

BITTIGER ELIAS TRIOLO & DIEHL P.C.  
12 ROUTE 17 NORTH, SUITE 206  
PARAMUS, NEW JERSEY 07652  
TELEPHONE: (201) 438-7770  
FACSIMILE: (201) 438-5726  
Attorneys for Applicant, The WayMaker LLC

In the Matter of the Application for

The WayMaker LLC  
RE: 40 Eagle Ridge Way  
Block 106, Lot 20.03  
Hearing: January 22, 2025

TOWNSHIP OF WEST ORANGE

**AFFIDAVIT OF MAILING  
AND PUBLICATION**

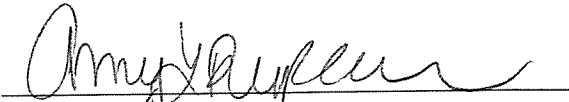
STATE OF NEW JERSEY    }  
                                              } SS:  
COUNTY OF BERGEN        }

AMY L. RUPLALL, of full age, being duly sworn according to law upon her oath,  
deposes and says:

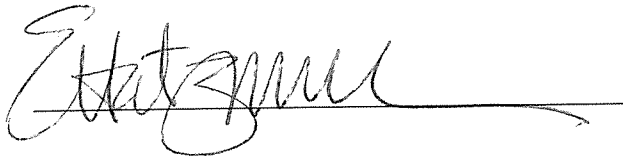
1. I am a paralegal employed by Bittiger Elias Triolo & Diehl P.C. attorneys for the Applicant in the above-entitled matter that is scheduled to be heard on January 22, 2025.
2. On September 18, 2024, at least ten (10) days before the hearing, I had five (5) copies of the Plans delivered to the Township of West Orange via hand delivery.
3. On January 10, 2025, at least ten (10) days before this hearing, I gave personal notice to all property owners located within two-hundred (200) feet of the property affected by this Application in the Township of West Orange as well as to all utility companies providing service to the Township of West Orange. Said notice was provided by mailing a notice (a true and correct copy of which is annexed hereto as "Exhibit A") to the parties set forth in the Certified Property Owners List and Utility Listing provided by the Tax Assessor of the Township of West Orange (a true and correct copy of which is annexed hereto as "Exhibit B") by certified mail, return receipt requested, with required postage thereon. Annexed as "Exhibit C" are the certified mail receipts demonstrating the certified mailing to the property owners and utility companies in the Township of West Orange.

4. On January 8, 2025, at least ten (10) days before the hearing, we published the Public Notice in The Star Ledger. Annexed hereto as "Exhibit D" is the Affidavit of Publication relative to same.

5. Additionally, as a courtesy, the Public Notice was published in the West Orange Chronicle. Annexed hereto as "Exhibit E" is the Affidavit of Publication relative to same.

  
AMY L. RUPLALL

Sworn and subscribed to before me on this  
17<sup>th</sup> day of January, 2025



Evdoxia Hatzioannou  
Notary Public, State of New Jersey  
My Commission Expires  
October 9, 2026

# EXHIBIT A

**TOWNSHIP OF WEST ORANGE  
WEST ORANGE PLANNING BOARD**

**PLEASE TAKE NOTICE** that a Planning Board hearing has been scheduled for **January 22, 2025 at 8:00 PM VIA A ZOOM HEARING**, at which time the West Orange Planning Board will consider the following Application:

1. Name of Applicant and Property Owner is **TheWayMaker LLC**.
2. Property to which the Application applies is **40 Eagle Ridge Way**
3. The Property is also known as **Lot 20.03 in Block 106**.
4. The nature of the Application is for Site Plan approval to:
  - (a) install additional stormwater control devices under the rear yard to add to the previously approved, inspected and installed ten seepage pit structures and grade the rear yard area; and
  - (b) construct a code compliant two-tier retaining wall in the rear of the property; and
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  - (d) replace the impervious macadam driveway with pervious pavers; and
  - (e) sod and plant some landscaping in the yard.
5. There are no variances required.
6. The property is developed with a single-family home with a pool and pool house that were constructed pursuant to permits issued by the Township of West Orange.
7. Applicant shall also seek such permits, variances, waivers and/or exceptions which may become evident during the hearing and necessary for approval.

When the case is called, you may appear on zoom personally or by an attorney, at which time you may question the Applicant's witnesses and/or present any testimony which you may have concerning the Application. Below are your instructions for participating in the hearing:

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/84512234746?pwd=MadTsug2VnolTslgYHGAXONVnhO6iQ.1>

Passcode:149558

Join via audio: +1 646 931 3860 US

Webinar ID: 845 1223 4746 Passcode: 149558

All documents relating to this Application can be inspected in the office of the Building Department in the West Orange Township Hall 66 Main Street, West Orange NJ between 9 AM and 3 PM Monday through Friday.

Respectfully submitted,  
**PRISCILLA J. TRIOLO, ESQ.**  
Bittiger Elias Triolo & Diehl P.C.  
Attorney for the Applicant

# EXHIBIT B

**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

# 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 | 106   | 20.03 |           | 40 EAGLE RIDGE WAY | WAYMAKER LLC, | 40 EAGLE RIDGE WAY | WEST ORANGE, NJ | 07052     | 40 Eagle Ridge Way, West Orange, NJ, 07052 |

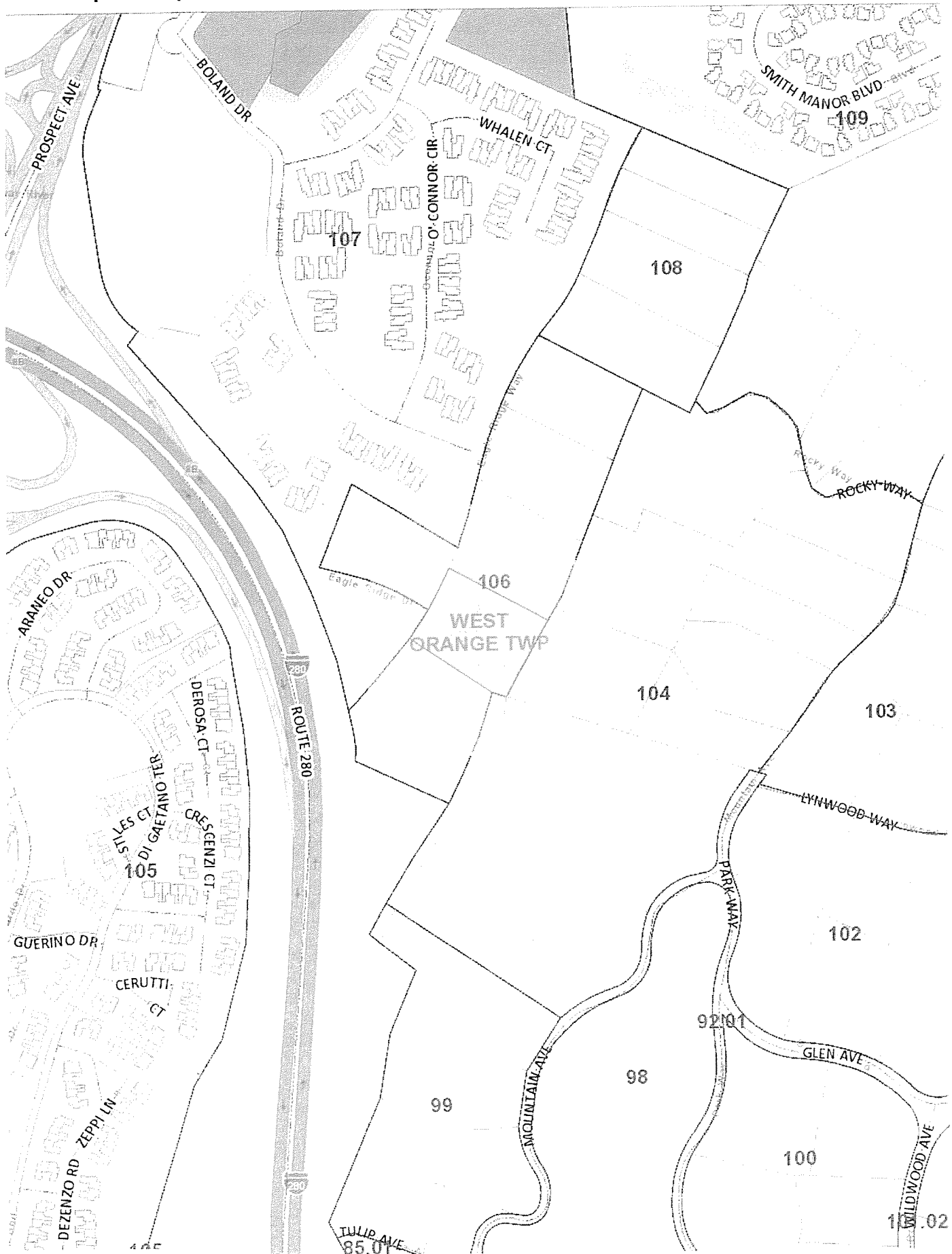
§

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

#### Adjoining Properties (9)

| Municipality         | Block | Lot   | Qualifier | Parcel Address          | Owner Name                       | Owner Street            | Owner CityState   | Owner Zip | Property Mailing                                |
|----------------------|-------|-------|-----------|-------------------------|----------------------------------|-------------------------|-------------------|-----------|-------------------------------------------------|
| West Orange Township | 104   | 10    |           | 45 MOUNTAIN AVENUE      | SCHINMAN, RYAN (TR)              | 45 MOUNTAIN AVENUE      | WEST ORANGE, NJ   | 07052     | 45 Mountain Avenue, West Orange, NJ, 07052      |
| West Orange Township | 104   | 10.31 |           | 29 MOUNTAIN AVENUE REAR | KESSLER, ANDREW & JANE NEWMAN    | 29 MOUNTAIN AVENUE      | WEST ORANGE, NJ   | 07052     | 29 Mountain Avenue Rear, West Orange, NJ, 07052 |
| West Orange Township | 104   | 10.32 |           | 25 MOUNTAIN AVENUE      | 66FGP LLC                        | 1967 WEHRLE DR, #1 #086 | BUFFALO, NY       | 14221     | 25 Mountain Avenue, West Orange, NJ, 07052      |
| West Orange Township | 104   | 11    |           | LLEWELLYN PARK          | TRUSTEES LLEWELLYN PARK          | 1 PARK WAY              | WEST ORANGE, N.J. | 07052     | Llewellyn Park, West Orange, NJ, 07052          |
| West Orange Township | 106   | 20.01 |           | 38 EAGLE RIDGE WAY      | DMITRIEV, DENIS KONSTANTINOVITCH | 38 EAGLE RIDGE WAY      | WEST ORANGE, NJ   | 07052     | 38 Eagle Ridge Way, West Orange, NJ, 07052      |
| West Orange Township | 106   | 20.02 |           | 41 EAGLE RIDGE WAY      | 41 ERW WO LLC                    | 41 EAGLE RIDGE WAY      | WEST ORANGE, NJ   | 07052     | 41 Eagle Ridge Way, West Orange, NJ, 07052      |
| West Orange Township | 106   | 20.03 |           | 40 EAGLE RIDGE WAY      | WAYMAKER LLC,                    | 40 EAGLE RIDGE WAY      | WEST ORANGE, NJ   | 07052     | 40 Eagle Ridge Way, West Orange, NJ, 07052      |
| West Orange Township | 106   | 24.01 |           | 42 EAGLE RIDGE WAY      | WAYSTONE REALTY LLC              | 40 EAGLE RIDGE WAY      | WEST ORANGE, NJ   | 07052     | 42 Eagle Ridge Way, West Orange, NJ, 07052      |
| West Orange Township | 107   | 1.04  |           | BOLAND DRIVE            | THE POINTE AT CRYSTAL LAKE       | BOLAND DRIVE            | WEST ORANGE, NJ   | 07052     | Boland Drive, West Orange, NJ, 07052            |

# Buffer Report - Map



# EXHIBIT C

9589 0710 5270 1847 2419 12

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

Certified Mail Fee

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

- ☐ Return Receipt (hardcopy) \$  
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☐ Adult Signature Restricted Delivery \$

Postage

\$ Total Postage

\$ Sent To

Street and A

City, State, Z

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

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

9589 0710 5270 1847 2419 82

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City, State, Z

**Verizon**  
**1 Verizon Way**  
**Basking Ridge, NJ 07920**

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City, State, Z

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

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Street and A

City, State, Z

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

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9589 0710 5270 1847 2419 99

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City, S

**Comcast Cablevision**  
**800 Rahway Avenue**  
**Union, NJ 07083**

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City, State

**Ryan Schinman**  
**45 Mountain Avenue**  
**West Orange, NJ 07052**

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 City, State, ZIP

**Andrew Kessler & Jane Newman**  
**29 Mountain Avenue**  
**West Orange, NJ 07052**

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 City, State

**Denis Konstantinovitch Dmitriev**  
**38 Eagle Ridge Way**  
**West Orange, NJ 07052**

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 City, State, ZIP

**66FGP LLC**  
**1967 Wehrle Dr #1 #086**  
**Buffalo, NY 14221**

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

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 City, State

**41 ERW WO LLC**  
**41 Eagle Ridge Way**  
**West Orange, NJ 07052**

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 Total Postage \$  
 Sent To  
 Street and Apt.  
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**Trustees Llewellyn Park**  
**1 Park Way**  
**West Orange, NJ 07052**

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 City, Si

**Waymaker LLC**  
**40 Eagle Ridge Way**  
**West Orange, NJ 07052**

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

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☐ Adult Signature Restricted Delivery \$

Postage  
\$  
Total Postage \$

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Street and A  
City, State, ZIP

Waystone Realty LLC  
40 Eagle Ridge Way  
West Orange, NJ 07052

Postmark  
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Total Postage \$

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City, State, ZIP

The Pointe at Crystal Lake  
Boland Drive  
West Orange, NJ 07052

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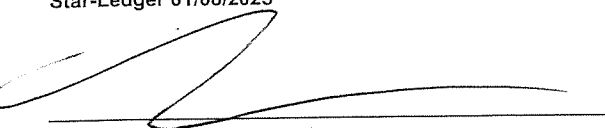
# EXHIBIT D



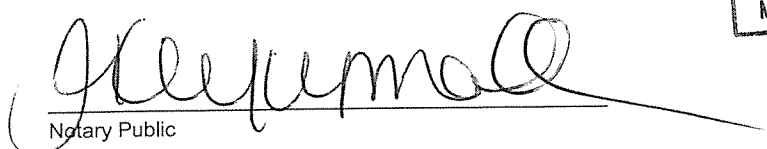
State of New Jersey,) ss  
County of Hunterdon)

Loretta Doran 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 01/08/2025

  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 9th day of January 2025

  
Notary Public



**TOWNSHIP OF WEST ORANGE  
WEST ORANGE PLANNING BOARD**

**PLEASE TAKE NOTICE** that a Planning Board hearing has been scheduled for January 22, 2025 at 8:00 PM VIA A ZOOM HEARING, at which time the West Orange Planning Board will consider the following Application:

1. Name of Applicant and Property Owner is TheWayMaker LLC.

2. Property to which the Application applies is 40 Eagle Ridge Way

3. The Property is also known as Lot 20.03 in Block 106.

4. The nature of the Application is for Site Plan approval to:

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Passcode:149558

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Respectfully submitted,  
PRISCILLA J. TRIOLO, ESQ.

Bittiger Elias Triolo & Diehl P.C.  
Attorney for the Applicant

1/8/25

\$113.03

# **EXHIBIT E**

# Affidavit of Publication

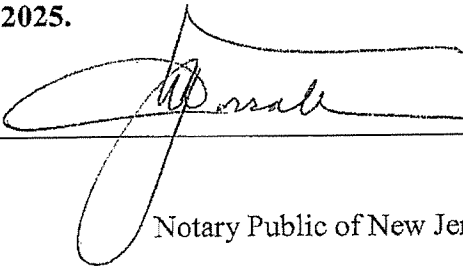
STATE OF NEW JERSEY  
COUNTY OF ESSEX

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 **January 16, 2025**  
making **1** insertion in all.

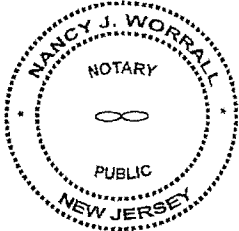


Sworn and subscribed before me this **16<sup>th</sup>** day of  
**January, 2025.**



Notary Public of New Jersey

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



## WEST ORANGE

### TOWNSHIP OF WEST ORANGE WEST ORANGE PLANNING BOARD

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Passcode: 149558  
Join via audio: +1 646 931 3860 US  
Webinar ID: 845 1223 4748 Passcode: 149558

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Building Department in the West Orange Township Hall 66 Main Street, West  
Orange NJ between 9 AM and 5 PM Monday through Friday.

Respectfully submitted,  
**PRISCILLA J. TRIOLO, ESQ.**  
Bittiger Elias Triolo & Diehl P.C.  
Attorney for the Applicant

E136501 WOC January 16, 2025 (\$41.04)