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James L. Fant

jfant@hkmpp.com

CERTIFIED BY THE SUPREME COURT OF NEW
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Member of N.J. and N.Y. Bar

www.HKMPP.com

July 1, 2024

VIA EMAIL

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:

As you know, this firm represents Wonder Group, Inc in connection with the above referenced application which is scheduled for a hearing before the Planning Board of the Township of West Orange on July 10, 2024 at 7:30 pm. Enclosed please find an Affidavit of Service of Notice, Star Ledger Public Notice, and Certified List of Property Owners within 200 feet with corresponding mail receipts.

Thank you for your professional attention to this matter.

Respectfully submitted,

James Fant

James L. Fant

JFM:jid

Cc: Jamilet Baquerizo Vite

AFFIDAVIT OF SERVICE OF NOTICE

STATE OF New Jersey:

SS:

COUNTY OF Essex:

James L. Fant, Esq. of full age, being duly sworn according to law, upon his oath, depose and say:

1. I am counsel for Wonder Group, Inc. ("Applicant"), which has a pending application before the Planning Board of the Township of West Orange ("Board"). As such, I am authorized to make this Affidavit.

2. The Applicant is scheduled for a hearing before said Board on July 10, 2024 at 7:30PM, involving property known and designated as Block 152.01, Lot 1445.01, and also known as 481 Eagle Rock Avenue, West Orange, New Jersey ("Property").

3. I hereby certify that the attached Public Notice was furnished to the names and/or property owners reflected on the Certified List of Property Owners within 200 feet, utility companies, Essex County Planning Board, and New Jersey Department of Transportation by certified registered mail ten (10) days in advance of the scheduled hearing date.

4. I am attaching a copy of the Certified List of Property Owners within 200 feet and corresponding certified mail receipts.

5. I further certify, that the attached Public Notice was published in the Star Ledger beginning on July 1, 2024.

6. I hereby certify that the foregoing information is true and accurate to the best of my knowledge, and I understand that I am subject to the penalty of perjury should any of the above statements be willfully false.

James L. Fant

James L. Fant

DATED: July 1, 2024

PUBLIC NOTICE FOR VIRTUAL MEETING AND
VIRTUAL HEARING
TOWNSHIP OF WEST ORANGE PLANNING BOARD

PLEASE TAKE NOTICE that the Planning Board ("Board") of the Township of West Orange will hold a VIRTUAL MEETING at which it will conduct a VIRTUAL PUBLIC HEARING on Wednesday, July 10, 2024 at 7:30 pm. The VIRTUAL PUBLIC HEARING will take place remotely through video conference or telephone conference, in which interested members of the public can participate, by following the instructions set forth below. Formal action may be taken.

The VIRTUAL PUBLIC HEARING is on the application ("Application") of Remarkable Foods, Inc. ("Applicant"), Application No. PB-24-02 Wonder Group, Inc., involving Block 152.01, Lot 1445.01 which has a street address of 481 Eagle Rock Avenue, West Orange, New Jersey (the "Property").

The applicant is proposing to expand an existing outdoor cooking facility and undertake related site improvements on a developed property in the B-2 zone. Minor site plan approval is required.

The subject property is located in the north central section of West Orange. It is the former Mayfair Farms catering facility located on the north side of Eagle Rock Avenue a short distance west of Prospect Avenue. The area surrounding the subject property is developed with a mix of land uses, which include residential, commercial and open space.

The subject property is currently developed with multiple buildings formerly utilized as a catering facility. The applicant has been operating on the subject property for a few years. The current operations include indoor food preparation and cooking, as well as an accessory outdoor barbecuing area with four smoker units on a covered 420-square foot concrete pad. The proposal would expand the outdoor accessory outdoor use by adding up to eight additional smokers on a covered 2,650-square foot concrete pad in approximately the same location. Two 20-foot by 8-foot walk-in coolers and a 20-foot by 8-foot blast chiller are proposed a short distance from the expanded cooking area. The area in which the expanded operations are proposed is not visible from the street.

The subject property is located in the B-2 Business zone, which permits a range of commercial and other nonresidential uses. No variances are required for the proposal.

Applicant requests any deviations, variances, waivers, exceptions, interpretations, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and/or relief that may be determined to be necessary during the review and processing of the application and/or based upon an analysis of the plans and testimony at the VIRTUAL PUBLIC HEARING and any additional relief deemed necessary by the Planning Board of the Township of West

Orange.

THE PUBLIC HEARING WILL NOT BE CONDUCTED IN PERSON. The public hearing will be conducted in accordance with P.L. 2020 C.11 (C. 10:4-9.3), which permits the VIRTUAL PUBLIC HEARING to be conducted and open to the public, at which time an opportunity will be given to all interested persons to be heard in connection with this matter.

Public access will be provided through a Zoom Video Call. The public is invited to attend and participate in this meeting from a computer, tablet or smartphone by visiting the following web address:

https://us06web.zoom.us/j/86239408833?pwd=SHk-dd03fmB_NOknfU6oLQM-OoVJQA.5lq1pYpvl0YRRDry

The meeting ID is 862 3940 8833. The Password for the meeting is 001858.

For any member of the public who does not have computer or mobile access to connecting to the website, they may participate via audio connection by calling one of the following telephone numbers: 1-646-931-3860. The meeting ID is 862 3940 8833. The Password for the meeting is 001858.

PUBLIC INSPECTION OF THE APPLICATION MATERIALS: A copy of the Application and supporting documentation is on file with the Planning Administrator in the Planning Office located at Township of West Orange, 66 Main Street, West Orange, NJ, 07052. Any new plans or amendments to the applications filed by the Applicants will be on file at least ten (10) days prior to the VIRTUAL PUBLIC HEARING and can be reviewed on the Township website at the following link:

Archive Center • Planning Board Agendas (westorange.org)
<https://www.westorange.org/Archive.aspx?AMID=38>

The Planning & Development Director is Geniece Gary--Adams (zoningofficial@westorange.org) and her contact number is (973) 325-4119. Any interested member of the public seeking information or lacking the resources or knowledge for technological access should contact the Planning Administrator using the information above, for assistance in accessing the Plans, and/or the meeting, Monday through Friday during the hours of 8:30 a.m.-4:30p.m.

The VIRTUAL PUBLIC HEARING may be adjourned, postponed or continued to such additional or other dates and at such locations as the Board may determine, either virtual or in-person, without further Notice, and interested parties should make diligent inquiry of the Planning Administrator concerning such adjournments, postponements or continuations, and in the event any of the foregoing take place, the electronic or meeting information will be posted on the Township's website.

Attorney for Applicant James L. Fant, Hardin, Kundla, McKeon & Poletto, 673 Morris Avenue, Springfield, NJ, 973-912-5222.
7/1/2024 \$226.06

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Postage \$	SL 469 Eagle Rock Ave LLC 788 Morris Tpke Short Hills, NJ 07078
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Postage \$	Verizon Way Basking Ridge, NJ 07920-1025
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Postage \$	Joseph Volpe 20 Terrace Avenue West Orange, NJ 07052
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Manager, Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

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4 Terrace Avenue
West Orange, NJ 07052

Total Postage and Fees

6/26/2024 3:41:24PM

Sent To

Street, Apt. No.,
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City, State, Zip+4

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CERTIFIED MAIL® RECEIPT
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9214 8969 0099 9790 1215 6372 00

For delivery information, visit our website at www.usps.com

\$4.40

Certified Mail Fee

\$2.32

\$

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

Walter, Jr. & Stella L. Silva
3 Robertson Road
West Orange, NJ 07052

Total Postage and Fees

6/26/2024 5:52:23PM

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\$4.40

Certified Mail Fee

\$2.32

\$

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

Lucas M. & Melanie S. Raccanelli
1 Robertson Road
West Orange, NJ 07052

Total Postage and Fees

6/26/2024 5:57:18PM

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9214 8969 0099 9790 1215 6373 78

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\$4.40

Certified Mail Fee

\$2.32

\$

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

Tyrone G. & Yvette L. Corbett
500 Eagle Rock Avenue
West Orange, NJ 07052

Total Postage and Fees

6/26/2024 5:56:14PM

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9214 8969 0099 9790 1215 6375 07
For delivery information, visit our website at www.usps.com

\$4.40

Certified Mail Fee	\$2.32
\$	\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$ \$0.640
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$7.360
☐ Adult Signature Restricted Delivery	\$

Postage \$ **Rajender S. Maan**
520 Eagle Rock Avenue
West Orange, NJ 07052

Total Postage and Fees 6/26/2024 5:59:30PM

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

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9214 8969 0099 9790 1215 6358 24
For delivery information, visit our website at www.usps.com

\$4.40

Certified Mail Fee	\$2.32
\$	\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$ \$0.640
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$7.360
☐ Adult Signature Restricted Delivery	\$

Postage \$ **West Orange Plaza/Eagle Rock &**
Prospect Ave West Orange, NJ 07052
P.O. Box 326
Plainfield, NJ 07061

Total Postage and Fees 6/26/2024 3:32:32PM

Sent To
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

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9214 8969 0099 9790 1215 6356 26
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\$4.40

Certified Mail Fee	\$2.32
\$	\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$ \$0.640
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$7.360
☐ Adult Signature Restricted Delivery	\$

Postage \$ **Jacquelyn & Peter M. Albeitz**
22 Terrace Avenue
West Orange, NJ 07052

Total Postage and Fees 6/26/2024 3:23:23PM

Sent To
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or PO Box No.
City, State, Zip+4

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9214 8969 0099 9790 1215 6342 92
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\$4.40

Certified Mail Fee	\$2.32
\$	\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$ \$0.640
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$7.360
☐ Adult Signature Restricted Delivery	\$

Postage \$ **Olga & Osvaldo E. Arias**
523 Eagle Rock Avenue
West Orange, NJ 07052

Total Postage and Fees 6/26/2024 12:32:27PM

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or PO Box No.
City, State, Zip+4

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\$4.40

Certified Mail Fee	\$2.32
\$	\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$ \$0.640
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$7.360
☐ Adult Signature Restricted Delivery	\$

Postage \$ **Kyle Ewert & Jenna Barron**
4 Robertson Road
West Orange, NJ 07052

Total Postage and Fees 6/26/2024 5:46:53PM

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City, State, Zip+4

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CERTIFIED MAIL® RECEIPT
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9214 8969 0099 9790 1215 6371 63
For delivery information, visit our website at www.usps.com

\$4.40

Certified Mail Fee	\$2.32
\$	\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$ \$0.640
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$7.360
☐ Adult Signature Restricted Delivery	\$

Postage \$ **Thomas J. L. & Teresita S. Bradley**
4 Johnson Road
West Orange, NJ 07052

Total Postage and Fees 6/26/2024 5:50:35PM

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City, State, Zip+4

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\$4.40

Certified Mail Fee

\$

\$2.32

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$ **\$0.640**
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$ **\$7.360**
- ☐ Adult Signature Restricted Delivery \$

Commissioner of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

Postage

\$

Total Postage and Fees

6/27/2024 12:43:27PM

\$

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\$4.40

Certified Mail Fee

\$

\$2.32

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$ **\$0.640**
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$ **\$7.360**
- ☐ Adult Signature Restricted Delivery \$

Paul & Ann Marie Caste
482 Eagle Rock Avenue
West Orange, NJ 07052

Postage

\$

Total Postage and Fees

6/26/2024 5:41:27PM

\$

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For delivery information, visit our website at www.usps.com

\$4.40

Certified Mail Fee

\$

\$2.32

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$ **\$0.640**
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$ **\$7.360**
- ☐ Adult Signature Restricted Delivery \$

Lybennus D. & Sandra L. Asante
525 Eagle Rock Avenue
West Orange, NJ 07052

Postage

\$

Total Postage and Fees

6/26/2024 12:27:50PM

\$

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For delivery information, visit our website at www.usps.com

\$4.40

Certified Mail Fee

\$

\$2.32

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$ **\$0.640**
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$ **\$7.360**
- ☐ Adult Signature Restricted Delivery \$

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

Postage

\$

Total Postage and Fees

6/26/2024 12:06:34PM

\$

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City, State, Zip+4

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