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289 NORTHFIELD AVE
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Mailed from ZIP 07050
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USPS History

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289 Northfield Avenue LLC
574 NEWARK AVE
JERSEY CITY NJ 07306-2323



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USPS History

DELL'ITALIA & SANTOLA

ATTORNEYS-AT-LAW

JOHN P. DELL'ITALIA, ESQ.

STACY A. SANTOLA, ESQ.

18 TONY GALENTO PLAZA
ORANGE, NEW JERSEY 07050
Telephone (973) 672-8000
Telecopier (973) 672-8215

JOHNPDELL@AOL.COM

301 SOUTH LIVINGSTON AVENUE, SUITE 100
LIVINGSTON, NEW JERSEY 07039
Telephone (973) 535-8811
Telecopier (973) 672-8215

REPLY TO ORANGE, NJ

March 7, 2024

Via Regular & Certified Mail

289 Northfield Ave, LLC
574 Newark Avenue
Jersey City, New Jersey 07306

Dear Sir/Madam:

PLEASE TAKE NOTICE that the undersigned had filed an appeal or application for Development for a C-1 Variance from the requirement of the Zoning Ordinance so as to permit the Applicant to replace a retaining wall on the premises of 31 Bradford Avenue, West Orange and designated as Block 5506 Lot(s) 01 on the Tax Map of the City of West Orange.

This notice is sent to you as owner of the property in the immediate vicinity. The Applicant's solid walls on the rear and east sides have a combined height of 5'-8" + 6'-8" = 12'-4". Magnitude of deviation: An exemption/waiver is requested for a height of 6'-4" (which is the difference between 12'-4" and 6'-0") The applicant also requests any variances, waivers, exceptions deemed necessary at the time of the hearing.

A public hearing has been set for Thursday, March 21, 2024 at 8:00 pm for the West Orange Township Zoning Board via Zoom

Please click link HERE or copy and paste into your browser to join the meeting:

<https://us06web.zoom.us/j/88262460996?pwd=ccOJMx5fMxqwwEQfTpJKGb27a55Bvw.grq7nN7oeIzOfsNm>

Webinar ID: 882 6246 0996

Password: 096028

When the case is called you may appear either in person, or by agent or attorney, and present and objection you may have to the granting of the relief sought in the application.

The application and the appropriate place are available for review at the office of the Board's secretary during the normal business hours. If you wish to review them or if you have any questions, please call Diana L. Chandler at (973) 325-4108.

Very truly yours,

DELL'ITALIA & SANTOLA

BY: JOHN P DELL'ITALIA, ESQ

JPD/ap

DELL'ITALIA & SANTOLA

ATTORNEYS-AT-LAW

JOHN P. DELL'ITALIA, ESQ.

STACY A. SANTOLA, ESQ.

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Telephone (973) 535-8811
Telecopier (973) 672-8215

JOHNPDELL@AOL.COM

REPLY TO ORANGE, NJ

March 7, 2024

Via Regular & Certified Mail

289 Northfield Ave, LLC
289 Northfield Avenue
West Orange, New Jersey 07052

Dear Sir/Madam:

PLEASE TAKE NOTICE that the undersigned had filed an appeal or application for Development for a C-1 Variance from the requirement of the Zoning Ordinance so as to permit the Applicant to replace a retaining wall on the premises of 31 Bradford Avenue, West Orange and designated as Block 5506 Lot(s) 01 on the Tax Map of the City of West Orange.

This notice is sent to you as owner of the property in the immediate vicinity. The Applicant's solid walls on the rear and east sides have a combined height of 5'-8" + 6'-8" = 12'-4". Magnitude of deviation: An exemption/waiver is requested for a height of 6'-4" (which is the difference between 12'-4" and 6'-0") The applicant also requests any variances, waivers, exceptions deemed necessary at the time of the hearing.

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Very truly yours,

DELL'ITALIA & SANTOLA

BY: JOHN P. DELL'ITALIA, ESQ.

JPD/ap

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

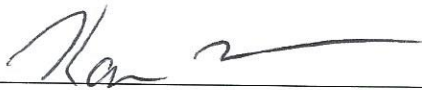
SS:

RECEIVED

MAR 08 2024

W.O. PLANNING DEPT

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 29,**
2024 making **1** insertion in all.

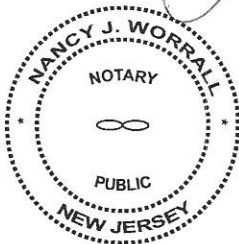


Sworn and subscribed before me this 29th day of
February, 2024.



Notary Public of New Jersey

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



WEST ORANGE

PLEASE TAKE NOTICE that the undersigned has filed an appeal or application for Development with the Board of Adjustment for a C1. Pursuant to Section 25-8.4 solid walls not higher than 6ft are permitted in the rear yard and on side property line up to the rear line of the Applicant's house. The Applicant's solid walls on the rear and east sides have a combined height of 5'-8" + 6'-8" = 12'-4". Magnitude of deviation: An exemption/waiver is requested for a height of 6'-4" (which is the difference between 12'-4" and 6'-0"). The applicant also requests any variances, waivers, exceptions deemed necessary at the time of the hearing. On the premises at 31 Bradford Avenue (street address) and designated as Block 5506 Lot(s) 01 on the Tax Map of the City of West Orange Township. This notice is sent to you as owner of property in the immediate vicinity. A public hearing has been set for Thursday March 21, 2024 @ 8:00 pm via ZOOM. Please click link HERE or copy and paste into your browser to join the meeting: <https://us05web.zoom.us/j/88262460996?pwd=ccOJMKs1Mkw0wEQ1pJkG527a55Bvw.q7nN7oelZ0IsNm> Web ID: 882 6246 0996 Password: 096028 For the West Orange Zoning Board, 66 Main Street, West Orange, NJ. When the case is called, you may appear on video, or by agent or attorney, and present any objection you may have to the granting of the relief sought in the application. The application and appropriate plans are available for review at the office of the Board's secretary during normal business hours. If you wish to review them or if you have any questions, please call Diana L. Chandler at (973) 325-4108. E129159 WOC February 29, 2024 (\$15.84)