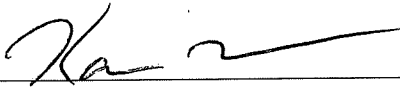


Affidavit of Publication

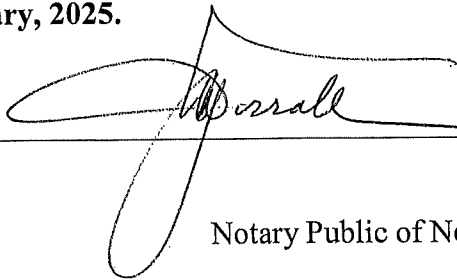
STATE OF NEW JERSEY
COUNTY OF ESSEX SS:

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.

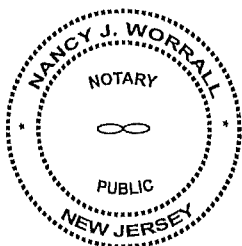


Sworn and subscribed before me this 16th day of
January, 2025.



Notary Public of New Jersey

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



WEST ORANGE
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=cilSlA3bSowlsb9SxPbMhe-qCWLMSg.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 or 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 informational 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: 973-745-7500
Office: (973) 744-2100 Ext. 351
Email: atrembulak@montclairlaw.com
E138607 WOC January 16, 2025 (\$74.88)