

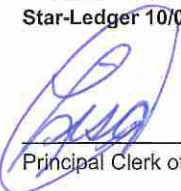


State of New Jersey,) ss

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 10/01/2024


Principal Clerk of the Publisher

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


Notary Public



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

PLEASE TAKE NOTICE that the Zoning Board of Adjustment ("Board") of the Township of West Orange will hold a VIRTUAL MEETING at which it will conduct a VIRTUAL PUBLIC HEARING on Thursday, October 10, 2024 at 8:00 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 Wonder Group, Inc. ("Applicant"), Application No. ZB-24-11 Wonder – 481 Eagle Rock Avenue, 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, which permits a range of commercial and other nonresidential uses.

The applicant is requesting an interpretation of §25-7.1-Zoning District Regulations to determine whether the applicant's use of the former Mayfair Farms banquet facility as a catering establishment continues to be a legally non-conforming use. In the event that the Zoning Board of Adjustment's interpretation of the zoning ordinance results in a determination that the use is not continuing the previously approved non-confirming use, applicant will seek a variance pursuant to N.J.S.A. 40:55D-70d. The applicant also requests major site plan approval.

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 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 project proposes to expand the outdoor barbeque area to provide up to an additional ten (10) wood-fired meat smokers on-site beneath two (2) additional carports. Additional exterior improvements to the rear of the property include two (2) walk-in coolers and one (1) blast chiller to provide additional food storage on-site. The outdoor smokers are proposed to help support the current barbeque offerings that the applicant provides. The existing 2-story building is to remain and will continue to operate as an indoor food preparation facility. The existing surface parking areas and landscaped area are to remain. Additional site improvements include stormwater management improvements and updated sidewalk infrastructure on-site.

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 Zoning Board of the Township of West Orange.

THE PUBLIC HEARING WILL NOT BE CONDUCTED IN PERSON.

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/82067025666?pwd=cFcMR50GZxwPYjbTPISizCoDbB1u5w.1>

The meeting ID is 820 6702 5666. The Password for the meeting is 366811.

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 820 6702 5666. The Password for the meeting is 366811.

Any person affected by this application (appeal) have an opportunity to be heard at the meeting. 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 or set up a time and date to view the documents.

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 Zoning Board Secretary concerning such adjournments, postponements or continu-

ations, and in the event any of the foregoing take place, the
electronical 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.

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