



State of New Jersey,) ss

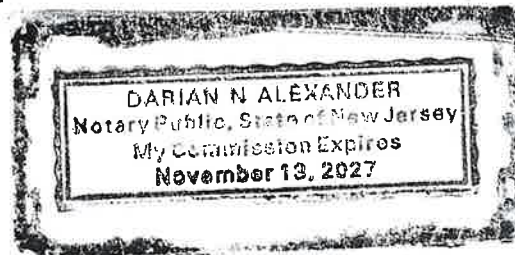
County of Middlesex)

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 11/21/2024


Principal Clerk of the Publisher

Sworn to and subscribed before me this 21th day of November 2024


Notary Public

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; 14.46' existing and proposed (no change).

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).

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11/21/2024	Public Meetings NJ	NOTICE OF PUBLIC HEARING TOWNSHIP OF WEST ORANGE	1662-07158	
Ad Size				
1 x 166 L				
Affidavit Fee - 11/21/2024				100.00
Basic Ad Charge - 11/21/2024				142.76
Total				\$242.76
Amount Due				\$242.76

CLAIMANTS CERTIFICATION AND DECLARATION	
I do solemnly declare and certify under the penalties of law that this bill or invoice is correct in all its particulars, that the goods have been furnished or services have been rendered as stated herein, that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim, that the amount herein stated is justly due and owing, and that the amount charged is a reasonable one.	
Date: 11/21/2024	Fed ID#: 13-4123607
Signature: <u>Chris Tighe</u>	Official Position: AR Manager
CERTIFICATION BY RECEIVING AGENCY	CERTIFICATION BY APPROVAL OFFICIAL
I, having knowledge of the facts, certify and declare that the goods have been received or the services rendered and are in compliance with the specifications or other requirements, and said certification is based on signed delivery slips or other reasonable procedures or verifiable information.	I certify and declare that this bill or invoice is correct, and that sufficient funds are available to satisfy this claim. The Payment shall be chargeable to:
	Appropriation Account(s) and Amounts Charged: P.O.#:
Signature: _____	Signature: _____
Title: _____	Date: _____

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