

JAVERBAUM WURGAFT
HICKS KAHN WIKSTROM & SININS, P.C.
Certified Trial Attorneys

Stephen F. Hehl

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Steven H. Merman
Natasha Montalvo
Chad Dunne
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370 CHESTNUT STREET
UNION, NJ 07083
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www.lawjw.com

May 30, 2025

Via FedEx and Email

Diana L. Chandler
Zoning Board Secretary
Township of West Orange
66 Main Street
West Orange, N.J. 07052

RE: Applicant: Pardo Development Group, Inc.
Property: 104 Winding Way
Block: 46.01 Lot: 33

Dear Ms. Chandler:

Enclosed please find the following in connection with the Hearing on above-referenced application which is scheduled to be heard by the Board on June 12, 2025:

- 1) Copy of Affidavit of Publication from the West Orange Chronicle confirming the publication of the Notice of Public Hearing on May 29, 2025;
- 2) Original notarized Affidavit of Proof of Service;
- 3) Notice of Public Hearing sent to property owners;
- 5) Copy of the certified 200-foot property owner list with original USPS certified mail receipts attached thereto.

Thank you for your attention to this matter.

Respectfully submitted,

/s/ Stephen F. Hehl

STEPHEN F. HEHL

SFH/ko
Enclosures

AFFIDAVIT OF PROOF OF MAILING

STATE OF NEW JERSEY :
:
COUNTY OF UNION :

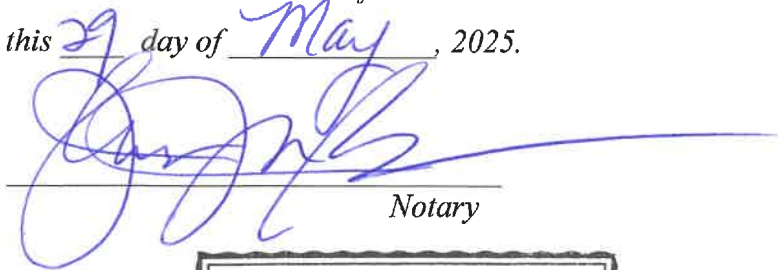
I, Kelly Ann O'Connor, of full age, being duly sworn according to law, upon my oath, depose and say:

1. I am a Paralegal employed by the law firm of Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C., located at 370 Chestnut Street, Union, New Jersey.

2. On May 29, 2025, I did personally mail, via United States Postal Service-Certified Mail, a Notice of Public Hearing to all property owners within 200 feet of 104 Winding Way, West Orange, New Jersey, on behalf of the Applicant, Pardo Development Group, Inc., for a hearing scheduled before the West Orange Zoning Board on June 12, 2025.


Kelly Ann O'Connor

Sworn to and subscribed before me on
this 29 day of May, 2025.


Notary

JENNIFER J. MICHAELS-BUKOWSKI
Commission # 2109562
Notary Public, State of New Jersey
My Commission Expires
March 11, 2028

NOTICE TO BE SERVED ON OWNERS OF PROPERTY AFFECTED

To: «Name»
 «Address»
 «City», «State» «Zip»

PLEASE TAKE NOTICE, that on **Thursday, June 12, 2025, at 8:00 PM** the Township of West Orange Zoning Board of Adjustment will conduct a VIRTUAL PUBLIC HEARING via the Zoom application. Interested members of the public can participate in the VIRTUAL PUBLIC HEARING via video or telephone conference, free of charge, by following the instructions set forth below. The VIRTUAL PUBLIC HEARING is on the application of Pardo Development Group, Inc. (the “Applicant”). The Applicant seeks bulk “c” variance approval to construct a 2.5 story single-family dwelling on the property located at 104 Winding Way, West Orange, NJ, further identified as Block 46.01, Lot 33 on the Tax Maps of the Township of West Orange (hereinafter the “Property” or the “Site”). The Property is in the Township’s R-1 (Single-Family Residential) Zone District (the “R-1 Zone”).

The Applicant is seeking relief for the following variances: Minimum Lot Area: required: 80,000 SF, existing and proposed: 2,491 SF; Minimum Lot Area Per Unit: required: 80,000 SF, proposed: 2,491 SF; Minimum Lot Width: required: 150 ft, existing and proposed: 76 ft; Minimum Side Yard: required: 25 ft, proposed: 11.4 ft; Minimum Side Yard Combined: required: 50 ft, proposed: 26.5 ft; Minimum Floor Area: required: 3,000 SF, proposed: 2,689 SF; Maximum Building Coverage: required: 20%, proposed: 64%; and Maximum Lot Coverage: required: 30%, proposed: 111.6%. Additionally, Applicant requests any additional deviations, variances, waivers, exceptions, interpretations, *de minimis* exceptions to RSIS, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and/or relief that may be determined to be necessary during the review and processing of the application and/or based upon an analysis of the plans and testimony at the **VIRTUAL PUBLIC HEARING** on the Application.

THE BOARD’S JUNE 12, 2025, PUBLIC HEARING WILL NOT BE CONDUCTED IN-PERSON; ALL BOARD MEMBERS, BOARD PROFESSIONALS AND THE APPLICANT’S REPRESENTATIVES AND/OR PROFESSIONALS WILL PARTICIPATE IN THE VIRTUAL PUBLIC HEARING REMOTELY, BY VIDEO CONFERENCE, TELEPHONE CONFERENCE OR VIA ZOOM APPLICATION. ALL INTERESTED MEMBERS OF THE PUBLIC WANTING TO VIEW AND/OR PARTICIPATE IN THE VIRTUAL PUBLIC HEARING SHOULD NOT GO TO THE MUNICIPAL BUILDING ON THE EVENING OF THE HEARING. THE ONLY WAY FOR INTERESTED MEMBERS OF THE PUBLIC TO VIEW OR PARTICIPATE IN THE VIRTUAL PUBLIC HEARING IS BY ONLINE/VIRTUAL MEANS VIA ZOOM VIDEOCONFERENCE OR TELEPHONICALLY.

To access the PUBLIC HEARING, you must join the Zoom meeting. To access the Zoom meeting, you will need access to a computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the Zoom meeting videoconference, utilize the link below and type in the Meeting ID and Passcode, when prompted. You will join the meeting and

be able to listen and view the evidence shared on the screen at the meeting. To join via telephone conference, utilize the dial-in number below and enter the Meeting ID and Passcode, when prompted. Interested members of the public may obtain access to the VIRTUAL PUBLIC HEARING by the following methods:

ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/84780690458?pwd=0eCXoKwa2f2S6pWOg3aAhtWozaJBxu.1>

Passcode: 673112

Join via audio:

+1 646 931 3860 US

Webinar ID: 847 8069 0458

Passcode: 673112

Members of the public may physically inspect all plans, maps and other documents relating to this application including the Site Plan beginning ten (10) days prior to the VIRTUAL PUBLIC HEARING, by contacting the Board Secretary, Diana Chandler, in advance of the VIRTUAL PUBLIC HEARING via telephone, during regular business hours, at (973) 325-4108 or via electronic mail (e-mail) at zoningboard@westorange.org to make such arrangements. *This Notice is being sent to you as an owner of property within 200 feet of the above-mentioned site.*

Any member of the public who do not have access to a computer and/or the internet and/or the technological know-how to review the application and supporting materials via the above link, may physically inspect them in the Board's Office located at the Township of West Orange Municipal Building, 66 Main Street, West Orange, New Jersey 07052. Members of the public wanting to physically inspect these materials are encouraged to contact the Board Secretary, Diana Chandler, via telephone, during regular business hours, at (973) 325-4108 or via e-mail at zoningboard@westorange.org to make the necessary arrangements in advance of the VIRTUAL PUBLIC HEARING. The VIRTUAL PUBLIC HEARING may be continued without further notice on such additional or other dates as the Board may determine.

Stephen F. Hehl, Esq.
HEHL OFFICES of JAVERBAUM WURGAFT
HICKS KAHN WIKSTROM & SININS, P.C.
370 Chestnut Street
Union, New Jersey 07083
Phone: 908-687-7000
Attorneys for the Applicant

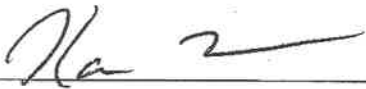
Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

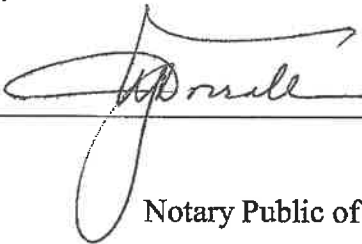
SS:

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 **May 29, 2025**
making 1 insertion in all.

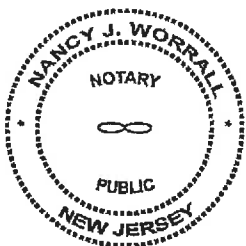


Sworn and subscribed before me this **29th** day of
May, 2025.



Notary Public of New Jersey

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



WEST ORANGE

PUBLIC NOTICE FOR VIRTUAL PUBLIC HEARING TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE, that on Thursday, June 12, 2025, at 8:00 PM the Township of West Orange Zoning Board of Adjustment will conduct a VIRTUAL PUBLIC HEARING via the Zoom application. Interested members of the public can participate in the VIRTUAL PUBLIC HEARING via video or telephone conference, free of charge, by following the instructions set forth below. The VIRTUAL PUBLIC HEARING is on the application of Pardo Development Group, Inc. (the "Applicant"). The Applicant seeks bulk lot variance approval to construct a 2.5 story single-family dwelling on the property located at 104 Winding Way, West Orange, NJ, further identified as Block 46.01 Lot 33 on the Tax Maps of the Township of West Orange (hereinafter the "Property" or the "Site"). The Property is in the Township's R-1 (Single-Family Residential) Zone District (the "R-1 Zone").

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ZOOM INFORMATION:

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<https://us06web.zoom.us/j/84780690458?pwd=0eCX6Kwa2f2S6wOg3aAntWozaJBxu.1>
Passcode: 673112

Join via audio:
+1 848 931 3860 US
Webinar ID: 847 8069 0458
Passcode: 673112

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Stephen F. Hehl, Esq.
HEHL OFFICES OF JAVERBAUM WURGAFT
HICKS KAHN WIKSTROM & SININS, P.C.
370 Chestnut Street
Union, New Jersey 07083
Phone: 908-687-7000
Attorneys for the Applicant

E142548 WQC May 29, 2025 (\$67.68)

Worrall Community Newspapers, Inc.
 1291 Stuyvesant Avenue
 P.O. Box 3639
 Union, NJ 07083
 Phone: 908-686-7700

Address Service Requested
 ads@thelocalsource.com

Invoice Number	312116	Invoice Date	5/29/2025
Advertiser No.	121386	Amount Due	\$0.00
		Due Date	6/3/2025

Hehl Offices of Javerbaum Wurgaff
 Hicks
 Kahn Wikstrom & Sinins PC
 370 Chestnut St
 Union, NJ 07083

A fee of 1.5% will be imposed on
 all balances past due.

Amount Enclosed

PAID IN FULL

Please detach top portion and return with your payment.

INVOICE

Worrall Community Newspapers Inc.		Hehl Offices of Javerbaum Wurgaff Hicks		Invoice No. 312116		5/29/2025	
Date	Order	Description	Ad Size	SubTotal	Sales Tax	Amount	
5/29/2025	142548	EWOC Public Notice: E142548 ZBA Hearing 6-12-25 - Pardo Dev Grp - 104 Winding Way, West Orange (188 lines)	2 x 8			\$97.68	
				Sub Total:		\$97.68	
				Total Transactions: 1		Total: \$97.68	

SUMMARY Advertiser No. 121386 Invoice No. 312116 Invoice Amount \$97.68
 Amount Paid \$97.68

A fee of 1.5% will be imposed on all balances past due.

News-Record of Maplewood and South Orange • West Orange Chronicle • Record-Transcript • The Independent Press
 • The Glen Ridge Paper • Nutley Journal • Belleville Post • Irvington Herald • Vailsburg Leader
 Union County LocalSource

Please make checks payable to: Worrall Community Newspapers, Inc.

We appreciate your business!

CREDIT CARD - PAY ONLINE: http://Worrall-Media.com/WCN_Pay.html

Name on card _____
 Card # _____
 Exp Date _____ Security # _____

Billing Address _____
 Billing Zip _____ Amt PAID \$ _____
 Fed ID # 22-1012381

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

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	46.01	33		104 WINDING WAY	PARDO CONSTRUCTION GROUP INC	104 WINDING WAY	WEST ORANGE, NJ	07052	104 Winding Way, West Orange, NJ, 07052

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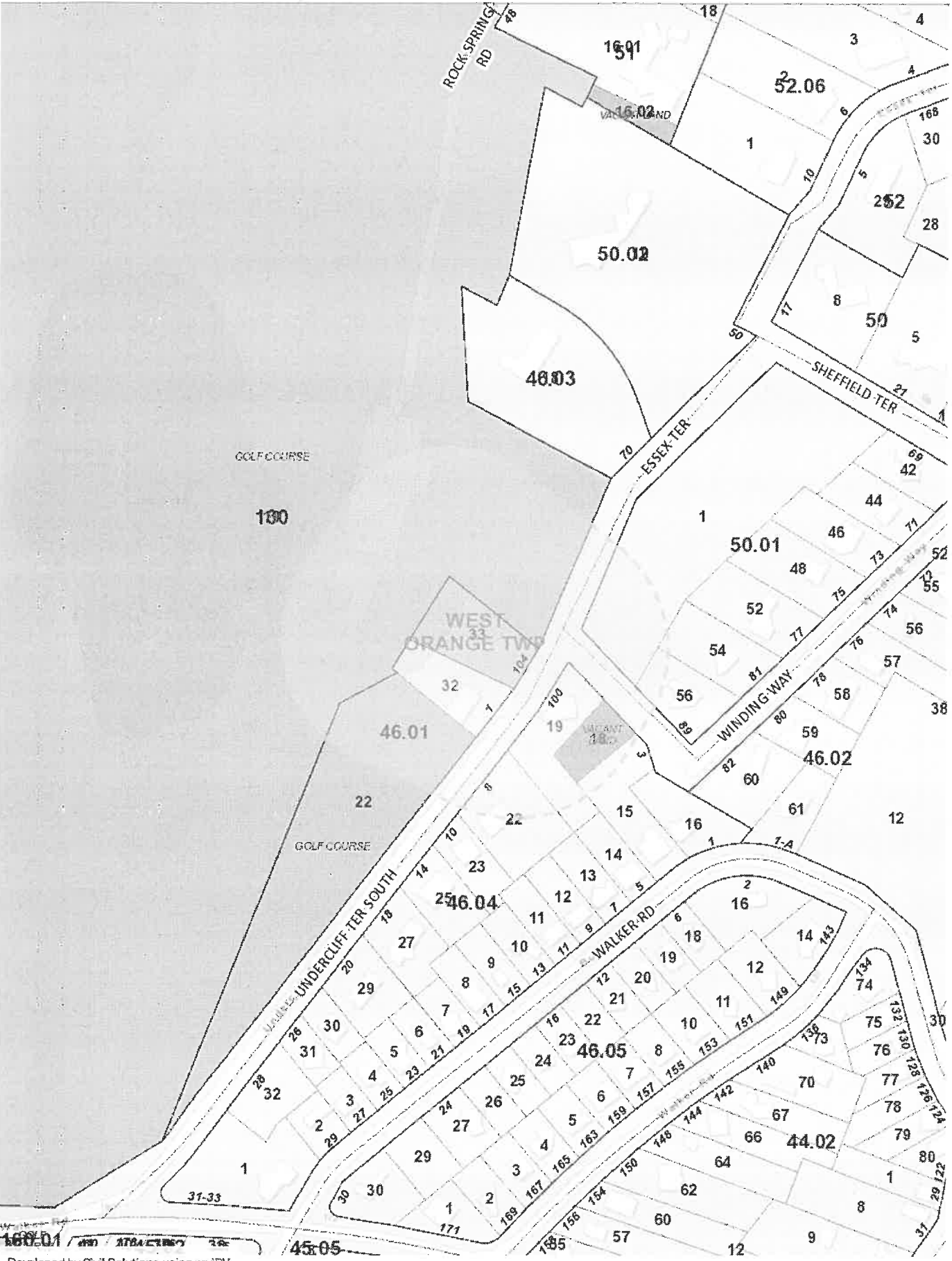
List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (11)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	46.01	22		UNDERCLIFF TERRACE SOUTH	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Undercliff Terrace South, West Orange, NJ, 07052
West Orange Township	46.01	32		1 UNDERCLIFF TERRACE SO	MARCANTONIO, JOHN & ALECIA	1 UNDERCLIFF TERRACE SO.	WEST ORANGE, NEW JERSEY	07052	1 Undercliff Terrace So, West Orange, NJ, 07052
West Orange Township	46.01	33		104 WINDING WAY	PARDO CONSTRUCTION GROUP INC	104 WINDING WAY	WEST ORANGE, NJ	07052	104 Winding Way, West Orange, NJ, 07052
West Orange Township	46.04	15		3 BURNETT TERRACE	WATSON, VIOLET	3 BURNETT TERR	WEST ORANGE, NJ	07052	3 Burnett Terrace, West Orange, NJ, 07052
West Orange Township	46.04	18		WINDING WAY	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	Winding Way, West Orange, NJ, 07052
West Orange Township	46.04	19		100 WINDING WAY	RECCHIA, NICHOLAS + ANN	100 WINDING WAY	WEST ORANGE, N.J.	07052	100 Winding Way, West Orange, NJ, 07052
West Orange Township	46.04	22		8 UNDERCLIFF TERRACE SO	NICOTERA, ANTHONY & ELISON, DEBORAH	8 UNDERCLIFF TERR. SOUTH	WEST ORANGE, NJ	07052	8 Undercliff Terrace So, West Orange, NJ, 07052
West Orange Township	50.01	1		WINDING & ESSEX TERRACE	BAYOH, ADENAH	70 ROCK SPRING ROAD	WEST ORANGE, NJ	07052	Winding & Essex Terrace, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	50.01	54		81 WINDING WAY	MENDOZA, DAYANA	81 WINDING WAY	WEST ORANGE, N.J.	07052	81 Winding Way, West Orange, NJ, 07052
West Orange Township	50.01	56		89 WINDING WAY	SCAGLIOZZI, DANIEL T & MARY ANN	89 WINDING WAY	WEST ORANGE, NJ	07052	89 Winding Way, West Orange, NJ, 07052
West Orange Township	160	10		ROCK SPRING ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Rock Spring Road, West Orange, NJ, 07052

Buffer Report - Map



ORIGIN ID:CDWA (908) 687-7000
KELLY ANN O'CONNOR
HEHL & HEHL
370 CHESTNUT STREET

SHIP DATE: 30MAY25
ACTWGT: 0.50 LB
CAD: 101823500/NET4535

UNION, NJ 07083
UNITED STATES US

BILL SENDER

TO **DIANA L. CHANDLER**

**ZONING BOARD SECRETARY
TOWNSHIP OF WEST ORANGE
66 MAIN STREET
WEST ORANGE NJ 07052**

(908) 687-7000 REF: PARDO

PO: DEPT:



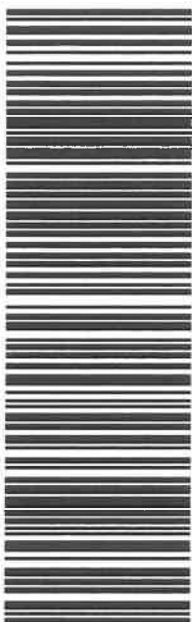
J252025040801uv

TRK#
0201 8816 5544 9180

MON - 02 JUN 10:30A
PRIORITY OVERNIGHT

XPMMUA

07052
NJ-US EWR



After printing this label:

CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH

1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

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Domestic Mail Only

For delivery information, visit our website at www.usps.com

9214 8969 0099 9790 1324 0907 81

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	\$2.62
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	

Postage \$0.690

Total Postage and Fees \$8.160

Sent To
Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044-1393

PS Form 3800, January 2023 See Reverse for Instructions

5/27/2025 3:45:39 PM

1. SEPARATE INTO THIRDS.

2. PEEL AWAY RECEIPT AND STICKER. AFFIX TO ENVELOPE.

Form No. CEL-43R rev
U.S. Patent No.'s 6,905
And Other Patents Pending

U.S. Postal Service
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For delivery information, visit our website at www.usps.com

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☐ Adult Signature Restricted Delivery	\$	

Postage \$0.690

Total Postage and Fees \$8.160

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

PS Form 3800, January 2023 See Reverse for Instructions

5/27/2025 3:45:39 PM

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Postage \$0.690

Total Postage and Fees \$8.160

Sent To
VERIZON
1 VERIZON WAY
BASKING RIDGE, NJ 07920-1025

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5/27/2025 3:45:39 PM

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9214 8969 0099 9790 1324 0907 98

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Postage \$0.690

Total Postage and Fees \$8.160

Sent To
NEW JERSEY DEPARTMENT OF TRANSPORTATION
1035 PARKWAY AVENUE
TRENTON, NJ 08652

PS Form 3800, January 2023 See Reverse for Instructions

5/27/2025 3:45:39 PM

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☐ Adult Signature Restricted Delivery	\$	

Postage \$0.690

Total Postage and Fees \$8.160

Sent To
PUBLIC SERVICE ELECTRIC and GAS COMPANY
MANAGER CORPORATE PROPERTIES
80 PARK PLAZA, T6B
Newark, NJ 07102

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5/27/2025 3:45:39 PM

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Form No. CEL-43R rev
U.S. Patent No.'s 6,905
And Other Patents Pending

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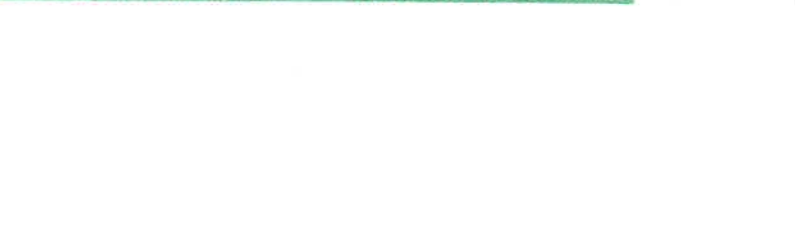
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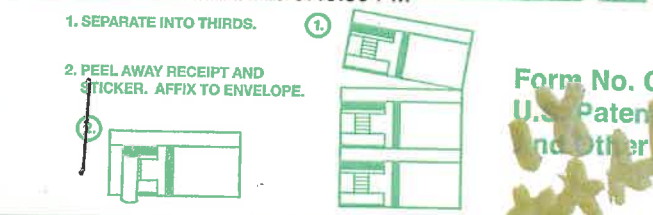
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