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**Law Offices of
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April 22, 2024

Via Lawyers Service Delivery

Jamilet Baquerizo Vite, Secretary
Planning Board
Township of West Orange
66 Main Street
West Orange, NJ 07052

**RE: Application of L & B Realty Group LLC
106 Ashland Avenue/5 White Street
Block 62, Lot 1**

Dear Jamilet:

This Firm represents L & B Realty Group LLC ("Applicant"). In further support of this application, enclosed please find the affidavit of publication from the West Orange Chronicle. .

Thank you for consideration of this matter.

Very truly yours,

Richard S. Schkolnick

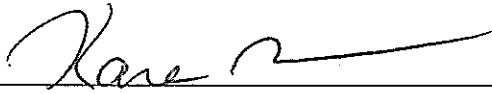
RSS/lp
Enclosures
L & B Realty Group LLC

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

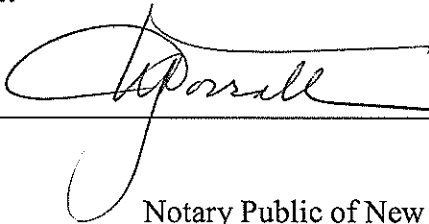
SS:

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 **April 18, 2024**
making **1** insertion in all.



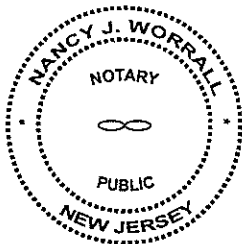
Sworn and subscribed before me this **18th** day of

April, 2024.



Notary Public of New Jersey

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



**WEST ORANGE
TOWNSHIP OF WEST ORANGE
PLANNING BOARD
NOTICE OF HEARING**

PLEASE TAKE NOTICE that L & B Realty Group LLC has filed an application with the Township of West Orange Planning Board seeking preliminary and final site plan approval and associated "c" variance relief in order to demolish and reconstruct an existing warehouse building facing Ashland Avenue and renovate an existing building facing White Street. The property is commonly known as 106 Ashland Avenue/5 White Street, and is identified on the tax maps of the Township of West Orange as Block 62 Lot 1, Township of West Orange. This matter is calendared as PB-23-12.

Please take further notice that the applicant is requesting any and all variances, waivers, site plan approvals, or other relief as may be required by the Planning Board to approve this application, including, but not limited to the following:

1. Minimum side yard setback for property adjacent to a residential use (Attachment 25-3) (10 feet required; 1.3 feet existing and a building extension at the same setback is proposed).

2. Minimum number of parking spaces (Section 25-12.2b(1)) (26 parking spaces required; +/- 15 spaces existing; 25 spaces proposed).

3. Maximum lot coverage (Attachment 25-3). (75% permitted; 100% existing and slight reduction in lot coverage is proposed).

Please take further notice that a VIRTUAL public hearing on the application has been scheduled by the Planning Board on May 1, 2024 at 7:30 p.m. The instructions to access the hearing are:

Please click link [HERE](#) below (or copy and paste into your browser) to join the meeting:

ZOOM FORMAT
<https://us06web.zoom.us/j/82006366227?pwd=Z054G0Vklpbnxm7GBoxC0lQMX62T0FagJwK0AG9-ro0zaB>

Dial In: 1-646-931-3860

ZOOM FORMAT:

Webinar ID: 820 0636 6227

Password: 854931

[Meeting Agenda Here](#)

All maps, plans, applications and other related documents submitted with the application are on file and available for inspection by appointment at Township Hall, 66 Main Street, West Orange, New Jersey, or on the Township's Website as follows: www.westorange.org/archive.aspx. Then, go to Planning Board and the agenda for May 1, 2024.

In addition, you may contact the Board Secretary at 973-325-4111 to make an appointment to review the file in person, or with any questions or for additional instructions on how to review the file. The email is: jvite@westorange.org

Law Offices of Richard Schkolnick, LLC
Attorneys for Applicant

By: Richard S. Schkolnick

Dated: April 9, 2024
E130746 WOC April 18, 2024 (\$28.80)