

Hearing Date:

December 19, 2024

In the Matter of the Application of Aaron Friedman for a Soil Removal Permit for a proposed single family residential dwelling located at 10 Ridge Road, West Orange, New Jersey also referred to on the official Township tax maps as Block 80.03, Lot 10.

AFFIDAVIT OF PROOF OF SERVICE AND PUBLICATION

NATALIE MERCADO, being of full age, says under oath:

1. I am an Executive Assistant at the law firm Mandelbaum Barrett PC attorneys for the applicant Aaron Friedman. I make this Affidavit in support of the application for a Soil Removal Permit.

2. On November 21, 2024, by certified mail, return receipt requested, return receipt requested, I caused the attached form of public notice (**Exhibit A**) to be served on those owners of real property within 200 feet of the above-described property upon whom service must be had, with said owners being determined from the attached certified list of property owners within 200 feet of the subject property furnished by Jacob Nieman, Tax Assessor, for the Township of West Orange (**Exhibit B**).

3. On November 21, 2024, by certified mail, return receipt requested, I caused the attached form of public notice (**Exhibit A**) to be served on all public utilities and cable television operators servicing the property, military facility commanders, and those who have expressed an interest in receiving notices and have registered with the Township of West Orange to receive such notices, or having facilities located within 200 feet of the property, said list being determined from the attached list furnished by Jacob Nieman, Tax Assessor, for the Township of West Orange (**Exhibit B**).

4. Photocopies of the proofs of certified mailings are attached hereto as **Exhibit C**.

5. Legal notice was published in the Thursday, November 28, 2024, issue of the West Orange Chronicle. A proof of publication by way of an Affidavit of Publication is attached hereto as **Exhibit D**.

I further certify that the foregoing statements are true and that if any of the statements above are willfully false, I am subject to punishment.

Mercado

Natalie Mercado
Executive Assistant to Barry Mandelbaum, Esq.
Mandelbaum Barrett PC
Attorneys for the Applicant

Sworn to and Subscribed before me
this 4th day of December 2024.

Christina Y Rodriguez
Notary Public

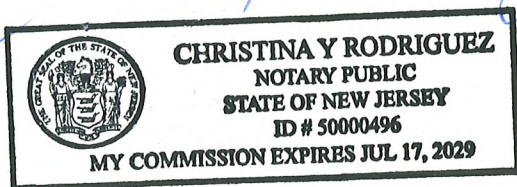


EXHIBIT A

NOTICE OF PUBLIC HEARING ZONING BOARD OF ADJUSTMENT OF ESSEX COUNTY, NEW JERSEY

PLEASE TAKE NOTICE that on Thursday, December 19, 2024 at 8:00 PM in the Township of West Orange Municipal Building, 66 Main Street, West Orange, New Jersey 07052, a public hearing will be held before the Zoning Board of Adjustment of the Township of West Orange, at which hearing the application of Aaron Friedman (the "Applicant") for a Soil Removal Permit for a proposed single family residential dwelling is scheduled to be heard at which time and place all interested persons may be heard personally, by a Zoom meeting, or by an attorney representing you and may present any questions or objections to the granting of this application. The subject property is known as Block 80.03, Lot 10 on the Official Tax Map of the Township of West Orange and has a street address of 10 Ridge Road (the "Property") and consist of approximately 251,368 sq. ft. on 5.77 acres. The Property is located in a residential zone. The Applicant may seek any additional waivers as required by law or by the Township of West Orange Zoning Board of Adjustment.

The application filed by the Applicant will be on file with the Township of West Orange Zoning Board of Adjustment located at 66 Main Street, West Orange, New Jersey 07052 and 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 to set up a time and date to view the documents.

West Orange Township Zoning Board Meeting
December 19, 2024 8:00 p.m.
Dial In: 1-646-931-3860
Web Link: <https://us06web.zoom.us/j/86772821170?pwd=AUZDXXp0S3PulsCHUuUCARuw191iUb.1>
Webinar ID: 867 7282 1170
Password: 879299

BARRY R. MANDELBAUM, ESQUIRE
Mandelbaum Barrett PC
3 Becker farm Road, Suite 105
Roseland, New Jersey 07068
Tel. 973-243-7920
Fax. 973-325-7467
Email: bmandelbaum@mblawfirm.com
Attorney for Applicant Aaron Friedman

EXHIBIT B

created on 10/10/2024

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	Parcel	Owner	Address	County	Zip	Adjacent Parcel
West Orange Township	80.03	10	10 RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039	10 Ridge Road, West Orange, NJ, 07052

§

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

Adjoining Properties (5)

Municipality	Block	Lot	Parcel	Owner	Address	County	Zip	Adjacent Parcel
West Orange Township	80.03	5	20 RIDGE ROAD	MOUNTAIN RESOURCES LLC	20 RIDGE RD	WEST ORANGE, NJ	07052	20 Ridge Road, West Orange, NJ, 07052
West Orange Township	80.03	10	10 RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039	10 Ridge Road, West Orange, NJ, 07052
West Orange Township	80.03	21	2 RIDGE ROAD	MOUNTAIN RESOURCES CORP.	PO BOX 1874	LIVINGSTON, NJ	07039	2 Ridge Road, West Orange, NJ, 07052
West Orange Township	80.03	36	200 MT. PLEASANT AVENUE	CREST RIDGE REALTY, LLC	2 EXECUTIVE DRIVE #430	FORT LEE, NJ	07024	200 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	82.03	27	510-520 PROSPECT AVE.	BREA WOLF EMBERTUS, LLC/RECOVA	PO BOX 2447	SPOKANE, WA	99210	510-520 Prospect Ave., West Orange, NJ, 07052

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
540 Broad Street
Newark, NJ 07101

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

F:\Forms & Awards\PH FORMS\Utilities.docx

EXHIBIT C

2025 0950 0001 6592 5240

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

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

OFFICIAL USE

Certified Mail Fee

Postmark Here

Total Postage

Sent to: Mountain RSCS LLC
20 Ridge Road
West Orange, New Jersey 07052
City, State

2025 0950 0001 6592 5172

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OFFICIAL USE

Certified Mail Fee

Postmark Here

Total Postage

Sent to: Public Services Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, New Jersey 07102
City, State

2025 0950 0001 6592 5226

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OFFICIAL USE

Certified Mail Fee

Postmark Here

Total Postage

Sent to: Joint Meeting of Essex and Union
Conferences
500 South First Street
Elizabeth, New Jersey 07202
City, State

2025 0950 0001 6592 5233

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Total Postage

Sent to: City of Orange Township
29 North Day Street
Orange, New Jersey 07050
City, State

2025 0950 0001 6592 5202

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Sent to: Verizon
540 Broad Street
Newark, New Jersey 07101
City, State

2025 0950 0001 6592 5214

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Total Postage

Sent to: Township of West Orange
Municipal Building
66 Main Street
West Orange, New Jersey 07052
City, State

7021 0950 0001 6592 5169

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☐ Registered Mail™
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☐ Signature Required
☐ Restricted Delivery
☐ Adult Signature Required
☐ Signature Restricted Delivery

Total Postage: \$1.00

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

City/State/Zip: 07078

7021 0950 0001 6592 5196

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☐ Signature Required
☐ Restricted Delivery
☐ Adult Signature Required
☐ Signature Restricted Delivery

Total Postage: \$1.00

To: Comcast Cablevision
800 Rahway Avenue
Union, New Jersey 07083

City/State/Zip: 07083

7021 0950 0001 6592 5214

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☐ Restricted Delivery
☐ Adult Signature Required
☐ Signature Restricted Delivery

Total Postage: \$1.00

To: Crest Ridge Realty, LLC
2 Executive Drive, #430
Fort Lee, New Jersey 07024

City/State/Zip: 07024

7021 0950 0001 6592 5257

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☐ Restricted Delivery
☐ Adult Signature Required
☐ Signature Restricted Delivery

Total Postage: \$1.00

To: Mountain Resources Corp.
P.O. Box 1874
Livingston, New Jersey 07039

City/State/Zip: 07039

7021 0950 0001 6592 5271

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☐ Restricted Delivery
☐ Adult Signature Required
☐ Signature Restricted Delivery

Total Postage: \$1.00

To: Brea WO Emeritus, LLC % Ecova 3349
P.O. Box 2447
Spokane, Washington 99210

City/State/Zip: 99210

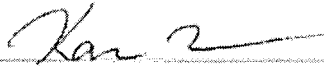
EXHIBIT D

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

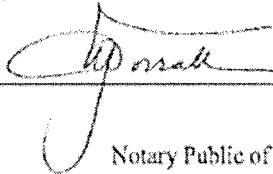
SS:

Karen Hoffman of Worrall Community Newspapers Inc,
being duly sworn according to law, states on oath, that a
notice of which the annexed is a true copy, was published in
the *West Orange Chronicle*, a public newspaper published at
West Orange, New Jersey, in its issue of November 27, 2024
making 1 insertion in all.



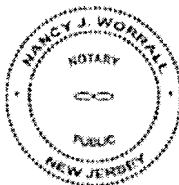
Sworn and subscribed before me this 27th day of

November, 2024.



Notary Public of New Jersey

NANCY J. WORRALL
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 19, 2029



WEST ORANGE
ZONING BOARD OF ADJUSTMENT OF ESSEX COUNTY, NEW JERSEY

PLEASE TAKE NOTICE that on Thursday, December 19, 2024 at 3:00 PM in the Township of West Orange Municipal Building, 65 Main Street, West Orange, New Jersey 07092, a public hearing will be held before the Zoning Board of Adjustment of the Township of West Orange, at which hearing the application of Aaron Friedman (the "Applicant") for a Split Removal Permit for a proposed single family residential dwelling is scheduled to be heard at a Zoom meeting, or by an agency representing you, and may present any questions or objections to the granting of this application. The subject property is known as Block R003, Lot 10 on the Official Tax Map of the Township of West Orange and has a total area of 12 Ridge Road (the "Property") and consists of approximately 25,000 sq. ft. of 8.71 acres. The Property is located in a residential zone. The Applicant may seek any additional waivers as required by law or by the Township of West Orange Zoning Board of Adjustment. The application filed by the Applicant will be on file with the Township of West Orange Zoning Board of Adjustment located at 65 Main Street, West Orange, New Jersey 07092 and 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 973-426-4108 to set up a time and date to view the documents.

West Orange Township Zoning Board Meeting
December 19, 2024 at 3:00 p.m.

Call at: 1-848-931-3843
Web Link: <https://www.westorange-nj.gov/DocumentCenter/View/11202644-AIPDX-2024-13>
ORANGE NJ 07092
Webster ID: 11772721170
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Mandelbaum Barron PC
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Roseland, New Jersey 07068
Tel: 973-245-7487
Fax: 973-245-7487

Email: harry.mandelbaum@mandelbaumbaron.com
Attorney for Applicant Aaron Friedman
E127007 WOC November 27, 2024 (\$50.00)