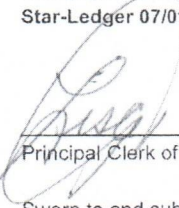




State of New Jersey,) ss
County of Middlesex)

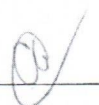
Lisa Arrington being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Star-Ledger 07/01/2024

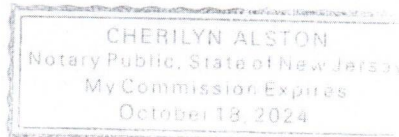


Principal Clerk of the Publisher

Sworn to and subscribed before me this 2nd day of July 2024



Notary Public



**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 addi-

tional 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.5lq1pYpvI0YRRDry

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))
<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