

HARDIN, KUNDLA, McKEON & POLETTI

COUNSELLORS AT LAW
A PROFESSIONAL CORPORATION

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John F. McKeon

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CERTIFIED BY THE SUPREME COURT OF NEW
JERSEY AS A CIVIL TRIAL ATTORNEY

Member of N.J. and N.Y. Bar

NEW YORK OFFICE
110 William Street
New York, New York 10038
(212) 571-0111
FAX (212) 571-1117

PENNSYLVANIA OFFICE
60 West Broad Street
Suite 102
Bethlehem, Pennsylvania 18018
(610) 433-8400
FAX (610) 433-0300

January 4, 2024

Geniece Gary-Adams
Planning & Development Director
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: Minor Site Plan Application – 481 Eagle Rock Avenue
Block 152.01, Lot 1445.01
Our File No.: 7066.47759**

Dear Ms. Gary-Adams:

Attached herewith, please find six originals of the application form for the Planning Board regarding the minor site plan approval of the above referenced matter. A complete electronic copy has been submitted separately. Additionally, the application fee of \$757.50 is attached hereto.

It is my understanding Board protocol when requesting special meeting is to proffer same along with the application. As such, the applicant is hopeful the Board will grant that request at a time convenient for them during the week of January 22, 2024 or January 29, 2024.

Thanks to you and your staff for your professionalism.

Respectfully submitted,

John F. McKeon

John F. McKeon

JFM:maq
Attachments

6610857

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION

Full Legal Name: Wonder Group, Inc.

Mailing Address: 399 Jefferson Road Parsippany, NJ 07054

Telephone Number: (201) 638-7252 Email: jbottcher@wonder.com

Is the Applicant an: ☐ Individual, ☒ Corporation, ☐ Partnership, ☐ Other

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☐ Owner, ☒ Tenant or Lessee, ☐ Purchaser under contract (with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Mayfair Holding Corp

Address: 481 Eagle Rock Avenue

Telephone Number: () _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 481 Eagle Rock Avenue

Block Number(s): 152.01; Lot Number(s): 1445.01

Tax Plate: _____; Zone of Property: B2

The location of the property is approximately 500 feet from the intersection of _____

Co. Rd 577 and Eagle Rock Ave. (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☐ Yes, Date(s): _____; ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☒ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
See attached.

The property is _____ (square feet); _____ (acres)

Impervious Surface Coverage: Present: 39.1; Proposed: 39.3

Building Coverage: Present: _____; Proposed: _____

Is the property located:

- | | | |
|--|------------------------------|-----------------------------|
| Within 200 feet of another municipality? | ☐ Yes | ☐ No |
| Adjacent to an existing or proposed county road? | ☐ Yes | ☐ No |
| Adjacent to other county land? | ☐ Yes | ☐ No |
| Adjacent to a state highway? | ☐ Yes | ☐ No |

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Hardin, Kundla, McKeon & Poletto

Telephone Number: (973) 912-5222 Email: jfant@hkmpp.com

Address: 673 Morris avenue, Springfield, NJ 07081

APPLICANT'S ENGINEER: Bohler Engineering NJ LLC

Telephone Number: (908) 668-8300 Email: jholzapfel@bohlereng.com

Address: 30 Independence Blvd, Suite 200 Warren, NJ

APPLICANT'S ARCHITECT: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled "**PROPOSAL**", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled "**REASONS FOR RELIEF**", which fully answers 4C-1, 4C-2 or 4D (Special Reasons) **AND** part 4E (Negative Criteria).
- 4C-1) *(For C1 variances only)* The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) *(For C2 variances only)* State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) *(For D variances only)* State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: Jason Bottcher Digitally signed by Jason Bottcher Date: 2024.01.04 13:37:32 -05'00' Authorized Rep. of Wonder Group, Inc. Date: 1/4/2024

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: Jason Bottcher Digitally signed by Jason Bottcher Date: 2024.01.04 13:37:48 -05'00' Authorized Rep. of Wonder Group, Inc. Date: 1/4/2024

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at _____
in the County of Essex and the State of New Jersey
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 152.01
Lot(s) 1445.01 on the Tax Map of West Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: [Signature] Date: 1/3/24

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

E. Description of Property

The Zoning Officer deemed outdoor barbecuing as a permitted use. This includes two smoker units on a 420-foot concrete pad sited under a canopy with a temporary shed for wood used in the cooking process and temporary refrigeration to store product. It has been a continuous operation for approximately 18 months. The minor site plan application seeks approval to add up to ten additional smokers as needed on a 2,650 square foot concrete pad cited under a canopy as proposed.

TOWNSHIP OF WEST ORANGE

APPLICANT:

Site Plan/Subdivision Checklist

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application Concept Plan	Minor Application		General Descriptions	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan		Subdivision		Site Plan					
						Preliminary	Final	Preliminary	Final				
1	PROJECT PLAT INFORMATION												
1	1. Map, block, address of owner and applicant	X	X	X	X		X	X	X		X		
2	2. Item: Plans, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat	X	X	X	X		X	X	X		X		
3	3. Item: Title block, denoting type of application, tax map sheet, county, name of municipality, block & lot and street location	X	X	X	X		X	X	X		X		
4	4. Item: A key map in specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X		X	X	X		X		
5	5. Item: A schedule of required and provided zone district's requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. Comment: Schedule may be less detailed in pre-application-concept plan stages	X	X	X	X		X	X	X		X		
6	6. Item: North arrow and scale		X	X	X		X	X	X		X		
7	7. Item: Final plat taxes are current		X	X	X		X	X	X		X		
8	8. Item: Signature blocks for Chairman, Secretary and Municipal Engineer		X	X	X		X	X	X		X		
9	9. Item: City engineer certification blocks as required by Mapping Law		X	X	X		X	X	X		X		
10	10. Item: Monumentation as specified by Mapping Law Comment: Monumentation required only for final subdivision		X	X	X		X	X	X		X		
11	11. Item: Date of current property survey Comment: Required by Mapping Law for final subdivision and site plan; necessary for voting on GDP		X	X	X		X	X	X		X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application Concept Plan	Minor Application				Major Application				COMPLETE:	INCOMPLETE	W/ LIVER REQUESTED
Item Number	Description		Subdivision	Site Plan	General Development Plan	Zoning		Site Plan					
						Preliminary	Final	Preliminary	Final				
12	Item One (1) of four (4) standardized sheets, 30" x 42", 24" x 36", 15" x 21", & 5" x 11" <u>Continued</u> . Required by Map Plans Law for minor and major subdivisions.		X	X		X	X		X		X		
13	Item Notes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way and easement curves.		X				X		X		X		
14	Item Affidavit of ownership.	X	X				X		X		X		
15	Item Percentage of land to be retained, with or without (for CDD - more than one acre).		X			X	X		X		X		
16	Item Date of original and all revisions.		X	X		X	X		X		X		
17	Item Site and location of any existing or proposed structures to all setbacks of unimproved <u>subdivision</u> . Item departure for detailed planning.		X				X		X		X		
18	Item Location and dimensions of any existing or proposed streets (for CDD and pre-application concept plan - general locations).	X	X	X		X	X		X		X		
19	Item All proposed lot lines and area of lots, etc., square feet.		X				X		X		X		
20	Item Copy and/or delineation of any existing or proposed deed restrictions or covenants.	X	X	X	X	X	X	X	X	X	N/A	X	
21	Item Any existing or proposed easements on land reserved for public use or public use.	X	X	X		X	X	X	X	X	X		
22	Item Developed stages or staging plans (for CDD - general staging).												
	Continued. Not applicable to pre-application concept plan stage. Under plans, charts, or book to stages.				X	X	X	X	X	X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.														
Item Number	Description	Pre-Application Concept Plan	Minor Application				General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision		Site Plan			Preliminary	Final	Preliminary	Final			
			Schedule	Final	Schedule	Final								
31	Legal: Existing and proposed contour intervals based on C.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: 1) 10' 3" grade - 1' 2) 1" grade - 2' 3) 1" grade - 2' 4) 1" grade - 2' 5) 1" grade - 2' 6) 1" grade - 2' 7) 1" grade - 2' 8) 1" grade - 2' 9) 1" grade - 2' 10) 1" grade - 2' 11) 1" grade - 2' 12) 1" grade - 2' 13) 1" grade - 2' 14) 1" grade - 2' 15) 1" grade - 2' 16) 1" grade - 2' 17) 1" grade - 2' 18) 1" grade - 2' 19) 1" grade - 2' 20) 1" grade - 2' 21) 1" grade - 2' 22) 1" grade - 2' 23) 1" grade - 2' 24) 1" grade - 2' 25) 1" grade - 2' 26) 1" grade - 2' 27) 1" grade - 2' 28) 1" grade - 2' 29) 1" grade - 2' 30) 1" grade - 2' 31) 1" grade - 2' 32) 1" grade - 2' 33) 1" grade - 2' 34) 1" grade - 2' 35) 1" grade - 2' 36) 1" grade - 2' 37) 1" grade - 2' 38) 1" grade - 2' 39) 1" grade - 2' 40) 1" grade - 2' 41) 1" grade - 2' 42) 1" grade - 2' 43) 1" grade - 2' 44) 1" grade - 2' 45) 1" grade - 2' 46) 1" grade - 2' 47) 1" grade - 2' 48) 1" grade - 2' 49) 1" grade - 2' 50) 1" grade - 2' 51) 1" grade - 2' 52) 1" grade - 2' 53) 1" grade - 2' 54) 1" grade - 2' 55) 1" grade - 2' 56) 1" grade - 2' 57) 1" grade - 2' 58) 1" grade - 2' 59) 1" grade - 2' 60) 1" grade - 2' 61) 1" grade - 2' 62) 1" grade - 2' 63) 1" grade - 2' 64) 1" grade - 2' 65) 1" grade - 2' 66) 1" grade - 2' 67) 1" grade - 2' 68) 1" grade - 2' 69) 1" grade - 2' 70) 1" grade - 2' 71) 1" grade - 2' 72) 1" grade - 2' 73) 1" grade - 2' 74) 1" grade - 2' 75) 1" grade - 2' 76) 1" grade - 2' 77) 1" grade - 2' 78) 1" grade - 2' 79) 1" grade - 2' 80) 1" grade - 2' 81) 1" grade - 2' 82) 1" grade - 2' 83) 1" grade - 2' 84) 1" grade - 2' 85) 1" grade - 2' 86) 1" grade - 2' 87) 1" grade - 2' 88) 1" grade - 2' 89) 1" grade - 2' 90) 1" grade - 2' 91) 1" grade - 2' 92) 1" grade - 2' 93) 1" grade - 2' 94) 1" grade - 2' 95) 1" grade - 2' 96) 1" grade - 2' 97) 1" grade - 2' 98) 1" grade - 2' 99) 1" grade - 2' 100) 1" grade - 2'													
32	Legal: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (if any vary). Comments: Basic for final planning.													
33	Legal: Existing system of drainage of subject site and of its larger area, for basin of which it is a part. Comments: See item 31. Extensive level of detail required; only for major subdivision and site plan.													
34	Legal: Drainage, C.G.S. datum. Comments: Required for minor applications if deemed necessary by Planning Board; not required at CDR stage but use of water management evaluated at major subdivision and site plan stage.													
35	Legal: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comments: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.													
36	Legal: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comments: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.													
37	Legal: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comments: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.													

X Waiver requested due to limited improvements proposed

OWNERSHIP DISCLOSURE STATEMENT

In accordance with N.J.S. 40:55D-48.1-4.

Below please provide the names, addresses and percentage of ownership/stock/interest in the undersigned Applicant Corporation or partnership.

Date of Submission _____

APPLICANT Remarkable Foods, Inc.

PROJECT LOCATION 481 Eagle Rock Avenue

BLOCK 152.01 LOT(S) 1445.01 ZONE B2

NAME/TITLE/POSITION	ADDRESS	%
1. Marc Lore	305 West Broadway, Suite 287, NY, NY 10013	57.452
2. New Enterprises Associates, 16, LP	1954 Greenspring Dr., Suite 600, Timonium, MD 21093	16.233
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

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

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	152.01	1445.01		481 EAGLE ROCK AVENUE	MAYFAIR FARMS HOLDING CORP.	481 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052

§

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

Adjoining Properties (30)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	152.01	1		525 EAGLE ROCK AVENUE	ASANTE, TYBERIUS D & SANDRA L	525 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	3		523 EAGLE ROCK AVENUE	ARIAS, OLGA & OSVALDO E.	523 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	7		515 EAGLE ROCK AVENUE	PETERS, MARISOL & VELEZ, CARLOS	515 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	9		509 EAGLE ROCK AVENUE	HAMMER, LAWRENCE J	509 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	152.01	10		2 TERRACE AVENUE	NICOLAESCU, NICU SEBASTIAN	2 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	12		4 TERRACE AVENUE	DAVENPORT, STEVEN & ALLYSON	4 TERRACE AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	152.01	15		12 TERRACE AVENUE	VOLPE, ANGELA M. ESTATE OF	12 TERRACE AVE.	WEST ORANGE, N.J.	07052
West Orange Township	152.01	17		14-16 TERRACE AVENUE	LUGO, LOUIS, LETICIA & VALLEJO, C.	14 TERRACE AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	19		20 TERRACE AVENUE	VOLPE, JOSEPH	20 TERRACE AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	22		22 TERRACE AVENUE	ALBIETZ, JACQUELYN & PETER M.	22 TERRACE AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	26		26 TERRACE AVENUE	MATHEWS, NICHOLAS ADAM	26 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	27		28 TERRACE AVENUE	DE FRANCO, W. MARGERITE	28 TERRACE AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	152.01	1445		EAGLE ROCK & PROSPECT AVE	WEST ORANGE PLAZA,	P.O. BOX 326	PLAINFIELD, NJ	07061
West Orange Township	152.01	1445.01		481 EAGLE ROCK AVENUE	MAYFAIR FARMS HOLDING CORP.	481 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	153	38		470 EAGLE ROCK AVENUE	ORANGE DEV LLC	100 MENLO PARK DR #500	EDISON NJ	08837

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	153.01	1		514 EAGLE ROCK AVENUE	LARSEN, JAMES P & YVONNE A	514 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	153.01	3		520 EAGLE ROCK AVENUE	MAAN, RAJENDER S.	3 GALLOWAY COURT	WEST ORANGE, NJ	07052
West Orange Township	153.01	6		524 EAGLE ROCK AVENUE	GELLINGS, CHRISTOPHER M. & DORCA L.	524 EAGLE ROCK AVENUE	WEST ORANGE, N. J.	07052
West Orange Township	153.02	1		1 ROBERTSON ROAD	RACANELLI, LUCAS M & MELANIE S	1 ROBERTSON RD	WEST ORANGE, NJ	07052
West Orange Township	153.02	4		500 EAGLE ROCK AVENUE	CORBETT, TYRONE G & YVETTE L	500 EAGLE ROCK AVE.	WEST ORANGE, N.J.	07052
West Orange Township	153.02	6		504 EAGLE ROCK AVENUE	NOESNER, MATTHEW	504 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	153.02	8		508 EAGLE ROCK AVENUE	FREDA, CARMEN	508 EAGLE ROCK AVE.	WEST ORANGE, NJ	07052
West Orange Township	153.02	10		3 ROBERTSON ROAD	SILVA, JR WALTER & STELLA L	3 ROBERTSON ROAD	WEST ORANGE, NEW JERSEY	07052
West Orange Township	153.02	37		4 JOHNSON ROAD	BRADLEY, THOMAS J. L & TERESITA S.	4 JOHNSON RD	WEST ORANGE, NJ	07052
West Orange Township	153.08	1		490 EAGLE ROCK AVENUE	RISKO, INES M.	490 EAGLE ROCK AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	153.08	2		1 BLACKBURNE TERRACE	MYRTOLLI, HYSEN & DHURATA	1 BLACKBURNE TERRACE	WEST ORANGE, NJ	07052
West Orange Township	153.08	4		4 ROBERTSON ROAD	EWERT, KYLE & BARRON, JENNA	4 ROBERTSON ROAD	WEST ORANGE, NJ	07052
West Orange Township	153.14	33		464 EAGLE ROCK AVENUE	SL 469 EAGLE ROCK AVE LLC	788 MORRIS TPKE	SHORT HILLS, NJ	07078
West Orange Township	153.15	1		478 EAGLE ROCK AVENUE	NEISHA, ASSIF & GOPIE, MICHELLE	478 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	153.15	2		482 EAGLE ROCK AVENUE	CASTE, PAUL & ANN MARIE	482 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052





TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 12/27/23

BLOCK: 152.01

LOT: 1445.01 QUAL: —

NAME: Mayfair Farms Holding Corp

ADDRESS: 481 Eagle Rock Avenue

TAXES PAID UNTIL: Jan 31, 2024

2023 SEWER PAID IN FULL:

YES

NO

TOWNSHIP OF WEST ORANGE

TAX COLLECTOR

66 MAIN STREET

WEST ORANGE, NJ 07052

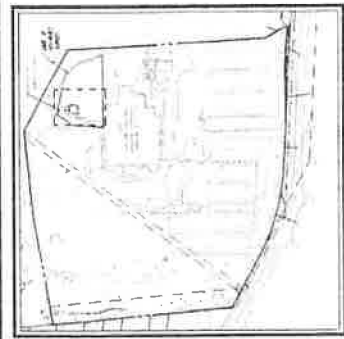
PHONE (973) 325-4075

FAX (973) 736-9182

where invention lives
WEST
ORANGE

AN EQUAL OPPORTUNITY EMPLOYER

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REVISIONS

[illegible]

STUDIOS KORN WINDCAPAL &
TUDORWORTH OJIBWA

[illegible]

MINOR SITE PLAN

REMARKABLE
FOODS INC.

STATIONARY
ZINC PLANT

BOHLER

[illegible]

PC CONTROLLED

1934-1935

**SITE AND
GRADING
PLAN**

C-301

www.elsevier.com/locate/jmb

ZONING TABLE

[illegible]

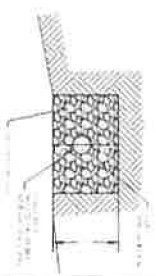
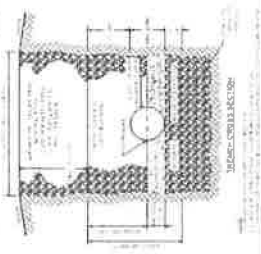
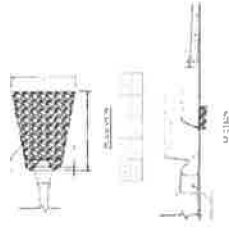
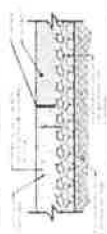
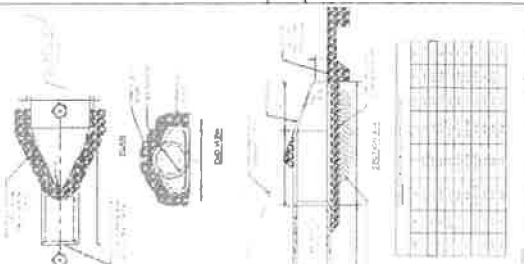
POSTAL ADDRESS ONLY

LEGEND

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ATMOSPHERIC JOURNAL OF THE
THEATRE AND FILM SOCIETY





BOHLER
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REV	DATE	DESCRIPTION
1	10/1/80	Initial design
2	10/1/80	Final design
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AGENCY REVIEW & APPROVAL

MINOR SITE PLAN

REMARKABLE
FOODS INC.

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Tel: 201-271-1125

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B.S. CROWDER

**CONSTRUCTION
DETAILS**

C-901