

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.

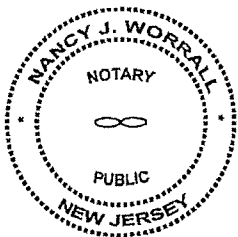
Ka 2

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

[Signature]

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
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=0eCXoKwa2tZS9pW0g3aAh1WozaJBxu.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 26 § 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 26 § 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. 07062 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

E142644 WOC May 29, 2025 (\$42.48)