

**WATERS, McPHERSON, McNEILL
300 LIGHTING WAY
SECAUCUS, NEW JERSEY 07096
(201) 863-4400**

**IN RE: Northfield Avenue Realty Associates, LLC.
81 Northfield Avenue, West Orange, New Jersey
Block 71.01, Lot 43
Township of West Orange
Essex County, New Jersey**

AFFIDAVIT OF MAILING AND PUBLICATION

STATE OF NEW JERSEY

COUNTY OF HUDSON

Patricia Wirth, of full age, being duly sworn according to law depose and says:

1. I am employed by the law firm of Waters, McPherson, McNeill, P. C., 300 Lighting Way, Secaucus, New Jersey 07096.

2. On or about April 2, 2025, I caused to be mailed, by certified mail, return receipt requested, a Notice of Public Hearing for Northfield Avenue Realty Associates, LLC before the Township of West Orange Zoning Board of Adjustment on April 17, 2025, to all property owners located within a 200' radius of the subject premises as identified on the certified list of property

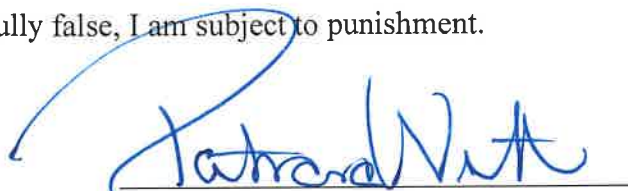
owners provided by the Township of West Orange. The notice, certified list, certified mail receipts and returned green cards are attached.

3. The Notice of Hearing was also served on all of the “utilities and others” listed in the certified list of property owners referenced above, and copies of the certified mail receipts/green cards for same are also included therewith.

4. The notice of hearing was also published in The Star Ledger on April 4, 2025. The Affidavit of Publication has not yet been received by our office, but a copy of the confirmation of the publication received to date is attached. The Affidavit of Publication will be separately forwarded upon receipt.

[SIGNATURE PAGE FOLLOWS]

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.


Patricia Wirth

Sworn and subscribed
before me on this ~~4th~~ 4th JMS
day of April, 2025


James M. Spanarkel, Esq.
Attorney AT LAW
STATE OF NEW JERSEY

NOTICE, CERTIFIED LIST OF PROPERTY OWNERS, CERTIFIED MAIL RECIEPTS

**PUBLIC NOTICE OF HEARING
BEFORE THE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT**

TO WHOM IT MAY CONCERN:

As an owner of property within two hundred (200) feet of the property listed herein below, you are hereby being given notice that a Public Hearing will be held on Thursday April 17, 2025, at 8:00 p.m. before the Zoning Board of Adjustment of the Township of West Orange (the "Board"), with such meeting being held virtually (hyperlink available on the official website of the Board - <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org), to consider applications (the "Applications") by 81 Northfield Avenue Realty Associates, LLC (the "Applicant") for interpretation of the Township of West Orange (the "Township") zoning ordinance (the "Ordinance") as related in particular to the property located at 81 Northfield Avenue, West Orange, New Jersey, also known as Block 71.01, Lot 43 on the Township Tax Map (the "Property").

The purpose of the Applications is as follows:

1) to request interpretation of the Ordinance with respect to issues relating to the scope and definition of the term "required accessory parking" and how such accessory parking / parking standards, whether in connection with the term "required accessory parking" or in general, should be applied in the context of whether certain vehicles belonging to a permitted use office tenant at the Property are permitted to be parked in the onsite parking lot at the Property when not in use. The Property is in the OB-1 Zone (office building) and is approximately 1.99 acres in size and improved with an approximately 21,000 s/f three-story, multi-tenant office building (a permitted use) and 110 onsite surface parking spots. The nature of the parking issue in question concerns whether or not an office tenant leasing space at the Property may park certain medical transport vans in designated on site parking spots while said vans are not in use.

This notice is being sent to you by the Applicant by order of the Township of West Orange Zoning Board of Adjustment.

As noted above, the public hearing will be held by online/virtual means and telephonically only. During the public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence), personally or by attorney, by either (a) participating online or (b) participating telephonically. Participating via online/virtual means or telephonically is free of charge to the public. As noted above, the hyper link for online/virtual attendance and/or the telephone number for telephonic participation are available on the Board's website at <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org).

Members of the public interested in participating in the public hearing on the Application can advise the Board Secretary, Diana Chandler, of their interest in participating in advance of the public hearing by reaching out to the Board Secretary at dchandler@westorange.org or (973) 325-4108. In addition, if any member of the public has a concern regarding utilizing the technology described above to participate in the public hearing, the member of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours.

The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by going to agenda at the following webpage: <https://westorange.org/ArchiveCenter/ViewFile/Item/3023> and clicking on the link to the subject Application at least ten (10) days before the public hearing. Alternatively, members of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours in order to make an appointment to review or pick up copies of the Application materials, plans, and related documents at the office of the Board Secretary, located at 66 Main Street, West Orange, New Jersey 07052. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

81 NORTHFIELD AVENUE REALTY
ASSOCIATES, LLC

By: James M. Spanarkel, Esq.
Waters, McPherson, McNeill, P.C.
300 Lighting Way, 7th Floor
Secaucus, New Jersey 07096
(201) 863-4400
Attorneys for Applicant

Date: April 4, 2025

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	71.01	43		81 NORTHFIELD AVENUE	NORTHFIELD AVENUE REALTY ASSOC	18 HEATHER WAY	EAST BRUNSWICK,NJ	08816	81 Northfield Avenue, West Orange, NJ, 07052

§

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

Adjoining Properties (64)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	19	6		50 NORTHFIELD AVENUE	ARA REALTY, LLC.	205 HUDSON STREET #1311	HOBOKEN, NJ	07030	50 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	19	38		92 NORTHFIELD AVENUE	RAJTYAH FAMILY LIMITED PART.	21 EDGEWOOD ROAD	SUMMIT, NJ	07901	92 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	19	46		86 NORTHFIELD AVENUE	SERRUTO BLDRS /R.D. SERRUTO	383 MAIN ST SUITE 201	CHATHAM, NJ	07928	86 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	19	50		60 NORTHFIELD AVENUE	60 NORTHFIELD AVENUE, LLC.	383 MAIN STREET SUITE 201	CHATHAM, NJ 07928	07078	60 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	19.01	2		100 NORTHFIELD AVENUE	100 NORTHFIELD AVE LLC	100 NORTHFIELD AVE	WEST ORANGE, NJ	07052	100 Northfield Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	71.01	5		80 LINDSLEY AVENUE	BEHAR, MICHAEL	19 FAIRFIELD ROAD	TOMS RIVER, NJ.	08757	80 Lindsley Avenue, West Orange, NJ, 07052
West Orange Township	71.01	6		76 LINDSLEY AVENUE	LEE, ALEXANDER & LAGAZON,MAVIGAY I	76 LINDSLEY AVE	WEST ORANGE, NJ	07052	76 Lindsley Avenue, West Orange, NJ, 07052
West Orange Township	71.01	7		72 LINDSLEY AVENUE	WATSON, HYACINTH R.	72 LINDSLEY AVE	WEST ORANGE NJ.J.	07052	72 Lindsley Avenue, West Orange, NJ, 07052
West Orange Township	71.01	9		70 LINDSLEY AVENUE	D AGNILLI, ELENA	70 LINDSLEY AVE.	WEST ORANGE, N.J.	07052	70 Lindsley Avenue, West Orange, NJ, 07052
West Orange Township	71.01	10		66 LINDSLEY AVENUE	SPIKE, DAVE L. & CARLITA A.	66 LINDSLEY AVENUE	WEST ORANGE, N.J.	07052	66 Lindsley Avenue, West Orange, NJ, 07052
West Orange Township	71.01	12		62 LINDSLEY AVENUE	COLAVITO, GUISEPPE & ANGELA	38 RALPH ROAD	WEST ORANGE, N.J.	07052	62 Lindsley Avenue, West Orange, NJ, 07052
West Orange Township	71.01	12.01		58 LINDSLEY AVENUE	STANFILL, JEFFREY & FIGUEROA JOSE	58 LINDSLEY AVENUE	WEST ORANGE, NJ	07052	58 Lindsley Avenue, West Orange, NJ, 07052
West Orange Township	71.01	15		BRENNAN DRIVE	STATE OF NEW JERSEY DEPT OF TRANS	1035 PARKWAY AVENUE	TRENTON,N.J.	08646	Brennan Drive, West Orange, NJ, 07052
West Orange Township	71.01	43		81 NORTHFIELD AVENUE	NORTHFIELD AVENUE REALTY ASSOC	18 HEATHER WAY	EAST BRUNSWICK,NJ	08816	81 Northfield Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	71.01	50		83 NORTHFIELD AVENUE	LLEWELLYN-EDISON SAVINGS & LOAN ASSN	474 PROSPECT AVENUE	WEST ORANGE NJ	07052	83 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56		HUTTON AVENUE	LLEWELLYN GATES%CMC INC.	1030 CLIFTON AVENUE	CLIFTON, NEW JERSEY	07013	Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0027	24 HUTTON AVENUE	GUERRIERO, CARLA	24 HUTTON AVE UNIT 27	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0028	24 HUTTON AVENUE	OPILAC, MONICA A & TORRES, LEONARDO	24 HUTTON AVE, #28	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0029	24 HUTTON AVENUE	JEAN-PHILIPPE, LIDTZ	24 HUTTON AVE #29	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0030	24 HUTTON AVENUE	MARC, MIRNA	24 HUTTON AVE #30	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0041	24 HUTTON AVENUE	SALKIN, ARNE & DEBORAH	24 HUTTON AVE #60	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0042	24 HUTTON AVENUE	JOHNSON, MICHAEL & OPAL	24 HUTTON AVE	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0043	24 HUTTON AVENUE	BROADBELT, IRIS	24 HUTTON AVE #43	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0044	24 HUTTON AVENUE	LAZZIZERA, ROSA R.	24 HUTTON AVE, #44	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052

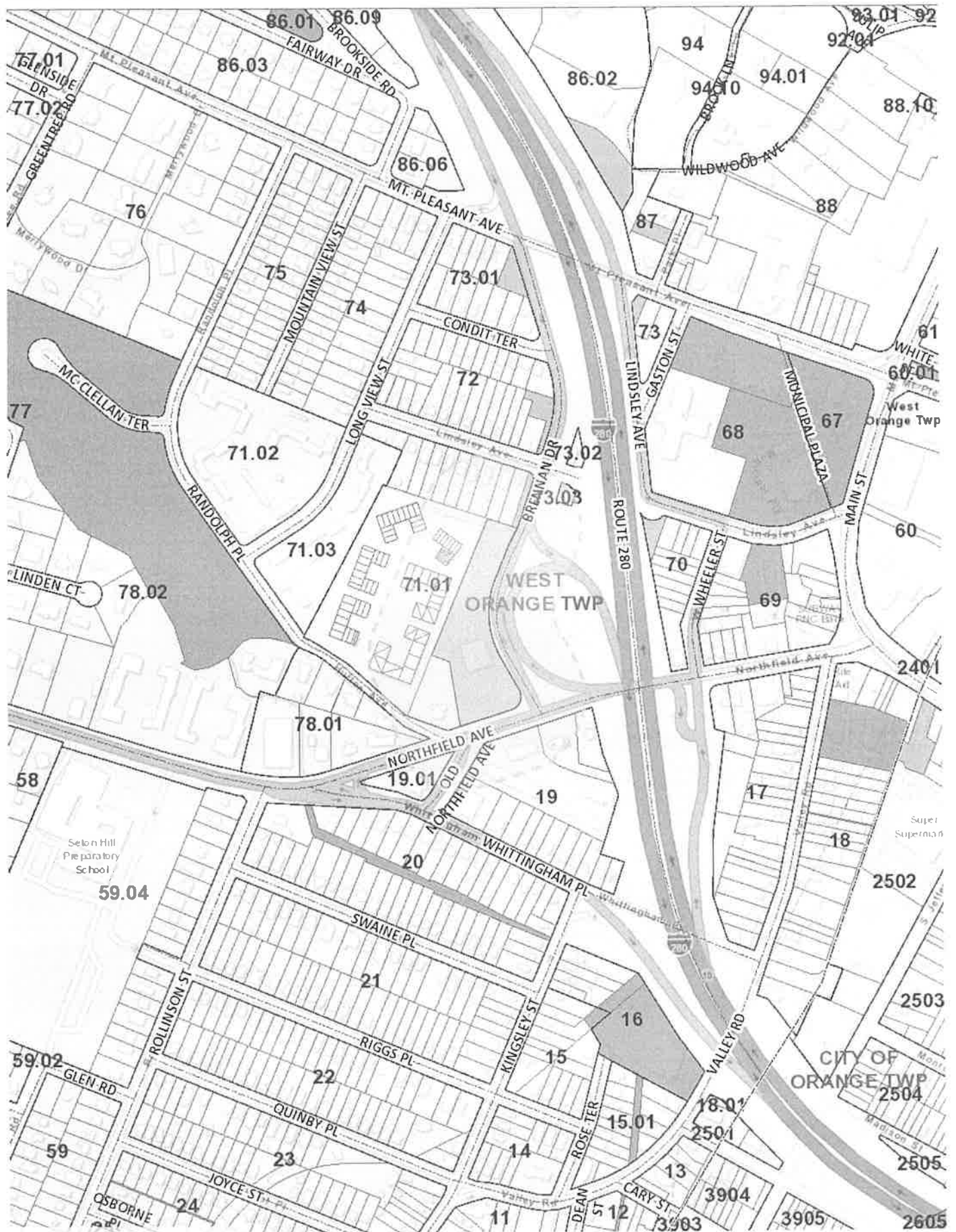
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	71.01	56	C0045	24 HUTTON AVENUE	FINE, PERRY & MICHAEL	15 SHERBROOKE PARKWAY	LIVINGSTON, NJ	07039	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0046	24 HUTTON AVENUE	RAWLINS, KEANNA	24 HUTTON AVE.#46	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0047	24 HUTTON AVENUE	MOUSA, SAFWAT	24 HUTTON AVE #47	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0048	24 HUTTON AVENUE	SANON, NADEGE	24 HUTTON AVE #48	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0049	24 HUTTON AVENUE	DAVIS, TRISTAN	24 HUTTON AVE #49	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0050	24 HUTTON AVENUE	JACKSON, JUSTIN & CREEN, APRIL	24 HUTTON AVENUE #50	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0051	24 HUTTON AVENUE	HART, CYNTHIA	24 HUTTON AVE, #51	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0052	24 HUTTON AVENUE	TEJEDA, MARISSA & PEREZ, PEDRO	5 ROOSEVELT STREET	ROSELAND, NJ	07068	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0053	24 HUTTON AVENUE	DAYAL, CHRISTOPHER & SAYYEEDA	24 HUTTON AVE #53	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0054	24 HUTTON AVENUE	GRZELEWSKI, WENDY J.	24 HUTTON AVE, #54	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	71.01	56	C0055	24 HUTTON AVENUE	SAPHIRE, PATRICIA	24 HUTTON AVE, #55	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0056	24 HUTTON AVENUE	GEBRETSADIK, MAMAYE	24 HUTTON AVENUE #56	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0057	24 HUTTON AVENUE	COGMAN, MILDRED	24 HUTTON AVE., #57	WEST ORANGE, N.J.	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0058	24 HUTTON AVENUE	SHOULARS, LINDA	24 HUTTON AVE #58	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0059	24 HUTTON AVENUE	MALIANDI, PAULA & KLEIN, LEONARD	2 STONEHENDGE ROAD	MONTCLAIR, NJ	07043	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0060	24 HUTTON AVENUE	ROZEK, MICHAEL E.	24 HUTTON AVE #60	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0061	24 HUTTON AVENUE	O'DEA, DONALD P. SR.	24 HUTTON AVENUE, UNIT 61	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0062	24 HUTTON AVENUE	WEINER, CARRIE	24 HUTTON AVE #62	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0063	24 HUTTON AVENUE	GHEBREMICAEL, TEKESTE	6 NORTHFIELD AVE	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0064	24 HUTTON AVENUE	VAN ORDEN, ROBERT	24 HUTTON AVE #64	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	71.01	56	C0065	24 HUTTON AVENUE	KEBEDOM, HEWAN	75 WEST ST #9G	NEW YORK, NY	10006	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0066	24 HUTTON AVENUE	ROBINSON, KIMBERLY	24 HUTTON AVENUE #66	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0067	24 HUTTON AVENUE	BHANDARI, DEEPESH & AMI	24 HUTTON AVENUE #67	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0068	24 HUTTON AVENUE	CARO, VICTORIA	24 HUTTON AVE #68	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0069	24 HUTTON AVENUE	MAGNATTA, JOHN A. & MARION C.	24 HUTTON AVE #69	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0070	24 HUTTON AVENUE	TICE, TARAUN	24 HUTTON AVENUE #70	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0071	24 HUTTON AVENUE	JOHNSON, MICHAEL P.	24682 NETTLE MILL SQ	STONE RIDGE, VA	20105	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0072	24 HUTTON AVENUE	SYLLA, FATIMA	24 HUTTON AVENUE #72	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0073	24 HUTTON AVENUE	MARCHELL, ANGELA	24 HUTTON AVE #73	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0074	24 HUTTON AVENUE	CAMPBELL, LILEITH	24 HUTTON AVENUE #74	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	71.01	56	C0075	24 HUTTON AVENUE	PERSAUD, NANKRISHNA	24 HUTTON AVE	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0076	24 HUTTON AVENUE	PALAGUACHI, MARIA E.	24 HUTTON AVENUE UNIT 76	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0077	24 HUTTON AVENUE	KEBEDE, DANIEL & TENAW HBEST	24 HUTTON AVENUE 77	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0078	24 HUTTON AVENUE	NELSON, ANDREW	36 HANNA LANE	LAURENCE HARBOR, NJ	08879	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0079	24 HUTTON AVENUE	LLEWELLYN GATES C/O CMD, INC.	1030 CLIFTON AVENUE	CLIFTON, NJ	07013	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0080	24 HUTTON AVENUE	GARSKY, AARON	93 CARTERET STREET	GLEN RIDGE, NJ	07028	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	71.01	56	C0081	24 HUTTON AVENUE	IRIZARRY, AWILDA	24 HUTTON AVE #81	WEST ORANGE, NJ	07052	24 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	73.03	18		50 LINDSLEY AVENUE	BEAUCEJOUR, RODRIGUE & CATHERINE	50 LINDSLEY AVENUE	WEST ORANGE, NEW JERSEY	07052	50 Lindsley Avenue, West Orange, NJ, 07052
West Orange Township	78.01	1		7 HUTTON AVENUE	ZIEMBA, JERZY & BERNADETTE	6 LUCIANNA LANE	EAST HANOVER, NJ	07936	7 Hutton Avenue, West Orange, NJ, 07052
West Orange Township	78.01	2.03		97 NORTHFIELD AVENUE	97 NORTHFIELD AVE PARTNERS LLC	PO BOX 512	UNION, NJ	07083	97 Northfield Avenue, 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

7021 0950 0000 3899 1101

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☐ Adult Signature Restricted Delivery \$

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Street and
City, State

ARA Realty, LLC
50 Northfield Avenue
West Orange, NJ 07052

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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

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Sent To
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Street and
City, State

Ara Realty, LLC
205 Hudson Street #1311
Hoboken, NJ 07030

PS Form 3800, January 2012 PSN 7530-02-000-9047 See Reverse for Instructions

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Street and
City, State

Rajiy Ah Family Limited Part.
21 Edgewood Road
Summit, NJ 07901

PS Form 3800, January 2012 PSN 7530-02-000-9047 See Reverse for Instructions

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

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Total Po
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Sent To
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Street and
City, State

Rajiy Family Limited Part.
92 Northfield Avenue
West Orange, NJ 07052

PS Form 3800, January 2012 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
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Total Pos
\$

Sent To
\$

Street and
City, State

Serruto Builders/R.D. Serruto
383 Main Street - Suite 201
Chatham, NJ 07928

PS Form 3800, January 2012 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Total P
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Sent To
\$

Street and
City, State

Serruto Buildings/R.D. Serruto
86 Northfield Avenue
West Orange, NJ 07052

PS Form 3800, January 2012 PSN 7530-02-000-9047 See Reverse for Instructions

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Po

\$

Sent To

Street

City, State

60 Northfield Avenue, LLC
 383 Main Street – Suite 201
 Chatham, NJ 07928

Postmark
 Here

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

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Jeffrey Stanfill & Jose Figueroa
 58 Lindsley Avenue
 West Orange, NJ 07052

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State of New Jersey Dept. of Trans.
1035 Parkway Avenue
Trenton, NJ 08646

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State of New Jersey Dept. of Trans.
Brennan Drive
West Orange, NJ 07052

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Northfield Avenue Realty Assoc.
18 Heather Way
East Brunswick, NJ 08816

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Northfield Avenue Realty Assoc.
81 Northfield Avenue
West Orange, NJ 07052

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Llewellyn Edison Savings & Loan Assn.
474 Prospect Avenue
West Orange, NJ 07052

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Llewellyn Edison Savings & Loan Assn.
83 Northfield Avenue
West Orange, NJ 07052

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Llewellyn Gates c/o CMC, Inc.
1030 Clifton Avenue
Clifton, NJ 07013

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Llewellyn Gates c/o CMC, Inc.
Hutton Avenue
West Orange, NJ 07052

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Rodrigue & Catherine Beaucejour
50 Lindsley Avenue
West Orange, NJ 07052

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Jerzy & Bernadette Ziembra
6 Lucianna Lane
East Hanover, NJ 07936

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Jerzy & Bernadette Ziembra
7 Hutton Avenue
West Orange, NJ 07052

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97 Northfield Avenue Partners, LLC
PO Box 512
Union NJ 07083

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97 Northfield Ave. Partners, LLC
 97 Northfield Avenue
 West Orange, NJ 07052

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Public Service Electric & Gas Co.
 Manager – Corporate Properties
 80 Park Plaza, T6B
 Newark, NJ 07102

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

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Comcast Cablevision
 800 Rahway Avenue
 Union, NJ 07083

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Verizon
 1 Verizon Way
 Basking Ridge, NJ 07920-1025

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Township of West Orange
 Municipal Building
 66 Main Street
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CONFIRMATION OF NEWSPAPER PUBLICATION



PUBLIC NOTICE OF HEARING BEFORE THE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT PLEASE TAKE Notice that a Public Hearing will be held on Thursday April 17, 2025, at 8:00 p.m. before the Zoning Board of Adjustment of the Township of West Orange (the "Board"), with such meeting being held virtually (hyperlink available on the official website of the Board - <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org), to consider applications (the "Applications") by 81 Northfield Avenue Realty Associates, LLC (the "Applicant") for interpretation of the Township of West Orange (the "Township") zoning ordinance (the "Ordinance") as related in particular to the property located at 81 Northfield Avenue, West Orange, New Jersey, also known as Block 71.01, Lot 43 on the Township Tax Map (the "Property"). The purpose of the Applications is as follows: 1) to request interpretation of the Ordinance with respect to issues relating to the scope and definition of the term "required accessory parking" and how such accessory parking / parking standards, whether in connection with the term "required accessory parking" or in general, should be applied in the context of whether certain vehicles belonging to a permitted use office tenant at the Property are permitted to be parked in the onsite parking lot at the Property when not in use. The Property is in the OB-1 Zone (office building) and is approximately 1.99 acres in size and improved with an approximately 21,000 s/f three-story, multi-tenant office building (a permitted use) and 110 onsite surface parking spots. The nature of the parking issue in question concerns whether or not an office tenant leasing space at the Property may park certain medical transport vans in designated on site parking spots while said vans are not in use. This notice is being sent to you by the Applicant by order of the Township of West Orange Zoning Board of Adjustment. As noted above, the public hearing will be held by online/virtual means and telephonically only. During the public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence), personally or by attorney, by either (a) participating online or (b) participating telephonically. Participating via online/virtual means or telephonically is free of charge to the public. As noted above, the hyper link for online/virtual attendance and/or the telephone number for telephonic participation are available on the Board's website at <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org). Members of the public interested in participating in the public hearing on the Application can advise the Board Secretary, Diana Chandler, of their interest in participating in advance of the public hearing by reaching out to the Board Secretary at dchandler@westorange.org or (973) 325-4108. In addition, if any member of the public has a concern regarding utilizing the technology described above to participate in the public hearing, the member of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours. The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by going to agenda at the following webpage: <https://westorange.org/ArchiveCenter/ViewFile/Item/3023> and clicking on the link to the subject Application at least ten (10) days before the public hearing. Alternatively, members of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours in order to make an appointment to review or pick up copies of the Application materials, plans, and related documents at the office of the Board Secretary, located at 66 Main Street, West Orange, New Jersey 07052. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. 81 NORTHFIELD AVENUE REALTY ASSOCIATES, LLC By: James M. Spanarkel, Esq. Waters, McPherson, McNeill, P.C. 300 Lighting Way, 7th Floor Secaucus, New Jersey 07096 (201) 863-4400 Attorneys for Applicant Date: April 4, 2025 4/4/25 \$177.11

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PUBLIC NOTICE OF HEARING BEFORE THE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT PLEASE TAKE Notice that a Public Hearing will be held on Thursday April 17, 2025, at 8:00 p.m. before the Zoning Board of Adjustment of the Township of West Orange (the "Board"), with such meeting being held virtually (hyperlink available on the official website of the Board - <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org), to consider applications (the "Applications") by 81 Northfield Avenue Realty Associates, LLC (the "Applicant") for interpretation of the Township of West Orange (the "Township") zoning ordinance (the "Ordinance") as related in particular to the property located at 81 Northfield Avenue, West Orange, New Jersey, also known as Block 71.01, Lot 43 on the Township Tax Map (the "Property"). The purpose of the Applications is as follows: 1) to request interpretation of the Ordinance with respect to issues relating to the scope and definition of the term "required accessory parking" and how such accessory parking / parking standards, whether in connection with the term "required accessory parking" or in general, should be applied in the context of whether certain vehicles belonging to a permitted use office tenant at the Property are permitted to be parked in the onsite parking lot at the Property when not in use. The Property is in the OB-1 Zone (office building) and is approximately 1.99 acres in size and improved with an approximately 21,000 s/f three-story, multi-tenant office building (a permitted use) and 110 onsite surface parking spots. The nature of the parking issue in question concerns whether or not an office tenant leasing space at the Property may park certain medical transport vans in designated on site parking spots while said vans are not in use. This notice is being sent to you by the Applicant by order of the Township of West Orange Zoning Board of Adjustment. As noted above, the public hearing will be held by online/virtual means and telephonically only. During the public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence), personally or by attorney, by either (a) participating online or (b) participating telephonically. Participating via online/virtual means or telephonically is free of charge to the public. As noted above, the hyper link for online/virtual attendance and/or the telephone number for telephonic participation are available on the Board's website at <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org). Members of the public interested in participating in the public hearing on the Application can advise the Board Secretary, Diana Chandler, of their interest in participating in advance of the

**PUBLIC NOTICE OF HEARING
BEFORE THE TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT**

PLEASE TAKE Notice that a Public Hearing will be held on Thursday April 17, 2025, at 8:00 p.m. before the Zoning Board of Adjustment of the Township of West Orange (the "Board"), with such meeting being held virtually (hyperlink available on the official website of the Board - <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org), to consider applications (the "Applications") by 81 Northfield Avenue Realty Associates, LLC (the "Applicant") for interpretation of the Township of West Orange (the "Township") zoning ordinance (the "Ordinance") as related in particular to the property located at 81 Northfield Avenue, West Orange, New Jersey, also known as Block 71.01, Lot 43 on the Township Tax Map (the "Property").

The purpose of the Applications is as follows:

1) to request interpretation of the Ordinance with respect to issues relating to the scope and definition of the term "required accessory parking" and how such accessory parking / parking standards, whether in connection with the term "required accessory parking" or in general, should be applied in the context of whether certain vehicles belonging to a permitted use office tenant at the Property are permitted to be parked in the onsite parking lot at the Property when not in use. The Property is in the OB-1 Zone (office building) and is approximately 1.99 acres in size and improved with an approximately 21,000 s/f three-story, multi-tenant office building (a permitted use) and 110 onsite surface parking spots. The nature of the parking issue in question concerns whether or not an office tenant leasing space at the Property may park certain medical transport vans in designated on site parking spots while said vans are not in use.

This notice is being sent to you by the Applicant by order of the Township of West Orange Zoning Board of Adjustment.

As noted above, the public hearing will be held by online/virtual means and telephonically only. During the public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence), personally or by attorney, by either (a) participating online or (b) participating telephonically. Participating via online/virtual means or telephonically is free of charge to the public. As noted above, the hyper link for online/virtual attendance and/or the telephone number for telephonic participation are available on the Board's website at <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org.

Members of the public interested in participating in the public hearing on the Application can advise the Board Secretary, Diana Chandler, of their interest in participating in advance of the public hearing by reaching out to the Board Secretary at dchandler@westorange.org or (973) 325-4108. In addition, if any member of the public has a concern regarding utilizing the technology described above to participate in the public hearing, the member of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours.

The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by going to agenda at the following webpage: <https://westorange.org/ArchiveCenter/ViewFile/Item/3023> and clicking on the link to the subject Application at least ten (10) days before the public hearing. Alternatively, members of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours in order to make an

...the hearing regular business hours in order to make an appointment to review or pick up copies of the Application materials, plans, and related documents at the office of the Board Secretary, located at 66 Main Street, West Orange, New Jersey 07052. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

81 NORTHFIELD AVENUE REALTY ASSOCIATES, LLC

By: James M. Spanarkel, Esq.
Waters, McPherson, McNeill, P.C.
300 Lighting Way, 7th Floor
Secaucus, New Jersey 07096
(201) 863-4400
Attorneys for Applicant

Date: April 4, 2025

4/4/25

\$177.11

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Notice Content

PUBLIC NOTICE OF HEARING BEFORE THE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT PLEASE TAKE Notice that a Public Hearing will be held on Thursday April 17, 2025, at 8:00 p.m. before the Zoning Board of Adjustment of the Township of West Orange (the "Board"), with such meeting being held virtually (hyperlink available on the official website of the Board - <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org), to consider applications (the "Applications") by 81 Northfield Avenue Realty Associates, LLC (the "Applicant") for interpretation of the Township of West Orange (the "Township") zoning ordinance (the "Ordinance") as related in particular to the property located at 81 Northfield Avenue, West Orange, New Jersey, also known as Block 71.01, Lot 43 on the Township Tax Map (the "Property"). The purpose of the Applications is as follows: 1) to request interpretation of the Ordinance with respect to issues relating to the scope and definition of the term "required accessory parking" and how such accessory parking / parking standards, whether in connection with the term "required accessory parking" or in general, should be applied in the context of whether certain vehicles belonging to a permitted use office tenant at the Property are permitted to be parked in the onsite parking lot at the Property when not in use. The Property is in the OB-1 Zone (office building) and is approximately 1.99 acres in size and improved with an approximately 21,000 s/f three-story, multi-tenant office building (a permitted use) and 110 onsite surface parking spots. The nature of the parking issue in question concerns whether or not an office tenant leasing space at the Property may park certain medical transport vans in designated on site parking spots while said vans are not in use. This notice is being sent to you by the Applicant by order of the Township of West Orange Zoning Board of Adjustment. As noted above, the public hearing will be held by online/virtual means and telephonically only. During the public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence), personally or by attorney, by either (a) participating online or (b) participating telephonically. Participating via online/virtual means or telephonically is free of charge to the public. As noted above, the hyper link for online/virtual attendance and/or the telephone number for telephonic participation are available on the Board's website at <https://westorange.org/529/Zoning-Board-of-Adjustment> or by request from the Board Secretary by emailing ZoningBoard@westorange.org or dchandler@westorange.org). Members of the public interested in participating in the public hearing on the Application can advise the Board Secretary, Diana Chandler, of their interest in participating in advance of the public hearing by reaching out to the Board Secretary at dchandler@westorange.org or (973) 325-4108. In addition, if any member of the public has a concern regarding utilizing the technology described above to participate in the public hearing, the member of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours. The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by going to agenda at the following webpage: <https://westorange.org/ArchiveCenter/ViewFile/Item/3023> and clicking on the link to the subject Application at least ten (10) days before the public hearing. Alternatively, members of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours in order to make an

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Payment Receipt

Tuesday, April 1, 2025

Transaction Type: Payment

Order Number: 0010981513

Payment Method: Credit Card

Bad Debt: -

Credit Card Number: *****4611

Credit Card Expire Date: 3/28/2026

Payment Amount: 277.11

Reference Number: 063795

Charge to Company: **NJ Advance Media**

Category: Classified

Credit to Transaction Number: P3270238

Invoice Text:

Invoice Notes:

Customer Type: Comm Monthly

Customer Category: Non Contract

Customer Status: Active

Customer Group: _Other

Customer Trade: Other

Account Number: XWATE4400596

Phone Number: 2018634400

Company / Individual: **Company**

Customer Name: WATERS MCPHERSON

Customer Address: 300 LIGHTING WAY
PO BOX 1560

SECAUCUS

NJ

70960000

USA

Check Number:

Routing Number: