

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		Invoice Date
317513		9/4/2025
Advertiser No.	Amount Due	Due Date
217018	\$0.00	9/9/2025

Friend & Wenzel LLC

1000 Clifton Ave

Suite 101

Clifton, NJ 07013

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.		Friend & Wenzel LLC			Invoice No. 317513		9/4/2025
Item Dates	Order No.	Description	No. of Runs	Ad Size	SubTotal	Sales Tax	Amount
9/4/2025 - 9/4/2025	145044	Public Notice: WOC-Legals: E145044 ZBA Hearing Montclair Stables West Orange Chronicle Affadavit - \$40.00 WEST ORANGE	1	75 Lines			\$67.00
					Sub Total:		\$67.00
					Total Transactions: 1		Total: \$67.00

SUMMARY	Advertiser No.	217018	Invoice No.	317513	Invoice Amount	\$67.00
					Amount Paid	\$67.00

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.htmlName on card _____
Card # _____
Exp Date _____ Security # _____Billing Address _____
Billing Zip _____ Amt PAID \$ _____
Fed ID # 22-1012381

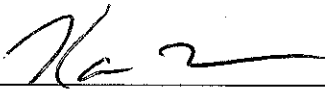
Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

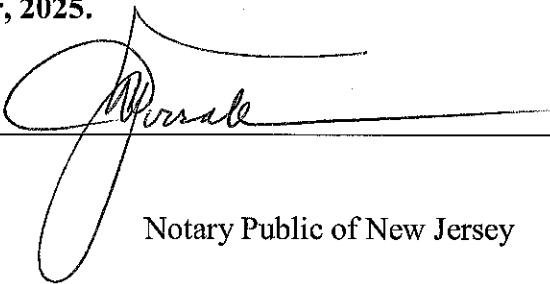
SS:

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 **September 4, 2025**
making **1** insertion in all.

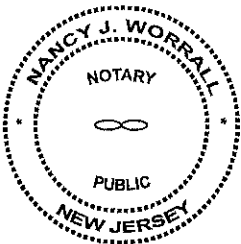


Sworn and subscribed before me this 4th day of
September, 2025.



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 September 18, 2025, at 8:00 p.m., in the Municipal Building, 86 Main Street, in a virtual format to permit Montclair Stables LLC to renovate a current horse training facility and obtain Preliminary and Final Site Plan approval with bulk variances and use variances. The bulk variance relief sought is for: (1) §25 Attachment 3: Maximum Building Coverage permitted is 20%, whereas 24.73% is proposed, (2) §25 Attachment 3: Maximum Lot Coverage permitted is 30%, whereas 36% is proposed, (3) §25-8.4b: Solid walls and fences up to 6 ft in height are permitted in the rear and side yards, whereas a 6 ft opaque fence is proposed in the front yard at the northeastern corner of the site, (4) §25-12.2: Maximum Number of Parking Spaces – the ordinance does not specify a minimum required number of parking spaces for a private horse training facility and 11 parking spaces are proposed, inclusive of 2 ADA spaces, (5) §25-12.3: Maximum Number of Loading Spaces – the ordinance does not specify a minimum required number of loading spaces for a private horse training facility and none are proposed, and (6) §25-11.3A: Landscape buffer of 50ft from nonresidential to residential use is required and 10 ft. is proposed. Use variance relief sought is for expansion of nonconforming use and for a non-permitted use as a private horse training facility is not permitted in R-1 and R-5 Zones (§25 Attachment 2), as well for relief from §26-9.2 Housing of Animals (housing of animals in a principal structure) and §10-12 Keeping of Animals and Birds.

Applicant also seeks any other variances which may be required by the Zoning Board for property located at 12-22 Woodland Avenue, Block: 152.02; Lot: 176, 179, & 186.

The meeting shall be conducted on the Zoom virtual platform. To enter the meeting see the information below:

Join Zoom Meeting
<https://us06web.zoom.us/j/87816090915?pwd=IaHSS7IwbnB3ZUc0O3SaNmso00E.1>
Webinar ID: 878 1609 0915
Passcode: 726979

Dial in: 646 931 3860

Any persons affected by this application have an opportunity to be heard at the meeting. All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108 to set up a time and date to view the documents.

Montclair Stables, LLC
Applicant
Joseph M. Wenzel, Esq.
Friend & Wenzel, LLC
Attorney for the Applicant
E145044 WOC September 4, 2025 (\$27.00)