

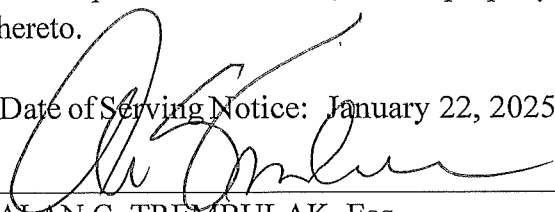
PLANNING BOARD
TOWNSHIP OF WEST ORANGE

Application No. PB-24-14 Applicant: 172-174 Main Street LLC

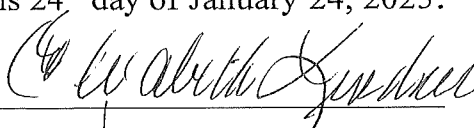
STATE OF NEW JERSEY
COUNTY OF ESSEX

ALAN G. TREMBULAK, Esq., of full age, being duly sworn according to law, deposes and says, that he maintains an office at 363 Bloomfield Avenue, in the Township of Montclair, County of Essex and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Planning Board of West Orange Township, New Jersey being an application under the Zoning Ordinance, and which has the application No. PB-24-14 and relates to premises commonly known as 172-174 Main Street and designated as Block 89 Lot 6 on the West Orange Tax Map, and that on January 22, 2025, he gave written notice of the hearing of this application, by certified mail, return receipt requested, to each and all of the persons to whom notice must be given in the required form and according to the attached list. Copies of the Notice, list of property owners and certified mail receipts are attached hereto.

Date of Serving Notice: January 22, 2025


ALAN G. TREMBULAK, Esq.
Attorney for the Applicant

Sworn to and Subscribed before me
this 24th day of January 24, 2025.


Notary Public of the State of New Jersey

ELIZABETH K. LINDNER
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 10/21/2025

LEGAL NOTICE
Township Of West Orange
Planning Board

PLEASE TAKE NOTICE that on February 5, 2025 at 7:30 p.m. the Planning Board of the Township of West Orange (the "Planning Board" or the " Board ") will hold a remote public hearing, pursuant to the instructions set forth below, in connection with property located at 172-174 Main Street, which property is designated as Block 89 Lot 6 on the West Orange Tax Maps (hereinafter referred to as the "Property"). The property is located in the B-1 (Retail Business) Zoning District of the Township of West Orange.

The Applicant, 172-174 Main Street LLC, has applied to the planning board for conditional use approval and preliminary and final site plan approval to construct a third-floor addition to an existing two-story building and convert the building to a mixed-use building. The proposed mixed-use building will contain approximately 2,824 square feet of office space on the first floor, which will be subdivided into two (2) tenant spaces, and a total of seven (7) residential dwelling units on the second and third floors. Twenty-six (26) existing on-site parking spaces will be provided.

In connection with the proposed subdivision, the Applicant has also applied for the following variances:

- (a) A variance from West Orange Zoning Ordinance §25-7.1, Part B, to permit a three-story building whereas the ordinance permits a maximum of 2½ stories;
- (b) A variance from West Orange Zoning Ordinance §25-7.1, Part B, to permit a rear yard setback of 6.54 feet whereas the ordinance requires a minimum rear yard setback of 30 feet. This is an existing nonconforming condition.
- (c) A variance from West Orange Zoning Ordinance §25-7.1, Part B to permit lot coverage of 84.2% whereas the ordinance provides for a maximum lot coverage of 75%. This is an existing nonconforming condition.

The Applicant also requests any other variances, approvals, waivers or exceptions that may be required or are determined to be required in connection with this application.

Instructions to Join Remote Hearing:

The remote public hearing is being held in lieu of an in-person public hearing and will be held by remote access only. During the hearing, any interested party, directly or by attorney, will have an opportunity to view the hearing in its entirety, and be heard (ask questions, provide comments or offer evidence). Members of the public will be provided with instructions during the meeting on how to participate.

You may participate in the hearing on the scheduled date and time through the web via the Zoom video conference platform or by telephone by using the following options set forth below. Please note, however, that if you participate solely by telephone, you will not be able to view the visual materials that may be displayed during the course of the hearing, and therefore, web participation is preferred.

1. Computer/Mobile Device (by entering the following link):

<https://us06web.zoom.us/j/82355122434?pwd=cilSiA3bSowlsb9SxPbMheqCWLM5fg.1>

Webinar ID: 823 5512 2434

Password: 987561

2. Telephone: Dial In: 1-646-931-3860 Webinar ID: 823 5512 2434 Password: 987561

Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing *9 on their telephone and waiting for the host to unmute them.

Please contact the Office of the Planning Board Secretary in advance of the meeting if you need assistance in order to access the virtual meeting.

All documents filed by the Applicant in connection with this application will be on file and available for public inspection no later than ten (10) days in advance of the hearing date. The application materials may be viewed in the Office of the Planning Board Secretary located at 66 Main Street, West Orange, New Jersey 07052, during regular business hours, excluding holidays, and may also be accessed on the Township of West Orange website under the February 5, 2025 agenda at: <https://www.westorange.org/>

The agenda for the Board's February 5, 2025 meeting will also contain hyperlinks to join the meeting virtually and to view the application materials. The Board's agenda may be found on the Township of West Orange website, Planning & Development Department, Planning Board division page at: <http://westorange.org/>

To verify the hours to view the application materials in person, or if you are having trouble accessing the application materials online, please contact the Planning Board Secretary.

Members of the public who anticipate undertaking cross-examination, introducing evidence and/or making public comment on the application are encouraged, but not required, to advise the Board Secretary in advance of the meeting date, to ensure technological need are accommodated and to further ensure that documents which will be referenced during the hearing are available for review by all participants.

The Planning Board Secretary is Jamilet Vite. She may be reached by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday between the hours of 8:30 am. to 4:30 pm, excluding holidays. You may also contact the Applicant's attorney, Alan G. Trembulak, Esq. for information and documents related to the application using the telephone number and/or email address provided below.

Alan G. Trembulak, Esq.
Montclair Real Estate Law Group
363 Bloomfield Avenue | Suite 2C | Montclair | NJ | 07042
Direct Dial: 973-746-7500
Office (973) 744-2100 Ext. 351
Email: atrembulak@montclairlaw.com

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 City/State	Owner Zip	Property Mailing
West Orange Township	89	6		172-174 MAIN STREET	172-174 MAIN STREET LLC	172-174 MAIN ST	WEST ORANGE NJ	07052	172-174 Main Street, West Orange, NJ, 07052

§

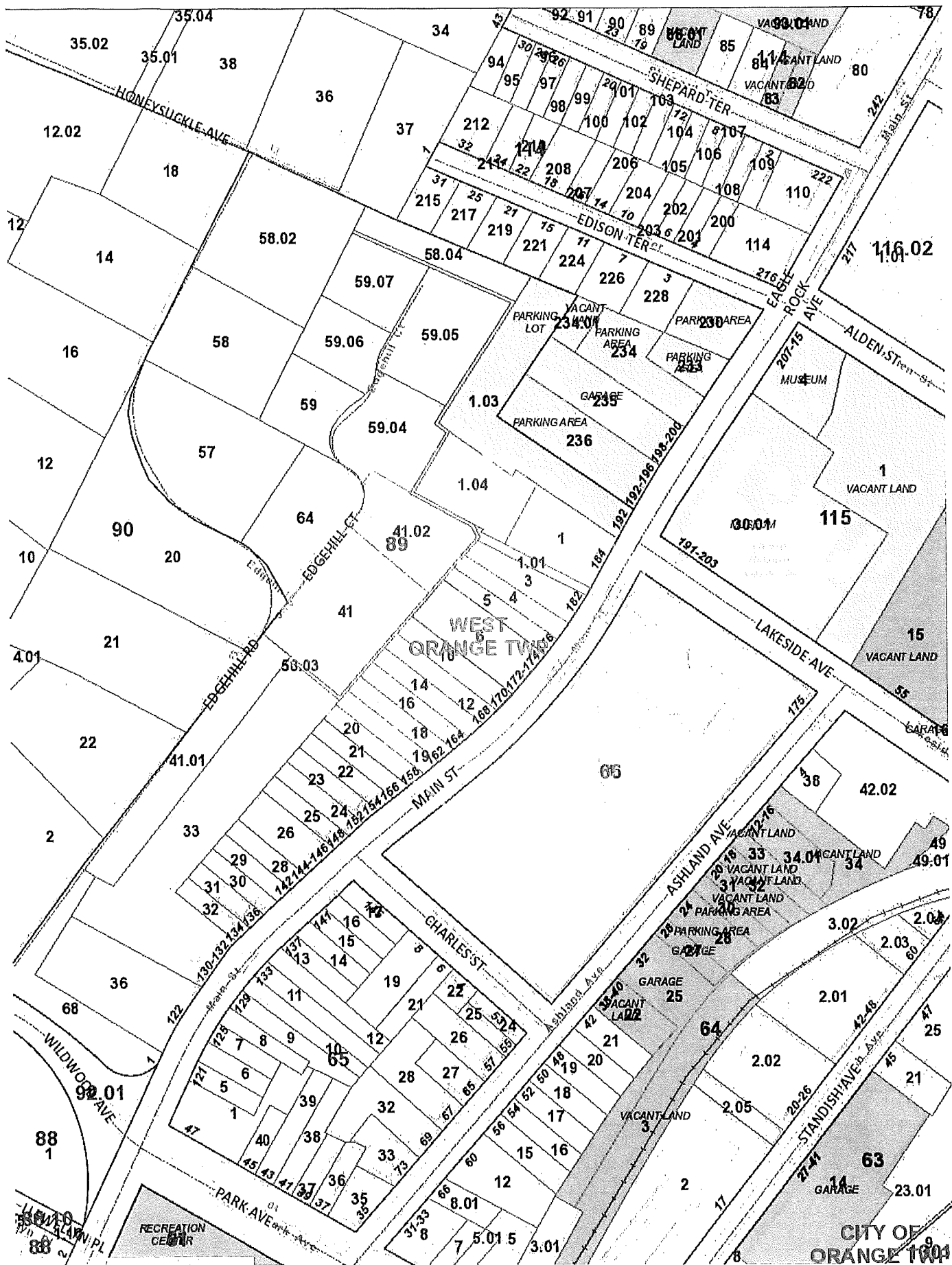
List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (24)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	66	1	✓	175 MAIN STREET	DGP URBAN RENEWAL LLC	2 POST RD WEST	WESTPORT, CT	06880	175 Main Street, West Orange, NJ, 07052
West Orange Township	89	1	✓	184 MAIN STREET	184 MAIN STREET WEST ORANGE LLC	184 MAIN ST	WEST ORANGE, NJ	07052	184 Main Street, West Orange, NJ, 07052
West Orange Township	89	1.01	✓	182 MAIN STREET	PETRACCO, LAWRENCE	311 NEWARK AVE.	JERSEY CITY, NJ	07302	182 Main Street, West Orange, NJ, 07052
West Orange Township	89	1.03	✓	192 MAIN STREET	UNITED STATES OF AMERICA	P O BOX 126	ORANGE NEW JERSEY	07051	192 Main Street, West Orange, NJ, 07052
West Orange Township	89	1.04	✓	184 MAIN STREET REAR	184 MAIN STREET WEST ORANGE LLC	184 MAIN ST	WEST ORANGE, NJ	07052	184 Main Street Rear, West Orange, NJ, 07052
West Orange Township	89	3	✓	182 MAIN STREET	PETRACCO, LAWRENCE	311 NEWARK AVE.	JERSEY CITY, NJ	07302	182 Main Street, West Orange, NJ, 07052
West Orange Township	89	4	✓	178 MAIN STREET	178 MAIN VIEW LLC,	71 SOUTH ORANGE AVE	SOUTH ORANGE NJ	07079	178 Main Street, West Orange, NJ, 07052
West Orange Township	89	5	✓	176 MAIN STREET	WATSON, MACKENZIE	2215 MILLBURN AVE #L1	MAPLEWOOD, NJ	07040	176 Main Street, West Orange, NJ, 07052
West Orange Township	89	6	✓	172-174 MAIN STREET	172-174 MAIN STREET LLC	172-174 MAIN ST	WEST ORANGE NJ	07052	172-174 Main Street, West Orange, NJ, 07052
West Orange Township	89	10	✓	170 MAIN STREET	FLORES, JOSE A.	170 MAIN STREET	WEST ORANGE, N. J.	07052	170 Main Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	89	12		168 MAIN STREET ✓	HUDSON, HENRY & JENNIFER	168 MAIN STREET	WEST ORANGE, NJ	07052	168 Main Street, West Orange, NJ, 07052
West Orange Township	89	14		166 MAIN STREET ✓	SOLARI, MIRIAM & CARLOS ZUNIGA	166 MAIN ST	WEST ORANGE, NJ	07052	166 Main Street, West Orange, NJ, 07052
West Orange Township	89	16		164 MAIN STREET ✓	VILLAMARIN, ALFONSO & WILMA	164 MAIN STREET	WEST ORANGE, NJ	07052	164 Main Street, West Orange, NJ, 07052
West Orange Township	89	18		162 MAIN STREET ✓	SALAS, PETTER	162 MAIN STREET	WEST ORANGE, NJ	07052	162 Main Street, West Orange, NJ, 07052
West Orange Township	89	19		160 MAIN STREET ✓	DOMINGUEZ, MARCO	160 MAIN STREET	WEST ORANGE, NJ	07052	160 Main Street, West Orange, NJ, 07052
West Orange Township	89	20		158 MAIN STREET ✓	ESSEX HOUSING PRESERVATION, L.P.	77 PARK STREET	MONTCCLAIR, NJ	07042	158 Main Street, West Orange, NJ, 07052
West Orange Township	89	33		130-132 MAIN STREET ✓	O'REILLY, MICHAEL	24 ELMWOOD ROAD	VERONA, NJ	07044	130-132 Main Street, West Orange, NJ, 07052
West Orange Township	89	41		14 EDGEHILL ROAD ✓	UHER, DONNA	14 EDGEHILL ROAD	WEST ORANGE, NJ	07052	14 Edgehill Road, West Orange, NJ, 07052
West Orange Township	89	41.01		EDGEHILL ROAD ✓	TRUSTEES OF LLEWELLYN PARK	1 PARK WAY	WEST ORANGE, NEW JERSEY	07052	Edgehill Road, West Orange, NJ, 07052
West Orange Township	89	41.02		10 EDGEHILL COURT ✓	BARTON, JONATHAN & AMANDA	10 EDGEHILL COURT	WEST ORANGE NJ	07052	10 Edgehill Court, West Orange, NJ, 07052
West Orange Township	89	58.03		EDGEHILL ROAD REAR ✓	TRUSTEES LLEWELLYN PARK	1 PARK WAY	WEST ORANGE, N.J.	07052	Edgehill Road Rear, West Orange, NJ, 07052
West Orange Township	89	59.04		8 EDGEHILL COURT ✓	LUBIN, SOPHIE B & BUCKLEY, ERIC T	8 EDGEHILL COURT	WEST ORANGE, NJ	07052	8 Edgehill Court, West Orange, NJ, 07052
West Orange Township	89	64		12 EDGEHILL ROAD ✓	SHAPIRO, STANLEY & HIRSCH, ANN	12 EDGEHILL ROAD	WEST ORANGE, NEW JERSEY	07052	12 Edgehill Road, West Orange, NJ, 07052
West Orange Township	90	20		7 EDGEHILL ROAD ✓	MARCUS, STANLEY + SHARON	7 EDGEHILL ROAD	WEST OARNGE, N.J.	07052	7 Edgehill 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

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80 Park Plaza, T6B
Newark, NJ 07102

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Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

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Verizon
1 Verizon Way
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Marco Dominguez
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Donna Uher
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Michael O'Reilly
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Jonathan & Amanda Barton
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Trustees of Llewellyn Park
1 Park Way
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172-174 Main Street LLC
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Lawrence Petracco
 311 Newark Avenue
 Jersey City, NJ 07302

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City, State

Mackenzie Watson
 2215 Millburn Avenue #11
 Maplewood, NJ 07040

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184 Main Street West Orange LLC
 184 Main Street,
 West Orange, NJ 07052

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Street and Apt

City, State, Zip+4

178 Main View LLC
 71 South Orange Avenue
 South Orange, NJ 07079

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Miriam Solari & Carlos Zuniga
166 Main Street
West Orange, NJ 07052

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Lawrence Petracco
311 Newark Avenue
Jersey City, NJ 07302

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United States of America
P. O. Box 126
Orange, NJ 07051

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184 Main Street
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DGP Urban Renewal
2 Post Road West
Westport, CT 06880

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