

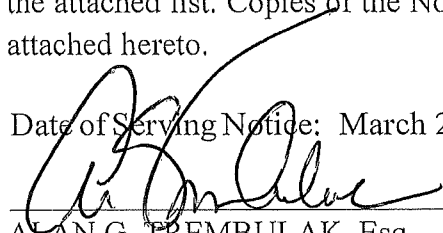
Zoning Board of Adjustment  
TOWNSHIP OF WEST ORANGE

Application No..ZB-23-12

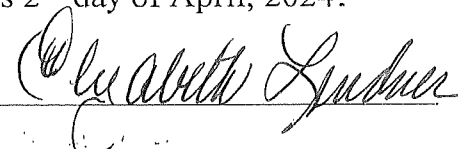
STATE OF NEW JERSEY  
COUNTY OF ESSEX

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 21, 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 21, 2024

  
ALAN G. TREMBULAK, Esq.  
Attorney for the Applicants

Sworn to and Subscribed before me  
this 2<sup>nd</sup> day of April, 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 on April 18, 2024 at 8:00 p.m. the Zoning Board of Adjustment of the Township of West Orange (the "Zoning Board" or the " Board ") will hold a remote public hearing, pursuant to the instructions set forth below, in connection with property located at 4 Harvard Terrace, which property is designated as Block 41.01 Lot 123 on the West Orange Tax Maps (hereinafter referred to as the "Property"). The property is located in the R-6 Zoning District of the Township of West Orange.

The Applicants, Blair and Aja Washington, have applied to the planning board for approval to use a detached accessory structure on the Property as an early learning center/social emotional learning practice. The Applicants are requesting 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, approvals, waivers or exceptions that may be required or are determined to be required in connection with this 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 following link):

[https://us06web.zoom.us/j/86099393625?pwd=UE0Te5POBfGg-pxOWXo\\_lvjmj7LKGg.S8RCw6aDiHR4V2gO](https://us06web.zoom.us/j/86099393625?pwd=UE0Te5POBfGg-pxOWXo_lvjmj7LKGg.S8RCw6aDiHR4V2gO)  
Webinar ID: 860 9939 3625  
Password: 221944

2. Telephone: Dial In: 1-646-931-3860 Webinar ID: 860 9939 3625 Password: 221944

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 Zoning 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 the Zoning 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 April 18, 2024 agenda at: <https://www.westorange.org/>

The agenda for the Board's April 18, 2024 meeting will also contain hyperlinks to join the meeting virtually and to view the application materials. The Board's agenda may be found on the Township of West Orange website, Planning & Development Department, Board of Adjustment Division page at: <http://westorange.org/>

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 Zoning 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 Board Secretary in advance of the meeting date, to ensure technological need are accommodated and to further ensure that documents which will be referenced during the hearing are available for review by all participants.

The Zoning Board Secretary is Diana Chandler. She may be reached by email at [dchandler@westorange.org](mailto:dchandler@westorange.org) telephone at (973) 325-4111, Monday through Friday between the hours of 8:30 am. to 4:30 pm, excluding holidays. You may also contact the Applicant's attorney, Alan G. Trembulak, Esq. for information and documents related to the application using the telephone number and/or email address provided below.

Alan G. Trembulak, Esq.  
Attorney for the Applicants  
Montclair Real Estate Law Group  
363 Bloomfield Avenue | Suite 2C | Montclair | NJ | 07042  
Direct Dial: 973-746-7500  
Office (973) 744-2100 Ext. 351  
Email: [atrembulak@montclairlaw.com](mailto:atrembulak@montclairlaw.com)

**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)**

| Township             | Block | Lot | Address           | 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)**

| Township             | Block | Lot | Address                  | 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     |

| Property             | Block | Lot | Address            | Owner                                | County 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 & BILEEN        | 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

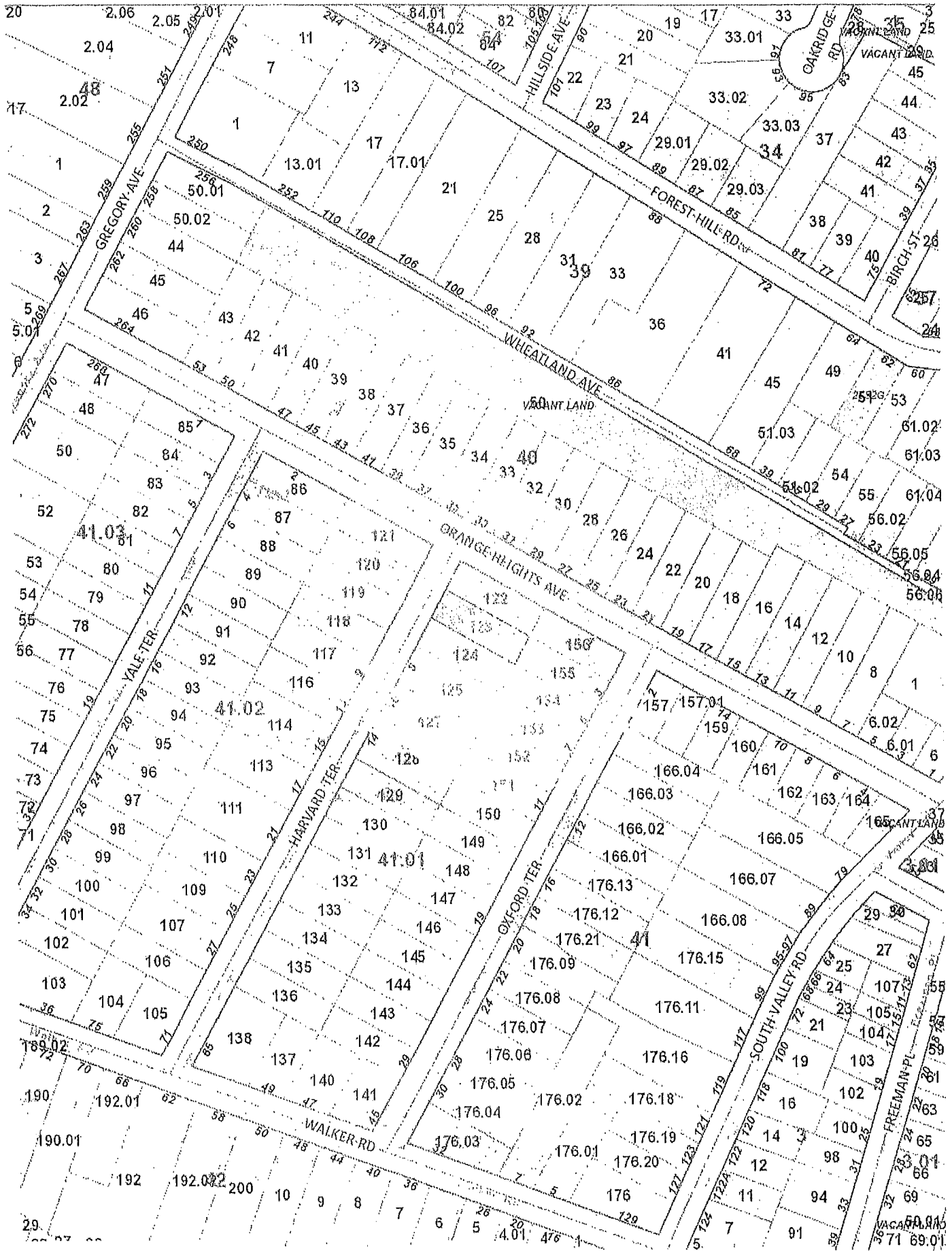
**TELEPHONE**

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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 West Orange, New Jersey 07052

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 35 Orange Heights Avenue  
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West Orange, New Jersey 07052  
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West Orange, New Jersey 07052  
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5 Oxford Terrace  
West Orange, New Jersey 07052  
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Sent To Deborah Lomelo  
10 Harvard Terrace  
West Orange, New Jersey 07052

City, State, ZIP: West Orange, New Jersey 07052

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

City, State, ZIP: West Orange, New Jersey 07052

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Sent To Joseph Jr. and Eileen Brennan  
13 Harvard Terrace  
West Orange, New Jersey 07052

City, State, ZIP: West Orange, New Jersey 07052

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Total Postage \$

Sent To Patrick W. and Michele L. Miller  
6 Harvard Terrace  
West Orange, New Jersey 07052

City, State, ZIP: West Orange, New Jersey 07052

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Street and Ap 23 Orange Heights Avenue

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Street and 27 Orange Heights Avenue

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