

AFFIDAVIT OF SERVICE

State of New Jersey }
County of Essex } SS

Gregory Mascera, Legal Representative of full age, being duly sworn according to law, deposes and says that his business address is c/o Bannon Rawding McDonald and Mascera, 10 So. Prospect Street, in the Township of Verona, in the County of Essex and State of New Jersey and that on February 27, 2025, February 28, 2025 and March 1, 2025 at least ten (10) days prior to the hearing date, gave personal notice to all property owners within 200 feet of the property affected located at 250 Main Street, West Orange New Jersey 07052. Attached is a true copy, on each of the property owners as shown on the attached certified list by certified mail. Copies of the registered receipts are attached hereto.

Notices were also served upon: see attached.

A copy of the notice is attached.

Sworn to and Subscribed
Before me this 3rd day of
March, 2025


Laura Venezia
Notary Public
State of New Jersey


Gregory Mascera
Attorney for Applicant



TOWNSHIP OF WEST ORANGE

NOTICE TO ADJACENT PROPERTY OWNERS

To Whom It May Concern:

Notice is hereby given that on March 12, 2025 at 7:30pm via a virtual platform with the Township of West Orange, the appropriate reviewing agency will hold a hearing on the appeal or application of the undersigned, at which time and place all interested persons will be given an opportunity to be heard.

Nature of appeal or application:

The Applicant, Paul Cito on behalf of West Orange, New Jersey 07052, seeks site plan approval to construct an exterior stairwell on the southerly side of the existing building.

The Applicant seeks no variances but reserves the right to amend the Application during the course of the Planning Board's hearing to seek variances and waivers if required or if Applicant so desires.

Should you wish to virtually attend the meeting, the link is:

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/87620464925?pwd=sLF1zM9rU3D0bcdOyUuQ0i3Niv1eVe.1>

Dial in 646 931 3860 US

Webinar ID: 876 2046 4925

Passcode: 200460

All documents related to this application are available for public inspection at the Planning and Development Department, 66 Main Street, Room 214, West Orange New Jersey weekdays between the hours of 8:30am and 4:30pm. At the hearing all interested parties will be given an opportunity to be heard.

Street Address of Premises:

250 Main Street
West Orange NJ 07052

Block No. 114 Lot No. 78


Gregory Mascera
Attorney for Applicant

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WEST ORANGE, NJ 07052
OFFICIAL USE

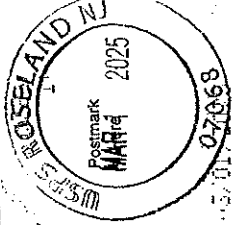
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270 Main Street
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8 Prospect Place
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Israel and Joyce Soto
16 Prospect Place
West Orange NJ 07052

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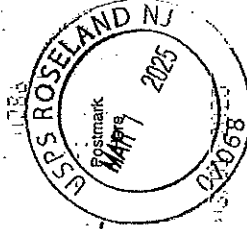
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Mr. and Mrs. Orrego H. Ouevedo
15 Erwin Place
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Naomi M. Griffin and Joseph Davis
6 Prospect Place
West Orange NJ 07052

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Carmen Luna
10 Prospect Place
West Orange NJ 07052

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Total Post \$5.08

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Benedicta C. Akpahu
20 Prospect Place
West Orange NJ 07052

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Postage \$0.73

Total Postage \$5.58 02/27/2025

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Street, Apt. or PO Box

City, State, ZIP

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

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Verizon
1 Verizon Way
Basking Ridge NJ 07920-1025

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Union NJ 07083

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Postage \$0.73

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Comcast Cablevision
800 Rahway Avenue
Union NJ 07083

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Short Hills NJ 07078

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☐ Return Receipt (electronic)	\$0.00
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Postage \$0.73

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City, State, ZIP

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

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Newark NJ 07102

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City, State, ZIP

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

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Maple SVC1 LLC
3715 Grand View Blvd
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Street, Apt. or PO Box

City, State, ZIP

261 Main Street LLC
179 Midway Avenue
Fanwood NJ 07023

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City, State, ZIP

Mr. and Mrs. Onyemachi Ezeburu
3 Farragut Drive
Piscataway NJ 08854

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☐ Adult Signature Required \$ \$0.00
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Street and / 599 Bloomfield Ave, Floor 2

City, State, Zip RE: 253-255, 259 and 257 Main Street
Bloomfield NJ 07003

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☐ Certified Mail Restricted Delivery \$ \$0.00
☐ Adult Signature Required \$ \$0.00
☐ Adult Signature Restricted Delivery \$ \$0.00

Postage \$0.73

Total Postage \$5.58
Sent To Anthony Spina

Street and / 121 Maple Street

City, State, Zip West Orange NJ 07052

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Street and / 242 Main Street

City, State, Zip West Orange NJ 07052

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Total Postage \$5.58
Sent To J.C. Bellamy

Street and / 11 Shepard Terrace

City, State, Zip West Orange NJ 07052

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☐ Adult Signature Required \$ \$0.00
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Total Postage \$5.58
Sent To Nicholas Alburqueque

Street and / 504 Prospect Ave

City, State, Zip West Orange NJ 07052

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☐ Adult Signature Required \$ \$0.00
☐ Adult Signature Restricted Delivery \$ \$0.00

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Sent To Helen C. Zotikos

Street and / 6 Clearview Terrace

City, State, Zip West Orange NJ 07052

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Street and / 46 Mt. Prospect Ave

City, State, Zip Verona NJ 07044

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Street and / 242 Main Street

City, State, Zip League
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02/28/2025

Mr. Edwin O. Montero
10 Erwin Place
West Orange NJ 07052

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City, State, Z

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☐ Adult Signature Required \$0.00
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Mr. and Mrs. Henry Charles
14 Erwin Place
West Orange NJ 07052

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☐ Adult Signature Required \$0.00
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02/28/2025

Miguel A. Trujillo
18 Erwin Place
West Orange NJ 07052

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☐ Adult Signature Required \$0.00
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02/28/2025

Willi Burney
Michelle Forrester
21 Erwin Place
West Orange NJ 07052

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

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Postage \$0.73

Total Postage \$5.58

02/28/2025

Mr. and Mrs. Ronald Phang
12 Erwin Place
West Orange NJ 07052

Sent To
Street and A
City, State, Z

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

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Postage \$0.73

Total Postage \$5.58

02/28/2025

Mr. and Mrs. Aldwin Williams
16 Erwin Place
West Orange NJ 07052

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02/28/2025

Dorvil Dort
20 Erwin Place
West Orange NJ 07052

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☐ Adult Signature Required \$0.00
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Postage \$0.73

Total Postage \$5.58

02/28/2025

Charles Makachi
19 Erwin Place
West Orange NJ 07052

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

U.S. Postal Service
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Deerfield, IL 60015

Official Use

Certified Mail Fee	\$4.85	0806
\$	\$0.00	03
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.73

\$

Total Postage \$5.58

02/28/2025

Sent To Walgreen Eastern Co Inc.

200 Wilmot Road

Street and Deerfield IL 60015

City, State,

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

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☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.73

\$

Total Postage \$5.58

02/28/2025

Sent To Ronald Carias

17 Erwin Place

Street and West Orange NJ 07052

City, State,

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

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Postage \$0.73

\$

Total Postage \$5.58

02/28/2025

Sent To Auric Adames

13 Erwin Place

Street and West Orange NJ 07052

City, State, Z,

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

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

PUBLIC UTILITIES

CS

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	114	78		250-252 MAIN STREET	WEST ORANGE COMMUNITY HOUSE	242 MAIN STREET	WEST ORANGE, NJ	07052	250-252 Main Street, West Orange, NJ, 07052

§

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

Adjoining Properties (37)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	114	42		20 PROSPECT PLACE	AKPAHU, BENEDICTA C	20 PROSPECT PL	WEST ORANGE, NJ	07052	20 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	44		16 PROSPECT PLACE	SOTO, ISRAEL & JOYCE	16 PROSPECT PLACE	WEST ORANGE, NJ	07052	16 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	47		10 PROSPECT PLACE	LUNA, CARMEN	10 PROSPECT PLACE	WEST ORANGE, NJ	07052	10 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	48		8 PROSPECT PLACE	SZWEI, CAROL	8 PROSPECT PL	WEST ORANGE, NJ	07052	8 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	49		6 PROSPECT PLACE	DAVIS, JOSEPH G. & GRIFFIN, NAOMIM	6 PROSPECT PLACE	WEST ORANGE, NJ	07052	6 Prospect Place, West Orange, NJ, 07052
West Orange Township	114	50		270 MAIN STREET	4 COUSINS LLC,	270 MAIN STREET	WEST ORANGE, NJ	07052	270 Main Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	114	55		262 MAIN STREET	WALGREEN EASTERN CO, INC	200 WILMOT ROAD	DEERFIELD, IL	60015	262 Main Street, West Orange, NJ, 07052
West Orange Township	114	58		13 ERWIN PLACE	ADAMES, AURIC	13 ERWIN PL	WEST ORANGE, NJ	07052	13 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	59		15 ERWIN PLACE	CID-QUEVEDO,JOANNA+QUEVEDO-ORREGO,H	15 ERWIN PLACE	WEST ORANGE, NJ	07052	15 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	60		17 ERWIN PLACE	CARIAS, RONALD	17 ERWIN PL	WEST ORANGE, NJ	07052	17 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	61		19 ERWIN PLACE	MAKACHI, CHARLES	19 ERWIN PLACE	WEST ORANGE, N.J.	07052	19 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	62		21 ERWIN PLACE	FORRESTER, MICHELLE & BURNEY, WILLI	21 ERWIN PL	WEST ORANGE, NJ	07052	21 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	72		20 ERWIN PLACE	DORT, DORVIL	20 ERWIN PLACE	WEST ORANGE, NJ	07052	20 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	73		18 ERWIN PLACE	TRUJILLO, MIGUEL A	18 ERWIN PL	WEST ORANGE, NJ	07052	18 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	74		16 ERWIN PLACE	WILLIAMS, ALDWIN & JUNE	16 ERWIN PLACE	WEST ORANGE, NEW JERSEY	07052	16 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	75		14 ERWIN PLACE	CHARLES, HENRY & ADELFANE	14 ERWIN PL	WEST ORANGE, NJ	07052	14 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	76		12 ERWIN PLACE	PHANG, RONALD G. & JENNIFER F.	12 IRWIN PLACE	WEST ORANGE, N.J.	07052	12 Erwin Place, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	114	77		10 ERWIN PLACE	MONTERO, EDWIN O.	10 ERWIN PLACE	WEST ORANGE, N.J.	07052	10 Erwin Place, West Orange, NJ, 07052
West Orange Township	114	78		250-252 MAIN STREET	WEST ORANGE COMMUNITY HOUSE	242 MAIN STREET	WEST ORANGE, NJ	07052	250-252 Main Street, West Orange, NJ, 07052
West Orange Township	114	80		242 MAIN STREET	TOWN OF W.O. COMMUNITY LEAGUE	242 MAIN STREET	WEST ORANGE, N.J.	07052	242 Main Street, West Orange, NJ, 07052
West Orange Township	114	82		SHEPARD TERRACE	TOWNSHIP OF WEST ORANGE	242 MAIN STREET	WEST ORANGE, N.J.	07052	Shepard Terrace, West Orange, NJ, 07052
West Orange Township	114	83		SHEPARD TERRACE	TOWNSHIP OF WEST ORANGE	242 MAIN STREET	WEST ORANGE, N.J.	07052	Shepard Terrace, West Orange, NJ, 07052
West Orange Township	114	84	7	7 SHEPARD TERRACE	SEEPERSAUD, DAVID	7 SHEPARD TERRACE	WEST ORANGE, NJ	07052	7 Shepard Terrace, West Orange, NJ, 07052
West Orange Township	114	85	11	11 SHEPARD TERRACE	BELLAMY, J.C	11 SHEPARD TERRACE	WEST ORANGE, NJ	07052	11 Shepard Terrace, West Orange, NJ, 07052
West Orange Township	114	93.01		SHEPARD TERRACE REAR	TOWNSHIP OF WEST ORANGE	242 MAIN STREET	WEST ORANGE, N.J.	07052	Shepard Terrace Rear, West Orange, NJ, 07052
West Orange Township	116	42	27	27 BABCOCK PLACE	MARKOURIS, IAKOVOS A. & GERAKINAK	27 BABCOCK PLACE	WEST ORANGE, NEW JERSEY	07052	27 Babcock Place, West Orange, NJ, 07052
West Orange Township	116	44		239-245 MAIN STREET	ST GEORGE MANAGEMENT LLC	46 MT PROSPECT AVE	VERONA, NJ	07044	239-245 Main Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	116	47		247 MAIN STREET	ZOTIKOS, HELEN C	6 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052	247 Main Street, West Orange, NJ, 07052
West Orange Township	116	48		249 MAIN STREET	SPINA, ANTHONY	121 MAPLE STREET	WEST ORANGE, NJ	07052	249 Main Street, West Orange, NJ, 07052
West Orange Township	116	50		251 MAIN STREET	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052	251 Main Street, West Orange, NJ, 07052
West Orange Township	116	51		253-255 MAIN STREET	MAIN WEST ORANGE LLC	599 BLOOMFIELD AVE FLR 2	BLOOMFIELD, NJ	07003	253-255 Main Street, West Orange, NJ, 07052
West Orange Township	116	53		259 MAIN STREET	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE FLR2	BLOOMFIELD, NJ	07003	259 Main Street, West Orange, NJ, 07052
West Orange Township	116	53.01		257 MAIN STREET	MAIN WEST ORANGE LLC	599 BLOOMFIELD AVE FLR2	BLOOMFIELD, NJ	07003	257 Main Street, West Orange, NJ, 07052
West Orange Township	116	55		KLING STREET	MAIN WEST ORANGE, LLC	599 BLOOMFIELD AVE FLR2	BLOOMFIELD, NJ	07003	Kling Street, West Orange, NJ, 07052
West Orange Township	116	56		26 KLING STREET	EZEBUIROH, ONYEMACHIF & VICTORIAN	3 FARRAGUT DRIVE	PISCATAWAY, NEW JERSEY	08854	26 Kling Street, West Orange, NJ, 07052
West Orange Township	116.01	86		261 MAIN STREET	261 MAIN STREET, LLC	179 MIDWAY AVENUE	FANWOOD, NJ	07023	261 Main Street, West Orange, NJ, 07052
West Orange Township	116.02	1.01		217 MAIN STREET	MAPLE SVCI LLC	3715 GRAND VIEW BLVD	LOS ANGELES, CA	90066	217 Main Street, West Orange, NJ, 07052

Buffer Report - Map



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