



EQUITY PARTNERS

John P. Inglesino*
John P. Wyciskala*
Lisa D. Taylor*
Denis F. Driscoll
Nicholas A. Grleco
Justin A. Marchetta
Derek W. Orth

November 21, 2024

VIA E-MAIL AND LAWYERS SERVICE

Jamilet Baquerizo-Vite, Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052
jvite@westorange.org

Re: Affidavit of Mailing and Service
Applicant: IMMC Health/CACS
Property: 993 Pleasant Valley Way, West Orange, NJ 07052
Block 172.02, Lot 6
Our File: 2433-06142

Dear Ms. Vite:

In connection with the above Application which is scheduled for hearing before the Township of West Orange Planning Board on December 4, 2024, enclosed please find the Affidavit of Service with exhibits attached. The Affidavit of Publication will be provided upon receipt.

Please do not hesitate to contact me if have any questions or require anything further in this regard. Thank you very much.

Very truly yours,

A handwritten signature in blue ink that reads 'Karen Marie Franko'.

Karen Marie Franko
Paralegal

Encl.

**AFFIDAVIT OF SERVICE
TOWNSHIP OF WEST ORANGE
PLANNING BOARD**

I, KAREN M. FRANKO, being of full age and being duly sworn according to law deposes and says:

1. I am a paralegal employed by the law firm Inglesino Taylor, 600 Parsippany Road, Parsippany, New Jersey, attorneys for IMMC Health/CACS ("Applicant") with respect to its application to the Planning Board of the Township of West Orange ("Board") for minor site plan approval for property designated as Block 172.02, Lot 6 with an address of 993 Pleasant Valley Way in West Orange.

2. The 1 Public Hearing in connection with this application has been scheduled for December 4, 2024, at 7:30 p.m.

3. Obtained by this office was a certified property owners' list dated October 9, 2024, prepared by the Office of the Tax Assessor of the Township of West Orange, with regard to property owners within a 200 ft. radius of the subject Property and all parties and utilities entitled to a notice of public hearing (the "List"). A true copy of the List is attached hereto as **Exhibit "A."**

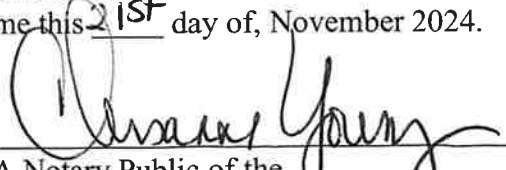
4. On November 21, 2024, this office mailed to all property owners on the List by Certified Mail, Return Receipt Requested, a copy of the Notice of Public Hearing (the "Notice"). A copy of said Notice is attached hereto as **Exhibit "B."** Notices were also mailed to: Clerk of the Township of West Orange, the Essex County Planning Board, NJ Department of Transportation, NJ Department of State, and the applicable utilities.

5. The original white certified mail postal receipts with the November 21, 2024, postmark date are attached hereto as **Exhibit "C."**

6. Attached to this original Affidavit as **Exhibit "D,"** is an Affidavit of Publication confirming publication of the Notice in the *Star Ledger* on November 21, 2024.


Karen M. Franko, Paralegal

Sworn to and subscribed before
me this 21st day of, November 2024.


A Notary Public of the
State of New Jersey

55-06600\#954286v1



EXHIBIT A

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	172.02	6		993 PLEASANT VALLEY WAY	IMMC993 LLC,	993 PLEASANT VALLEY	WEST ORANGE, NJ	07052	993 Pleasant Valley Way, West Orange, NJ, 07052

§

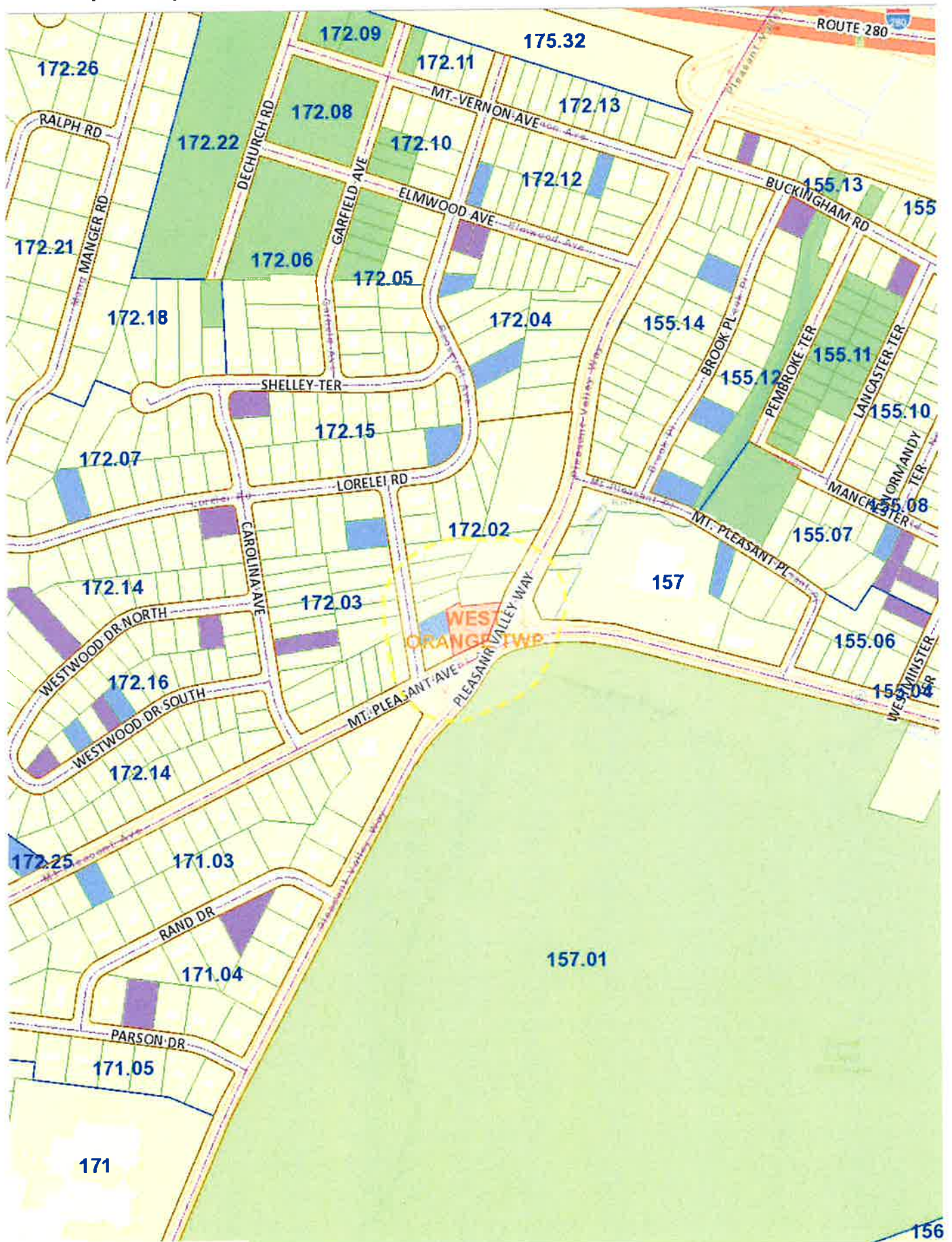
List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (20)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	157	2		473 MT. PLEASANT AVENUE	ARMALADEX, LLC.	90 FOREST AVENUE	ORADELL, NJ	07649	473 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	157	5		457 MT. PLEASANT AVENUE	DIENER MT PLEASANT ASSOCIATES LTD.	25 MAIN STREET, SUITE 200	HACKENSACK, NJ	07601	457 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	157.01	11		MT. PLEASANT AVENUE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK, N.J.	07114	Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	171.03	17		1001 PLEASANT VALLEY WAY	SCIBETTI, ROBERT	29 DAHLIA ST	STATEN ISLAND, NY	10312	1001 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	172.02	1		965 PLEASANT VALLEY WAY	965 PLEASANT VALLEY WAY, LLC.	1209 ORANGE STREET	WILMINGTON, DE	19801	965 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	172.02	4		977 PLEASANT VALLEY WAY	977-983 PLEASANT VALLEY WAY CO.	5 MARTINDALE RD.	SHORT HILLS, N.J.	07078	977 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	172.02	6		993 PLEASANT VALLEY WAY	IMMC993 LLC,	993 PLEASANT VALLEY	WEST ORANGE, NJ	07052	993 Pleasant Valley Way, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	172.02	8		1 LORELEI ROAD	JESTIN ASSOCIATES LLC	1 LORELEI ROAD	WEST ORANGE, NJ	07052	1 Lorelei Road, West Orange, NJ, 07052
West Orange Township	172.02	9		3 LORELEI ROAD	ROGERS, VERNIL L & BLANC, AYANNA M	3 LORELEI ROAD	WEST ORANGE, NJ	07052	3 Lorelei Road, West Orange, NJ, 07052
West Orange Township	172.02	10		5 LORELEI ROAD	SANTOS, JOSE & WENDOLYN	5 LORELEI RD	WEST ORANGE, NJ	07052	5 Lorelei Road, West Orange, NJ, 07052
West Orange Township	172.02	11		7 LORELEI ROAD	MORELOS, JOSE J GUEMES	7 LORELEI RD	WEST ORANGE, NJ	07052	7 Lorelei Road, West Orange, NJ, 07052
West Orange Township	172.02	12		9 LORELEI ROAD	ANTOINE, DUDLEY C. JR & WRIGHT, JAN	9 LORELEI ROAD	WEST ORANGE, NJ	07052	9 Lorelei Road, West Orange, NJ, 07052
West Orange Township	172.02	13		11 LORELEI ROAD	MULLINS, KAITLYN & TIZON, ARTHUR JR	11 LORELEI ROAD	WEST ORANGE, NJ	07052	11 Lorelei Road, West Orange, NJ, 07052
West Orange Township	172.02	16		127 ROOSEVELT AVENUE	CHARTON, AMBER & SMITH, ZACHARY	127 ROOSEVELT AVE	WEST ORANGE, NJ	07052	127 Roosevelt Avenue, West Orange, NJ, 07052
West Orange Township	172.03	1		491 MT. PLEASANT AVENUE	NIETO, PABLO & KATARINA	491 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052	491 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	172.03	2		491 MT. PLEASANT AVENUE	NIETO, PABLO & KATARINA	491 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052	491 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	172.03	18		14 LORELEI ROAD	ILOGIENBOH, CAROLINE	14 LORELEI ROAD	WEST ORANGE, N.J.	07052	14 Lorelei Road, West Orange, NJ, 07052
West Orange Township	172.03	19		12 LORELEI ROAD	ALARVA, RICHIE B & MARIA D L	12 LORELEI ROAD	WEST ORANGE, NJ	07052	12 Lorelei Road, West Orange, NJ, 07052
West Orange Township	172.03	20		10 LORELEI ROAD	HALL, KATHLEEN M.	2929 SE FRANKLIN STREET	PORTLAND, OR	97202	10 Lorelei Road, West Orange, NJ, 07052
West Orange Township	172.03	21		8 LORELEI ROAD	DELTZ, WILLIAM & DONNA	8 LORELEI ROAD	WEST ORANGE, N.J.	07052	8 Lorelei Road, 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 B

**NOTICE OF PUBLIC HEARING
TOWNSHIP OF WEST ORANGE
PLANNING BOARD**

PLEASE TAKE NOTICE that IMMC Health/CACS (the “Applicant”) has filed an application with the Planning Board of the Township of West Orange (the “Board”) seeking minor site plan approval and bulk variance relief with respect to certain property located at 993 Pleasant Valley Way, West Orange, New Jersey (the “Property”), which is designated as Block 172.02, Lot 6 on the Tax Map of the Township of West Orange (the “Township”), County of Essex, State of New Jersey. The Property is located in the Township’s B-2 Zone District.

The Applicant is seeking minor site plan approval from the Board to permit a second-story addition to the existing medical office building on the Property for use as a business office and residential unit. Additional related improvements to lighting, landscaping, parking, and signage are proposed. The proposed mixed-use development is permitted as a conditional use in the B-2 District.

The Applicant is seeking the following variances and/or waivers in conjunction with its application pursuant to N.J.S.A. 40:55D-70(c)(1) and/or (c)(2):

- 1) **§25-7.1(b) – Maximum Lot Coverage** – 60% permitted; 76.95% existing and proposed.
- 2) **§25-12.2(b) – Number of Parking Spaces** – 25 required for mixed-use; 21 spaces existing and proposed, with a shared parking arrangement.

In addition, to the extent deemed necessary, the Applicant is also requesting variance relief for the following pre-existing non-conforming site conditions:

- 1) **§25-12.1(1) – Location of parking spaces** – The ordinance permits off-street parking in the side or rear yard only. The property includes front yard parking spaces.
- 2) **§25-7.1 – Minimum Front Yard Setback** – 30’ required; 9.64’ existing and proposed (no change).
- 3) **§25-7.1 – Minimum Side Yard Corner** – 25’ required; 14.46’ existing and proposed (no change).
- 4) **§25-7.1 – Minimum Side Yard Buffer** – 50’ required; 48.5’ existing and proposed (no change).

In addition to the above approvals, the Applicant requests that the application be deemed amended to include, and that the Board grant any additional approvals, variances, exceptions, or design waivers determined to be necessary or desirable in the review and processing of this application, whether requested by the Applicant, the Board or otherwise.

A virtual public hearing has been scheduled for **December 4, 2024, at 7:30 p.m.**, at which time you may appear, either in person or by attorney, and present any objections or comments you may have regarding this matter.

The virtual meeting will be held online via a virtual platform. In order to participate in and/or view the meeting please utilize the following:

Link: <https://us06web.zoom.us/j/87985607107?pwd=H5soXE8X6kwr6f07jJTgb7LiOW6yfe.1>

Or, to participate via telephone:

Dial in +1 646 931 3860 US
Webinar ID: 879 8560 7107
Passcode: 879741

All maps and documents relating to this application are on file with the Township's administrative officer and will be available for public inspection by appointment only ten (10) days in advance of the meeting in the office of the Board Secretary located in the Municipal Building at 66 Main Street, West Orange, New Jersey 07052. To arrange a time and date to view the application documents, please contact the Board Secretary at 973-325-4111. As a courtesy to the public, the files can also be viewed on the Board's agenda which will be posted on the Township's website: <https://westorange.org/Archive.aspx?AMID=38>

This notice is being sent to you by the Applicant as required by the State of New Jersey's Municipal Land Use Law (N.J.S.A. 40:55D-10 and 12).

Derek W. Orth, Esq.
Inglesino Taylor
600 Parsippany Road, Suite 204
Parsippany, NJ 07054
Attorneys for IMMC Health/CACS

EXHIBIT C

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		
USPS® ARTICLE NUMBER		
9314 7877 0430 0128 6258 47		
Certified Mail Fee	\$ 4.85	
Return Receipt (Hardcopy)	\$ 4.10	
Return Receipt (Electronic)	\$ 0.00	
Certified Mail Restricted Delivery	\$ 0.69	
Postage	\$ 9.64	
Total Postage and Fees	\$	
Sent to: MC993 LLC, 993 Pleasant Valley West Orange, NJ 07052		
2433-06142-001 <u>Reference Information</u>		
PS Form 3800, Facsimile, July 2015		

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		
USPS® ARTICLE NUMBER		
9314 7877 0430 0128 6258 54		
Certified Mail Fee	\$ 4.85	
Return Receipt (Hardcopy)	\$ 4.10	
Return Receipt (Electronic)	\$ 0.00	
Certified Mail Restricted Delivery	\$ 0.69	
Postage	\$ 9.64	
Total Postage and Fees	\$	
Sent to: Armaladex, LLC. 90 Forest Avenue Oradell, NJ 07649		
2433-06142-002 <u>Reference Information</u>		
PS Form 3800, Facsimile, July 2015		

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		
USPS® ARTICLE NUMBER		
9314 7877 0430 0128 6258 61		
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Return Receipt (Hardcopy)	\$ 4.10	
Return Receipt (Electronic)	\$ 0.00	
Certified Mail Restricted Delivery	\$ 0.69	
Postage	\$ 9.64	
Total Postage and Fees	\$	
Sent to: Diener Mt Pleasant Associates LTD. 25 Main Street, Suite 200 Hackensack, NJ 07601		
2433-06142-003 <u>Reference Information</u>		
PS Form 3800, Facsimile, July 2015		

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only		
USPS® ARTICLE NUMBER		
9314 7877 0430 0128 6258 78		
Certified Mail Fee	\$ 4.85	
Return Receipt (Hardcopy)	\$ 4.10	
Return Receipt (Electronic)	\$ 0.00	
Certified Mail Restricted Delivery	\$ 0.69	
Postage	\$ 9.64	
Total Postage and Fees	\$	
Sent to: County of Essex 115 Clifton Avenue Newark, NJ 07114		
2433-06142-004 <u>Reference Information</u>		
PS Form 3800, Facsimile, July 2015		

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6258 85

Certified Mail Fee	\$	4.85
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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to: Schibetti, Robert
29 Dahlia St
Staten Island, NY 10312

2433-06142-005 Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6258 92

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to: Pleasant Valley Way, LLC.
1209 Orange Street
Wilmington, DE 19801

2433-06142-006 Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6259 08

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to: 983 Pleasant Valley Way Co.
5 Martindale Rd.
Short Hills, NJ 07078

2433-06142-007 Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6259 15

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to: Main Associates LLC
1 Lorelei Road
West Orange, NJ 07052

2433-06142-008 Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
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Certified Mail Fee	\$	4.85
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Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.69
Postage	\$	9.64
Total Postage and Fees	\$	



Sent to: Rogers, Vernil L & Blanc, Ayanna M
3 Lorelei Road
West Orange, NJ 07052

2433-06142-009 Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
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Certified Mail Fee	\$	4.85
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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.69
Postage	\$	9.64
Total Postage and Fees	\$	



Sent to: Santos, Jose & Wendolyn
5 Lorelei Rd
West Orange, NJ 07052

2433-06142-010 Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
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Certified Mail Fee	\$	4.85
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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.69
Postage	\$	9.64
Total Postage and Fees	\$	



Sent to: Morelos, Jose J Guemes
7 Lorelei Rd
West Orange, NJ 07052

2433-06142-011 Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6259 53

Certified Mail Fee	\$	4.85
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Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.69
Postage	\$	9.64
Total Postage and Fees	\$	



Sent to: Antoine, Dudley C. Jr & Wright, Jan
9 Lorelei Road
West Orange, NJ 07052

2433-06142-012 Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9314 7877 0430 0128 6259 60

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to: Martins, Kaitlyn & Tizon, Arthur Jr
11 Lorelei Road
West Orange, NJ 07052

Reference Information

2433-06142-013

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9314 7877 0430 0128 6259 77

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to: Harton, Amber & Smith, Zachary
127 Roosevelt Ave
West Orange, NJ 07052

Reference Information

2433-06142-014

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
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USPS® ARTICLE NUMBER

9314 7877 0430 0128 6259 84

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to: Nieto, Pablo & Katarina
491 Mt. Pleasant Avenue
West Orange, NJ 07052

Reference Information

2433-06142-015

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
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USPS® ARTICLE NUMBER

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Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to: Heigenboeh, Caroline
14 Lorelei Road
West Orange, NJ 07052

Reference Information

2433-06142-016

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6260 04

Certified Mail Fee	\$	4.85
		4.10
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.69
Postage	\$	9.64
Total Postage and Fees	\$	



Sender
Alarva, Richie B & Maria D L
12 Lorelei Road
West Orange, NJ 07052

2433-06142-017 Reference Information

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6260 11

Certified Mail Fee	\$	4.85
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Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.69
Postage	\$	9.64
Total Postage and Fees	\$	



Sender
Hall, Kathleen M.
2929 SE Franklin Street
Portland, OR 97202

2433-06142-018 Reference Information

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6260 28

Certified Mail Fee	\$	4.85
		4.10
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.69
Postage	\$	9.64
Total Postage and Fees	\$	



Sender
Deltz, William & Donna
8 Lorelei Road
West Orange, NJ 07052

2433-06142-019 Reference Information

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6260 35

Certified Mail Fee	\$	4.85
		4.10
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.69
Postage	\$	9.64
Total Postage and Fees	\$	



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

2433-06142-020 Reference Information

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6260 42

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



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

2433-06142-021 Reference Information

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6260 59

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to:
Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

2433-06142-022 Reference Information

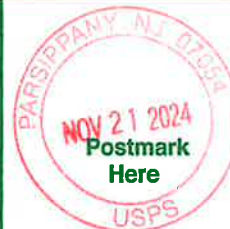
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6260 66

Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to:
Verizon
1 Verizon Way
Basking Ridge, NJ 07920-1025

2433-06142-023 Reference Information

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

USPS® ARTICLE NUMBER
9314 7677 0430 0128 6260 73

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

2433-06142-024 Reference Information

PS Form 3800, Facsimile, July 2015

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Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to:
Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

Reference Information

2433-06142-025

PS Form 3800, Facsimile, July 2015

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Return Receipt (Electronic)	\$	0.00
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Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to:
Commissioner
NJ Department of Transportation
1035 Parkway Ave, P.O. Box 600
Trenton, NJ 08625-0600

Reference Information

2433-06142-026

PS Form 3800, Facsimile, July 2015

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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to:
New Jersey Dept. of Transportation
1035 Parkway Avenue, P.O. Box 600
Trenton, NJ 08625-0600

Reference Information

2433-06142-027

PS Form 3800, Facsimile, July 2015

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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to:
New Jersey Department of State
State Planning Commission
225 West State Street
Trenton, NJ 08625-0820

Reference Information

2433-06142-028

PS Form 3800, Facsimile, July 2015

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Certified Mail Fee	\$	4.85
Return Receipt (Hardcopy)	\$	4.10
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.69
Total Postage and Fees	\$	9.64



Sent to:

Clerk, Township of West Orange
66 Main Street
West Orange, NJ 07052

Reference Information

2433-06142-029

EXHIBIT D

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:
IMMC

Notice Authentication Number:
202411211011228166867
2898209672

Notice URL:

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Notice Publish Date:

Thursday, November 21, 2024

Notice Content

NOTICE OF PUBLIC HEARING TOWNSHIP OF WEST ORANGE PLANNING BOARD PLEASE TAKE NOTICE that IMMC Health/CACS (the "Applicant") has filed an application with the Planning Board of the Township of West Orange (the "Board") seeking minor site plan approval and bulk variance relief with respect to certain property located at 993 Pleasant Valley Way, West Orange, New Jersey (the "Property"), which is designated as Block 172.02, Lot 6 on the Tax Map of the Township of West Orange (the "Township"), County of Essex, State of New Jersey. The Property is located in the Township's B-2 Zone District. The Applicant is seeking minor site plan approval from the Board to permit a second-story addition to the existing medical office building on the Property for use as a business office and residential unit. Additional related improvements to lighting, landscaping, parking, and signage are proposed. The proposed mixed-use development is permitted as a conditional use in the B-2 District. The Applicant is seeking the following variances and/or waivers in conjunction with its application pursuant to N.J.S.A. 40:55D-70(c)(1) and/or (c)(2): 1) 25-7.1(b) Maximum Lot Coverage 60% permitted; 76.95% existing and proposed. 2) 25-12.2(b) Number of Parking Spaces 25 required for mixed-use; 21 spaces existing and proposed, with a shared parking arrangement. In addition, to the extent deemed necessary, the Applicant is also requesting variance relief for the following pre-existing non-conforming site conditions: 1) 25-12.1(1) Location of parking spaces The ordinance permits off-street parking in the side or rear yard only. The property includes front yard parking spaces. 2) 25-7.1 Minimum Front Yard Setback 30' required; 9.64' existing and proposed (no change). 3) 25-7.1 Minimum Side Yard Corner 25' required; 14.46' existing and proposed (no change). 4) 25-7.1 Minimum Side Yard Buffer 50' required; 48.5' existing and proposed (no change). In addition to the above approvals, the Applicant requests that the application be deemed amended to include, and that the Board grant any additional approvals, variances, exceptions, or design waivers determined to be necessary or desirable in the review and processing of this application, whether requested by the Applicant, the Board or otherwise. A virtual public hearing has been scheduled for December 4, 2024, at 7:30 p.m., at which time you may appear, either in person or by attorney, and present any objections or comments you may have regarding this matter. The virtual meeting will be held online via a virtual platform. In order to participate in and/or view the meeting please utilize the following: Link: <https://us06web.zoom.us/j/87985607107?pwd=H5soXE8X6kwr6f07jTgb7LiOW6yfe.1> Or, to participate via telephone: Dial in +1 646 931 3860 US Webinar ID: 879 8560 7107 Passcode: 879741 All maps and documents relating to this application are on file with the Township's administrative officer and will be available for public inspection by appointment only ten (10) days in advance of the meeting in the office of the Board Secretary located in the Municipal Building at 66 Main Street, West Orange, New Jersey 07052. To arrange a time and date to view the application documents, please contact the Board Secretary at 973-325-4111. As a courtesy to the public, the files can also be viewed on the Board's agenda which will be posted on the Township's website: <https://westorange.org/Archive.aspx?AMID=38> This notice is being sent to you by the Applicant as required by the State of New Jersey's Municipal Land Use Law (N.J.S.A. 40:55D-10 and 12). Derek W. Orth, Esq. Inglesino Taylor 600 Parsippany Road, Suite 204 Parsippany, NJ 07054 Attorneys for IMMC Health/CACS 11/21/2024 \$142.76