

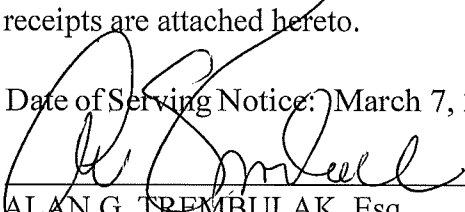
Zoning Board of Adjustment
TOWNSHIP OF WEST ORANGE

Application No..ZB-23-12

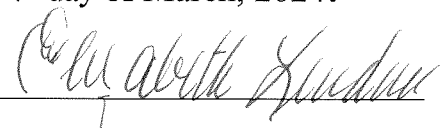
STATE OF NEW JERSEY
COUNTY OF ESSEX

Alan G. Trembulak, Esq., of full age, being duly sworn according to law, deposes and says, that he maintains an office at 363 Bloomfield Avenue, in the Township Of Montclair, County of Essex and State of New Jersey, that he is the attorney for the applicants in a proceeding before the Zoning Board of Adjustment of West Orange Township, New Jersey being an appeal or application under the Zoning Ordinance, and which has the application No.ZS-23-12 and relates to premises commonly known as 4 Harvard Terrace and designated as Block 4101 Lot 123 on the West Orange Tax Map, and that on March 7, 2024, he gave written notice of the hearing of this application, by certified mail, return receipt requested, to each and all of the persons to whom notice must be given in the required form and according to the attached list. Copies of the Notice, list of property owners and certified mail receipts are attached hereto.

Date of Serving Notice: March 7, 2024


ALAN G. TREMBULAK, Esq.
Attorney for the Applicants

Sworn to and Subscribed before me
this 7th day of March, 2024.



Notary Public of the State of New Jersey

ELIZABETH K. LINDNER
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 10/21/2025

LEGAL NOTICE
Township Of West Orange
Zoning Board of Adjustment

PLEASE TAKE NOTICE that an application will be heard on March 21, 2024 at 8:00 p.m. in the West Orange Municipal Building, 66 Main Street, West Orange to permit Blair and Aja Washington to use a detached accessory structure as an early learning center/social emotional learning practice on property located at 4 Harvard Terrace, West Orange which property is designated as Block# 41.01 Lot# 123 on the West Orange Tax Maps. The property is located in the R-6 Zone District.

The Applicants have applied for a variance pursuant to N.J.S.A. 40:55D-70.d(1) to permit a home occupation to be operated in an accessory structure whereas Section 25-7.1 of the West Orange Land Use Ordinance requires that home occupations may only be operated in an owner-occupied one-family residence.

The applicants also request any other variances which may be required by the Zoning

Board.

Any persons affected by this application (appeal) will have an opportunity to be heard at the meeting. All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108 to set up a time and date to view the documents.

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

AN
Return Rats,
AW

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	41.01	123		4 HARVARD TERRACE	WASHINGTON, BLAIR C & AJA	4 HARVARD TERRACE	WEST ORANGE, NJ	07052

§

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

Adjoining Properties (28)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	40	22		21 ORANGE HEIGHTS AVENUE	JOHNS, JEFFREY D. & THERESA A.	21 ORANGE HEIGHTS AVE.	WEST ORANGE, NJ	07052
West Orange Township	40	24		23 ORANGE HEIGHTS AVENUE	CARR, PETER & BARBARA	23 ORANGE HEIGHTS AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	40	26		25 ORANGE HEIGHTS AVENUE	NEWMAN, VICTOR & DEVA NEWMAN	25 ORANGE HEIGHTS AVE.	WEST ORANGE, NJ	07052
West Orange Township	40	28		27 ORANGE HEIGHTS AVENUE	ALLEN, JOSEPH F. & LESLIE A.	27 ORANGE HEIGHTS AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	40	30		29 ORANGE HEIGHTS AVENUE	SOTO, LUIS A. & ELISE M	29 ORANGE HEIGHTS AVE	WEST ORANGE, NJ	07052
West Orange Township	40	32		31 ORANGE HEIGHTS AVENUE	VALLE, SANTIAGO & AYDEE	31 ORANGE HEIGHTS AVE.	WEST ORANGE, N.J.	07052
West Orange Township	40	33		33 ORANGE HEIGHTS AVENUE	STEINIK, RENATE T.	33 ORANGE HEIGHTS AVE	WEST ORANGE, NJ	07052
West Orange Township	40	34		35 ORANGE HEIGHTS AVENUE	HOEHN, ROBERT & KATHLEEN	35 ORANGE HEIGHTS AVE.	WEST ORANGE, N.J.	07052
West Orange Township	40	35		37 ORANGE HEIGHTS AVENUE	HODGSON, ZACHARY & CARYN	37 ORANGE HEIGHTS AV	WEST ORANGE, NJ	07052
West Orange Township	40	36		39 ORANGE HEIGHTS AVENUE	FUKS, FLORA	39 ORANGE HEIGHTS AVE	WEST ORANGE, NJ	07052
West Orange Township	41.01	122		2 HARVARD TERRACE	SHUMSKY, ADAM L & JENNA L	2 HARVARD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	41.01	123		4 HARVARD TERRACE	WASHINGTON, BLAIR C & AJA	4 HARVARD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	41.01	124		6 HARVARD TERRACE	MILLER, PATRICK W & MICHELE L	6 HARVARD TERR	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Lot Address	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	41.01	125		8 HARVARD TERRACE	MCKENZIE, DANIEL & PEASE, EMILY	8 HARVARD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	41.01	127		10 HARVARD TERRACE	LOMELO, DEBORAH	10 HARVARD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	41.01	128		14 HARVARD TERRACE	SICOLI, EDWARD & W. JEAN	14 HARVARD TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	41.01	151		11 OXFORD TERRACE	JOSHI, VIKASH	5014 16TH AVEN,#141	BROOKLYN, NY	11204
West Orange Township	41.01	152		9 OXFORD TERRACE	MOSS, REBECCA & ANDERSON, JAMES	9 OXFORD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	41.01	153		7 OXFORD TERRACE	MERAVI RICHARD C & MARY JEAN	7 OXFORD TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	41.01	154		5 OXFORD TERRACE	PASSANANTE, JOHN R. & BARRY, R	5 OXFORD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	41.01	155		3 OXFORD TERRACE	MCCAFFREY, NORA & ROBERT LAWRENCE	3 OXFORD TER	WEST ORANGE, NJ	07052
West Orange Township	41.01	156		1 OXFORD TERRACE	ROSENTHAL, MATTHEW & PEYRAGROSSE, K.	1 OXFORD TER	WEST ORANGE, NJ	07052
West Orange Township	41.02	116		13 HARVARD TERRACE	BRENNAN, JOSEPH P JR & EILEEN	13 HARVARD TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	41.02	117		9 HARVARD TERRACE	HOGUE, DARVEENE	9 HARVARD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	41.02	118		7 HARVARD TERRACE	BUERMANN, SCOTT E. & BELLE CLIFTON	7 HARVARD TERR.	WEST ORANGE, N.J.	07052
West Orange Township	41.02	119		5 HARVARD TERRACE	LAUTERBACH, LYLE & GAIL	5 HARVARD TER.	WEST ORANGE, N.J.	07052
West Orange Township	41.02	120		3 HARVARD TERRACE	BIXEL, VICTORIA & WEAKLAND, CHRISTIN	3 HARVARD TERRACE	WEST ORANGE, NJ	07052
West Orange Township	41.02	121		1 HARVARD TERRACE	BAKER, JOHN H. JR.	1 HARVARD TERRACE	WEST ORANGE, N.J.	07052

PUBLIC UTILITIES

ELECTRIC & GAS

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

WATER

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

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

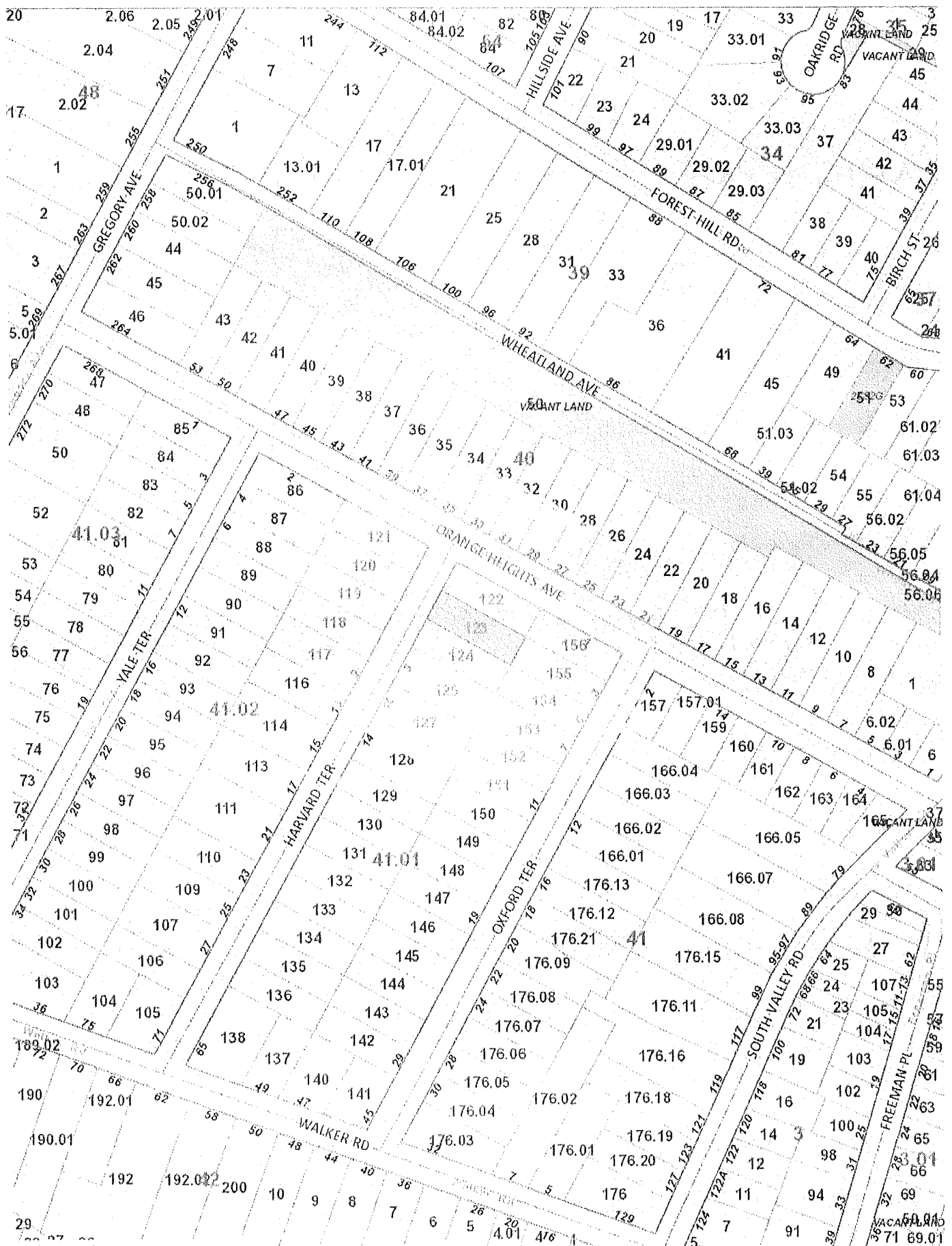
TELEPHONE

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

SEWER

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

Buffer Report - Map



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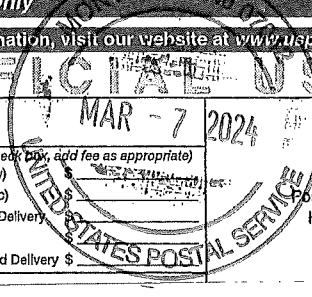
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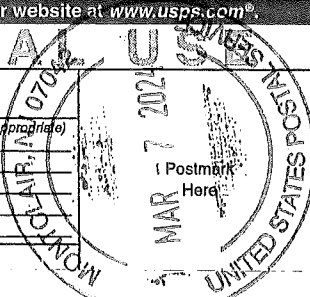
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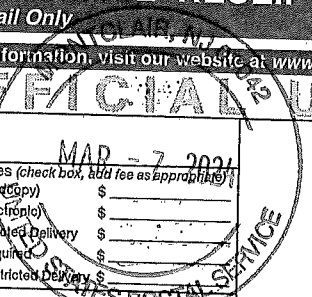
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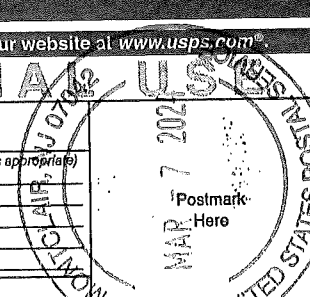
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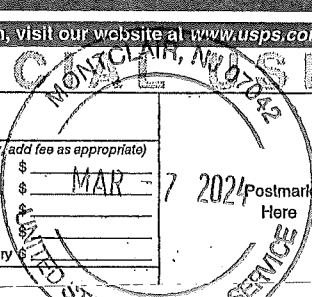
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Sent To	K. Peyragrosse
Street and Apt. No.	1 Oxford Terrace
City, State, ZIP+4®	West Orange, New Jersey 07052
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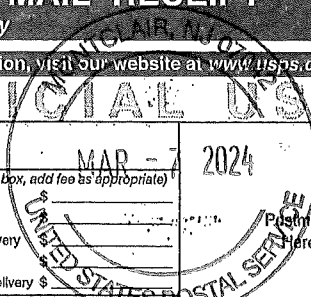
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☐ Return Receipt (hardcopy)	
☐ Return Receipt (electronic)	
☐ Certified Mail Restricted Delivery	
☐ Adult Signature Required	Postmark Here
☐ Adult Signature Restricted Delivery	
Postage \$	
Total Postage	John R. and Barry R. Passanante
Sent To	5 Oxford Terrace
Street and Apt.	West Orange, New Jersey 07052
City, State, ZIP	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7017 2400 0000 0976 9839

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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	Postmark Here
☐ Adult Signature Restricted Delivery	
Postage \$	
Total Postage	Joseph, Jr. and Eileen Brennan
Sent To	13 Harvard Terrace
Street and Apt.	West Orange, New Jersey 07052
City, State, ZIP	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7017 2400 0000 0976 9853

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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	Postmark Here
☐ Adult Signature Restricted Delivery	
Postage \$	
Total Postage	Nora McCaffrey & Robert Lawrence
Sent To	3 Oxford Terrace
Street and Apt.	West Orange, New Jersey 07052
City, State, ZIP	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7017 2400 0000 0976 5275

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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 \$

Total Postage \$

Sent To John H. Baker, Jr.
1 Harvard Terrace
West Orange, New Jersey 07052
City, State, ZIP

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

7017 2400 0000 0976 9815

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OFFICIAL USE

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 \$

Total Postage \$

Sent To Scott E. Buermann and Belle Clifton
7 Harvard Terrace
West Orange, New Jersey 07052
City, State, ZIP

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

9589 0710 5270 0321 2175 28

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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 \$

Total Postage \$

Sent To Comcast Cablevision
800 Rahway Avenue
Union, New Jersey 07083
City, State, ZIP

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

7017 2400 0000 0976 9808

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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 \$

Total Postage \$

Sent To Lyle and Gail Lauterbach
5 Harvard Terrace
West Orange, New Jersey 07052
City, State, ZIP

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

7017 2400 0000 0976 5251

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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 \$

Total Postage \$

Sent To Verizon
1 Verizon way
Basking Ridge, New Jersey 07920-1025
City, State, ZIP

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

7017 2400 0000 0976 5282

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OFFICIAL USE

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 \$

Total Postage \$

Sent To Victoria Bixel and Christin Weakland
3 Harvard Terrace
West Orange, New Jersey 07052
City, State, ZIP

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

7017 2400 0000 0976 9860

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OFFICIAL USE

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 \$
Total Postage and \$
Sent To Township of West Orange
Municipal Building
66 Main Street
West Orange, New Jersey 07052
City, State, ZIP+4

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

9589 0710 5270 0321 2175 42

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Domestic Mail Only

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OFFICIAL USE

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 \$
Total Postage and \$
Sent To Public Service Electric & Gas Company
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, New Jersey 07102
City, State, ZIP+4

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

9589 0710 5270 0321 2175 35

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OFFICIAL USE

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 \$
Total Postage and \$
Sent To New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, New Jersey 07078
City, State, ZIP+4

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