

ZONING BOARD
AFFIDAVIT OF
PROOF OF PUBLICATION AND MAILING
SPECIAL HEARING

STATE OF NEW JERSEY

COUNTY OF ESSEX

Erica A. Parlavecchio, Attorney for Applicant, of full age, being duly sworn according to law, deposes and says that she works at Chiesa Shahinian & Giantomasi, PC, 105 Eisenhower Parkway, in the Municipality of Roseland, and the State of New Jersey, and that she is the attorney for the applicant in a proceeding before the Zoning Board of the Township West Orange, Essex County, New Jersey, relating to premises located at 325 Mount Pleasant Avenue and designated on the Township of West Orange Tax Map as Block 155, Lot 26.01. The Applicant proposes to demolish small, existing one (1) story buildings on the Property and to install a new one (1) story 26kV switchgear enclosure to house the addition of a 26kV switchgear and feeder reactors. Additionally, the Applicant proposes new drive paths to be located in the southeast corner of the station yard. The Applicant also proposes to remove the existing perimeter fence and replace it with a new eight (8) foot tall fence along Mount Pleasant Avenue (State Highway Route 10) and Prospect Avenue (County Route 577). Finally, the Applicant proposes install a series of small-scale bioretention basins to the east of the new equipment and to construct six (6) 70-foot tall lightning masts to protect the new equipment from lightning strikes. The Applicant is proposing to utilize temporary construction trailers on the Property for the duration of the installation of the improvements discussed above. Section 25-7.1, Attachment 2, Table of District Regulations, Part A: Permitted Uses Table of District Regulations of The Land Use Regulations of the Township of West Orange (the "Land Use Regulations") does not list "Public Utility Buildings or Structures" as a permitted use. As discussed above, the Applicant is proposing new equipment in the Station and a number of other improvements. As a result, the Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70.d.(2) to allow for the expansion of such nonconforming use. Section 25-7.1, Attachment 3, Table of District Regulations, Part B: Bulk Standards of the Land Use Regulations provides that the maximum permitted height is 2.5 stories and not exceeding 35 feet. The Applicant proposes to install six (6) 70-foot lightning masts, when measured to the adjacent finished grade, and some ancillary utility equipment (bus supports and lightning finials) over 35 feet. As a result, the Applicant seeks variance relief pursuant to N.J.S.A.40:55D-70.d.(6). The Applicant also seeks the following additional bulk variance relief from Section 25-7.1, Attachment 3, Table of District Regulations, Part B: Bulk Standards pertaining to the O-R Zone: (1) a variance from the requirement that the front yard and side yard

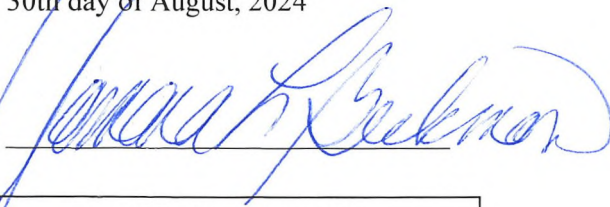
setback of corner lots must be a minimum of 100 feet, whereas the Applicant proposes front yard setback along Mount Pleasant Avenue (State Highway Route 10) to be 77.9 feet and (2) a variance from the requirement that the maximum permitted lot coverage is 30%, whereas the Applicant proposes the lot coverage to be 49%. Additionally, the Applicant seeks a variance from Section 25-8.4.d. of the Land Use Regulations, which provides that fences or walls to be used for screening in nonresidential districts may not exceed six feet in height. The Applicant proposes perimeter fencing that is eight (8) feet in height. The Applicant seeks to continue the following pre-existing nonconformity on the Property, or in the alternative, seeks variance relief, to the extent relief for such continuation is required: (1) to permit a space between buildings of 20.76 feet, whereas 150 feet is required.

Notice was given of this proceeding to each and all of the owners of property affected by said application, in the required form, in the manner provided by law (via Certified Mail, return receipt requested) on August 23, 2024. A copy of the notice that was sent to all property owners is attached hereto as Exhibit "A". A copy of the 200' list obtained from the Township of West Orange Tax Assessor is attached hereto as Exhibit "B". Copies of the Certified Mailing receipts are attached hereto as Exhibit "C". A copy of the notice published in the Star Ledger on August 30, 2024 is attached hereto as Exhibit "D". A copy of the official Affidavit of Publication from the newspaper will be provided upon receipt.



Erica A. Parlavecchio, Esq.,
Attorney for Applicant, Public Service Electric &
Gas Company

Sworn to before me this
30th day of August, 2024



TAMARA L. BECKMAN
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 15, 2025

EXHIBIT A

LEGAL NOTICE
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
SPECIAL HEARING

PLEASE TAKE NOTICE that on September 12, 2024 at 8:00 P.M., a remote public hearing will be conducted before the Township of West Orange Zoning Board of Adjustment (the “Zoning Board” or “Board”) for a preliminary and final major site plan application with variance relief filed by Public Service Electric & Gas Company (the “Applicant”), in connection with property located at 325 Mount Pleasant Avenue and designated as Block 155, Lot 26.01 on the Tax Map of the Township of West Orange, New Jersey (the “Tax Map”) (the “Property”). The Property is located within the O-R Office Research District (the “O-R Zone”), the Planned Unit Residential Development (PURD) Zone (the “PURD Zone”) and the R-5 Single Family Residential Zone (the “R-5 Zone”). The station yard and a portion of the transmission ROW are located within the O-R Zone.

The Applicant previously appeared before the Zoning Board on August 15, 2024 in connection with this application. The Property is presently developed with the West Orange Switching Station (the “Station”), which is operated by the Applicant. The Station contains specialized electrical equipment and is currently used as a public utility installation-electric substation. The Station consists of several buildings: a multi-story brick building, a one-story control house and two (2) single-story buildings. The Station has been in operation for almost one hundred (100) years and will remain a public utility following completion of the proposed improvements. The Applicant proposes to demolish small, existing one (1) story buildings on the Property and to install a new one (1) story 26kV switchgear enclosure to house the addition of a 26kV switchgear and feeder reactors. Additionally, the Applicant proposes new drive paths to be located in the southeast corner of the station yard. The Applicant also proposes to remove the existing perimeter fence and replace it with a new eight (8) foot tall fence along Mount Pleasant Avenue (State Highway Route 10) and Prospect Avenue (County Route 577). Finally, the Applicant proposes install a series of small-scale bioretention basins to the east of the new equipment and to construct six (6) 70-foot tall lightning masts to protect the new equipment from lightning strikes. The Applicant is proposing to utilize temporary construction trailers on the Property for the duration of the installation of the improvements discussed above.

Section 25-7.1, Attachment 2, Table of District Regulations, Part A: Permitted Uses Table of District Regulations of The Land Use Regulations of the Township of West Orange (the “Land Use Regulations”) does not list “Public Utility Buildings or Structures” as a permitted use. As discussed above, the Applicant is proposing new equipment in the Station and a number of other improvements. As a result, the Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70.d.(2) to allow for the expansion of such nonconforming use. Section 25-7.1, Attachment 3, Table of District Regulations, Part B: Bulk Standards of the Land Use Regulations provides that the maximum permitted height is 2.5 stories and not exceeding 35 feet. The Applicant proposes to install six (6) 70-foot lightning masts, when measured to the adjacent finished grade, and some ancillary utility equipment (bus supports and lightning finials) over 35 feet. As a result, the Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70.d.(6).

The Applicant also seeks the following additional bulk variance relief from Section 25-7.1, Attachment 3, Table of District Regulations, Part B: Bulk Standards pertaining to the O-R Zone: (1) a variance from the requirement that the front yard and side yard setback of corner lots must be a minimum of 100 feet, whereas the Applicant proposes front yard setback along Mount Pleasant Avenue (State Highway Route 10) to be 77.9 feet and (2) a variance from the requirement that the maximum permitted lot coverage is 30%, whereas the Applicant

proposes the lot coverage to be 49%. Additionally, the Applicant seeks a variance from Section 25-8.4.d. of the Land Use Regulations, which provides that fences or walls to be used for screening in nonresidential districts may not exceed six feet in height. The Applicant proposes perimeter fencing that is eight (8) feet in height.

The Applicant seeks to continue the following pre-existing nonconformity on the Property, or in the alternative, seeks variance relief, to the extent relief for such continuation is required: (1) to permit a space between buildings of 20.76 feet, whereas 150 feet is required.

The Applicant also requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

The Zoning Board is utilizing the Zoom meetings program to conduct this special meeting in compliance with the New Jersey Open Public Meetings Act. The public is invited to participate via Zoom by accessing the website link or calling the telephone number below:

Join Zoom Meeting

Webinar ID: 844 3032 3548

Password: 762939

Website link: <https://us06web.zoom.us/j/84430323548?pwd=E83ANYTchCPNTjGpsxRwzCfWXo9Yqa.1>

Dial in: 1-646-931-3860

Any person or persons affected by this application may have an opportunity to be heard at the hearing of September 12, 2024. You may appear either directly or by attorney and present questions/comments which you have regarding the application. If you are having technical difficulties, please contact 973-325-4109 or 973-325-4133. You may also contact the Zoning Board Secretary by utilizing the contact information provided below in advance of the meeting if you need assistance in order to access the remote public hearing.

All documents relating to this application will be on file and may be inspected by the public in the Township of West Orange Zoning Board of Adjustment Office located at 66 Main Street, West Orange, New Jersey during regular business hours, Monday through Friday, excluding holidays. Application documents are also available by link from the agenda for the meeting, which will be posted on the Township's website. You may contact the Zoning Board Secretary, Diana Chandler-Zimmerman for information and documents related to the application by email at ZoningBoard@westorange.org or by telephone at 973-325-4108. You may also contact the Applicant's attorney, Jennifer M. Porter, Esq. for information and documents related to the application using the telephone number and email address provided below.

JENNIFER M. PORTER, ESQ.
Chiesa Shahinian & Giantomasi PC
105 Eisenhower Parkway
Roseland, New Jersey 07068
Telephone No.: (973) 530-2071
E-mail: jporter@csglaw.com
Attorneys for Applicant
Public Service Electric & Gas Company

EXHIBIT B

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)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011	325 Mt. Pleasant Avenue, West Orange, NJ, 07052

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List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (80)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS,LLC%ECOVA 3349	PO BOX 2447	SPOKANE, WA	99210	510-520 Prospect Ave., West Orange, NJ, 07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES LLC	3 BUCKINGHAM RD	LINCOLN PARK, NJ	07035	303 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	83	13		504 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052	504 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052	502 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	500 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	37		8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, N.J.	07052	8 Marcella Avenue, West Orange, NJ, 07052
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC,	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081	492 Prospect Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	84.01	47		490 PROSPECT AVENUE	BELL ATLANTIC % KROLL	P.O. BOX 2749	ADDISON, TEXAS	75001	490 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	49		486 PROSPECT AVENUE	PROSPECT OF NJ CORPO,	486 PROSPECT AVENUE	WEST ORANGE, NJ	07052	486 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	52		480 PROSPECT AVENUE	BELLOMO,ERIC	480-482 PROSPECT AVE	WEST ORANGE,N.J.	07052	480 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	55		478 PROSPECT AVENUE	LLEWELLYN-EDISON SAV. & LOAN ASSN.	474 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	478 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	155	26		375 MT. PLEASANT AVENUE	375 MT. PLEASANT AVE CONDO ASSOC	375 MT. PLEASANT AVE	WEST ORANGE, NJ	07052	375 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	155	26	C0101	375 MT. PLEASANT AVENUE	LOWER MOUNT PLEASANT PARTNERS LLC	285 GRAND AVE,BLDG5,2FL	ENGLEWOOD, NJ	07631	375 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	155	26	C0201	375 MT. PLEASANT AVE	WEST ORANGE MEDICAL PROPERTIES LLC	150 FLORAL AVE.	NEW PROVIDENCE, NJ	07974	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0202	375 MT. PLEASANT AVE	WEST ORANGE MEDICAL PROPERTIES, LLC	150 FLORAL AVENUE	NEW PROVIDENCE, NJ	07974	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0203	375 MT. PLEASANT AVE	375 NJCA LLC CO/THOMPSON	375 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0204	375 MT. PLEASANT AVE	RLM REAL ESTATE,LLC	660 PALM SPRINGS DR ST B	ALTAMONTE SPRINGS, FL	32701	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0205	375 MT. PLEASANT AVE	RLM REAL ESTATE	1200 RT 22 SUITE 14	BRIDGEWATER, NJ	06607	375 Mt. Pleasant Ave, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155	26	C0206	375 MT. PLEASANT AVE	RO REALTY LLC	375 MT. PLEASANT AVE #250	WEST ORANGE,NJ	07052	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0207	375 MT. PLEASANT AVE	375 NJCA LIMITED LIABILITY CO	375 MT PROSPECT AVE #2C	WEST ORANGE, NJ	07052	375 Mt. Pleasant 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	325 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	155	26.02		475 PROSPECT AVE	AMPC REAL ESTATE LLC % M. HALFACRE	475 PROSPECT AVE	WEST ORANGE, NJ	07052	475 Prospect Ave, West Orange, NJ, 07052
West Orange Township	155	26.03		471 PROSPECT AVENUE	REALTY INCOME PROPERTIES 29, LLC	3161 MICHELSON DR, #600	IRVINE, CA	92612	471 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	155	27		MARION DRIVE	ESSEX GREEN VILLAS	MARION DRIVE	WEST ORANGE NJ	07052	Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0160	160 MARION DRIVE	SALIM, TANZILA & MEHAR	160 MARION DRIVE	WEST ORANGE, NJ	07052	160 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0161	161 MARION DRIVE	BAUMAN,ESTHER& RODETSKY,ALAN	161 MARION DRIVE	WEST ORANGE,NEW JERSEY	07052	161 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0162	162 MARION DRIVE	WARNER, PHILSON & LOIS	162 MARION DRIVE	WEST ORANGE, NJ	07052	162 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0163	163 MARION DRIVE	ROBINSON, SENIQUA	163 MARION DR,#163,BLDG 7	WEST ORANGE, NJ	07052	163 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0164	164 MARION DRIVE	CATALANO, JENNIE	260 ST CLOUD AVE	WEST ORANGE NJ	07052	164 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0165	165 MARION DRIVE	NESBIT, JUDITH ANN	165 MARION DR	WEST ORANGE, NJ	07052	165 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0166	166 MARION DRIVE	BROWN, JOHNNY	166 MARION DRIVE	WEST ORANGE, N.J.	07052	166 Marion Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155	27	C0167	167 MARION DRIVE	THEALL, BRUCE	167 MARION DRIVE	WEST ORANGE, NJ	07052	167 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0168	168 MARION DRIVE	VITAL, JUNIOR	168 MARION DR	WEST ORANGE NJ	07052	168 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0169	169 MARION DRIVE	MORRIS, CORDELL YVONNE	169 MARION DRIVE	WEST ORANGE, NEW JERSEY	07052	169 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0170	170 MARION DRIVE	SMITH, GARY W & FREEMAN, PATRICIA	170 MARION DRIVE	WEST ORANGE, NJ	07052	170 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0171	171 MARION DRIVE	LOPEZ, GLADWYN E & POWELL, MARCELLA	171 MARION DRIVE	WEST ORANGE, NJ	07052	171 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0172	172 MARION DRIVE	TAYLOR, RICHARDSON & SEANETTE	172 MARION DRIVE	WEST ORANGE NJ	07052	172 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0173	173 MARION DRIVE	VOHRA, GAUTAM	173 MARION DR	WEST ORANGE, NJ	07052	173 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0174	174 MARION DRIVE	MEHALARIS, WILLIAM	174 MARION DRIVE	WEST ORANGE NJ	07052	174 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0175	175 MARION DRIVE	RATH, RONALD H & BARBARA J	175 MARION DRIVE	WEST ORANGE NJ	07052	175 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0176	176 MARION DRIVE	TAYLOR, LILIETH	176 MARION DRIVE	WEST ORANGE, N.J.	07052	176 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0177	177 MARION DRIVE	ARC OF ESSEX COUNTY, INC	123 NAYLON AVE	LIVINGSTON NJ	07039	177 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0178	178 MARION DRIVE	SOOKDEO, NICOLE	178 MARION DR	WEST ORANGE NJ	07052	178 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0179	179 MARION DRIVE	PEREZ, AUGUSTINE	179 MARION DR.	WEST ORANGE, N.J.	07052	179 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0180	180 MARION DRIVE	BARIAGABER, ASSEFAW	180 MARION DRIVE	WEST ORANGE NJ	07052	180 Marion Drive, West Orange, NJ, 07052

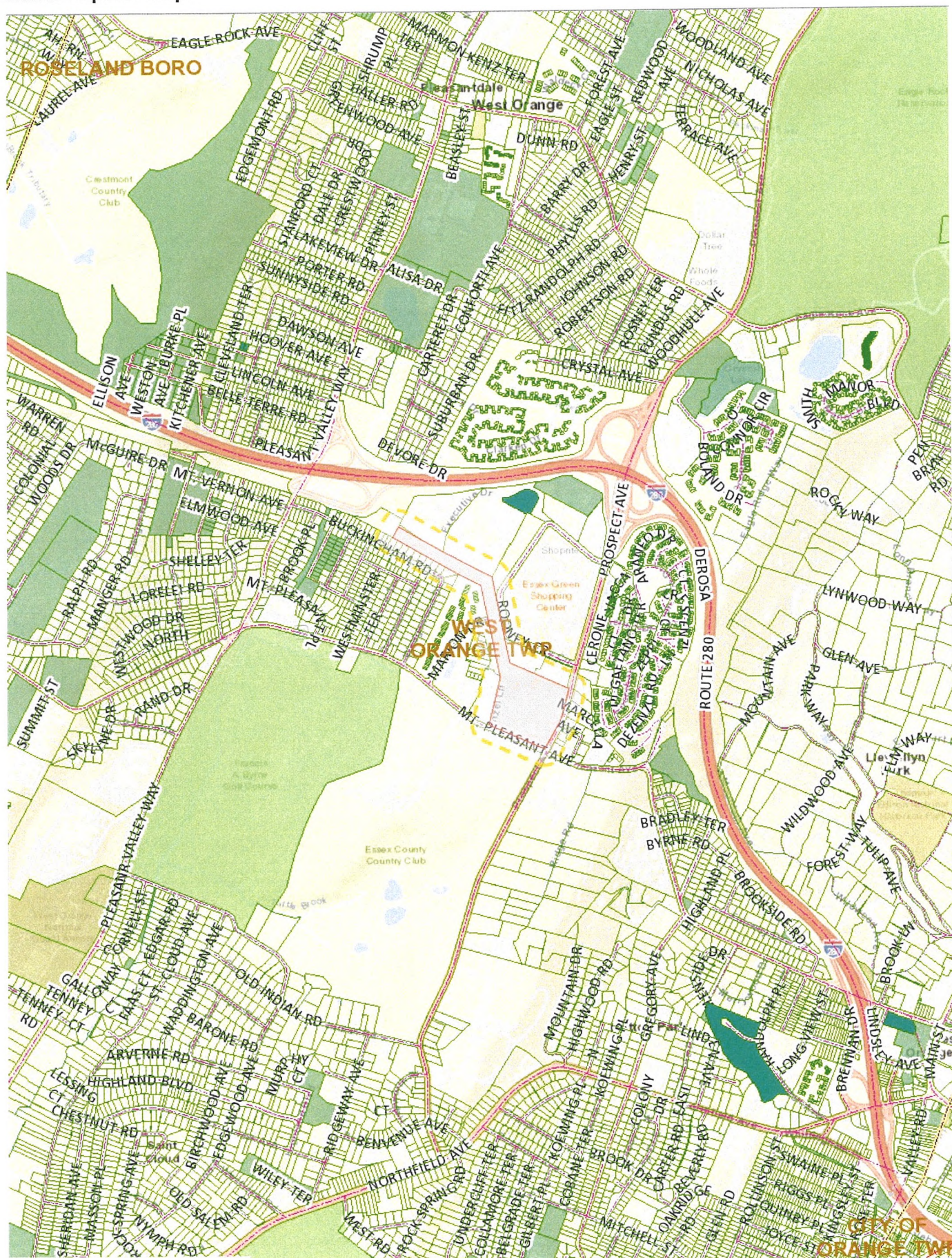
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155	27	C0181	181 MARION DRIVE	BRENNAN, ROBERT & JACLYN	181 MARION DR	WEST ORANGE NJ	07052	181 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	29		347 MT. PLEASANT AVENUE	MORRIS UNION HOLDING LLC	347 MT. PLEASANT AVE	WEST ORANGE, NJ	07052	347 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	155	40.03		ROONEY CIRCLE	CLPF ESSEX GREEN LLC,	230 PARK AVE.	NEW YORK,NY	10169	Rooney Circle, West Orange, NJ, 07052
West Orange Township	155	42		EXECUTIVE DRIVE REAR	STATE OF NEW JERSEY DEPT OF TRANS	1035 PARKWAY AVENUE	TRENTON, N.J.	08646	Executive Drive Rear, West Orange, NJ, 07052
West Orange Township	155	42.01		300 EXECUTIVE DRIVE	TRIUMVIRATE REALTY, LLC.	200 SHEFFIELD STREET #305	MOUNTAINSIDE, NJ	07092	300 Executive Drive, West Orange, NJ, 07052
West Orange Township	155	42.03		1000-3000 EXECUTIVE DRIVE	GREEN ESSEX PARTNERS URBAN RENEW	16 MICROLAB RD, STE A	LIVINGSTON NJ	07039	1000-3000 Executive Drive, West Orange, NJ, 07052
West Orange Township	155	55		PLEASANT VALLEY WAY REAR	PUBLIC SERVICE ELEC & GAS CO.	80 PARK PLAZA-TAX T-6B	NEWARK, N.J.	07101	Pleasant Valley Way Rear, West Orange, NJ, 07052
West Orange Township	155.01	47		27 WEDGEWOOD DRIVE	CAMERON, ANGELA	27 WEDGEWOOD DRIVE	WEST ORANGE, NJ	07052	27 Wedgewood Drive, West Orange, NJ, 07052
West Orange Township	155.01	48		2-J BUCKINGHAM ROAD	BOLLING, MICHAEL	2-J BUCKINGHAM ROAD	WEST ORANGE, NEW JERSEY	07052	2-J Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	49		2-H BUCKINGHAM ROAD	ARANCIBIA, FELIPE & MARIA ISABEL	2-H BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052	2-H Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	50		2-G BUCKINGHAM ROAD	DUNN, JODI HOLMES & ANTHONY	2G BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	2-G Buckingham Road, West Orange, NJ, 07052

								created on 7/30/2024	
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155.01	51		2-F BUCKINGHAM ROAD	AKINSOLA, OLABISI & ABAYOMI	2F BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	2-F Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	52		2-E BUCKINGHAM ROAD	BRYAN, MARK & JANET	2E BUCKINGHAM RD	WEST ORANGE, NJ	07052	2-E Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	53		2-C BUCKINGHAM ROAD	NJOKUBI, ADONIS & NKECHI	2-C BUCKINGHAM COURT	WEST ORANGE NJ	07052	2-C Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	54		2-B BUCKINGHAM ROAD	DANIEL, ROBERT & BETH	2B BUCKINGHAM RD.	WEST ORANGE, NJ	07052	2-B Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	55		2A BUCKINGHAM ROAD	WOLF, ADAM	2A BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	2A Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.09	36		2 BUCKINGHAM ROAD	BETANCOURT, EUGENE & RODRIGUEZ, A	2 BUCKINGHAM RD	WEST ORANGE, NJ	07052	2 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.13	42		7 BUCKINGHAM ROAD	KURLAND, MYRA & RAYFIELD (TRUST)	7 BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	7 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.13	44		5 BUCKINGHAM ROAD	MALEK, ADAM & MICHELLE JACOBSON	5 BUCKINGHAM RD	WEST ORANGE, NJ	07052	5 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.13	48		3 BUCKINGHAM ROAD	TUDOR, KURLEIGH JOSE	3 BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	3 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.13	49		1 BUCKINGHAM ROAD	BARTHOLOMEW, ANDRE R & ABEKE A	1 BUCKINGHAM RD	WEST ORANGE, NJ	07052	1 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	72		26 WEDGEWOOD DRIVE	SENEK, SHELDON II & KRYSTA	26 WEDGEWOOD DR	WEST ORANGE, NJ	07052	26 Wedgewood Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155.20	73		28 WEDGEWOOD DRIVE	VARGAS, KEVIN & JACQUELYN	28 WEDGEWOOD DRIVE	WEST ORANGE, NJ	07052	28 Wedgewood Drive, West Orange, NJ, 07052
West Orange Township	155.20	74		1-M BUCKINGHAM ROAD	STAVRINO, CHRISTINA	1-M BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052	1-M Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	75		1-K BUCKINGHAM ROAD	LITTLE TRUST, DIANE B.	1K BUCKINGTON ROAD	WEST ORANGE, NJ	07052	1-K Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	76		1-J BUCKINGHAM ROAD	LIM, FRANK & LILY	1-J BUCKINGHAM RD	WEST ORANGE NJ	07052	1-J Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	77		1-H BUCKINGHAM ROAD	MOROCHO, FLAVIO S & JESSICA J	1-H BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	1-H Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	78		1-G BUCKINGHAM ROAD	ATANACIO, PAULINO & LYDITA	1-G BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052	1-G Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	79		1-F BUCKINGHAM ROAD	DUKHI, LEON & BACCHUS, N.	1-F BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	1-F Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	80		1-E BUCKINGHAM ROAD	RAY, NAKIA	1-E BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	1-E Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	81		1-C BUCKINGHAM ROAD	NOVICK, ROBT & LYNDIA	1C BUCKINGHAM RD.	WEST ORANGE, N.J.	07052	1-C Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	82		1-B BUCKINGHAM ROAD	JEFFRIES, GENEVIEVE & JAMISON, VIVIAN	1B BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052	1-B Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	83		1-A BUCKINGHAM ROAD	BAPTISTE, JAMES LEE & NEA, ANTULIA	1-A BUCKINGHAM RD	WEST ORANGE NJ	07052	1-A Buckingham Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155.21	40		495 PROSPECT AVENUE	CLPF ESSEX GREEN LLC,%LEVIN MANAGME	PO BOX 326	PLAINFIELD, NJ	07061	495 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052	Prospect & Mt. Pleasant, West Orange, NJ, 07052

Buffer Report - Map



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

EXHIBIT C

PSE46/325 MH Please
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9589 0710 5270 0321 2366 59

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150 CIRCLE AVENUE
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City, State

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GBSJ PROPERTIES LLC
3 BUCKINGHAM RD
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504 PROSPECT AVENUE
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500 PROSPECT AVENUE, LLC.
22 WITTE PLACE
WEST ORANGE, NJ 07052

City, State

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8 MARCELLA AVENUE
WEST ORANGE, N.J. 07052

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675 MORRIS AVENUE #201
SPRINGFIELD, NJ 07081

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480-482 PROSPECT AVE
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LOAN ASSN.
474 PROSPECT AVENUE
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ASSOC

375 MT. PLEASANT AVE

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WEST ORANGE MEDICAL

PROPERTIES LLC

150 FLORAL AVENUE

NEW PROVIDENCE, NJ 07974

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LOWER MOUNT PLEASANT

PARTNERS LLC

285 GRAND AVE, BLDG 5, 2FL

ENGLEWOOD, NJ 07631

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CO/THOMPSON

375 MT. PLEASANT AVENUE

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City, State

WEST ORANGE MEDICAL

PROPERTIES LLC

150 FLORAL AVE.

NEW PROVIDENCE, NJ 07974

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City, State

RLM REAL ESTATE, LLC

660 PALM SPRINGS DR ST B

ALTAMONTE SPRINGS, FL 32701

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1200 RT 22 SUITE 14
Street and **BRIDGEWATER, NJ 06607**
City, State, _____

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WEST ORANGE, NJ 07052

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Total \$
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TAX DEP
Street **150 CIRCLE AVENUE**
City **CLIFTON, NJ 07011**

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Total \$
Sent **RO REALTY LLC**
375 MT. PLEASANT AVE #250
Street **WEST ORANGE, NJ 07052**
City, State, _____

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Str **AMPC REAL ESTATE LLC %M.**
HALFACRE
City **475 PROSPECT AVE**
WEST ORANGE, NJ 07052

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☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sen \$
Str **375 NJCA LIMITED LIABILITY**
CO
City **375 MT PROSPECT AVE #2C**
WEST ORANGE, NJ 07052

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29, LLC
Street **3161 MICHELSON DR, #600**
City **IRVINE, CA 92612**

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City, S.

SALIM, TANZILA & MEHAR
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WEST ORANGE, NJ 07052

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ROBINSON, SENIOUA
163 MARION DR, #163, BLDG 7
WEST ORANGE, NJ 07052

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CATALANO, JENNIE
260 ST CLOUD AVE
WEST ORANGE NJ 07052

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NESBIT, JUDITH ANN
165 MARION DR
WEST ORANGE, NJ 07052

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VITAL, JUNIOR
168 MARION DR
WEST ORANGE NJ 07052

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BROWN, JOHNNY
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MORRIS, CORDELL YVONNE
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THEALL, BRUCE
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SMITH, GARY W & FREEMAN, PATRICIA
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**LOPEZ, GLADWYN E & POWELL,
MARCELLA
171 MARION DRIVE
WEST ORANGE, NJ 07052**

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**MEHALARIS, WILLIAM
174 MARION DRIVE
WEST ORANGE NJ 07052**

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**TAYLOR, RICHARDSON &
SEANETTE
172 MARION DRIVE
WEST ORANGE NJ 07052**

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**RATH, RONALD H & BARBARA J
175 MARION DRIVE
WEST ORANGE NJ 07052**

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173 MARION DR
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**TAYLOR, LILITH
176 MARION DRIVE
WEST ORANGE, N.J. 07052**

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ARC OF ESSEX COUNTY, INC
123 NAYLON AVE
LIVINGSTON NJ 07039

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BARIAGABER, ASSEFAW
180 MARION DRIVE
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SOOKDEO, NICOLE
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181 MARION DR
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PEREZ, AUGUSTINE
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WEST ORANGE, N.J. 07052

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WEST ORANGE, NJ 07052

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NEW YORK, NY 10169**

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**STATE OF NEW JERSEY
DEPT OF TRANS
1035 PARKWAY AVENUE
TRENTON, N.J. 08646**

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**TRIUMVIRATE REALTY, LLC.
200 SHEFFIELD STREET #305
MOUNTAINSIDE, NJ 07092**

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URBAN RENEW
16 MICROLAB RD, STE A
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**PUBLIC SERVICE ELEC & GAS
CO.
80 PARK PLAZA-TAX T-6B
NEWARK, N.J. 07101**

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**CAMERON, ANGELA
27 WEDGEWOOD DRIVE
WEST ORANGE, NJ 07052**

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WEST ORANGE, NEW JERSEY 07052

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ABAYOMI
2F BUCKINGHAM ROAD
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ISABEL
2-H BUCKINGHAM ROAD
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WEST ORANGE, NJ 07052

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ANTHONY
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NJOKUBI, ADONIS & NKECHI
2-C BUCKINGHAM COURT
WEST ORANGE NJ 07052

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DANIEL, ROBERT & BETH
2B BUCKINGHAM R.D.
WEST ORANGE, NJ 07052

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KURLAND, MYRA & RAYFIELD
(TRUST)
7 BUCKINGHAM ROAD
WEST ORANGE, NJ 07052

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WOLF, ADAM
2A BUCKINGHAM ROAD
WEST ORANGE, NJ 07052

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MALEK, ADAM & MICHELLE
JACOBSON
5 BUCKINGHAM RD
WEST ORANGE, NJ 07052

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BETANCOURT, EUGENE &
RODRIGUEZ, A
2 BUCKINGHAM RD
WEST ORANGE, NJ 07052

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TUDOR, KURLEIGH JOSE
3 BUCKINGHAM ROAD
WEST ORANGE, NJ 07052

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**BARTHOLOMEW, ANDRE R &
ABEKE A
1 BUCKINGHAM RD
WEST ORANGE, NJ 07052**

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**STAVRINOU, CHRISTINA
1-M BUCKINGHAM ROAD
WEST ORANGE, N.J. 07052**

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**VARGAS, KEVIN & JACQUELYN
28 WEDGEWOOD DRIVE
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1-H BUCKINGHAM ROAD
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**JEFFRIES, GENEVIEVE &
JAMISON, VIVIAN**
1B BUCKINGHAM ROAD
WEST ORANGE, N.J. 07052

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Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

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PO BOX 326
PLAINFIELD, NJ 07061

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New Jersey American Water Company
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Short Hills, NJ 07078

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ESSEX COUNTY COUNTRY CLUB
350 MT. PLEASANT AVENUE
WEST ORANGE, N.J. 07052

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Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

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ESSEX COUNTY PLANNING BOARD
900 BLOOMFIELD AVENUE
VERONA, NJ 07044

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Municipal Building
66 Main Street
West Orange, NJ 07052

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RLM REAL ESTATE
1200 RT 22 SUITE 14
BRIDGEWATER, NJ 08807

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DEPARTMENT OF TRANSPORTATION
STATE OF NEW JERSEY
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TRENTON, NJ 08650

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Notice Content

LEGAL NOTICE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT SPECIAL HEARING PLEASE TAKE NOTICE that on September 12, 2024 at 8:00 P.M., a remote public hearing will be conducted before the Township of West Orange Zoning Board of Adjustment (the "Zoning Board" or "Board") for a preliminary and final major site plan application with variance relief filed by Public Service Electric & Gas Company (the "Applicant"), in connection with property located at 325 Mount Pleasant Avenue and designated as Block 155, Lot 26.01 on the Tax Map of the Township of West Orange, New Jersey (the "Tax Map") (the "Property"). The Property is located within the O-R Office Research District (the "O-R Zone"), the Planned Unit Residential Development (PURD) Zone (the "PURD Zone") and the R-5 Single Family Residential Zone (the "R-5 Zone"). The station yard and a portion of the transmission ROW are located within the O-R Zone. The Applicant previously appeared before the Zoning Board on August 15, 2024 in connection with this application. The Property is presently developed with the West Orange Switching Station (the "Station"), which is operated by the Applicant. The Station contains specialized electrical equipment and is currently used as a public utility installation-electric substation. The Station consists of several buildings: a multi-story brick building, a one-story control house and two (2) single-story buildings. The Station has been in operation for almost one hundred (100) years and will remain a public utility following completion of the proposed improvements. The Applicant proposes to demolish small, existing one (1) story buildings on the Property and to install a new one (1) story 26kV switchgear enclosure to house the addition of a 26kV switchgear and feeder reactors. Additionally, the Applicant proposes new drive paths to be located in the southeast corner of the station yard. The Applicant also proposes to remove the existing perimeter fence and replace it with a new eight (8) foot tall fence along Mount Pleasant Avenue (State Highway Route 10) and Prospect Avenue (County Route 577). Finally, the Applicant proposes install a series of small-scale bioretention basins to the east of the new equipment and to construct six (6) 70-foot tall lightning masts to protect the new equipment from lightning strikes. The Applicant is proposing to utilize temporary construction trailers on the Property for the duration of the installation of the improvements discussed above. Section 25-7.1, Attachment 2, Table of District Regulations, Part A: Permitted Uses Table of District Regulations of The Land Use Regulations of the Township of West Orange (the "Land Use Regulations") does not list "Public Utility Buildings or Structures" as a permitted use. As discussed above, the Applicant is proposing new equipment in the Station and a number of other improvements. As a result, the Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70.d.(2) to allow for the expansion of such nonconforming use. Section 25-7.1, Attachment 3, Table of District Regulations, Part B: Bulk Standards of the Land Use Regulations provides that the maximum permitted height is 2.5 stories and not exceeding 35 feet. The Applicant proposes to install six (6) 70-foot lightning masts, when measured to the adjacent finished grade, and some ancillary utility equipment (bus supports and lightning finials) over 35 feet. As a result, the Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70.d.(6). The Applicant also seeks the following additional bulk variance relief from Section 25-7.1, Attachment 3, Table of District Regulations, Part B: Bulk Standards pertaining to the O-R Zone: (1) a variance from the requirement that the front yard and side yard setback of corner lots must be a minimum of 100 feet, whereas the Applicant proposes front yard setback along Mount Pleasant Avenue (State Highway Route 10) to be 77.9 feet and (2) a variance from the requirement that the maximum permitted lot

coverage is 30%, whereas the Applicant proposes the lot coverage to be 49%. Additionally, the Applicant seeks a variance from Section 25-8.4.d. of the Land Use Regulations, which provides that fences or walls to be used for screening in nonresidential districts may not exceed six feet in height. The Applicant proposes perimeter fencing that is eight (8) feet in height. The Applicant seeks to continue the following pre-existing nonconformity on the Property, or in the alternative, seeks variance relief, to the extent relief for such continuation is required: (1) to permit a space between buildings of 20.76 feet, whereas 150 feet is required. The Applicant also requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application. The Zoning Board is utilizing the Zoom meetings program to conduct this special meeting in compliance with the New Jersey Open Public Meetings Act. The public is invited to participate via Zoom by accessing the website link or calling the telephone number below: Join Zoom Meeting Webinar ID: 844 3032 3548 Password: 762939 Website link: <https://us06web.zoom.us/j/84430323548?pwd=E83ANYTchCPNTjGpsxRwzCfWxo9Yqa.1> Dial in: 1-646-931-3860 Any person or persons affected by this application may have an opportunity to be heard at the hearing of September 12, 2024. You may appear either directly or by attorney and present questions/comments which you have regarding the application. If you are having technical difficulties, please contact 973-325-4109 or 973-325-4133. You may also contact the Zoning Board Secretary by utilizing the contact information provided below in advance of the meeting if you need assistance in order to access the remote public hearing. All documents relating to this application will be on file and may be inspected by the public in the Township of West Orange Zoning Board of Adjustment Office located at 66 Main Street, West Orange, New Jersey during regular business hours, Monday through Friday, excluding holidays. Application documents are also available by link from the agenda for the meeting, which will be posted on the Township's website. You may contact the Zoning Board Secretary, Diana Chandler-Zimmerman for information and documents related to the application by email at ZoningBoard@westorange.org or by telephone at 973-325-4108. You may also contact the Applicant's attorney, Jennifer M. Porter, Esq. for information and documents related to the application using the telephone number and email address provided below. JENNIFER M. PORTER, ESQ. Chiesa Shahinian & Giantomasi PC 105 Eisenhower Parkway Roseland, New Jersey 07068 Telephone No.: (973) 530-2071 E-mail: jporter@csglaw.com Attorneys for Applicant Public Service Electric & Gas Company 8/30/2024 \$314.33

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