township	1402	30		162 SPRING STREET	STEVENS, SCOTT	PO BOX 127	LIVINGSTON, N.J.	07039
City of Orange Township	1402	31		168 SPRING STREET	GIBBONS, ULRIC & ROSE A	168 SPRING ST	ORANGE, NJ	07050

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



THE CITY OF ORANGE TOWNSHIP
OFFICE OF THE TAX ASSESSOR
Christopher L. Murray C.T.A, Tax Assessor
29 North Day Street, Orange, New Jersey 07050

P (973) 952-6062

F (973) 673-5878

**CITY OF ORANGE TOWNSHIP, NEW JERSEY
PROPERTY OWNER'S LIST**

IN RESPONSE TO WRITTEN REQUEST OF: Kenneth D. McPherson III
Fee is \$10.00

Listed below are the names and addresses of owners of all Real Property as shown on our current Municipal Tax Duplicate located in Orange within 200 or 300 feet of property known and designated as:

**Subject: 76-82 Ashland Avenue
Block 62 Lot 22.01**

**State of New Jersey/Department of Transportation
1035 Parkway Avenue
Trenton, New Jersey 08625**

**Comcast Cablevision
495 Prospect Street
West Orange, New Jersey 07052**

**Public Service, Electric & Gas Company
80 Park Plaza
Newark, New Jersey 07102**

**Verizon/New Jersey
P.O. Box 2749
Addison, Texas 75001**

**Board of Public Utilities
Two Gateway Center
Newark, New Jersey 07102**

I hereby certify the above to be a list from the current City of Orange Township duplicate of names and addresses of owners of real property located as described above.

Date: January 11th, 2023

**Christopher L. Murray
Christopher L. Murray C.T.A
Tax Assessor**

**WWW.OrangeNJ.Gov
CMurray@OrangeNJ.Gov**

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1401 1	145 SPRING STREET	4B	WEST ORANGE LOGISTICS, LLC 37-18 57TH ST. WOODSIDE, N.Y.	11377
1401 2	139 SPRING STREET	4B	LAZARUS REALTY III LLC 5 EAST 92ND STREET BROOKLYN, NY	11212
1401 3	563-565 WHITE STREET	4B	LAZARUS REALTY III LLC 5 EAST 92ND STREET BROOKLYN, NY	11212
1402 1	522 PARK AVENUE	4C	I & S INVESTMENT 530 PARK AVE, LLC P. O. BOX 835 SHORT HILLS, N.J.	07078
1402 22	142 SPRING STREET	2	MARTINEZ, SAMUEL ARCEO 70 LOWELL AVENUE WEST ORANGE, N.J.	07052
1402 23	144 SPRING STREET	2	ROBINSON, HOLLY 144 SPRING STREET ORANGE, NJ	07050
1402 24	146 SPRING STREET	2	MARROQUIN, ERICK & ELIZABETH 146 SPRING STREET ORANGE, N.J.	07050
1402 25	148 SPRING STREET	2	PIERRE, JEANNETTE C. 148 SPRING STREET ORANGE, N.J.	07050
1402 26	150 SPRING STREET	2	GUALPA, RUTH & PINGUIL, JOSE L. 150 SPRING STREET ORANGE, NJ	07050
1402 27	154 SPRING STREET	2	FILS-AIME, FRANCOISE 154 SPRING ST. ORANGE, N.J.	07050
1402 28	158 SPRING STREET	2	AGUILAR, MIGUEL A & ITXIN W 158 SPRING ST ORANGE, NJ	07050
1402 29	160 SPRING STREET	2	MJ AND SONS ENTERPRISES, LLC 1972 US HIGHWAY 22 EAST SCOTCH PLAINS, N.J.	07076
1402 30	162 SPRING STREET	4C	STEVENS, SCOTT PO BOX 127 LIVINGSTON, N.J.	07039

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
1402 31	168 SPRING STREET	2	GIBBONS, ULRIC & ROSE A 168 SPRING ST ORANGE, NJ	07050



THE CITY OF ORANGE TOWNSHIP
OFFICE OF THE TAX ASSESSOR
Christopher L. Murray C.T.A, Tax Assessor
29 North Day Street, Orange, New Jersey 07050

P (973) 952-6062

F (973) 673-5878

**CITY OF ORANGE TOWNSHIP, NEW JERSEY
PROPERTY OWNER'S LIST**

IN RESPONSE TO WRITTEN REQUEST OF: Kenneth D. McPherson III
Fee is \$10.00

Listed below are the names and addresses of owners of all Real Property as shown on our current Municipal Tax Duplicate located in Orange within 200 or 300 feet of property known and designated as:

**Subject: 10 & 26 Park Avenue (West Orange)
Block 62 Lots 32 & 34**

**State of New Jersey/Department of Transportation
1035 Parkway Avenue
Trenton, New Jersey 08625**

**Comcast Cablevision
495 Prospect Street
West Orange, New Jersey 07052**

**Public Service, Electric & Gas Company
80 Park Plaza
Newark, New Jersey 07102**

**Verizon/New Jersey
P.O. Box 2749
Addison, Texas 75001**

**Board of Public Utilities
Two Gateway Center
Newark, New Jersey 07102**

I hereby certify the above to be a list from the current City of Orange Township duplicate of names and addresses of owners of real property located as described above.

Date: February 14th, 2024

**Christopher L. Murray
Christopher L. Murray C.T.A
Tax Assessor**

**WWW.OrangeNJ.Gov
CMurray@OrangeNJ.Gov**

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1301 1	535 PARK AVENUE	2	SOCA, ALFRED P. 535 PARK AVENUE ORANGE, NJ	07050
1401 1	145 SPRING STREET	4B	24 PARK AVENUE WEST ORANGE LLC 215 N 5TH STREET SUITE 1 HARRISON, NJ	07029
1401 2	139 SPRING STREET	4B	LAZARUS REALTY III LLC 5 EAST 92ND STREET BROOKLYN, NY	11212
1401 3	563-565 WHITE STREET	4B	LAZARUS REALTY III LLC 5 EAST 92ND STREET BROOKLYN, NY	11212
1401 4	WHITE STREET	1	EPIC EIGHT PROPERTIES LLC 90 DAYTON AVE BLDG 5 #200 PASSAIC, N.J.	07055
1402 1	522 PARK AVENUE	4C	I & S INVESTMENT 530 PARK AVE, LLC P. O. BOX 835 SHORT HILLS, N.J.	07078
1402 2	161 SUMMER STREET	2	NIEVECELA, GLORIA 161 SUMMER ST ORANGE, NJ	07050
1402 3	157 SUMMER STREET	2	157 SUMMER, LLC 2204 MORRIS AVE STE 305 UNION, NJ	07083
1402 4	153 SUMMER STREET	2	AUCANCELA, JOSE R. 153 SUMMER ST. ORANGE, NJ	07050
1402 5	151 SUMMER STREET	2	URIAS, GERMAN 151 SUMMER STREET ORANGE, NJ	07050
1402 6	147 SUMMER STREET	2	NOELUS, BIANCA 147 SUMMER ST ORANGE, NJ	07050
1402 7	143 SUMMER STREET	2	VEGA, LUIS P.O. BOX 946 ORANGE, N.J.	07051
1402 8	137 SUMMER STREET	2	135-137 SUMMER LLC 2204 MORRIS AVE STE 305 UNION, NJ	07083

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1402 9	133 SUMMER STREET	2	NELSON, GERALD 133 SUMMER STREET ORANGE, NJ	07050
1402 10	129 SUMMER STREET	2	GORDON III, WINSTON III & ULYSSE, AN 129 SUMMER ST ORANGE, NJ	07050
1402 16	535 WHITE STREET	2	ADELAJA, OLUSEY FELICIA 535 WHITE STREET ORANGE, NJ	07050
1402 17	541 WHITE STREET	2	FONTANGE-SANYA, C. & ST. JUSTE, M. 541 WHITE ST. ORANGE, N.J.	07050
1402 18	545 WHITE STREET	2	CHRISTIAN, JESSIE MAE 545 WHITE STREET ORANGE, N.J.	07050
1402 19	134 SPRING STREET	2	GUNALLPA, MANUEL V. 134 SPRING STREET ORANGE, NJ	07050
1402 20	136 SPRING STREET	2	PRATHER, KELVIN J. & SUKINAH W. H/W 136 SPRING ST. ORANGE, N.J.	07050
1402 21	140 SPRING STREET	2	GRACE, TERRELL J 140 SPRING ST ORANGE, NJ	07050
1402 22	142 SPRING STREET	2	MARTINEZ, SAMUEL ARCEO 70 LOWELL AVENUE WEST ORANGE, N.J.	07052
1402 23	144 SPRING STREET	2	ROBINSON, HOLLY 144 SPRING STREET ORANGE, NJ	07050
1402 24	146 SPRING STREET	2	MARROQUIN, ERICK & ELIZABETH 146 SPRING STREET ORANGE, N.J.	07050
1402 25	148 SPRING STREET	2	PIERRE, JEANNETTE C. 148 SPRING STREET ORANGE, N.J.	07050
1402 26	150 SPRING STREET	2	GUALLPA, RUTH & PINGUIL, JOSE L. 150 SPRING STREET ORANGE, NJ	07050

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
1402 27	154 SPRING STREET	2	FILS-AIME, FRANCOISE 154 SPRING ST. ORANGE, N.J.	07050
1402 28	158 SPRING STREET	2	AGUILAR, MIGUEL A & ITXIN W 158 SPRING ST ORANGE, NJ	07050
1402 29	160 SPRING STREET	2	MJ AND SONS ENTERPRISES, LLC 1972 US HIGHWAY 22 EAST SCOTCH PLAINS, N.J.	07076
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1402 31	168 SPRING STREET	2	GIBBONS, ULRIC & ROSE A 168 SPRING ST ORANGE, NJ	07050

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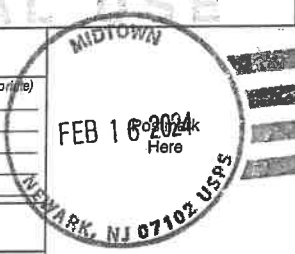
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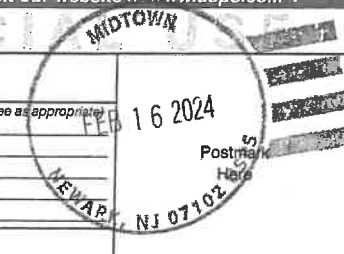
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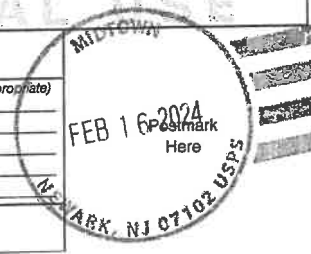
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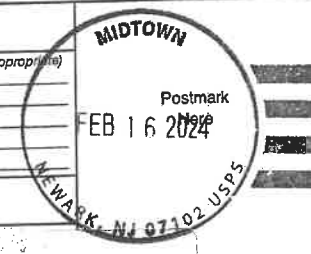
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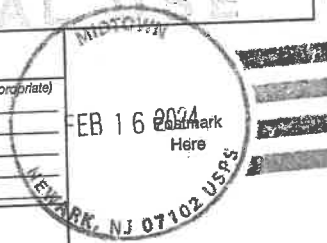
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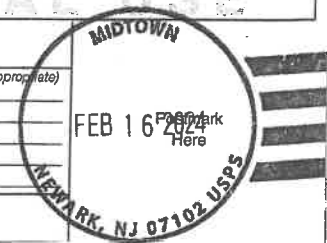
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L&B REALTY GROUP LLC
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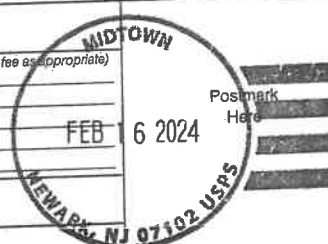
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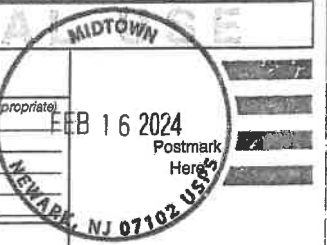
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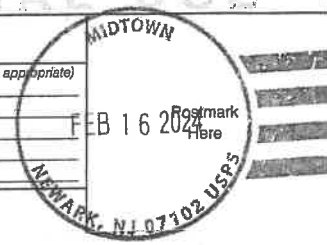
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ASHLAND PROPERTIES LLC
 5 JENNIE COURT
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for Instructions

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ENCH, FRANK
 84 ASHLAND AVENUE
 WEST ORANGE, NEW JERSEY 07052

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24 PARK AVENUE WEST ORANGE, LLC
 215 N 5TH STREET
 HARRISON, NJ 07029

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215 N 5TH STREET
HARRISON, NJ 07029

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HARRISON, NJ 07029

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215 N 5TH ST #1
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GUALP, RUTH & PINGUIL, JOSE L.
150 SPRING STREET
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ORANGE, NJ 07050

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 SERVICE
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 SCOTCH PLAINS, NJ 07076

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YORK C FRANKE COMPANY, INC
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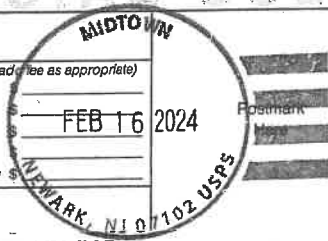
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SECRETARY, OR
OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE
7 OXFORD LANE
MADISON, NJ 07940



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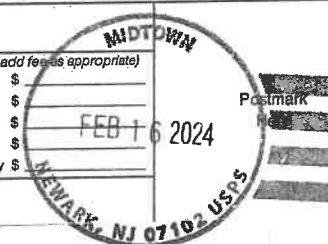
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MORALES, ROGACIANO PEREZ
110 ASHLAND AVE
WEST ORANGE, NJ 07052



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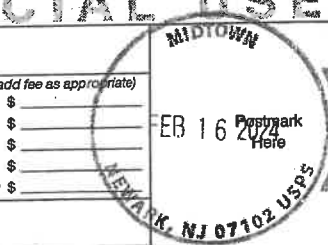
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SEMEXANT-AUDIGE, SHANIKA
1 PARK AVENUE
WEST ORANGE, NJ 07052



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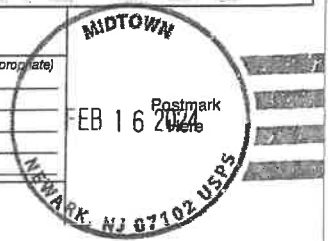
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TORRES, ALAN R
11 WHITE STREET
WEST ORANGE, NJ 07052



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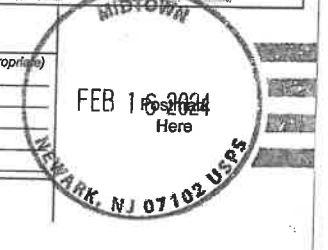
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Postage

MASINI, PASQUALE
6 GLORIA LANE 2ND FLR
FAIRFIELD, NJ 07004



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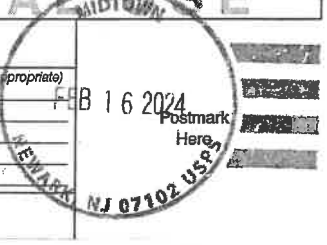
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☐ Return Receipt (electronic) \$
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SOCA, ALFRED P.
535 PARK AVENUE
ORANGE, NJ 07050



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WEST ORANGE, NJ 07052

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Postage \$

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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 \$

MIDTOWN
FEB 16 2024
NEWARK, NJ 07102 USPS

23 PARK AVE LLC,
ATTN: MANAGING MEMBER, OR
OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE
25 PARK AVENUE
WEST ORANGE, NJ 07052

for Instructions

7019 1640 0001 0777 2929

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

MIDTOWN
FEB 16 2024
NEWARK, NJ 07102 USPS

MASINI, JOSEPH & GINA
176 MCKINLEY AVE
EAST HANOVER, NJ 07936

for Instructions

7019 1640 0001 0777 2936

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

Postage \$

SHAH, NALIN & MINAKSHI
29 PARK AVE
WEST ORANGE, NJ 07052

for Instructions

MIDTOWN
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NEWARK, NJ 07102 USPS
Postmark Here

7019 1640 0001 0777 2943

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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	\$

Postage \$

31 33 PARK AVENUE LLC
31-33 PARK AVENUE
WEST ORANGE, NJ 07052

for Instructions

MIDTOWN
FEB 16 2024
NEWARK, NJ 07102 USPS
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7019 1640 0001 0777 2950

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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	\$

Postage \$

31 33 PARK AVENUE LLC
ATTN: MANAGING MEMBER, OR
OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE
31-33 PARK AVENUE
WEST ORANGE, NJ 07052

for Instructions

MIDTOWN
FEB 16 2024
NEWARK, NJ 07102 USPS
Postmark Here

7019 1640 0001 0777 2967

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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	\$

Postage \$

NIEVECELA GLORIA
161 SUMMER ST
ORANGE, NJ 07050

for Instructions

MIDTOWN
FEB 16 2024
NEWARK, NJ 07102 USPS
Postmark Here

7019 1640 0001 0777 2974

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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 \$

157 SUMMER, LLC
2204 MORRIS AVE STE 305
UNION, NJ 07083

for Instructions

MIDTOWN
FEB 16 2024
NEWARK, NJ 07102 USPS
Postmark Here

7019 1640 0001 0777 2981

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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	\$

Postage \$

157 SUMMER, LLC
ATTN: MANAGING MEMBER, OR
OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE
2204 MORRIS AVE STE 305
UNION, NJ 07083

for Instructions

MIDTOWN
FEB 16 2024
NEWARK, NJ 07102 USPS
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7019 1640 0001 0777 2998

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

AUCANCELA, JOSE R
 153 SUMMER ST
 ORANGE, NJ 07050

For Instructions

7019 1640 0001 0777 3001

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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

URIAS, GERMAN
 151 SUMMER STREET
 ORANGE, NJ 07050

For Instructions

7019 1640 0001 0777 3018

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

Postage

NOELUS, BIANCA
 147 SUMMER ST
 ORANGE, NJ 07050

For Instructions

7019 1640 0001 0777 3025

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

VEGA, LUIS
 P.O. BOX 946
 ORANGE, NJ 07051

See Reverse for Instructions

7019 1640 0001 0777 3032

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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

135-137 SUMMER LLC
 2204 MORRIS AVE STE 305
 UNION, NJ 07083

For Instructions

7019 1640 0001 0777 3049

U.S. Postal Service™
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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 \$

Postage

135-137 SUMMER LLC
 ATTN: MANAGING MEMBER, OR
 OTHER PERSON AUTHORIZED TO ACCEPT
 SERVICE
 2204 MORRIS AVE STE 305
 UNION, NJ 07083

For Instructions

7019 1640 0001 0777 3056

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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	\$

Postage \$

NEWTOWN NJ 07102 USPS

FEB 16 2024

Postmark Here

NELSON, GERALD
133 SUMMER STREET
ORANGE, NJ 07050

for Instructions

7019 1640 0001 0777 3063

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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 \$

NEWTOWN NJ 07102 USPS

FEB 16 2024

Postmark Here

GORDON III, WINSTON III & ULYSSE, AN
129 SUMMER ST
ORANGE, NJ 07050

for Instructions

7019 1640 0001 0777 3070

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

NEWTOWN NJ 07102 USPS

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ADELAJA, OLUSEY FELICIA
535 WHITE STREET
ORANGE, NJ 07050

for Instructions

7019 1640 0001 0777 3087

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

Postage \$

NEWTOWN NJ 07102 USPS

FEB 16 2024

Postmark Here

FONTANGE-SANYA, C. & ST. JUSTE, M.
541 WHITE ST.
ORANGE, NJ 07050

for Instructions

7019 1640 0001 0777 3094

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

Postage \$

NEWTOWN NJ 07102 USPS

FEB 16 2024

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CHRISTIAN, JESSIE MAE
545 WHITE STREET
ORANGE, NJ 07050

for Instructions

7019 1640 0001 0777 3100

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

Postage \$

NEWTOWN NJ 07102 USPS

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GUNALLPA MANUEL V.
134 SPRING STREET
ORANGE, NJ 07050

for Instructions

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

Postage
\$

PRATHER, KELVIN J. & SUKINAH W. H/W
136 SPRING ST
ORANGE, NJ 07050

Postmark Here
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NEWARK, NJ 07102 USPS

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
\$

GRACE, TERRELL J
140 SPRING ST
ORANGE, NJ 07050

Postmark Here
FEB 16 2024
NEWARK, NJ 07102 USPS

for Instructions

7019 1640 0001 0777 3131

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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
\$

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

Postmark Here
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NEWARK, NJ 07102 USPS

for Instructions

7019 1640 0001 0777 3148

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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
\$

Public Service Electric & Gas Company
Attn: President, Vice President, Secretary or
Other Person Authorized to Accept Service
80 Park Plaza, T6B
Newark, NJ 07102

Postmark Here
FEB 16 2024
NEWARK, NJ 07102 USPS

for Instructions

7019 1640 0001 0777 3155

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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
\$

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

Postmark Here
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NEWARK, NJ 07102 USPS

for Instructions

7019 1640 0001 0777 3162

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

Postage
\$

New Jersey American Water Company
Attn: President, Vice President, Secretary or
Other Person Authorized to Accept Service
167 John F. Kennedy Parkway
Short Hills, NJ 07078

Postmark Here
FEB 16 2024
NEWARK, NJ 07102 USPS

for Instructions

7019 1640 0001 0777 3179

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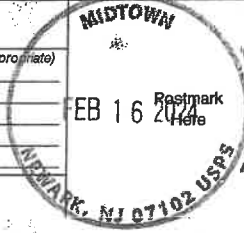
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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Comcast Cablevision
 800 Rahway Avenue
 Union, NJ 07083



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

Postage

Comcast Cablevision
 Attn: President, Vice President, Secretary or
 Other Person Authorized to Accept Service
 800 Rahway Avenue
 Union, NJ 07083



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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

Verizon
 1 Verizon Way
 Basking Ridge, NJ 07920-1025



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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

Verizon
 Attn: President, Vice President, Secretary or
 Other Person Authorized to Accept Service
 1 Verizon Way
 Basking Ridge, NJ 07920-1025



7019 1640 0001 0777 3216

U.S. Postal Service™
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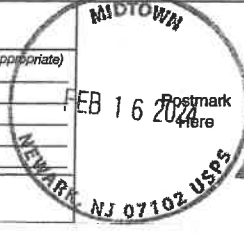
Certified Mail Fee

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 \$

Postage

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



7019 1640 0001 0777 3223

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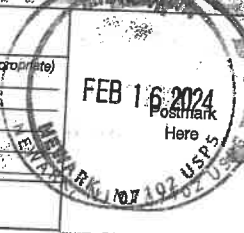
Certified Mail Fee

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 \$

Postage

Township of West Orange
 Attn: Township Clerk, Secretary or
 other person authorized to accept service
 Municipal Building
 66 Main Street
 West Orange, NJ 07052



7019 1640 0001 0777 3230

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

Postage

\$

State of New Jersey/Department of Transportation
 1035 Parkway Avenue
 Trenton, NJ 08625

for Instructions

9589 0710 5270 0980 1848 10

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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

\$

State of New Jersey/Department of Transportation
 Attn: Commissioner, Clerk, Secretary or
 Other Person Authorized to Accept Service
 1035 Parkway Avenue
 Trenton, NJ 08625

for Instructions

9589 0710 5270 0980 1848 27

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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 \$

Postage

\$

Commissioner of Transportation
 1035 Parkway Avenue,
 CN 600
 Trenton, NJ 08625

for Instructions

9589 0710 5270 0980 1848 34

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CERTIFIED MAIL® RECEIPT
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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

\$

Comcast Cablevision
 495 Prospect Street
 West Orange, NJ 07052

See Reverse for Instructions

9589 0710 5270 0980 1848 41

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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

\$

Comcast Cablevision
 Attn: President, Vice President, Secretary or
 Other Person Authorized to Accept Service
 495 Prospect Street
 West Orange, NJ 07052

See Reverse for Instructions

9589 0710 5270 0980 1848 58

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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 \$

Postage

\$

Public Service, Electric & Gas Company
 80 Park Plaza
 Newark, NJ 07102

See Reverse for Instructions

9589 0710 5270 0980 1848 65

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Certified Mail Fee

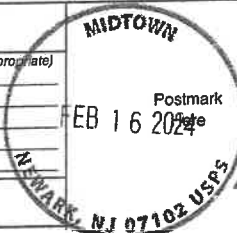
Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Public Service, Electric & Gas Company
 Attn: President, Vice President, Secretary or
 Other Person Authorized to Accept Service
 80 Park Plaza
 Newark, NJ 07102

for Instructions



9589 0710 5270 0980 1848 72

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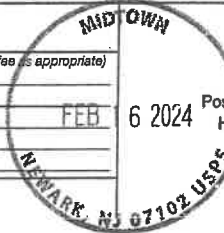
Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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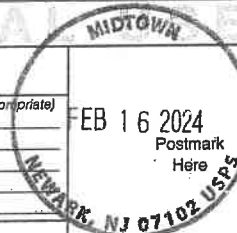
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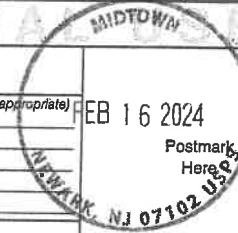
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Board of Public Utilities
 Two Gateway Center
 Newark, NJ 07102

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Board of Public Utilities
 Attn: Presiding Officer, clerk or secretary,
 or other person authorized to accept service
 Two Gateway Center
 Newark, NJ 07102

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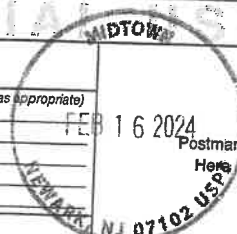
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Essex County Planning Board
 Essex County Department of Public Works
 900 Bloomfield Avenue
 Verona, New Jersey 07044

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Essex County Planning Board
Attn: Presiding Officer, Secretary, or
other person authorized to accept service
Essex County Department of Public Works
900 Bloomfield Avenue
Verona, New Jersey 07044

for Instructions

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Joint Meeting of Essex and Union Counties
Attn: Presiding Officer, Secretary, or
other person authorized to accept service
500 South First Street
Elizabeth, NJ 07202

for Instructions

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

for Instructions

EXHIBIT D

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

SS:

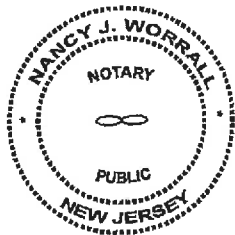
Karen Hoffman of Worrall Community Newspapers Inc,

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 **February 15,**
2024 making **1** insertion in all.

Sworn and subscribed before me this 15th day of
February, 2024.

Notary Public of New Jersey

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



WEST ORANGE

NOTICE OF SPECIAL VIRTUAL PUBLIC HEARING OF THE TOWNSHIP OF WEST ORANGE PLANNING BOARD

PLEASE TAKE NOTICE that on Wednesday, February 28, 2024, at 7:30 p.m., the Planning Board of the Township of West Orange (the "Board") will hold a special virtual public hearing, pursuant to the instructions set forth below, in connection with the property located at 76-82 Ashland Avenue, 26 Park Avenue and 10 Park Avenue, designated as Block 62, Lot 22.01, Block 62, Lot 32 and Block 62, Lot 34, respectively, on the Tax Maps of the Township of West Orange, New Jersey (the "Property"). The Property is located within the Industrial Zone (the "Zone") of the Township of West Orange (the "Township"), where multiple principal uses are permitted.

YERR CANNA LLC (the "Applicant") has applied to the Board for conditional use approval and minor site plan approval to permit a licensed Class I (Minor) Cannable Cultivation facility with approximately 2,500 sf of cultivation space within the existing two-story approximately 9,482 sf (gross floor area) warehouse building (the "Application") on Block 62, Lot 22.01. As part of the Application, Applicant is also proposing to install a security fence, stripe parking spaces and to utilize parking areas and access to Park Avenue across Block 62, Lot 32 and Block 62, Lot 34. The Applicant has entered into an agreement with the owner of Block 62, Lot 32 and Block 62, Lot 34 to provide additional off-street parking spaces for use by the Applicant.

The proposed cannable cultivation facility is permitted as a conditional use within the Zone. The Property conforms to the requirements of the municipal code at section 25-24.2(b)(2)(c). In addition to conditional use approval and minor site plan approval, and to the extent necessary, Applicant seeks confirmation of any pre-existing non-conformities on the Property. The Applicant also requests that the Board grant any additional approvals, including preliminary and final major site plan approval, modifications of conditions of plan approvals, permits, variances, deviations, interpretations, submission 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.

The virtual public hearing will not be held in person, and any members of the public interested in the Application should not go to the municipal building. The virtual public hearing will be held and conducted in accordance with P.L. 2020, c. 11 via the Zoom video-conferencing system. To listen or view the virtual public hearing, the hearing on the Application may be viewed by members of the public without charge through Zoom at the following link:

<https://us06web.zoom.us/j/88358629303?pwd=H9SF4KmuixyGCXivE1XB50ggLy0GZlJldSK63>

To participate by phone, please call 1-646-931-3860. The webinar ID for the virtual public hearing is 883 5862 9303, and the password is 221892.

When the Application is called, interested parties may appear at the hearing or any adjournment thereof either in person or by attorney, ask questions, and present evidence and offer statements or documentation that may be relevant to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. Formal action may be taken by the Board during the meeting.

All documents filed by the Applicant in connection with this Application are on file and available for public inspection. Application documents may also be accessed on the Board's website at: <https://www.westorange.org/527/Plan>. Board Secretary, Township of West Orange, who may be reached by telephone at (973) 325-4111 or via email at planningboard@westorange.org to make arrangements for review or to request electronic copies (if available) on site at the Board's offices, 66 Main Street, West Orange, New Jersey 07062 during the Township's regular business hours which are Monday through Friday 8:30 a.m. to 4:30 p.m., excluding holidays.

By: YERRR CANNA LLC
Kenneth D. McPherson III, Esq.
Gibbons P.C.
One Gateway Center
Newark, New Jersey 07102
973-588-4500
Attorneys for the Applicant

E128927 WOC February 15, 2024 (\$51.84)



Star-Ledger

LEGAL AFFIDAVIT

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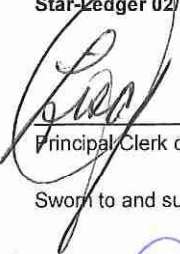
Total

\$319.99

State of New Jersey,) ss
County of Middlesex)

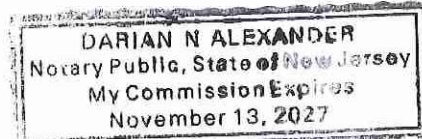
Lisa Arrington being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Star-Ledger 02/14/2024


Principal Clerk of the Publisher

Sworn to and subscribed before me this 19th day of February 2024


Notary Public



NOTICE OF SPECIAL VIRTUAL PUBLIC HEARING OF THE TOWNSHIP OF WEST ORANGE PLANNING BOARD

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Yerrr Canna LLC (the "Applicant") has applied to the Board for conditional use approval and minor site plan approval to permit a licensed Class I (Micro) Cannabis Cultivation facility with approximately 2,500 sf of cultivation space within the existing two-story approximately 9,482 sf (gross floor area) warehouse building (the "Application") on Block 62, Lot 22.01. As part of this Application, Applicant is also proposing to install a security fence, stripe parking spaces and to utilize parking areas and access to Park Avenue across Block 62, Lot 32 and Block 62, Lot 34. The Applicant has entered into an agreement with the owner of Block 62, Lot 32 and Block 62, Lot 34 to provide additional off-street parking spaces for use by the Applicant.

The proposed cannabis cultivation facility is permitted as a conditional use within the I Zone. The Property conforms to the requirements of the municipal code at section 25-24.2(b)(2)(o). In addition to conditional use approval and minor site plan approval, and to the extent necessary, Applicant seeks confirmation of any pre-existing non-conformities on the Property. The Applicant also requests that the Board grant any additional approvals, including preliminary and final major site plan approval, modifica-



tions of conditions of prior approvals, permits, variances, deviations, interpretations, submission 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.

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All documents filed by the Applicant in connection with this Application are on file and available for public inspection. Application documents may also be accessed on the Board's website at: <https://www.westorange.org/527/Planning-Board>, or by contacting Jamilet Baquerizo Vite, Board Secretary, Township of West Orange, who may be reached by telephone at (973) 325-4111 or via email at planningboard@westorange.org, to make arrangements for review or to request electronic copies (if available) on site at the Board's offices at 66 Main Street, West Orange, New Jersey 07052 during the Township's regular business hours which are Monday through Friday 8:30 a.m. to 4:30 p.m., excluding holidays.

By: YERRR CANNA LLC
Kenneth D. McPherson III, Esq.
Gibbons P.C.
One Gateway Center
Newark, New Jersey 07102
973-596-4500
Attorneys for the Applicant

2/14/24

\$169.99