

CERTIFICATION OF MAILING

STATE OF NEW JERSEY :
SS.
COUNTY OF ESSEX :

JOHN R. DUSINBERRE, certifies as follows:

1. I am a principal in the law firm of John R. Dusinberre, Esq., LLC, 155 Passaic Avenue, Suite 320, Fairfield, New Jersey 07004.

2. On October 25, 2024, I deposited at the United States Post Office, 155 Clinton Road, West Caldwell, New Jersey 07006, envelopes with postage prepaid and the return address of 155 Passaic Avenue, Suite 320, Fairfield, New Jersey 07004, addressed to (a) all the property owners within 200 feet from the property that is the subject of the application and known as 31-35 Harrison Avenue, West Orange Township, NJ 07052; Block 141, Lot 1; and, (b) all interested parties as required by law.

3. A list of the persons or entities required to receive such notice is attached to this Affidavit as Exhibit "A." The certified mail delivery slips postmarked by said post office are attached as Exhibit "B." Enclosed in each envelope was a notice, a copy of which is attached hereto as Exhibit "C."

4. A Notice of the hearing was published in the Star Ledger, a newspaper having general circulation within the Township of West Orange, on October 25, 2024, as evidenced by the NJPublicNotices.com print-out attached as Exhibit "D," to be supplemented by the Star Ledger Affidavit of Publication to be provided when received.

Dated: October 28, 2024



JOHN R. DUSINBERRE

CERTIFICATION

I certify that the foregoing statements made by me are true. I understand that if any of the foregoing statements made by me are willfully false I may be subject to punishment.

Dated: October 28, 2024



JOHN R. DUSINBERRE

EXHIBIT "A"
Notice List

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	UNIQUEID	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	141	1		0722-001410000-000010000-00000	31-35 HARRISON AVENUE	3135WO LLC,	31-35 HARRISON AVE	WEST ORANGE, NJ	07052	31-35 Harrison Avenue, West Orange, NJ, 07052

§

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

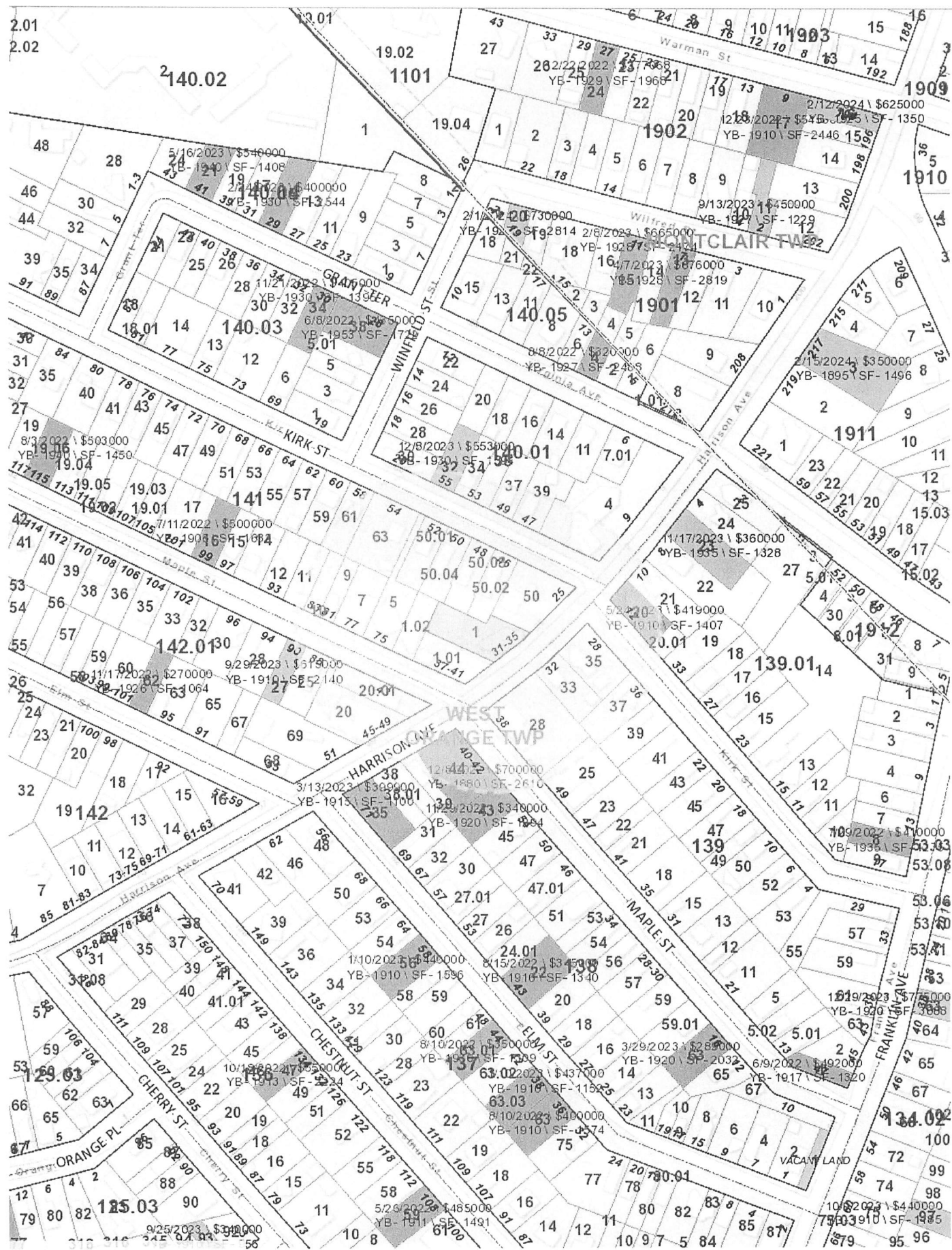
Adjoining Properties (39)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	138	38		48 HARRISON AVENUE	GONZELEZ, ELSA M.	48 HARRISON AVE	WEST ORANGE, NJ	07052	48 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	138	39		46 HARRISON AVENUE	MOORE, ALDUHA	46 HARRISON AVENUE	WEST ORANGE, NJ	07052	46 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	138	43		56 MAPLE STREET	56 MAPLE AVE LLC	56 MAPLE ST	WEST ORANGE, NJ	07052	56 Maple Street, West Orange, NJ, 07052
West Orange Township	138	44		40-42 HARRISON AVENUE	ESTIME, FERNANDO & GLADYMISE	40-42 HARRISON AVE	WEST ORANGE NJ	07052	40-42 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	139	25		49 MAPLE STREET	BAPTISTE, AUDELAIN & FRANCINE	49 MAPLE ST.	WEST ORANGE, NJ	07052	49 Maple Street, West Orange, NJ, 07052
West Orange Township	139	28		38 HARRISON AVE.	MAPLE CORNER, L.L.C.	38 HARRISON AVENUE	WEST ORANGE, N.J.	07052	38 Harrison Ave., West Orange, NJ, 07052
West Orange Township	139	33		32 HARRISON AVENUE	MANTILLA, PORFIRIO & HILMER C.	4531 W. 9TH COURT	HIALEAH, FLA	33012	32 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	139	35		28 HARRISON AVENUE	LONGO, LILLIAN C	5 YOUNG COURT	EAST HANOVER, NJ	07936	28 Harrison Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	139	37		36 KIRK STREET	JAMES, WENDY ANN	36 KIRK STREET	WEST ORANGE, NJ	07052	36 Kirk Street, West Orange, NJ, 07052
West Orange Township	139	39		32 KIRK STREET	PERAZA, DANIEL E & LARA, NIDIA X	32 KIRK ST	WEST ORANGE, NJ	07052	32 Kirk Street, West Orange, NJ, 07052
West Orange Township	139.01	20		12 HARRISON AVENUE	HARRIS, ANTHONY W & ABENA A	12 HARRISON AVE	WEST ORANGE, NJ	07052	12 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	139.01	20.01		35 KIRK STREET	FEBRES-CASTRO, FANNY E.	35 KIRK STREET	WEST ORANGE, NJ	07052	35 Kirk Street, West Orange, NJ, 07052
West Orange Township	139.01	21		10 HARRISON AVENUE	BOWMAN, ALIM	10 HARRISON AVENUE	WEST ORANGE, NJ	07052	10 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	140.01	4		9 HARRISON AVENUE	143 REALTY CORP	659 EAGLE ROCK AVE.	WEST ORANGE,N.J.	07052	9 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	140.01	30		20 WINFIELD STREET	EDWARDS, WINFIELD & MERLIN ELOI	20 WINFIELD STREET	WEST ORANGE, NEW JERSEY	07052	20 Winfield Street, West Orange, NJ, 07052
West Orange Township	140.01	32		55 KIRK STREET	ABDELRAZIK, AMELIA & NADER	55 KIRK ST	WEST ORANGE, NJ	07052	55 Kirk Street, West Orange, NJ, 07052
West Orange Township	140.01	34		53 KIRK STREET	DE PIEROLA, VIOLETA	53 KIRK ST	WEST ORANGE, NJ	07052	53 Kirk Street, West Orange, NJ, 07052
West Orange Township	140.01	36		53 KIRK STREET	DE PIEROLA, VIOLETA	53 KIRK ST	WEST ORANGE, NJ	07052	53 Kirk Street, West Orange, NJ, 07052
West Orange Township	140.01	37		49 KIRK STREET	PETERS, WILLIAM M & JANICE	49 KIRK STREET	WEST ORANGE, NJ	07052	49 Kirk Street, West Orange, NJ, 07052
West Orange Township	140.01	39		47 KIRK STREET	BARAKAT, HAYTHAM & SATINSKAITE,K	47 KIRK STREET	WEST ORANGE, NJ	07052	47 Kirk Street, West Orange, NJ, 07052
West Orange Township	141	1		31-35 HARRISON AVENUE	3135WO LLC,	31-35 HARRISON AVE	WEST ORANGE, NJ	07052	31-35 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	141	1.01		37-41 HARRISON AVENUE	VIRU REALTY LLC,	622 EAGLE ROCK AVE 207	WEST ORANGE, NJ	07052	37-41 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	141	1.02		71 MAPLE STREET	HERNANDEZ, WADY & AVILA, KATTY	71 MAPLE STREET	WEST ORANGE, NJ	07052	71 Maple Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	141	5		75 MAPLE STREET	MORERA, V & MORENCY, R	75 MAPLE STREET	WEST ORANGE, NJ	07502	75 Maple Street, West Orange, NJ, 07052
West Orange Township	141	7		77 MAPLE STREET	PHILADELPHIA, KINTESSA	77 MAPLE ST	WEST ORANGE, NJ	07052	77 Maple Street, West Orange, NJ, 07052
West Orange Township	141	9		81 MAPLE STREET	OKAFOR, EMEKA & CHIKARA	9 BURR ROAD	MAPLEWOOD, NJ	07040	81 Maple Street, West Orange, NJ, 07052
West Orange Township	141	10		83 MAPLE STREET	ACEVEDO.& SYLVIA A.	83 MAPLE STREET	WEST ORANGE, NJ	07052	83 Maple Street, West Orange, NJ, 07052
West Orange Township	141	11		91 MAPLE STREET	FAGANS, SONOKO	91 MAPLE STREET	WEST ORANGE,N.J.	07052	91 Maple Street, West Orange, NJ, 07052
West Orange Township	141	50		25 HARRISON AVENUE	M.S.E.M. INVESTMENT, LLC	46 SHREWSBURY DR	LIVINGSTON, NJ	07039	25 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	141	50.01		52 KIRK STREET	FIELDS, ERICA	52 KIRK STREET	WEST ORANGE, NJ	07052	52 Kirk Street, West Orange, NJ, 07052
West Orange Township	141	50.02		46 KIRK STREET	PULGARIN GALLEG0 & MUNOZ-ANGEL	46 KIRK STREET	WEST ORANGE, NJ	07052	46 Kirk Street, West Orange, NJ, 07052
West Orange Township	141	50.03		48 KIRK STREET	LORA, JOSE, GLORIA & GERARDO	48 KIRK STREET	WEST ORANGE, NJ	07052	48 Kirk Street, West Orange, NJ, 07052
West Orange Township	141	50.04		50 KIRK STREET	SARKES, ATIF	50 KIRK STREET	WEST ORANGE, NEW JERSEY	07052	50 Kirk Street, West Orange, NJ, 07052
West Orange Township	141	61		58 KIRK STREET	HART, FRANCIS	58 KIRK ST	WEST ORANGE, NJ	07052	58 Kirk Street, West Orange, NJ, 07052
West Orange Township	141	63		54 KIRK STREET	APPLEGATE, AUSTIN & LAURA	54 KIRK ST	WEST ORANGE, NJ	07052	54 Kirk Street, West Orange, NJ, 07052
West Orange Township	142.01	20		45-49 HARRISON AVENUE	SARA PROPERTIES, LLC	3 WESSMAN DRIVE	WEST ORANGE, NJ	07052	45-49 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	142.01	20.01		43 HARRISON AVENUE	AGURTO, LILU	43 HARRISON AVENUE	WEST ORANGE, NJ	07052	43 Harrison Avenue, West Orange, NJ, 07052
West Orange Township	142.01	25		88 MAPLE STREET	HENRY, HAROLD G. & LAVERNE DAVIS	88 MAPLE STREET	WEST ORANGE NJ	07052	88 Maple Street, West Orange, NJ, 07052
West Orange Township	142.01	27		90 MAPLE STREET	CORTESE, NICHOLAS & CURTIS	90 MAPLE ST	WEST ORANGE, NJ	07052	90 Maple Street, West Orange, NJ, 07052

Buffer Report - Map



Developed by Civil Solutions using myiDV

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, NJ 07920-1025

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

EXHIBIT “B”

Post Office White Slips

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
(Domestic Mail Only)
For delivery information, visit our website at www.usps.com®.

NEWARK, NJ 07102

Official USE

Certified Mail Fee	\$4.85	0226
Postage	\$0.73	1038
Total	\$5.58	

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

Postmark Here

10/25/2024

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

PS Form 3800, August 2000

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Short Hills, NJ 07078

Official USE

Postage	\$4.85	0226
Certified Fee	\$0.00	1038
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$4.85	

Postmark Here

10/25/2024

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

PS Form 3800, August 2000

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Official USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

WEST CALDWELL BR CALDWELL
OCT 25 2024
USPS 07006-9998

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

PS Form 3800, August 2000

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Official USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

WEST CALDWELL BR CALDWELL
OCT 25 2024
USPS 07006-9998

Verizon
1 Verizon Way
Basking Ridge, NJ 07920-1025

PS Form 3800, August 2000

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Official USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

WEST CALDWELL BR CALDWELL
OCT 25 2024
USPS 07006-9998

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

PS Form 3800, August 2000

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Official USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

WEST CALDWELL BR CALDWELL
OCT 25 2024
USPS 07006-9998

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

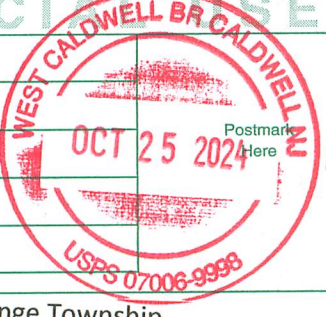
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7013 2250 0000 4415 3786

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Postage	\$		Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

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

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3793

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Postage	\$		Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

3135WO LLC
31-35 Harrison Avenue
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3816

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Postage	\$		Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

Gonzalez, Elsa M
48 Harrison Ave
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3823

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Postage	\$		Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

Moore, Alduha
46 Harrison Ave
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3830

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Postage	\$		Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

56 Maple Ave LLC
56 Maple Street
West Orange, LLC 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3847

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Postage	\$		Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

Estime, Fernando & Gladymise
40-42 Harrison Ave
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3854

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Postage	\$	Postmark Here OCT 25 2024 WEST CALDWELL BR CALDWELL NJ USPS 07006-9998
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Baptiste, Audelaine & Francine
49 Maple St.
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3861

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Maple Corner, LLC
38 Harrison Avenue
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3878

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Mantilla, Porfirio & Hilmer C
4531 W. 9TH Court
Hialeah, FLA 33102

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3885

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Longo, Lillian C
5 Young Court
East Hanover, NJ 07936

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3892

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Postage	\$	Postmark Here OCT 25 2024 WEST CALDWELL BR CALDWELL NJ USPS 07006-9998
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
James, Wendy Ann
36 Kirk Street
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3908

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Peraza, Daniel E & Lara, Nidia X
32 Kirk Street
West Orange, NJ 07052

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7013 2250 0000 4415 3922

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Postage	\$	WEST CALDWELL BR CALDWELL NJ OCT 25 2024
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	
Sent To Harris, Anthony W & Abena A 12 Harrison Avenue West Orange, NJ 07052		
PS Form 3800, August 2006 See Reverse for Instructions		

7013 2250 0000 4415 3915

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Postage	\$	WEST CALDWELL BR CALDWELL NJ OCT 25 2024
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	
Sent To Febres-Castro, Fanny E 35 Kirk Street West Orange, NJ 07052		
PS Form 3800, August 2006 See Reverse for Instructions		

7013 2250 0000 4415 3939

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OFFICIAL USE

Postage	\$4.85	0226 1038
Certified Fee	\$4.10	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$9.68	
Postmark Here 10/25/2024		
Sent To Bowman, Alim 10 Harrison Avenue West Orange NJ 07052		
PS Form 3800, August 2006 See Reverse for Instructions		

7013 2250 0000 4415 3946

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Postage	\$4.85	0226 1038
Certified Fee	\$4.10	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$9.68	
Postmark Here 10/25/2024		
Sent To 143 Realty Corp 659 Eagle Rock Ave West Orange, NJ 07052		
PS Form 3800, August 2006 See Reverse for Instructions		

7013 2250 0000 4415 3953

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$4.85	0226 1038
Certified Fee	\$4.10	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$9.68	
Postmark Here 10/25/2024		
Sent To Edwards, Winfield & Merlin Eloi 20 Winfield Street West Orange, NJ 07052		
PS Form 3800, August 2006 See Reverse for Instructions		

7013 2250 0000 4415 3809

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$4.85	0226 1038
Certified Fee	\$4.10	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$9.68	
Postmark Here 10/25/2024		
Sent To Abdelrazik, Amelia & Nader 55 Kirk Street West Orange, NJ 07052		
PS Form 3800, August 2006 See Reverse for Instructions		

7013 2250 0000 4415 3960

U.S. Postal Service™
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For delivery information visit our website at www.usps.com

West Orange, NJ 07052

Postage \$4.85
Certified Fee \$4.10
Return Receipt Fee (Endorsement Required) \$0.00
Restricted Delivery Fee (Endorsement Required) \$0.00
Total Postage & Fees \$9.68

0226
1038

Postmark
Here

10/25/2024

Sent to
De Pierola, Violeta
53 Kirk Street
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3977

U.S. Postal Service™
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West Orange, NJ 07052

Postage \$4.85
Certified Fee \$4.10
Return Receipt Fee (Endorsement Required) \$0.00
Restricted Delivery Fee (Endorsement Required) \$0.00
Total Postage & Fees \$9.68

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Postmark
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Sent to
Peters, William M & Janice
49 Kirk Street
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3984

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Postage \$4.85
Certified Fee \$4.10
Return Receipt Fee (Endorsement Required) \$0.00
Restricted Delivery Fee (Endorsement Required) \$0.00
Total Postage & Fees \$9.68

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Sent to
Barakat, Haytham & Satinskaite, K
47 Kirk Street
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

7013 2250 0000 4415 3991

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West Orange, NJ 07052

Postage \$4.85
Certified Fee \$4.10
Return Receipt Fee (Endorsement Required) \$0.00
Restricted Delivery Fee (Endorsement Required) \$0.00
Total Postage & Fees \$9.68

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Sent to
Viru Realty LLC
622 Eagle Rock Ave 207
West Orange, NJ 07052

PS Form 3800, August 2006 See Reverse for Instructions

9589 0710 5270 0475 8854 51

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West Orange, NJ 07052

Certified Mail Fee \$4.85
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 \$9.68

0226
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Postmark
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10/25/2024

Sent to
Hernandez, Wady & Avila, Katty
71 Maple Street
West Orange, NJ 07052

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

7020 0640 0001 3295 9523

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West Orange, NJ 07052

Certified Mail Fee \$4.85
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 \$9.68

0226
1038

Postmark
Here

10/25/2024

Sent to
Morera V & Morency R
75 Maple Street
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0001 3295 9530

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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10/25/2024

1038 0226

West Orange, NJ 07052

Philadelphia, Kintessa
77 Maple Street
West Orange, NJ 07052

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 \$9.68

Certified Mail Fee \$4.85

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 \$9.68

10/25/2024

1038 0226

West Orange, NJ 07052

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10/25/2024

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West Orange, NJ 07052

Official USE

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0001 3295 9554

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10/25/2024

1038 0226

West Orange, NJ 07052

Acavedo & Sylvia A
83 Maple Street
West Orange, NJ 07052

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 \$9.68

Certified Mail Fee \$4.85

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 \$9.68

10/25/2024

1038 0226

West Orange, NJ 07052

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West Orange, NJ 07052

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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10/25/2024

1038 0226

West Orange, NJ 07039

M.S.E.M. Investment, LLC
46 Shrewsbury Dr.
Livingston, NJ 07039

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 \$9.68

Certified Mail Fee \$4.85

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 \$9.68

10/25/2024

1038 0226

West Orange, NJ 07039

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10/25/2024

1038 0226

West Orange, NJ 07039

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0001 3295 9547

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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10/25/2024

1038 0226

West Orange, NJ 07044

Okafor, Emeka & Chikara
9 Burr Road
Maplewood, NJ 07040

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 \$9.68

Certified Mail Fee \$4.85

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 \$9.68

10/25/2024

1038 0226

West Orange, NJ 07044

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10/25/2024

1038 0226

West Orange, NJ 07044

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0001 3295 9561

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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1038 0226

West Orange, NJ 07052

Fagans, Sonoko
91 Maple Street
West Orange, NJ 07052

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 \$9.68

Certified Mail Fee \$4.85

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 \$9.68

10/25/2024

1038 0226

West Orange, NJ 07052

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0001 3295 9585

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1038 0226

West Orange, NJ 07052

Fields, Erica
52 Kirk Street
West Orange, NJ 07052

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 \$9.68

Certified Mail Fee \$4.85

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 \$9.68

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West Orange, NJ 07052

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0001 3295 9592

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

Postage

Total Postage and Fees

Pulgarin, Gallego & Munoz-Angel
46 Kirk Street
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0001 3295 9608

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Lora, Jose, Gloria & Gerardo
48 Kirk Street
West Orange, NJ 07052

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7020 0640 0001 3295 9615

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sarkes, Atif
50 Kirk Street
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7020 0640 0001 3295 9622

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

Postage

Total Postage and Fees

Hart, Francis
58 Kirk Street
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7020 0640 0001 3295 9639

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Postage

Total Postage and Fees

Applegate, Austin & Laura
54 Kirk Street
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0001 3295 9646

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

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Total Postage and Fees

Sara Properties, LLC
3 Wessman Drive
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7020 0640 0001 3295 9653

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Agurto, Lilo
43 Harrison Ave
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0001 3295 9660

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

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Henry, Harold G & Laverne Davis
88 Maple Street
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 0640 0001 3295 9677

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Certified Mail Fee

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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

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Total Postage and Fees

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Cortese, Nicholas & Curtis
90 Maple Street
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

EXHIBIT “C”

Notice

**WEST ORANGE TOWNSHIP
PLANNING BOARD NOTICE**

PLEASE TAKE NOTICE that PB 24-15 3135WO, LLC will be heard before the Planning Board of the Township of West Orange on **November 6, 2024**, at 7:30 pm, regarding the property known as Block 141, Lot 1, 31-35 Harrison Avenue, West Orange, Essex County, New Jersey 07052, located in the B-1 Zone. The Applicant has applied for preliminary and final site plan approval, waivers and variances to permit the construction of an addition to the existing building to allow the continuing conforming use as a retail business. The Applicant seeks bulk variance relief to permit: (1) a side-yard of five feet four inches (5'4") on the left side of the proposed addition to the building where 6' is required by Ordinance 25-7.1; (2) overall side-yards of five feet four inches (5' 4") on the left side of the building, and two feet seven inches (2'7") on the right front of the building, where 6' is required for both Ordinance 25-7.1; (3) the one (1) existing parking space where eighteen (18) are required by Ordinance 25-12.2b.1; (4) an existing driveway width of thirteen feet eight inches (13'8"), where fourteen (14') feet are required by Ordinance 25-12.1h.6; (5) the existing parking space to back directly into the public right-of-way as prohibited by Ordinance 25-12.1f; (6) the existing parking space to be less than five feet (5') from the adjacent property line as required by Ordinance 25-8.1 where the space is on the property line; and, (7) such other variances, waivers and/or exceptions as may be required upon analysis and testimony as they come before the Planning Board during the course of the application at the public hearing.

PLEASE TAKE NOTICE THAT the public hearing shall be conducted remotely/virtually using the Zoom audio/video platform. There will not be any in person meeting. Interested parties can use the following to participate remotely:

From a computer/phone app: Click the link below to join the meeting. From a phone line: Use the phone number below (when prompted enter the Webinar ID then #, then # again)

West Orange Planning Board Meeting, Wed. 11/6/2024 @ 7:30pm

Please click the link below (or copy and paste into your browser) to join the meeting and enter the password when prompted:

<https://us06web.zoom.us/j/84266727412?pwd=YFiDslAJ1xXJB8MJenRU3IB0h7N78N.1>

Or Telephone: US:+1 646 931 3860 US; Webinar ID: 842 6672 7412; Password:268444

This notice is being sent to you as a property owner within 200' of the subject property, or an entity required to be given notice. Any person or persons affected by this application may have an opportunity to be heard at the public hearing REMOTELY using a video and/or audio connection. The public hearing will take place using the Zoom audio/video conferencing service only at which time you may appear in person or by agent or attorney and present any objections, questions or comments which you may have to the granting of the relief sought in the application. The Township of West Orange has posted instructions on the procedures for joining the hearing on the Township's website by finding the municipal calendar for the Planning Board, and clicking on the meeting for November 6, 2024.

The application, plans, reports and all related documents for which approval is sought are available for public inspection upon scheduling an appointment with the Planning Board Secretary at the office of the Planning Board, 66 Main Street, Room 214, West Orange, NJ 07052, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, except holidays, which hours may be adjusted or suspended due to the pandemic. Any person requiring assistance may call the Planning Board Secretary at (973) 325-4111.

October 25, 2024

John R. Dusinberre, Esq.
155 Passaic Avenue, Suite 320
Fairfield, NJ 07004
Attorney for Applicant, 3135WO, LLC

EXHIBIT “D”

Newspaper Notice from
NJPublicNotices.com

The Star-Ledger, Newark
The Star-Ledger

Publication Name:
The Star-Ledger, Newark

Publication URL:
www.nj.com/starledger

Publication City and State:
Newark , NJ

Publication County:
Essex

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:
202410271956208582347
1248454478

Notice URL:

[Back](#)

Notice Publish Date:
Friday, October 25, 2024

Notice Content

WEST ORANGE TOWNSHIP PLANNING BOARD NOTICE PLEASE TAKE NOTICE that PB 24-15 3135WO, LLC will be heard before the Planning Board of the Township of West Orange on November 6, 2024, at 7:30 pm, regarding the property known as Block 141, Lot 1, 31-35 Harrison Avenue, West Orange, Essex County, New Jersey 07052, located in the B-1 Zone. The Applicant has applied for preliminary and final site plan approval, waivers and variances to permit the construction of an addition to the existing building to allow the continuing conforming use as a retail business. The Applicant seeks bulk variance relief to permit: (1) a side-yard of five feet four inches (5'4") on the left side of the proposed addition to the building where 6' is required by Ordinance 25-7.1; (2) overall side-yards of five feet four inches (5' 4") on the left side of the building, and two feet seven inches (2'7") on the right front of the building, where 6' is required for both Ordinance 25-7.1; (3) the one (1) existing parking space where eighteen (18) are required by Ordinance 25-12.2b.1; (4) an existing driveway width of thirteen feet eight inches (13'8"), where fourteen (14') feet are required by Ordinance 25-12.11h.6; (5) the existing parking space to back directly into the public right-of-way as prohibited by Ordinance 25-12.1f; (6) the existing parking space to be less than five feet (5') from the adjacent property line as required by Ordinance 25-8.1 where the space is on the property line; and, (7) such other variances, waivers and/or exceptions as may be required upon analysis and testimony as they come before the Planning Board during the course of the application at the public hearing. PLEASE TAKE NOTICE THAT the public hearing shall be conducted remotely / virtually using the Zoom audio / video platform. There will not be any in person meeting. Interested parties can use the following to participate remotely: From a computer/phone app: Click the link below to join the meeting. From a phone line: Use the phone number below (when prompted enter the Webinar ID then #, then # again) West Orange Planning Board Meeting, Wed. 11/6/2024 @ 7:30pm Please click the link below (or copy and paste into your browser) to join the meeting and enter the password when prompted: [https://us06web.zoom.us/j/84266727412?](https://us06web.zoom.us/j/84266727412?pwd=YFIDslAJ1xXJB8MJenRU3IB0h7N78N.1) pwd=YFIDslAJ1xXJB8MJenRU3IB0h7N78N.1 Or Telephone: US: +1 646 931 3860 US; Webinar ID: 842 6672 7412; Password: 268444 Any person or persons affected by this application may have an opportunity to be heard at the public hearing REMOTELY using a video and/or audio connection. The public hearing will take place using the Zoom audio/video conferencing service only at which time you may appear in person or by agent or attorney and present any objections, questions or comments which you may have to the granting of the relief sought in the application. The Township of West Orange has posted instructions on the procedures for joining the hearing on the Township's website by finding the municipal calendar for the Planning Board, and clicking on the meeting for November 6, 2024. The application, plans, reports and all related documents for which approval is sought are available for public inspection upon scheduling an appointment with the Planning Board Secretary at the office of the Planning Board, 66 Main Street, Room 214, West Orange, NJ 07052, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, except holidays, which hours may be adjusted or suspended due to the pandemic. Any person requiring assistance may call the Planning Board Secretary at (973) 325-4111. John R. Dusinberre, Esq. 155 Passaic Avenue, Suite 320 Fairfield, NJ