

FORM PH-4Z

Zoning Board of Adjustment
TOWNSHIP OF WEST ORANGE

Application No. ZB-24-8-Wallace (6 Mountain Way South) Filed

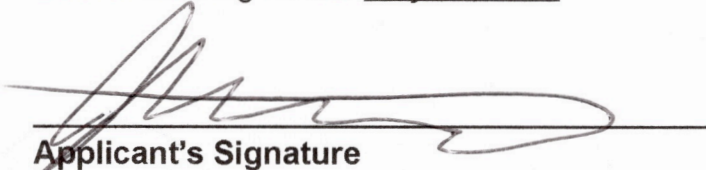
STATE OF NEW JERSEY
COUNTY OF Essex,

James Wallace, of full age, being duly sworn according to law, deposes and says, that (s)he resides at 6 Mountain Way South in the Municipality of West Orange County of and State of Essex, New Jersey of that (s)he is the applicant in a proceeding before the Zoning Board of Adjustment of West Orange Township, New Jersey being an (appeal or) application under the Zoning Ordinance, and which has the application No. ZB-24-8-Wallace (6 Mountain Way South) and relates to premises:

James Wallace 6 Mountain Way South, West Orange, NJ 07052

Block # 45.06, Lot # 3, that on, July 30, 2024, (s)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 July 30, 2024


Applicant's Signature

Sworn to and Subscribed before me

MANJARI DESHPANDE
Notary Public, State of New Jersey
Commission # 50050784
My Commission Expires Dec 8, 2026

day of JULY 2024

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

James Wallace
6 Mountain Way South
West Orange, NJ 07052

July 30, 2024

RE: NOTICE OF TOWNSHIP OF WEST ORANGE ZONING BOARD HEARING

To Whom It May Concern,

An application will be heard on August 15, 2024 at 8:00 p.m. via virtual platform (Zoom) to permit James Wallace to construct an open deck with stairs leading down to an existing patio and rear yard. The proposed project will encroach 14 feet into the required rear yard, exceeding the allowable 8 feet per ordinance 25-8.2(a) Yard Encroachments. Due to the unique physical features of the property, a C1 variance (and any other variances which may be required by the Zoning Board) is sought for the property located at 6 Mountain Way South, West Orange, NJ 07052. BLOCK 45.06; LOT 3.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting. To attend the virtual meeting, log onto:

<https://us06web.zoom.us/j/81800566092?pwd=zUni05fCJbsa4bp63B8lAQ45fkan2y.1>

Webinar ID: 818 0056 6092 Password: 812878 Dial In: 1-646-931-3860

All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108 to set up a time and date to view the documents.

Sincerely,

James Wallace

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Sent To Lee and Shelly Grossman

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
44 Jessica Way
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Sent To Daniel McGee & Kathryn Tully

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2 Mountain Way South
West Orange, NJ 07052

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Michael Paris
4 Mountain Way South
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Demi Turner
8 Mountain Way South
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Peyton & Elizabeth McGraw
10 Mountain Way South
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Wayne & M. Lia Wessel
66 Jessica Way
South Orange, NJ 07079

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Jeffrey & Laurie Rothstein
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Candace Pryor
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Raisa Noble Nunez
25 Devon Dr.
West Orange, NJ 07052

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Gessie Doriscia
23 Devon Dr.
West Orange, NJ 07052

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Viliam Brindzak
21 Devon Dr.
West Orange, NJ 07052

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Union, NJ 07083

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Domestic Mail Only

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Short Hills, NJ 07078

Certified Mail Fee \$4.85
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, January 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™
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Newark, NJ 07102

Certified Mail Fee \$4.85
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
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U.S. Postal Service™
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OFFICIAL USE

West Orange, NJ 07052

Certified Mail Fee	\$4.85	
\$	\$0.00	0317 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.73	
\$	\$0.00	
Total Postage and Fees	\$	
\$	\$0.00	
Sent To		
Township of West Orange - Municipal Bldg.		
Street and Apt. No., or PO Box No.		
66 Main St.		
City, State, ZIP+4®		
West Orange, NJ 07052		

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OFFICIAL USE

Elizabeth, NJ 07201

Certified Mail Fee	\$4.85	
\$	\$0.00	0317 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.73	
\$	\$0.00	
Total Postage and Fees	\$	
\$	\$0.00	
Sent To		
Joint Meeting of Essex & Union Counties		
Street and Apt. No., or PO Box No.		
500 South First St.		
City, State, ZIP+4®		
Elizabeth, NJ 07202		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Orange, NJ 07050

Certified Mail Fee	\$4.85	
\$	\$0.00	0317 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.73	
\$	\$0.00	
Total Postage and Fees	\$	
\$	\$0.00	
Sent To		
City of Orange Township		
Street and Apt. No., or PO Box No.		
29 North Day St.		
City, State, ZIP+4®		
Orange, NJ 07050		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Buffer Report

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) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	45.06	3		6 MOUNTAIN WAY SOUTH	WALLACE, JAMES C JR & MELISSA A.	6 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052

§

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

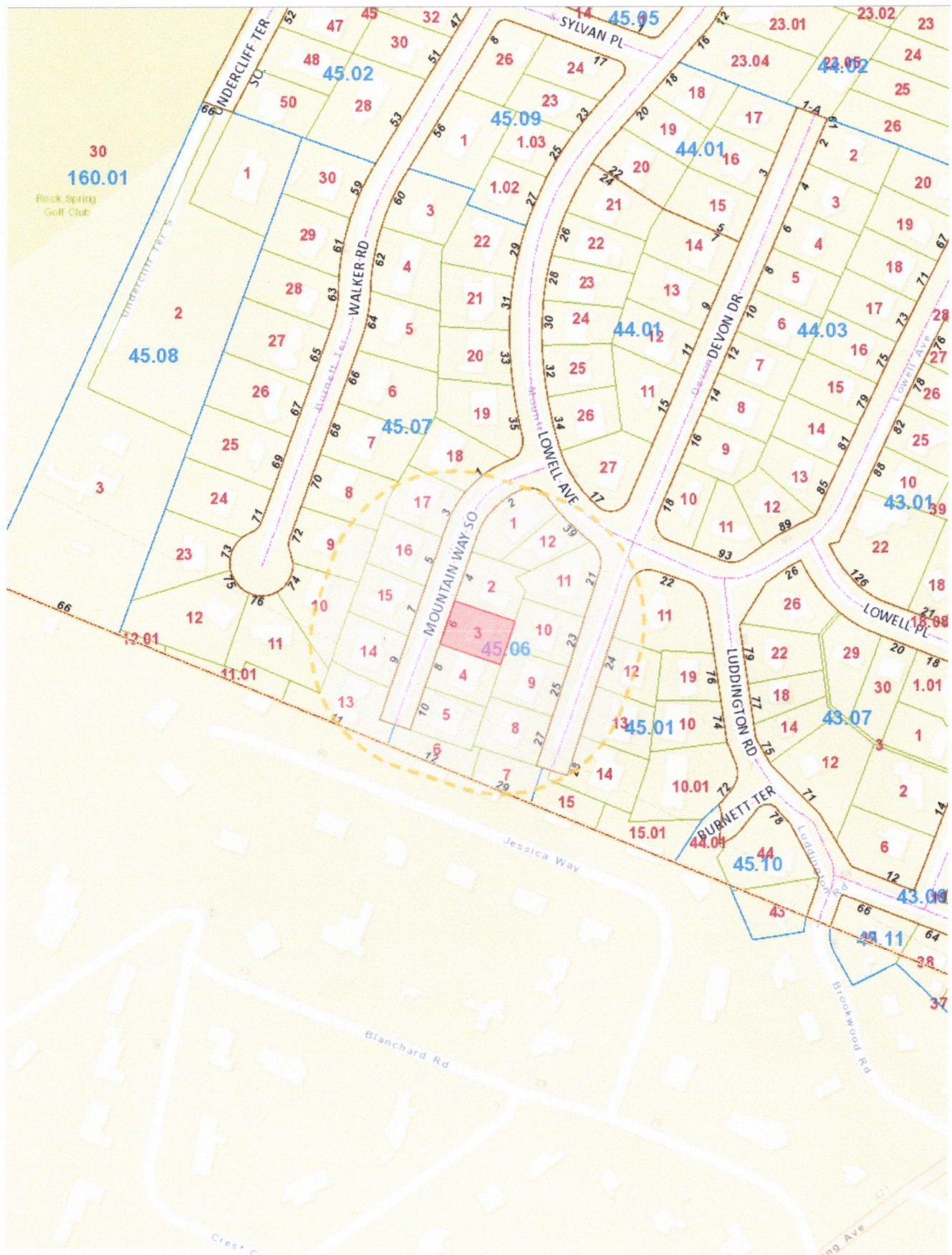
Adjoining Properties (27)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	45.01	11		22 DEVON DRIVE	ALMAGNO, RONALD + MARIE	22 DEVON DRIVE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	45.01	12		24 DEVON DRIVE	MORI, SHINJI & MARIA	24 DEVON DRIVE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	45.01	13		26 DEVON DRIVE	ADAMS, SANDRA D.	26 DEVON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	45.01	14		28 DEVON DRIVE	H2HHC GH1930 LLC,	576 CENTRAL AVE SUITE 301	EAST ORANGE, NJ	07018
West Orange Township	45.01	15		DEVON DRIVE	GROSSMAN, LEE & SHELLY	44 JESSICA WAY	SOUTH ORANGE, N. J.	07079
West Orange Township	45.06	1		2 MOUNTAIN WAY, SOUTH	MAGEE, DANIEL & TULLY, KATHRYN L	2 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.06	2		4 MOUNTAIN WAY SOUTH	PORIS, MICHAEL J	4 MOUNTAIN WAY SOUTH	WEST ORANGE, N. J.	07052
West Orange Township	45.06	3		6 MOUNTAIN WAY SOUTH	WALLACE, JAMES C JR & MELISSA A.	6 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.06	4		8 MOUNTAIN WAY SOUTH	TURNER, DEMI & ANTOINETTE JOHNSON	8 MOUNTAIN WAY S	WEST ORANGE, NJ	07052
West Orange Township	45.06	5		10 MOUNTAIN WAY SOUTH	MCCRAW, PEYTON D & ELIZABETH J	10 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.06	6		12 MOUNTAIN WAY SOUTH	WESSEL, WAYNE J. & NIDIA E.	66 JESSICA WAY	SOUTH ORANGE, NEW JERSEY	07079
West Orange Township	45.06	7		29 DEVON DRIVE	ROTHSTEIN, JEFFREY & LAURI	54 JESSICA WAY	SOUTH ORANGE, NEW JERSEY	07079
West Orange Township	45.06	8		27 DEVON DRIVE	PRYOR, CANDACE	27 DEVON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	45.06	9		25 DEVON DRIVE	NUNEZ, RAISA NOBLE	25 DEVON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	45.06	10		23 DEVON DRIVE	DORISCA, GESSIE	23 DEVON DRIVE	WEST ORANGE, N.J.	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	45.06	11		21 DEVON DRIVE	BRINDZAK, VILIAM	21 DEVON DRIVE	WEST ORANGE, NJ	07052
West Orange Township	45.06	12		39 MOUNTAIN WAY	FORSYTHE, ROBERT	39 MOUNTAIN WAY	WEST ORANGE, N. J.	07052
West Orange Township	45.07	8		70 BURNETT TERRACE	ROBINSON, KEITH & WILLIAMS, BENEE	70 BURNETT TERRACE	WEST ORANGE, NJ	07052
West Orange Township	45.07	9		72 BURNETT TERRACE	PRIMAS, JONI E	72 BURNETT TERR	WEST ORANGE NJ.	07052
West Orange Township	45.07	10		74 BURNETT TERRACE	BEST,TERREL A. JR & HUTCHINS-BEST,I	72 BURNETT TERRACE	WEST ORANGE, NJ	07052
West Orange Township	45.07	11		76 BURNETT TERRACE	CROWLEY,STEPHEN P & MCGINTY,JOHN P	76 BURNETT TERRACE	WEST ORANGE, NJ	07052
West Orange Township	45.07	13		11 MOUNTAIN WAY SOUTH	MILLAR, ANCIL & LISA	11 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.07	14		9 MOUNTAIN WAY SOUTH	JAMES, JOHN PATRICK & MICHELLE J	9 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.07	15		7 MOUNTAIN WAY SOUTH	CAMPBELL, OSBAY JR & VICTORIA NEALS	7 MOUNTIAN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.07	16		5 MOUNTAIN WAY SOUTH	AIELLO, ALBERTO & AGATA	5 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052
West Orange Township	45.07	17		3 MOUNTAIN WAY SOUTH	JAMES, SUSANNE & GREGORY, JILL	3 MOUNTAIN WAY SOUTH	WEST ORANGE, N. J.	07052
West Orange Township	45.07	18		1 MOUNTAIN WAY SOUTH	RAYMOND, REYNOLD & CLAUDINE	1 MOUNTAIN WAY SOUTH	WEST ORANGE, NJ	07052

Adjacent Towns (3)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
South Orange Village	201	18		76 JESSICA WAY	MILLAR, ANCIL & LISA	11 SOUTH MOUNTAIN WAY	WEST ORANGE, N.J.	07052
South Orange Village	201	19		66 JESSICA WAY	WESSEL, WAYNE J. & NIDIA E.	66 JESSICA WAY	SOUTH ORANGE, N.J.	07040
South Orange Village	201	20		54 JESSICA WAY	ROTHSTEIN, JEFFREY & LAURI	54 JESSICA WAY	SOUTH ORANGE, NJ	07079



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
540 Broad Street
Newark, NJ 07101

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202

City of Orange Township
29 North Day Street
Orange, NJ 07050

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i The Star-Ledger, Newark

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Publication County:
Essex

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1814258035

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Notice Publish Date:
Friday, August 02, 2024

Notice Content

TOWNSHIP OF WEST ORANGE ZONING BOARD An application will be heard on August 15, 2024 at 8:00 p.m. via virtual platform (Zoom) to permit to James Wallace to construct an open deck with stairs leading down to an existing patio and rear yard. The proposed project will encroach 14 feet into the required rear yard, exceeding the allowable 8 feet per ordinance 25-8.2(a) Yard Encroachments. Due to the unique physical features of the property, a C1 variance (and any other variances which may be required by the Zoning Board) is sought for the property located at 6 Mountain Way South, West Orange, NJ 07052. BLOCK 45:06; LOT 3. Any persons affected by this application (appeal) have an opportunity to be heard at the meeting. To attend the virtual meeting, log onto: <https://us06web.zoom.us/j/81800566092?pwd=zUJlM0U5Q3BsaDp6G3B8IAO45fkan2y.1> Webinar ID: 81800566092 Password: 812878 Dial In: 1-646-931-3860 All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108 to set up a time and date to view the documents. 8/2/2024 \$43.00

[Back](#)



Order Confirmation

Ad Order Number 0010897010

Customer

WALLACE
Account:1000998056
JAMES WALLACE
6 MOUNTAIN WAY SOUTH
WEST ORANGE NJ 07052 USA
(646)853-4880

FAX:

Payor Customer

WALLACE
Account: 1000998056
JAMES WALLACE
6 MOUNTAIN WAY SOUTH
WEST ORANGE NJ 07052 USA
(646)853-4880

PO Number

Sales Rep. Maria Nunez
Order Taker Maria Nunez
Order Source
Special Pricing

Tear Sheets	0	TearsheetsCost	\$0.00	Net Amount	\$143.00
Proofs	0			Tax Amount	\$0.00
Affidavits	1	AffidavitsCost	\$100.00	Total Amount	\$143.00
Blind Box				Payment Method	Credit Card
Promo Type				Payment Amount	\$143.00
Materials				Amount Due	\$0.00
Invoice Text					

Ad Schedule

Product	Star-Ledger	Placement/Class	Public Notices
# Inserts	1	POS/Sub-Class	Variances
Cost	\$43.00	AdNumber	0010897010-01
Ad Type	NJ SL Legal Liner	Ad Size	1 X 50 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	TOWNSHIPOFWESTORANGEZONINGBOARDANAPPLICATIONWILLBEHEARDONAUGUST152024AT800PMVIAVIRT	
08/02/2024			

Product	Inventory	Placement/Class	Public Notices
# Inserts	1	POS/Sub-Class	Variances
Cost	\$0.00	AdNumber	0010897010-01
Ad Type	NJ SL Legal Liner	Ad Size	1 X 50 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	TOWNSHIPOFWESTORANGEZONINGBOARDANAPPLICATIONWILLBEHEARDONAUGUST152024AT800PMVIAVIRT	
08/02/2024			