

3204740.1 118599-112642

EXHIBIT A

**NOTICE OF PUBLIC HEARING
TOWNSHIP OF WEST ORANGE PLANNING BOARD**

PLEASE TAKE NOTICE that the Township of West Orange Planning Board will hold a hearing at its regularly scheduled public meeting on Wednesday, May 7, 2025, at 7:30 PM to be held virtually via Zoom for the purposes of reviewing and taking formal action upon the application of Orange Prospect LLC, a New Jersey limited liability company (the "Applicant"). Applicant has submitted an application (Application Number: PB-25-02) (the "Application") to the Township of West Orange Planning Board (the "Board") for preliminary and final major site plan approval, soil removal permit approval (if deemed necessary by the Board), Tree Removal & Replacement approval and variance relief pursuant to N.J.S.A. 40:55D-70(c) with respect to certain property located at 111 Prospect Avenue, West Orange, New Jersey 07052 (the "Property"). The Property is identified on the official tax map of the Township of West Orange as Block 151, Lot 17.01 and is located within the Township's B-2 (General Business) Zoning District, where the restaurant/banquet facility on the Property is a permitted use.

The Applicant is also the owner of adjacent property identified as Block 151.03, Lot 6 on the official tax maps of the Township of West Orange, which is being included for public notice purposes. The Applicant is the beneficiary of a maintenance and utility easement pertaining to the adjacent property identified as Block 151.03, Lot 5 on the official tax maps of the Township of West Orange as well as a cross-access easement pertaining to the adjacent property identified as Block 151, Lot 15.03 on the official tax maps of the Township of West Orange, both properties are also being included for public notice purposes. No improvements are proposed on Block 151.03, Lots 5 and 6, or Block 151, Lot 15.03.

Applicant owns and operates the existing restaurant/banquet facility (formerly known as The Manor) at the Property, which comprises approximately 8.29 acres and contains a two-story brick masonry building ("Main Building") and a two-story accessory building located to the north of the main two-story brick masonry building. Both buildings are surrounded by existing surface parking lots located to the north and south. The area to the west is landscaped to the western property line. The existing landscaped area includes a large fountain at the rear and an existing gazebo located to the north. A series of brick paved walkways extends throughout the landscaped area, connecting the fountains and gazebo. Two driveways provide access and egress to Prospect Avenue.

Applicant seeks preliminary and final major site plan approval, soil removal permit approval, Tree Removal & Replacement approval and variance relief pursuant to N.J.S.A. 40:55D-70(c) from the Board to permit the demolition and rehabilitation of certain portions of the Property for purposes of continuation of the existing permitted use. Specifically, the scope of work proposed under the Application includes the removal and regrading of certain portions of the existing driveway, walking paths and valet parking area, construction of a covered canopy where vehicles will stop to discharge passengers (Porte-Cochere) at the main entry to the Main Building, installation of a new community garden area to be utilized by certain local community and educational organizations during certain months of the year, and renovations to the interior of the Main Building. Certain landscaping and lighting improvements to the Property are also proposed. Access to Prospect Avenue will be improved by the proposed decrease to the driveway gradient, which will allow for better pedestrian and vehicle visibility from the egress onto Prospect Avenue.

As part of the Application, Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70(c) to permit the proposed impervious coverage of approximately 60.53%, whereas a maximum impervious coverage of 60% is permitted pursuant to the Township of West Orange Zoning Ordinance §25-7.1. The existing impervious coverage at the Property is approximately 61.75%, so the Application constitutes a reduction in the impervious coverage at the Property of approximately 1.22% as a result of the reconfiguration of the valet parking area. 63.38% impervious coverage at the Property was previously permitted under a prior approval.

Applicant reserves the right to seek, and requests that the Application be deemed amended to include and that the Board grant, any additional determinations, deviations, variances, design standard exceptions, waivers, interpretations, continuations of any pre-existing nonconforming conditions, modifications of prior conditions (including any relevant to occupancy levels), and other approvals reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the Application.

A virtual meeting on said Application will be held before the Board on **May 7, 2025, at 7:30 p.m.**, at which time any interested party may appear on their own or through counsel if they so desire, ask questions, cross examine witnesses and present testimony and any comments they may have with respect to the Application. This meeting will be conducted virtually by way of the Zoom platform, which is accessible electronically and/or by telephonic means. There will be no in person public attendance at this meeting. Public participation in the meeting will be available via live Zoom streaming service by utilizing the following link to join the Zoom meeting:
<https://us06web.zoom.us/j/83955746202?pwd=kt987kY5zbZjQHc4Db7pVQQov4rp2h.1>

Dial In (U.S.): 1-646-931-3860
Webinar ID: 839 5574 6202
Password: 817369

All plans, materials and documents relating to the Application are on file in the Office of the Township of West Orange Planning Board at the Township of West Orange Municipal Building (Room 216), located at 66 Main Street, West Orange, New Jersey 07052 and are available for public review during normal business hours, which are typically 8:30 AM to 4:30 PM, Monday through Friday, excluding holidays. The plans, materials, and documents may also be viewed by the public on the Board's website at <https://www.westorange.org/527/Planning-Board> through meeting links and agendas, when available. Please contact the Board Secretary at 973-325-4111 or via email to planningboard@westorange.org with any questions on how to review the Application or participate in the meeting.

By : Kenneth D. McPherson III, Esq.
Gibbons P.C.
One Gateway Center
Newark, New Jersey 07102
973-596-4500
Attorneys for Orange Prospect LLC

EXHIBIT B

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 (4)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	151	15.03		107 PROSPECT AVENUE	BOW & ARROW MANOR INC	111 PROSPECT AVENUE	WEST ORANGE,N.J.	07052	107 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	151	17.01		111 PROSPECT AVENUE	ORANGE PROSPECT, LLC	111 PROSPECT AVE	WEST ORANGE, NJ	07052	111 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	151.03	5		16 SEAMAN ROAD	KNOWLES, KURT JR	16 SEAMAN RD	WEST ORANGE, NJ	07052	16 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	6		14 SEAMAN ROAD	ORANGE PROSPECT LLC	12 SEAMAN ROAD	WEST ORANGE, NJ	07052	14 Seaman Road, West Orange, NJ, 07052

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

Adjoining Properties (54)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	150	1		PROSPECT & EAGLE ROCK AVE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK N J	07114	Prospect & Eagle Rock Ave, West Orange, NJ, 07052
West Orange Township	151	1		25 PROSPECT AVENUE	MONTCLAIR GOLF CLUB	P O BOX 194	MONTCLAIR NJ	07042	25 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	151	15.03		107 PROSPECT AVENUE	BOW & ARROW MANOR INC	111 PROSPECT AVENUE	WEST ORANGE,N.J.	07052	107 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	151	17.01		111 PROSPECT AVENUE	ORANGE PROSPECT, LLC	111 PROSPECT AVE	WEST ORANGE, NJ	07052	111 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	151.02	5		26 SEAMAN ROAD	OGUN, OLUWATOSIN A. & OGUN, IBILOLA	26 SEAMAN ROAD	WEST ORANGE, NJ	07052	26 Seaman Road, West Orange, NJ, 07052

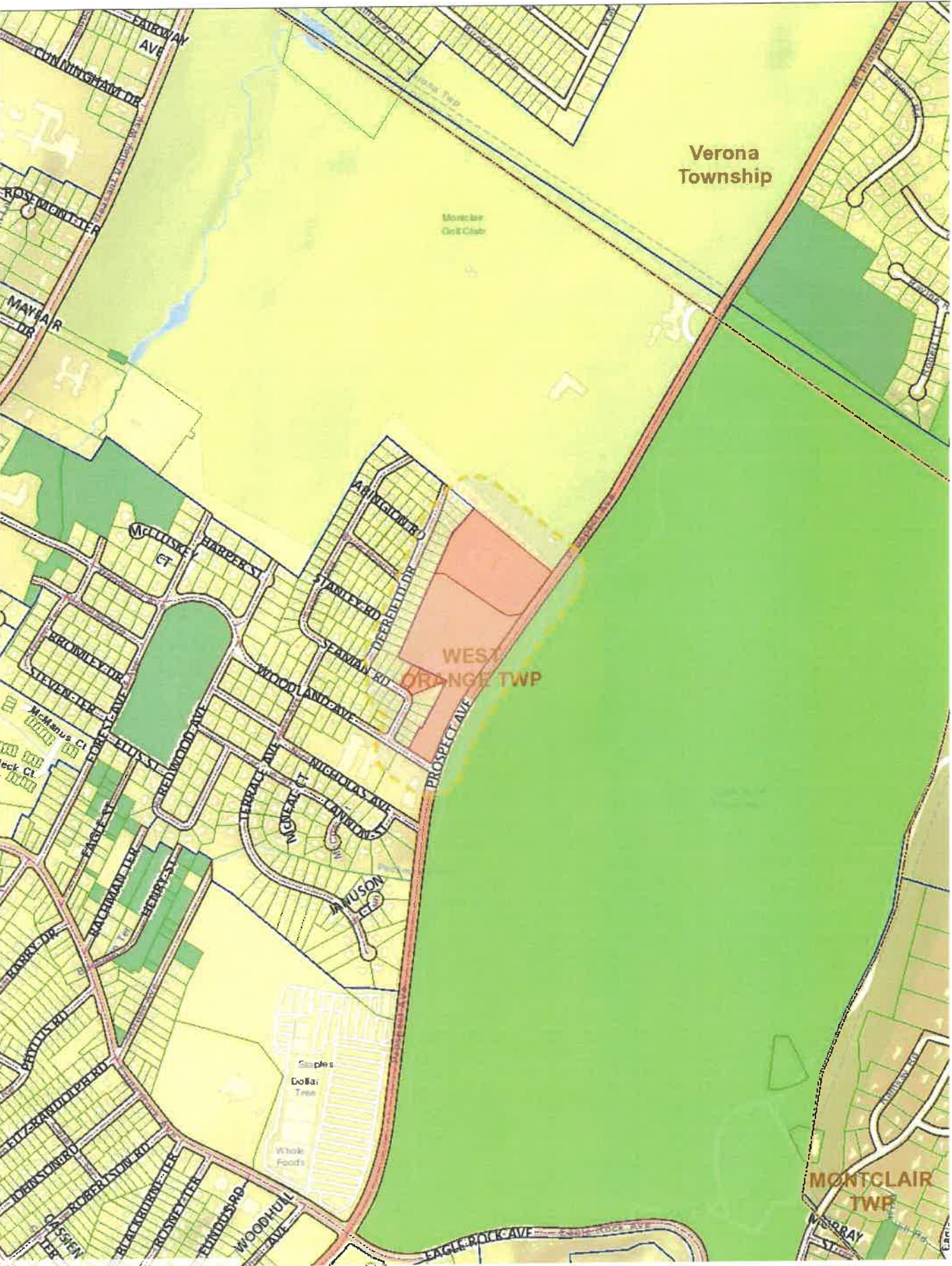
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	151.02	16		13 STANLEY ROAD	ADAYENG, PATIENCE	13 STANLEY RD	WEST ORANGE, NJ	07052	13 Stanley Road, West Orange, NJ, 07052
West Orange Township	151.03	1		24 SEAMAN ROAD	TIHIEVSKY, ALEKSANDR & LAURA	24 SEAMAN RD.	WEST ORANGE, N.J.	07052	24 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	2		22 SEAMAN ROAD	BATTLE, CURTIS JR & APRIL L	22 SEAMAN ROAD	WEST ORANGE, NJ	07052	22 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	3		20 SEAMAN ROAD	SALINAS, PABLO	20 SEAMAN ROAD	WEST ORANGE, NJ	07052	20 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	4		18 SEAMAN ROAD	CORCORAN, CHERYL A. & KEVIN J.	18 SEAMAN ROAD	WEST ORANGE, NJ	07052	18 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	5		16 SEAMAN ROAD	KNOWLES, KURT JR	16 SEAMAN RD	WEST ORANGE, NJ	07052	16 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	6		14 SEAMAN ROAD	ORANGE PROSPECT LLC	12 SEAMAN ROAD	WEST ORANGE, NJ	07052	14 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	7		12 SEAMAN ROAD	KNOWLES, KIRSTIN L.	12 SEAMAN RD	WEST ORANGE, NJ	07052	12 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	8		10 SEAMAN ROAD	ARIYARATNE, BIMSARA RUWAN	10 SEAMAN RD	WEST ORANGE, NJ	07052	10 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	9		8 SEAMAN ROAD	AKINBOYEWA, ADEYINKA A	8 SEAMAN RD.	WEST ORANGE, NJ	07052	8 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	10		6 SEAMAN ROAD	RODRIGUEZ, DAVID & MAYRA MOLINA-	6 SEAMAN ROAD	WEST ORANGE, NJ	07052	6 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	11		4 SEAMAN ROAD	PETTI, FRANKY & PAUL, FRANCOISE	4 SEAMAN ROAD	WEST ORANGE, NJ	07052	4 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.03	12		2 SEAMAN ROAD	REYES, JOSE ENRIQUE	2 SEAMAN ROAD	WEST ORANGE, NJ	07052	2 Seaman Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	151.03	14		1 DEERFIELD DRIVE	MC CRINK, FRANCES M.	1 DEERFIELD DRIVE	WEST ORANGE, NEW JERSEY	07052	1 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	15		3 DEERFIELD DRIVE	SUSSMAN, BARRY E	3 DEERFIELD DRIVE	WEST ORANGE, NJ	07052	3 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	16		5 DEERFIELD DRIVE	DENT, CATHY J.	5 DEERFIELD DRIVE	WEST ORANGE, NEW JERSEY	07052	5 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	17		7 DEERFIELD DRIVE	ALLEYNE, KHALFANI	7 DEERFIELD DR	WEST ORANGE, NJ	07052	7 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	18		9 DEERFIELD DRIVE	YOUNG, HARRY S & MARY E.	9 DEERFIELD DRIVE	WEST ORANGE, NJ	07052	9 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	19		11 DEERFIELD DRIVE	SANTOS, MARY JENNIFER+SALVADOR B.IV	11 DEERFIELD DRIVE	WEST ORANGE, NJ	07052	11 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	20		13 DEERFIELD DRIVE	TIERNAN, KIM A	13 DEERFIELD DRIVE	WEST ORANGE, NEW JERSEY	07052	13 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	21		15 DEERFIELD DRIVE	ROWE, CHAD W.	15 DEERFIELD DR	WEST ORANGE, NJ	07052	15 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	22		17 DEERFIELD DRIVE	PRITCHARD, SARAH	17 DEERFIELD DRIVE	WEST ORANGE, NEW JERSEY	07052	17 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	23		19 DEERFIELD DRIVE	PROANO CELL, DAVID & HSIA-HAN	19 DEERFIELD DRIVE	WEST ORANGE, NJ	07052	19 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	24		21 DEERFIELD DRIVE	ROGERS, KENNY R & SHARDA	8420 AUSTIN ST #3C	KEW GRDENS, NY	11415	21 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	25		23 DEERFIELD DRIVE	PHILLIPS, KAMEELAH	23 DEERFIELD DR	WEST ORANGE, NJ	07052	23 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	26		25 DEERFIELD DRIVE	SAWHNEY, NAVEEN	70 S. MUNN AVENUE #1108	EAST ORANGE, NJ	07018	25 Deerfield Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	151.03	27		27 DEERFIELD DRIVE	27 DEERFIELD DRIVE CO.	27 DEERFIELD DR.	WEST ORANGE, NJ	07052	27 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	28		29 DEERFIELD DRIVE	HURITE, ALAN S & PRIYADARSHINI, G.	29 DEERFIELD DRIVE	WEST ORANGE, NJ	07052	29 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	29		31 DEERFIELD DRIVE	GABALDON, MELECIO Q & MARITES	31 DEERFIELD DRIVE	WEST ORANGE, NJ	07052	31 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	30		33 DEERFIELD DRIVE	CHINDEA, SIMONA MARIA & NECULAI	33 DEERFIELD DR	WEST ORANGE, NJ	07052	33 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.03	31		35 DEERFIELD DRIVE	HERNANDEZ, DIANNA	35 DEERFIELD DRIVE	WEST ORANGE, NJ	07052	35 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	151.04	9		13 BRYN MAWR ROAD	WILLIAMS, GLENN	13 BRYN MAWR ROAD	WEST ORANGE, NJ	07052	13 Bryn Mawr Road, West Orange, NJ, 07052
West Orange Township	151.04	10		12 STANLEY ROAD	WILLIAMS JR, LESTER H.	12 STANLEY RD	WEST ORANGE, NJ	07052	12 Stanley Road, West Orange, NJ, 07052
West Orange Township	151.05	6		23 SEAMAN ROAD	SHEHATA, MOHAMED & SHEHAB, LINA A.	PO BOX 344	WEST ORANGE, N.J.	07052	23 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.05	7		21 SEAMAN ROAD	CARROLL, PATRICIA A.	21 SEAMAN RD.	WEST ORANGE, N.J.	07052	21 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.05	8		19 SEAMAN ROAD	WILLIAMS, RHESHA L & WATT, MARTIN A	19 SEAMAN ROAD	WEST ORANGE, NJ	07052	19 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.05	9		17 SEAMAN ROAD	MERIGLIANO, GINA M.	17 SEAMAN ROAD	WEST ORANGE, NJ	07052	17 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.05	10		15 SEAMAN ROAD	TEIXEIRA, ANGELA & SCHALLER, AUSTIN	15 SEAMAN DR.	WEST ORANGE, NJ	07052	15 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.05	11		5 SEAMAN ROAD	MONTEIRO, NATALIE & RICARDO FILIPE	5 SEAMAN RD	WEST ORANGE, NJ	07052	5 Seaman Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	151.05	12		3 SEAMAN ROAD	MC KENZIE, DONNA	3 SEAMAN RD	WEST ORANGE, NJ	07052	3 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.05	13		1 SEAMAN ROAD	DE PASQUALE, MARY & JOSEPH	1 SEAMAN RD	WEST ORANGE, NJ	07052	1 Seaman Road, West Orange, NJ, 07052
West Orange Township	151.05	225		25 WOODLAND AVENUE	NATALE, ELENE MELEAS -	25 WOODLAND AVENUE	WEST ORANGE, NJ	07052	25 Woodland Avenue, West Orange, NJ, 07052
West Orange Township	151.05	228		27 WOODLAND AVENUE	CAMPANELLA, LEONARD & W. NORMA I.	27 WOODLAND AVENUE	WEST ORANGE, N.J.	07052	27 Woodland Avenue, West Orange, NJ, 07052
West Orange Township	151.06	7		14 BRYN MAWR ROAD	ANDREVILLE, NAZE & PATRICIA	14 BRYN MAWR ROAD	WEST ORANGE, NJ	07052	14 Bryn Mawr Road, West Orange, NJ, 07052
West Orange Township	151.06	8		11 ABINGTON ROAD	AIYER, OLUFEMI & STEPHANIE	11 ABINGTON ROAD	WEST ORANGE, NJ	07052	11 Abington Road, West Orange, NJ, 07052
West Orange Township	151.07	1		12 ABINGTON ROAD	FUERDERER, MARKUS & MONICA	20 RIVER COURT	JERSEY CITY, NJ	07869	12 Abington Road, West Orange, NJ, 07052
West Orange Township	151.07	12		30 DEERFIELD DRIVE	QUIRK, JOHN & DONNA	30 DEERFIELD DRIVE	WEST ORANGE, N. J.	07052	30 Deerfield Drive, West Orange, NJ, 07052
West Orange Township	152.02	132		151 PROSPECT AVENUE	TERRA KENNEDY REALTY,LLC	339 HICKSVILLE RD,#1120	BETHPAGE, NY	11714	151 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	152.02	186		12-22 WOODLAND AVE	MONTCLAIR STABLES LLC	1320 CAPE ST #636	ANNAPOLIS, MD	21409	12-22 Woodland Ave, 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
540 Broad Street
Newark, NJ 07101

SEWER

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

Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202

City of Orange Township
29 North Day Street
Orange, NJ 07050

EXHIBIT C

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NEWARK, NJ 07114

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

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BOW & ARROW MANOR INC

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BOW & ARROW MANOR INC

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OR OTHER PERSON AUTHORIZED TO ACCEPT

SERVICE

111 PROSPECT AVENUE

WEST ORANGE, NJ 07052

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Street _____

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111 PROSPECT AVE
WEST ORANGE, NJ 07052

Street and A
City, State, ZIP+4[®]

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ATTN: MANAGING MEMBER, OR OTHER
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WEST ORANGE, NJ 07052

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Postage \$
Total Postage \$
Sent To **OGUN, OLUWATOSIN A.**
IBILOLA
26 SEAMAN ROAD
WEST ORANGE, NJ 07052

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City, State, ZIP+4[®]

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13 STANLEY RD
WEST ORANGE, NJ 07052

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☐ Adult Signature Restricted Delivery

Postage \$
Total Postage \$
Sent To **TITIEVSKY, ALEKSANDR & LAURA**
24 SEAMAN RD.
WEST ORANGE, NJ 07052

Street and A
City, State, ZIP+4[®]

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

9589 0710 5270 2437 2940 42

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Certified Mail Fee \$
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 Postage \$
Sent To **BATTLE, CURTIS JR & APRIL**
22 SEAMAN ROAD
WEST ORANGE, NJ 07052

Street and A
City, State, ZIP+4[®]

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

9589 0710 5270 2437 2940 59

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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
SALINAS, PABLO
20 SEAMAN ROAD
WEST ORANGE, NJ 07052

Sent To

Street

City, State, ZIP+4®

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

9589 0710 5270 2437 2940 66

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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
CORCORAN, CHERYL A. & KEVIN J.
18 SEAMAN ROAD
WEST ORANGE, NJ 07052

Sent To

Street

City, State, ZIP+4®

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

9589 0710 5270 2437 2941 89

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
KNOWLES, KURT JR
16 SEAMAN RD
WEST ORANGE, NJ 07052

Sent To

Street

City, State, ZIP+4®

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

9589 0710 5270 2437 2941 96

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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
ORANGE PROSPECT LLC
12 SEAMAN ROAD
WEST ORANGE, NJ 07052

Sent To

Street and Apt.

City, State, ZIP+4®

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

9589 0710 5270 2437 2942 02

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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
ORANGE PROSPECT LLC
ATTN: MANAGING MEMBER, OR OTHER
PERSON AUTHORIZED TO ACCEPT SERVICE
12 SEAMAN ROAD
WEST ORANGE, NJ 07052

Sent To

Street

City, State, ZIP+4®

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

9589 0710 5270 2437 2942 19

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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
KNOWLES, KIRSTIN L.
12 SEAMAN ROAD
WEST ORANGE, NJ 07052

Sent To

Street

City, State, ZIP+4®

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

9589 0710 5270 2437 2942 26

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Certified Mail Fee
 \$

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 Pos 10 SEAMAN RD
 \$ WEST ORANGE, NJ 07052
 Sent To
 Street and
 City, State

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

9589 0710 5270 2437 2942 33

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Official Use

Certified Mail Fee
 \$

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 Pos AKINBOYEW, ADEYINKA
 \$ 8 SEAMAN RD.
 Sent To WEST ORANGE, NJ 07052
 Street and
 City, State, ZIP+4®

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

9589 0710 5270 2437 2942 40

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Official Use

Certified Mail Fee
 \$

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 Pos RODRIGUEZ, DAVID & MAYRA
 \$ MOLINA
 Sent 6 SEAMAN ROAD
 Street WEST ORANGE, NJ 07052
 City, State

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

9589 0710 5270 2437 2942 57

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Official Use

Certified Mail Fee
 \$

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 Pos PETIT, FRANKY
 \$ 4 SEAMAN ROAD
 Sent WEST ORANGE, NJ 07052
 Street and
 City, State

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

9589 0710 5270 2437 2942 64

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Certified Mail Fee
 \$

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 Pos REYES, JOSE ENRIQUE
 \$ 2 SEAMAN ROAD
 Sent WEST ORANGE, NJ 07052
 Street and
 City, State

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

9589 0710 5270 2437 2942 71

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Certified Mail Fee
 \$

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 Pos MC CRINK, FRANCES M.
 \$ 1 DEERFIELD DRIVE
 Sent WEST ORANGE, NJ 07052
 Street and
 City, State, ZIP+4®

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

9589 0710 5270 2437 2942 88

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Certified Mail Fee

\$

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

123 2025
 Postmark
 Here

Postage

\$ SUSSMAN, BARRY E
 Total Postage 3 DEERFIELD DRIVE
 \$ WEST ORANGE, NJ 07052

Sent To

Street and Apt.

City, State, ZIP

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

9589 0710 5270 2437 2942 95

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Certified Mail Fee

\$

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

123 2025

Postmark
 Here

Postage

\$ DENT, CATHY J.
 Total Postage 5 DEERFIELD DRIVE
 \$ WEST ORANGE, NJ 07052

Sent To

Street and Apt.

City, State, ZIP

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

9589 0710 5270 2437 2943 01

U.S. Postal Service™
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Certified Mail Fee

\$

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

123 2025

Postmark
 Here

Postage

\$ ALLEYNE, KHALFANI
 Total Postage 7 DEERFIELD DR
 \$ WEST ORANGE, NJ 07052

Sent To

Street and Apt.

City, State, ZIP

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

9589 0710 5270 2437 2943 18

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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

123 2025

Postmark
 Here

Postage

\$ YOUNG, HARRY S & MARY E
 Total Postage 9 DEERFIELD DRIVE
 \$ WEST ORANGE, NJ 07052

Sent To

Street and Apt.

City, State, ZIP

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

9589 0710 5270 2437 2943 25

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Certified Mail Fee

\$

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

123 2025

Postmark
 Here

Postage

\$ SANTOS, MARY JENNIFER
 Total Postage SALVADOR B, IV
 \$ 11 DEERFIELD DRIVE
 \$ WEST ORANGE, NJ 07052

Sent To

Street and Apt.

City, State, ZIP

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

9589 0710 5270 2437 2943 32

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Certified Mail Fee

\$

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

123 2025

Postmark
 Here

Postage

\$ TIERNAN, KIM A
 Total Postage 13 DEERFIELD DR
 \$ WEST ORANGE, NJ 07052

Sent To

Street and Apt.

City, State, ZIP

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

9589 0710 5270 2437 2943 49

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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 P ROWE, CHAD W.
15 DEERFIELD DR
WEST ORANGE, NJ 07052

Sent To

Street &

City, State

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

9589 0710 5270 2437 2943 56

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Total P PRITCHARD, SARAH
17 DEERFIELD DRIVE
WEST ORANGE, NJ 07052

Sent To

Street &

City, State

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

9589 0710 5270 2437 2943 63

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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 Post PROANO CELI, DAVID & HSIA-HAN
19 DEERFIELD DRIVE
WEST ORANGE, NJ 07052

Sent To

Street and

City, State

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

9589 0710 5270 2437 2943 70

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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 Post ROGERS, KENNY R & SHARDA
8420 AUSTIN ST #3C
KEW GARDENS, NY 11415

Sent To

Street and

City, State, ZIP+4®

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9589 0710 5270 2437 2943 87

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Total PHILLIPS, KAMEELAH
23 DEERFIELD DR
WEST ORANGE, NJ 07052

Sent To

Street

City, State

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

9589 0710 5270 2437 2943 94

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Total Postage SAWHNEY, NAVEEN
70 S. MUNN AVENUE #1108
EAST ORANGE, NJ 07018

Sent To

Street and Apt.

City, State, ZIP

PS Form 3800, January 2023 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

\$ 27 DEERFIELD DRIVE CO.

Total \$ 27 DEERFIELD DRIVE

\$ Sent To WEST ORANGE, NJ 07052

Street

City, State

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

9589 0710 5270 2437 2944 17

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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

\$ 27 DEERFIELD DRIVE CO.

Total Postage \$ ATTN: PRESIDENT, VICE PRESIDENT, SECRETARY

\$ OR OTHER PERSON AUTHORIZED TO ACCEPT

\$ Sent To SERVICE

\$ 27 DEERFIELD DRIVE

Street and Apt. WEST ORANGE, NJ 07052

City, State, ZIP

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

9589 0710 5270 2437 2944 24

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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

\$ HURITE, ALAN S &

To \$ PRIYADARSHINI, G.

\$ Se 29 DEERFIELD DR

\$ WEST ORANGE, NJ 07052

City

State

ZIP

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

9589 0710 5270 2437 2944 31

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

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☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage

\$ GABALDON, MELECIO Q & MARITES

Total \$ 31 DEERFIELD DRIVE

\$ Sent To WEST ORANGE, NJ 07052

Street

City, State, ZIP

ZIP

ZIP

ZIP

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9589 0710 5270 2437 2944 48

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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

\$ CHINDEA, SIMONA MARIA &

Total \$ NECULAI

\$ 33 DEERFIELD DR

\$ Sent To WEST ORANGE, NJ 07052

Street

City, State

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

PS Form 3800, January 2023 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

\$ HERNANDEZ, DIANNA

Total \$ 35 DEERFIELD DRIVE

\$ Sent To WEST ORANGE, NJ 07052

Street

City, State, ZIP

ZIP

ZIP

ZIP

ZIP

ZIP

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ZIP

ZIP

ZIP

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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
 \$

Postmark Here
 APR 23 2025
 WEST ORANGE, NJ

Total Postage \$ WILLIAMS, GLENN
 13 BRYN MAWR ROAD
 WEST ORANGE, NJ 07052

Sent To
 Street and Apt.
 City, State, ZIP+

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

9589 0710 5270 2437 2918 74

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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
 \$

Postmark Here
 APR 23 2025
 WEST ORANGE, NJ

Total Postage \$ WILLIAMS JR, LESTER H.
 12 STANLEY RD
 WEST ORANGE, NJ 07052

Sent To
 Street and Apt.
 City, State, ZIP+

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

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Certified Mail Fee
 \$

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
 \$

Postmark Here
 APR 23 2025
 WEST ORANGE, NJ

Total Postage \$ SHEHATA, MOHAMED & SHEHAB,
 LINA A.
 PO BOX 344
 WEST ORANGE, NJ 07052

Sent To
 Street and Apt.
 City, State, ZIP+

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

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Certified Mail Fee
 \$

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
 \$

Postmark Here
 APR 23 2025
 WEST ORANGE, NJ

Total Postage \$ CARROLL, PATRICIA A.
 21 SEAMAN RD.
 WEST ORANGE, NJ 07052

Sent To
 Street and Apt.
 City, State, ZIP+

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

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Certified Mail Fee
 \$

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
 \$

Postmark Here
 APR 23 2025
 WEST ORANGE, NJ

Total Postage \$ WILLIAMS, RHESHA L. & MARTIN A.
 19 SEAMAN ROAD
 WEST ORANGE, NJ 07052

Sent To
 Street and Apt.
 City, State, ZIP+

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

7021 2720 0000 5491 5469

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
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Postmark Here
 APR 23 2025
 WEST ORANGE, NJ

Total Postage \$ MERIGLIANO, GINA M.
 17 SEAMAN ROAD
 WEST ORANGE, NJ 07052

Sent To
 Street and Apt.
 City, State, ZIP+

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7021 2720 0000 5491 5476

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage \$

Sent To TEIXEIRA, ANGELA & SCHAEFER,
 AUSTIN
 15 SEAMAN DR
 WEST ORANGE, NJ 07052

Street and Apt
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 5491 5483

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

Postage
 \$

Total Postage \$

Sent To MONTEIRO, NATALIE & RICARDO
 FILIPE
 5 SEAMAN RD
 WEST ORANGE, NJ 07052

Street and Apt
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
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Total Postage \$

Sent To MC KENZIE, DONNA
 3 SEAMAN RD
 WEST ORANGE, NJ 07052

Street and Apt
 City, State, Zip

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7021 2720 0000 5491 7731

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

Postage
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Total Postage \$

Sent To DE PASQUALE, MARY & JOSEPH
 1 SEAMAN RD
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Street and Apt
 City, State, Zip

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage \$

Sent To NATALE, ELENE MELEAS
 25 WOODLAND AVENUE
 WEST ORANGE, NJ 07052

Street and Apt
 City, State, Zip

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7022 2410 0002 7042 7246

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage \$

Sent To CAMPANELLA, LEONARD & W
 NORMA I.
 27 WOODLAND AVENUE
 WEST ORANGE, NJ 07052

Street and Apt
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 5675 2380 7755

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Postage

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Total Postage

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Sent To

Street and Ap

City, State, Zip

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ANDREVILLE, NAZE & PATRICIA
14 BRYN MAWR ROAD
WEST ORANGE, NJ 07052

7021 2720 0000 5675 2383

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Postage

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Total Post

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Street and

City, State,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

AIYEKU, OLUFEMI & STEPHANIE
11 ABINGTON ROAD
WEST ORANGE, NJ 07052

7021 2720 0000 5675 2390

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Post

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Total

\$

Ser.

Str.

City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

FUERDERER, MARKUS & MONICA
20 RIVER COURT
JERSEY CITY, NJ 07869

7021 2720 0000 5675 2406

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\$

Postage

\$

Total Pos

\$

Sent To

Street and

City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

QUIRK JOHN & DONNA
30 DEERFIELD DRIVE
WEST ORANGE, NJ 07052

7021 2720 0000 5675 2413

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\$

Postage

\$

Total P

\$

Sent To

Street a

City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TERRA KENNEDY REALTY, LLC
339 HICKSVILLE RD, # 1120
BETHPAGE, NY 11714

7021 2720 0000 5675 2420

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\$

Posta

\$

Total

\$

Sent

Street

City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TERRA KENNEDY REALTY, LLC
ATTN: MANAGING MEMBER, OR OTHER
PERSON AUTHORIZED TO ACCEPT SERVICE
339 HICKSVILLE RD, # 1120
BETHPAGE, NY 11714

7021 2720 0000 5675 2475

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☐ Return Receipt (electronic)
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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage

Total Post MONTCLAIR STABLES LLC
 1320 CAPE ST #636
 ANNAPOLIS, MD 21409

Sent To

Street and

City, State,

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 2720 0000 5675 2482

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☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage

Total Post MONTCLAIR STABLES LLC
 ATTN: MANAGING MEMBER, OR OTHER
 PERSON AUTHORIZED TO ACCEPT SERVICE
 1320 CAPE ST #636
 ANNAPOLIS, MD 21409

Sent To

Street and

City, State,

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 2720 0000 5675 2499

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☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage

Total Post PUBLIC SERVICE ELECTRIC & GAS
 COMPANY
 MANAGER - CORPORATE
 PROPERTIES
 80 PARK PLAZA, T6B
 NEWARK, NJ 07102

Sent To

Street and

City, State,

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7021 2720 0000 5675 2437

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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage

Total Post PUBLIC SERVICE ELECTRIC & GAS
 COMPANY
 ATTN: PRESIDENT, VICE PRESIDENT, SECRETARY
 OR OTHER PERSON AUTHORIZED TO ACCEPT SERVICE
 80 PARK PLAZA, T6B
 NEWARK, NJ 07102

Sent To

Street and

City, State,

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7021 2720 0000 5675 2444

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☐ Adult Signature Restricted Delivery

Postage

Total Postage NEW JERSEY AMERICAN WATER
 COMPANY
 167 JOHN F. KENNEDY PARKWAY
 SHORT HILLS, NJ 07078

Sent To

Street and Apt

City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7021 2720 0000 5675 2451

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☐ Adult Signature Restricted Delivery

Postage

Total Post NEW JERSEY AMERICAN WATER
 COMPANY
 ATTN: PRESIDENT, VICE PRESIDENT, SECRETARY
 OR OTHER PERSON AUTHORIZED TO ACCEPT SERVICE
 167 JOHN F. KENNEDY PARKWAY
 SHORT HILLS, NJ 07078

Sent To

Street and

City, State,

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 2720 0000 5675 2468

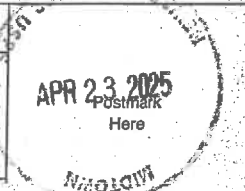
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Postage
Total P **COMCAST CABLEVISION**
800 RAHWAY AVENUE
UNION, NJ 07083

Sent To
Street
City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 5675 2505

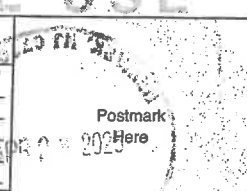
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Total Pos **COMCAST CABLEVISION**
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OR OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE

Sent To
Street and **800 RAHWAY AVENUE**
UNION, NJ 07083

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7021 2720 0000 5491 5016

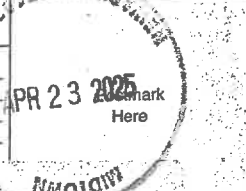
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Total P **VERIZON**
540 BROAD STREET
NEWARK, NJ 07101

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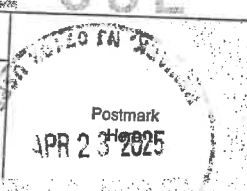
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$



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Total Pos **VERIZON**
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Street and **540 BROAD STREET**
NEWARK, NJ 07101

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 5491 5032

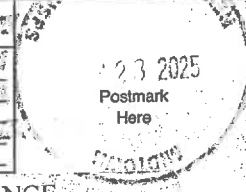
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Postage
Total I **TOWNSHIP OF WEST ORANGE**
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052

Sent To
Street
City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 5491 5049

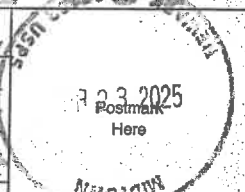
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$



Postage
Total I **TOWNSHIP OF WEST ORANGE**
ATTN: MUNICIPAL CLERK, PRESIDING OFFICER, SECRETARY
OR OTHER PERSON AUTHORIZED TO ACCEPT SERVICE
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052

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City, State

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To \$
Street and \$
City, State, ZIP+4[®]

JOINT MEETING OF ESSEX AND
UNION COUNTIES
500 SOUTH FIRST STREET
ELIZABETH, NJ 07202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To \$
Street and \$
City, State, ZIP+4[®]

JOINT MEETING OF ESSEX AND
UNION COUNTIES
ATTN: PRESIDING OFFICER, CLERK, SECRETARY OR
OTHER PERSON AUTHORIZED TO ACCEPT SERVICE
500 SOUTH FIRST STREET
ELIZABETH, NJ 07202

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7021 2720 0000 5491 5070

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To \$
Street and \$
City, State, ZIP+4[®]

CITY OF ORANGE TOWNSHIP
29 NORTH DAY STREET
ORANGE, NJ 07050

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To \$
Street and \$
City, State, ZIP+4[®]

CITY OF ORANGE TOWNSHIP
ATTN: MUNICIPAL CLERK, PRESIDING OFFICER,
SECRETARY OR
OTHER PERSON AUTHORIZED TO ACCEPT SERVICE
29 NORTH DAY STREET
ORANGE, NJ 07050

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To \$
Street and \$
City, State, ZIP+4[®]

ESSEX COUNTY PLANNING BOARD
900 BLOOMFIELD AVENUE
VERONA, NJ 07044

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$
Sent To \$
Street and \$
City, State, ZIP+4[®]

ESSEX COUNTY PLANNING BOARD
ATTN: PRESIDING OFFICER, CLERK OR SECRETARY
OR OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE
900 BLOOMFIELD AVENUE
VERONA, NJ 07044

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT D

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 April 24, 2025

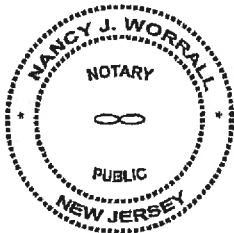
making 1 insertion in all.

Sworn and subscribed before me this 24th day of

April, 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 PLANNING BOARD

PLEASE TAKE NOTICE that the Township of West Orange Planning Board will hold a hearing at its regularly scheduled public meeting on Wednesday, May 7, 2025, at 7:30 PM to be held virtually via Zoom for the purposes of reviewing and taking formal action upon the application of Orange Prospect LLC, a New Jersey limited liability company (the "Applicant"). Applicant has submitted an application (Application Number: PB-25-02) (the "Application") to the Township of West Orange Planning Board (the "Board") for preliminary and final major site plan approval, soil removal permit approval (if deemed necessary by the Board), Tree Removal & Replacement approval and variance relief pursuant to N.J.S.A. 40:55D-70(c) with respect to certain property located at 111 Prospect Avenue, West Orange, New Jersey 07062 (the "Property"). The Property is identified on the official tax map of the Township of West Orange as Block 151, Lot 17.01 and is located within the Township's B-2 (General Business) Zoning District, where the restaurant/banquet facility on the Property is a permitted use.

The Applicant is also the owner of adjacent property identified as Block 151.03, Lot 6 on the official tax maps of the Township of West Orange, which is being included for public notice purposes. The Applicant is the beneficiary of a maintenance and utility easement pertaining to the adjacent property identified as Block 151.03, Lot 5 on the official tax maps of the Township of West Orange as well as a cross-access easement pertaining to the adjacent property identified as Block 151, Lot 15.03 on the official tax maps of the Township of West Orange, both properties are also being included for public notice purposes. No improvements are proposed on Block 151.03, Lots 5 and 6, or Block 151, Lot 15.03.

Applicant owns and operates the existing restaurant/banquet facility (formerly known as The Manor) at the Property, which comprises approximately 8.29 acres and contains a two-story brick masonry building ("Main Building") and a two-story accessory building located to the north of the main two-story brick masonry building. Both buildings are surrounded by existing surface parking lots located to the north and south. The area to the west is landscaped to the Western property line. The existing landscaped area includes a large fountain at the rear and an existing gazebo located to the north. A series of brick paved walkways extends throughout the landscaped area, connecting the fountains and gazebo. Two driveways provide access and egress to Prospect Avenue.

Applicant seeks preliminary and final major site plan approval, soil removal permit approval, Tree Removal & Replacement approval and variance relief pursuant to N.J.S.A. 40:55D-70(c) from the Board to permit the demolition and rehabilitation of certain portions of the Property for purposes of continuation of the existing permitted use. Specifically, the scope of work proposed under the Application includes the removal and regrading of certain portions of the existing driveway, walking paths and valet parking area, construction of a covered canopy where vehicles will stop to discharge passengers (Porte-Cochere) at the main entry to the Main Building, installation of a new community garden area to be utilized by certain local community and educational organizations during certain months of the year, and renovations to the interior of the Main Building. Certain landscaping and lighting improvements to the Property are also proposed. Access to Prospect Avenue will be improved by the proposed decrease to the driveway gradient, which will allow for better pedestrian and vehicle visibility from the egress onto Prospect Avenue.

As part of the Application, Applicant seeks variance relief pursuant to N.J.S.A. 40:55D-70(c) to permit the proposed impervious coverage of approximately 80.53%, whereas a maximum impervious coverage of 60% is permitted pursuant to the Township of West Orange Zoning Ordinance §25-7.1. The existing impervious coverage at the Property is approximately 61.75%, so the Application constitutes a reduction in the impervious coverage at the Property of approximately 1.22% as a result of the reconfiguration of the valet parking area. 63.38% impervious coverage at the Property was previously permitted under a prior approval.

Applicant reserves the right to seek, and requests that the Application be deemed amended to include and that the Board grant, any additional determinations, deviations, variances, design standard exceptions, waivers, interpretations, continuations of any pre-existing nonconforming conditions, modifications of prior conditions (including any relevant to occupancy levels), and other approvals reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the Application.

A virtual meeting on said Application will be held before the Board on May 7, 2025, at 7:30 p.m., at which time any interested party may appear on their own or through counsel. If they so desire, ask questions, cross examine witnesses and present testimony and any comments they may have with respect to the Application. This meeting will be conducted virtually by way of the Zoom platform, which is accessible electronically and/or by telephonic means. There will be no in person public attendance at this meeting. Public participation in the meeting will be available via live Zoom streaming service by utilizing the following link to join the Zoom meeting: <https://us08web.zoom.us/j/83955746202?pwd=k1t87kY6zbZjQhC4DbpVQqQv4rp2h.1>

Dial In (U.S.): 1-646-931-3880
Webinar ID: 839 5574 6202
Password: 817389

All plans, materials and documents relating to the Application are on file in the Office of the Township of West Orange Planning Board at the Township of West Orange Municipal Building (Room 216), located at 66 Main Street, West Orange, New Jersey 07062 and are available for public review during normal business hours, which are typically 8:30 AM to 4:30 PM, Monday through Friday, excluding holidays. The plans, materials and documents may also be viewed by the public on the Board's website at <https://www.westorange.org/527/Planning-Board-through-meeting-links-and-agendas>, when available. Please contact the Board Secretary at 973-325-4111 or via email to planningboard@westorange.org with any questions on how to review the Application or participate in the meeting.

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