

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

PLEASE TAKE NOTICE that Crystal Eagle LLC (the “Applicant”) has filed an application with the Planning Board of the Township of West Orange for minor site plan approval to upgrade the parking lot, including, but not limited to, restriping and installing landscaping, and signage servicing the existing building formerly known as Eagle Rock Lanes. The Applicant is also proposing to renovate the existing building. The property is commonly known as 424 Eagle Rock Avenue, and is identified on the tax maps of the Township of West Orange as Block 111, Lot 1.08 (the “Property”). This matter is calendared as application number PB 24-03.

PLEASE TAKE FURTHER NOTICE that the Applicant is requesting any and all variances and waivers, or other relief as may be required by the Planning Board to approve this application. The Property contains the following pre-existing non-conforming conditions, which the Applicant is improving as part of the application: (1) the existing impervious coverage, which is 86.6%, is proposed to be reduced to 82.1%, where 50% is permitted; and (2) parking is located in the front yard of the Property, which is not permitted. To the extent the Planning Board requires variance relief for these existing conditions, the Applicant is seeking such relief.

PLEASE TAKE FURTHER NOTICE that a **VIRTUAL** public hearing on the above described application has been scheduled by the Planning Board on **May 1, 2024 at 7:30 p.m.** or as soon thereafter as the matter may be heard. The public hearing may be continued without further notice on such additional or other dates as the Planning Board may determine.

The instructions to enter the meeting are as follows:

The meeting will be accessed VIRTUALLY by following these instructions: From a computer/phone app: click the link below to join the meeting. From a phone line: use the phone number below (when prompted enter Webinar ID then #, then # again) or telephone: Dial: US: 1-646-931-3860 Webinar ID: 820 0636 6227 Password: 854931. If you so desire, you or your attorney may appear before the Planning Board at the time and place designated above for the purposes of being heard (ask questions, provide comments or offer evidence) with respect to this review either by yourself or by your attorney.

Please click the link below (or copy and paste into your browser) to join the meeting and enter _____ password _____ when _____ prompted:
<https://us06web.zoom.us/j/82006366227?pwd=X54Gqviktbxm7GDoxCQIQMX52TuFag.IwktjAG9-roOzalb#>

Telephone: Dial: US: 646-931-3860 Webinar ID: 820 0636 6227 Password: 854931

(For those persons having technical difficulties, please call 973-325-4109.)

The application, plans and all other documents relating to this application may be inspected by the public Monday through Friday during regular business hours, in the Planning and Development Department Office located at 66 Main Street, West Orange, New Jersey. The application, plans and all other documents relating to this application will also be available within the Agenda for the meeting, which can be found on the Planning Board's website, <https://www.westorange.org/527/Planning-Board> under "Most Recent Agenda" prior to the meeting. Individuals with questions regarding these materials, or lacking the resources or know-how for technological access to the application, plans and other documents or access to the virtual meeting should contact the Planning Board Secretary, Jamilet Baquerizo Vite, at planningboard@westorange.org and/or call 973-325-4110 or 973-325-4111.

By: Scott D. Heller, Esq.
Attorney for Applicant