

Township Of West Orange

FORM PH-4Z

Zoning Board of Adjustment TOWNSHIP OF WEST ORANGE

Application No. **ZB-25-03 Klein (7 Himsl Court)** Filed

STATE OF NEW JERSEY
COUNTY OF ESSEX,

Alwyn Brian Klein, of full age, being duly sworn according to law, deposes and says, that he resides at **7 Himsl Court, West Orange, New Jersey, 07052** in the Municipality of **West Orange**, County of **Essex** and the State of **New Jersey** that he is the applicant in a proceeding before the Zoning Board of Adjustment of West Orange Township, New Jersey being an application under the Zoning Ordinance, and which has the application No. **ZB-25-03 Klein (7 Himsl Court)** and relates to premises:

Alwyn Klein, 7 Himsl Court, West Orange, NJ, 07052

Block # **167.01** Lot# **13**, that on **July 3rd, 2025**, he gave written notice of the hearing on this application to each and all of the persons upon whom service must be heard, in the required form and according to the attached lists, and in the manner indicated thereon.

Date of Serving Notice: **July 3rd, 2025**

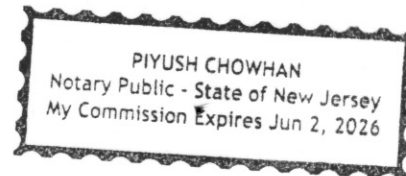


Applicants Signature: Alwyn Klein

Sworn to and Subscribed before me

Piyush Chohan, Notary 

this 03 day of July 2025.



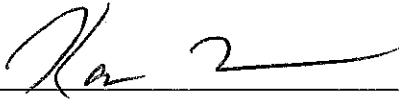
Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

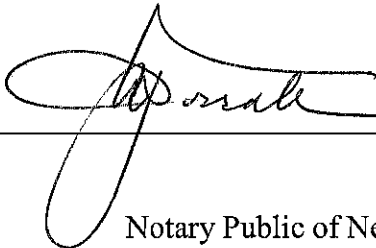
SS:

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 **July 3, 2025**
making 1 insertion in all.

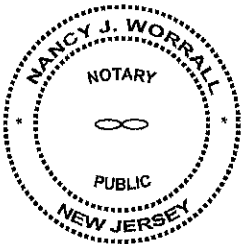


Sworn and subscribed before me this 3rd day of
July, 2025.



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 ZONING BOARD

An application will be heard on **August 21st, 2025 at 8:00 p.m. Eastern Time (US and Canada)**, via **virtual platform** (Zoom details below), to permit Alwyn Klein to construct a new uncovered deck with stairs leading down to a rear yard.

Under ordinance **25-8.2(A) Yard Encroachments**, an unroofed terrace may not project more than eight (8) feet into the required rear yard. The proposed deck would have a 14-foot setback from the rear yard, meaning the proposed deck encroaches 6 feet beyond the permissible encroachment. Due to the unique physical features of the property, a C1 variance, and any other variances which may be required by the Zoning Board, is being sought for the property located at:
7 Himsel Court, West Orange, NJ, 07052.
Block #167.01; lot #13.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting. To attend the virtual meeting, please use the following login details:
<https://us06web.zoom.us/j/83686845711?pwd=CAVxB8rL6M0wcm9pJ0Z0wQV6KA.Gm.1>
Webinar ID: 836 9684 5711
Passcode: 371960
Dial in: 646 931 3860

All documents relating to this application may be inspected by the public at www.west-orange.org or view the application contents in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at zoning-board@westorange.org or 973-325-4108 to make an appointment and set up a time and date to view the documents.
E143662 WOC July 3, 2025 (\$17.28)

Alwyn Klein
7 Himsl Court, West Orange, NJ, 07052

FORM PH-3Z

July 3, 2025

RE: NOTICE OF TOWNSHIP OF WEST ORANGE ZONING BOARD HEARING

To Whom It May Concern:

An application will be heard on **August 21st, 2025, at 8:00 p.m.** (Eastern Time), via virtual platform **only** (Zoom), to permit Alwyn Klein to construct a new open deck with stairs leading down to a rear yard.

Under ordinance **25-8.2(A) - Yard Encroachments**, an unroofed terrace may not project more than eight (8) feet into the required rear yard. The proposed deck would have a 14-foot setback from the rear yard, meaning the proposed deck encroaches 6 feet beyond the permissible encroachment. Due to the unique physical features of the property, a C1 variance, and any other variances which may be required by the Zoning Board, is being sought for the property located at:

7 Himsl Court, West Orange, 07052
Block #167.01; lot #13.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting.

To attend the virtual meeting, please use the following login details:

<https://us06web.zoom.us/j/83696845711?pwd=CAvxB8rL6M0wcmSPJ0GzOwQtV6kAGm.1>

Webinar ID: 836 9684 5711

Passcode: 371960

Dial in: 646 931 3860

All documents relating to this application may be inspected by the public at **www.westorange.org** or view the application contents in the office of the Secretary of the Board in the Municipal Building **by appointment only**. Please contact the Secretary at zoningboard@westorange.org or 973-325-4108 to make an appointment and set up a time and date to view the documents.

Sincerely,

Alwyn Klein

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	167.01	13		7 HIMSL COURT	KLEIN, ALWYN	7 HIMSL COURT	WEST ORANGE, NJ	07052	7 Himsl Court, West Orange, NJ, 07052

§

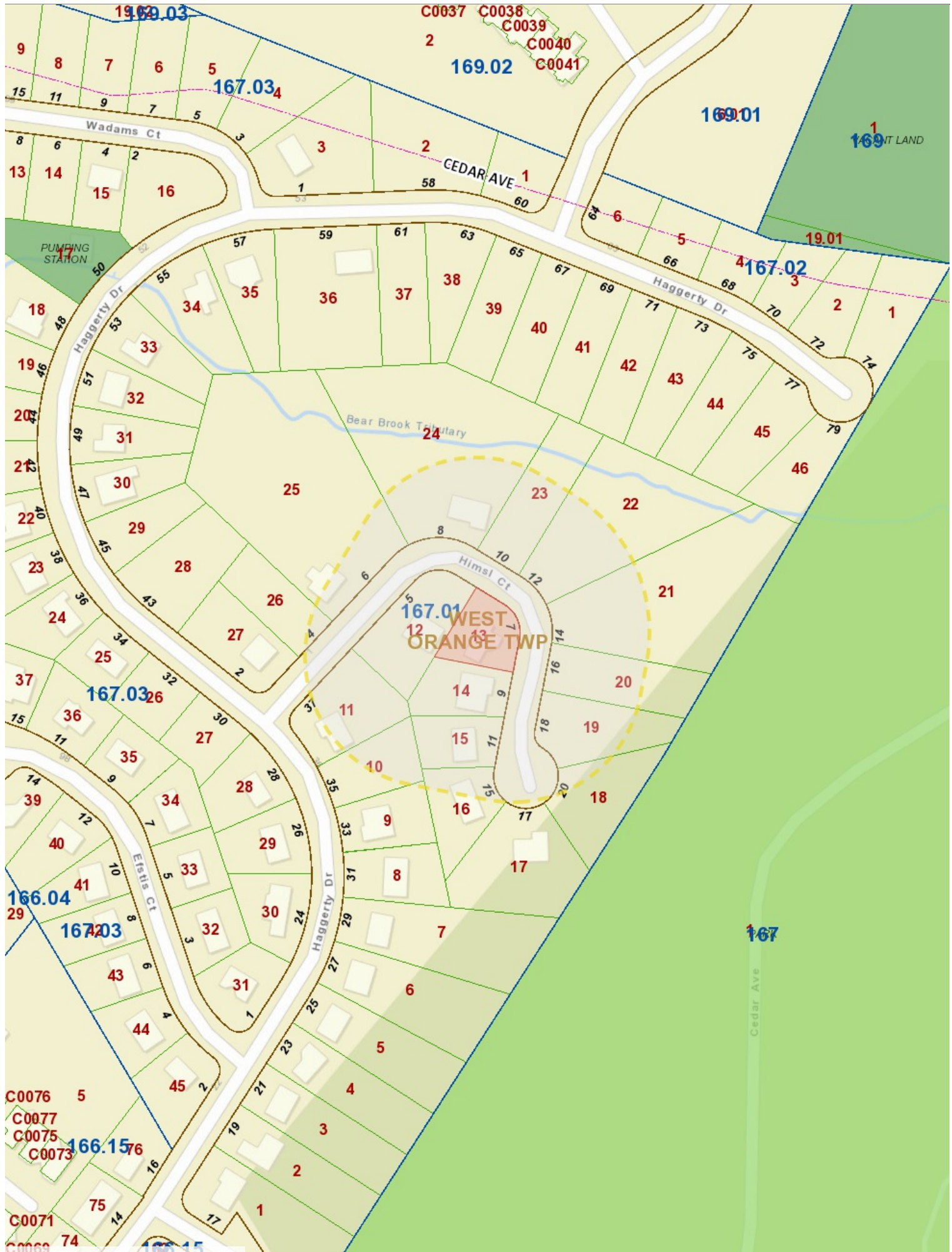
List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (18)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	167.01	9		33 HAGGERTY DRIVE	KANAGALA, RAVI KUMAR & ANNAPURNA	33 HAGGERTY DR	WEST ORANGE, NJ	07052	33 Haggerty Drive, West Orange, NJ, 07052
West Orange Township	167.01	10		35 HAGGERTY DRIVE	AKIWUMI, KAREN O AKINSANYA & CECIL	35 HAGGERTY DR	WEST ORANGE, NJ	07052	35 Haggerty Drive, West Orange, NJ, 07052
West Orange Township	167.01	11		37 HAGGERTY DRIVE	MCARDLE, THOMAS & DANIELLE	37 HAGGERTY DR.	WEST ORANGE, NJ	07052	37 Haggerty Drive, West Orange, NJ, 07052
West Orange Township	167.01	12		5 HIMSL COURT	XIANG, SHIXUAN & HU, WENJUN	5 HIMSL COURT	WEST ORANGE, NJ	07052	5 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	13		7 HIMSL COURT	KLEIN, ALWYN	7 HIMSL COURT	WEST ORANGE, NJ	07052	7 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	14		9 HIMSL COURT	LI, ZUJUN & XIAOWEN	9 HIMSEL COURT	WEST ORANGE NJ	07052	9 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	15		11 HIMSL COURT	MICHEL, STANLEY & MIRLYNE	11 HIMSL COURT	WEST ORANGE, NJ	07052	11 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	16		15 HIMSL COURT	PATEL, HEMANSHU & SIDDIQUI, DANIA	15 HIMSL COURT	WEST ORANGE, NJ	07052	15 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	17		17 HIMSL COURT	BABNICK, RICHARD JR	17 HIMSL COURT	WEST ORANGE, NJ	07052	17 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	18		20 HIMSL COURT	FAKUNLE, ABDUL-YEKIN O+YUSUF, TEMITOP	20 HIMSL COURT	WEST ORANGE, NJ	07052	20 Himsl Court, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	167.01	19		18 HIMSL COURT	18 HIMSL COURT LLC,	18 HIMSL CT	WEST ORANGE, NJ	07052	18 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	20		16 HIMSL COURT	JENKINS, GEORGE & GERMAINE	16 HIMSL COURT	WEST ORANGE, NJ	07052	16 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	21		14 HIMSL COURT	WALTER, IRA & ADLER, SUSAN	14 HIMSL CT	WEST ORANGE, NJ	07052	14 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	22		12 HIMSL COURT	LEVY, SCOTT & ALLISON	12 HIMSL CT	WEST ORANGE, NJ	07052	12 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	23		10 HIMSL COURT	SUN, JIE & ZHAO, JUNNAN	10 HIMSL CT	WEST ORANGE, NJ	07052	10 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	24		8 HIMSL COURT	NABATIAN, RENEE	8 HIMSL COURT	WEST ORANGE, NJ	07052	8 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	25		6 HIMSL COURT	UNIVERSAL CHURCH, INC	6 HIMSI COURT	WEST ORANGE, NJ	07052	6 Himsl Court, West Orange, NJ, 07052
West Orange Township	167.01	26		4 HIMSL COURT	KALLATH,DINESH & MULLACHERI,CHITHRA	4 HIMSL COURT	WEST ORANGE,NJ	07052	4 Himsl Court, 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

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Dresh Kallath + Chitra Mullachen

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10 Hims Court

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Tra Wautert Susan Adler

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

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

Postage

\$0.73

Postmark
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Total Postage and Fees

\$5.58

Sent To

Jie Sun + Junan Zhao

Street and Apt. No., or PO Box No.

10 Hims Court

City, State, ZIP+4®

West orange NJ 07052

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

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Postage

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07/03/2025

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Universal Church Inc

Street and Apt. No., or PO Box No.

10 Hims Court

City, State, ZIP+4®

West orange NJ 07052

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Certified Mail Fee

Short Hills, NJ 07078

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$0.73

\$0.73

Sent To

New Jersey American Water Company
161 John F. Kennedy Parkway
Short Hills, NJ 07078

City, State, ZIP+4®

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Certified Mail Fee

Public Service Electric & Gas Co - manager

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

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

\$5.58

Sent To

Public Service Electric & Gas Co - manager
20 Park Plaza, T6B
Newark, NJ 07102

City, State, ZIP+4®

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Certified Mail Fee

Verizon

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

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

\$5.58

Sent To

Verizon
510 Broad Street
Newark, NJ 07102

City, State, ZIP+4®

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Comcast Cablevision

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

\$5.58

Sent To

Comcast Cablevision
800 Parkway Ave
Allentown, NJ 07083

City, State, ZIP+4®

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Certified Mail Fee

South First Street

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

\$5.58

Sent To

South First Street
Elizabeth, NJ 07202

City, State, ZIP+4®

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Certified Mail Fee

South First Street

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

\$5.58

Sent To

South First Street
Elizabeth, NJ 07202

City, State, ZIP+4®

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Orange, NJ 07050
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Certified Mail Fee	\$4.85
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
\$	\$5.58
Total Postage and Fees	

0293
06

Postmark
Here

07/03/2025

Sent To
City of Orange Township
Street and Apt. No., or PO Box No.
29 North Day Street
City, State, ZIP+4[®]
Orange NJ 07050

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