

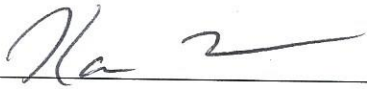
Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

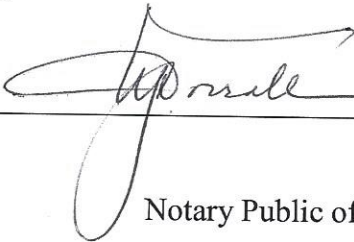
SS:

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.

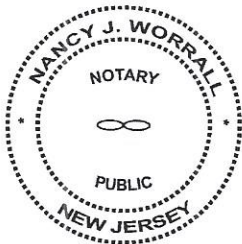


Sworn and subscribed before me this **29th** day of
May, 2025.



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 "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=0eCXoKwa2f2S6pW0g3aAhtWozaJBxu.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.

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 electronic mail (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 JAUERBAUM WURGAFT
HICKS KAHN WIKSTROM & SININS, P.C.
370 Chestnut Street
Union, New Jersey 07083
Phone: 908-687-7000
Attorneys for the Applicant

E142548 WOC May 29, 2025 (\$67.68)