



AD#: 0010997267

State of New Jersey,) ss
County of Middlesex)

Maria Nunez being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Star-Ledger 05/29/2025

Maria Nunez



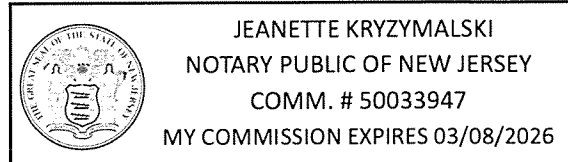
Principal Clerk of the Publisher

Sworn to and subscribed before me this 29th day of May 2025

*Jeanette
Kryzimalski*



Notary Public



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

**TOWNSHIP OF WEST ORANGE
WEST ORANGE ZONING BOARD**

PLEASE TAKE NOTICE that a Zoning Board hearing has been scheduled for Application # ZB-24-15 on Thursday June 12, 2025 at 8:00 PM virtually via remote communication as follows:

West Orange Zoning Board Meeting: 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 and Passcode: 673112
at which time the Township of West Orange Zoning Board will consider the Application.

1. Name of Applicant is WAYSTONE REALTY LLC.
2. Property to which the Application applies is 42 Eagle Ridge Way, West Orange, NJ
3. The Property is also known as Lot 24.01 in Block 106.
4. The relief sought are variances from the Township of West Orange Code as follows:
 - (a) Article 10 § 12.3 (j) that prohibits farm animals in a building occupied by humans. Variance to permit the stable and arena to be connected to and made a part of the house.
 - (b) Article 25 § 4 that defines a dwelling for one-family to permit. Variance to permit residential occupational and hippotherapy therapists to reside in the one-family home.
 - (c) Article 25 § 9.2 that permits the housing of animals in as an accessory building. Variance to permit the stable and arena to be connected to and made a part of the house.

5. The nature of the Application is a request for Major Site Plan and Use Variance to construct a single family home

with a stable, arena and outdoor paddocks. The Applicant is seeking variances for occupancy of a stable hands experienced in hippotherapy on the second floor of the stable and because the house is connected to the stable and by extension connected to the arena, a use variance for two2 occupancies and occupancy by humans in a building which houses farm animals. All setbacks and coverages are compliant. The stormwater management system is compliant.

6. Applicant shall also seek such other permits, variances, waivers and/or exceptions which may become evident during the Hearing and necessary for approval of the proposed construction.

When the case is called, you may appear in person or by an attorney, at which time you may question the Applicant's witnesses and/or present any testimony which you may have concerning the Application.

All documents relating to this Application can be inspected in the office of Planning & Development in Township of West Orange Municipal Building, 66 Main Street West Orange, NJ 07052 Tel: (973) 325-4108 between 9 AM and 4 PM Monday through Friday.

Respectfully submitted,
PRISCILLA J. TRIOLO, ESQ
Bittiger Elias Triolo & Diehl P.C.
Paramus, NJ
Attorney for the Applicant

5/29/25

\$133.50