

Township of West Orange

FORM PH-4Z

Planning Board
TOWNSHIP OF WEST ORANGE

Application No. PB-24-08

STATE OF NEW JERSEY
COUNTY OF PASSAIC

Walter E. Hanley III, Esq., of full age, being duly sworn according to law, deposes and says, that he has a place of business at 1700 Route 23 North, in the municipality of Wayne, County of Passaic and State of New Jersey that he is the applicant in a proceeding before the Planning Board of West Orange Township, New Jersey being an (appeal or) application under the Zoning Ordinance, and which has the application No. PB-24-08 and relates to the premises:

289 Mount Pleasant Avenue

Block # 83, Lot # 1, that on June 14, 2024 he gave written notice of the hearing on this application to each and all of the persons upon whom service must be heard, in the required form and according to the attached lists, and in the manner indicated thereon.

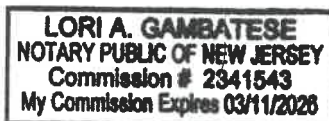
Date of Serving Notice June 14, 2024

Walter E. Hanley III
Applicant's Signature: Walter E. Hanley III, Esq.

Sworn to and subscribed before me

this 14th day of June, 2024.

Lori A. Gambatese



Note: Proof of service of notices required by statute must be filed and verified with board secretary at least two (2) days prior to meeting or case may be postponed. Attach list of all persons served.

PLANNING BOARD - TOWNSHIP OF WEST ORANGE

NOTICE TO PROPERTY OWNERS WITHIN 200 FEET

PLEASE TAKE NOTICE that the Planning Board of the Township of West Orange, at a meeting to be held on **July 10, 2024** at 7:30 p.m. will hold a public hearing by virtual format on the Zoom platform, on the application of GBSJ Properties, LLC t/a The Goddard School ("Applicant") to raze the existing structure located at 289 Mount Pleasant Avenue, Block 83, Lot 1 on the Township of West Orange Tax Map with the same square footage and construct a new building on the existing foundation, to provide for an annex of an existing Goddard School that is located on the adjacent property and owned by the Applicant located at 303 Mount Pleasant Avenue, Block 83, Lot 5.01. The consolidated property shall be known as Block 83, Lot 5.02. The renovations shall consist of removing radio towers and construction of a building of three (3) levels (basement, first and second floors with classrooms) for pre-school children. Applicant proposes that The Goddard School (annex) will add three (3) new classrooms – one (1) on each floor and the existing Block 83, Lot 1 shall be consolidated into Block 83, Lot 5.01. The Applicant will also be seeking bulk variances for five (5) pre-existing, non-conforming conditions which will not be exacerbated by the proposed project; more specifically, side yard setback, front yard setback, maximum lot coverage, trash enclosure in side yard and insufficient parking. The Applicant also seeks preliminary and final site plan approval, and any other variances, exceptions, approvals or other relief as may be identified by the Board or its professionals before or during the course of the public hearing.

This hearing shall take place using Zoom technology. To utilize this technology from a computer or telephone 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).

West Orange Planning Board Meeting Wednesday, July 10, 2024 @ 7:30 p.m.

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

https://us06web.zoom.us/j/86239408833?pwd=SHk-dd03fmB_NOknfU6oLQM-OoVJQA.5lq1pYpvI0YRRDry

Or Telephone:

Dial: 1-646-931-3860

Webinar ID: 862 3940 8833

Password: 001858

A prompt will appear and choose: "OpenZoom.us." If nothing prompts from the browser, follow on screen instructions. If you choose to download Zoom, once prompted, click "RUN". For both browser and downloaded versions, enter your email address and otherwise full name and click "Join". If the meeting has not started, you will be prompted to wait. Once it begins, choose "Join Audio By Computer" or click the icon at the bottom left of your screen.

*Please note you will be muted upon entering the meeting. When it is time for public comment and you would like to speak, click the "Raised Hand Icon". The moderator will prompt you when it is your turn to speak and mute you when you are finished. If you are connecting via a phone line: Press *9

to raise your hand. You will still be muted and unmuted by the moderator. If anyone is interested in viewing the Application, they should email Diane Chandler, the Planning Board Secretary at dchandler@westorange.org for a copy of the Application.

This Notice is provided at the direction of the Planning Board by GBSJ Properties, LLC.

~~/s/ Walter E. Hanley III, Esq.~~

Walter E. Hanley III, Esq.
Attorney for Applicant

Dated: 06/14/2024

BREA WO EMERITUS, LLC ECOVA 3349
P.O. Box 2447
Spokane, WA 99210

Main Street Counseling Service
8 Marcella Avenue
West Orange, NJ 07052

Family Stations, Inc.
c/o Ziemann, M.
289 Mt. Pleasant Avenue
West Orange, NJ 07052

Sonria Realty, LLC
675 Morris Avenue, #201
Springfield, NJ 07081

GBSJ Properties, LLC
3 Buckingham Road
Lincoln Park, NJ 07035

Bell Atlantic
c/o Duffie & Phelps
P.O. Box 2749
Addison, TX 75001

Albuquerque, Nicholas
504 Prospect Avenue
West Orange, NJ 07052

Villas at Eagle Ridge
454 Prospect Avenue
West Orange, NJ 07052

Albuquerque, Nicholas
504 Prospect Avenue
West Orange, NJ 07052

P.S. Electric & Gas
CO.T24A TAX DEP
150 Circle Avenue
Clifton, NJ 07011

500 Prospect Avenue, LLC
22 White Place
West Orange, NJ 07052

Essex County Country Club
350 Mt. Pleasant Avenue
West Orange, NJ 07052

MCI Tele Corp./Verizon
Prop Tax Dept
P.O. Box 2749
Addison, TX 75001

MCI Tele Corp./Verizon
Prop Tax Dept
P.O. Box 2749
Addison, TX 75001

ATC Watertown, LLC
10 Presidential Way
Woburn, MA 01801

NJ American Water Shared Services
GEN TAX – PO BOX 5627
Cherry Hill, NJ 08034

Public Service Electric & Gas Company
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, New Jersey 07102

Township of West Orange
Municipal Building
66 Main Street
West Orange, New Jersey 07052

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

Joint Meeting of Essex & Union Counties
500 South First Street
Elizabeth, New Jersey 07202

Comcast Cablevision
800 Rahway Avenue
Union, New Jersey 07083

City of Orange Township
29 North Day Street
Orange, New Jersey 07050

Verizon
540 Broad Street
Newark, New Jersey 07101

Buffer Report

created on 2/26/2024

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) (2)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN M.	289 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035

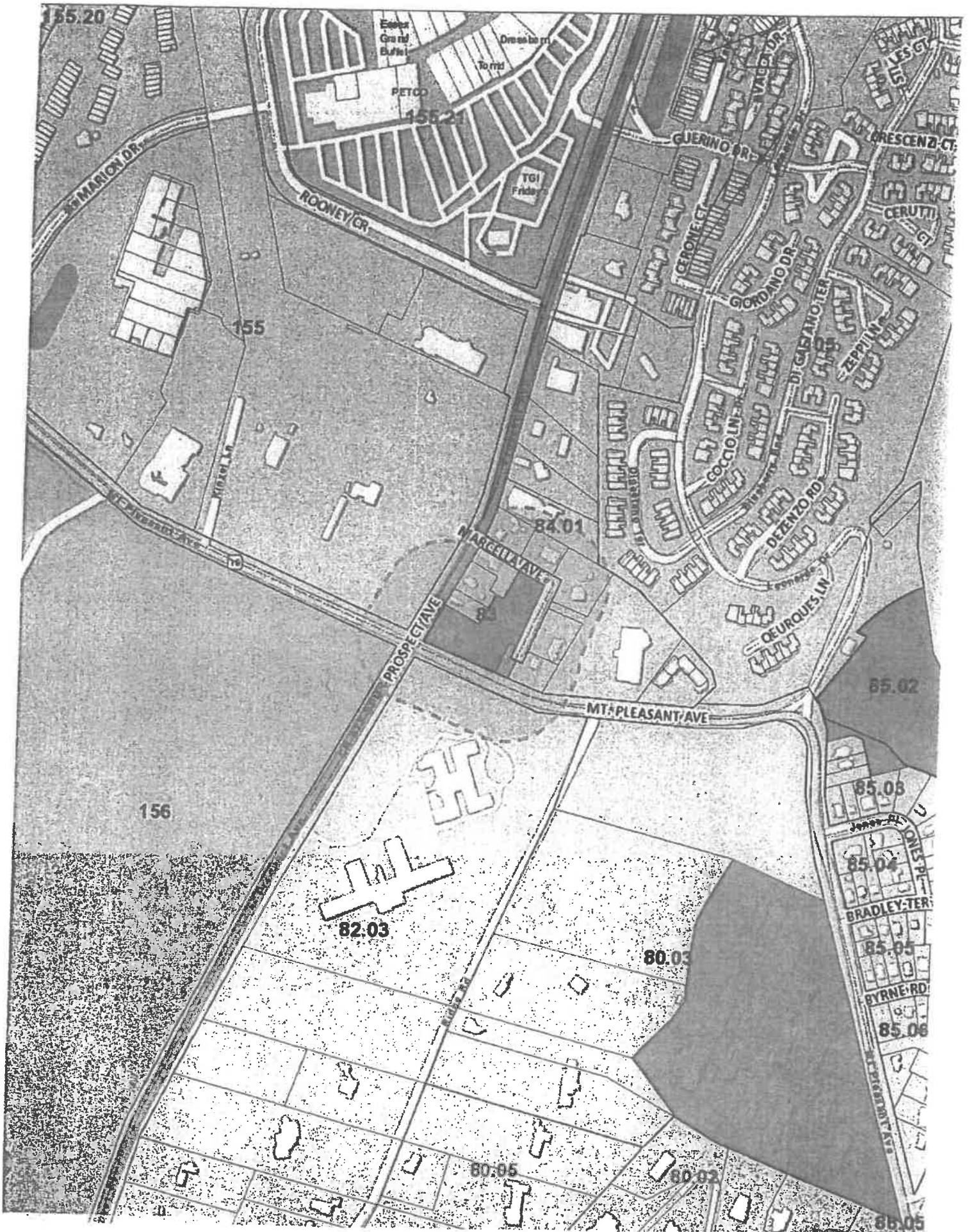
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List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (16)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS, LLC%ECOVA	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN, M.	289 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	83	13		504 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC.	22 WITTE PLACE	WEST ORANGE, NJ	07052
West Orange Township	84.01	10		271 MT. PLEASANT AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22		10 MARCELLA AVENUE	MCI TELE CORP/VERIZON PROP TAX DEPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22.01		12 MARCELLA AVENUE	ATC WATERTOWN LLC	10 PRESIDENTIAL WAY	WOBURN, MA	01801
West Orange Township	84.01	32		MARCELLA AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034
West Orange Township	84.01	37		8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC,	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081
West Orange Township	84.01	47		490 PROSPECT AVENUE	BELL ATLANTIC % KROLL	P.O. BOX 2749	ADDISON, TEXAS	75001
West Orange Township	105	7		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO./T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE ,	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