

AFFIDAVIT OF SERVICE
Zoning Board of Adjustment
Township of West Orange

STATE OF NEW JERSEY :

SS :

COUNTY OF PASSAIC :

Joseph M. Wenzel, Esq., of full age, being duly sworn according to law, on his oath deposes and says that he maintains his business office at 975 Clifton Avenue in the Municipality of the City of Clifton, County of Passaic and State of New Jersey and he is the attorney for 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-25-02 and relates to premises: 12-22 Woodland Avenue, Block 152.02, Lots 176, 179 & 186, and that he did on August 29, 2025 at least ten (10) days prior to the hearing date of September 18, 2025, give 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: August 29, 2025

Sworn before me this
8th day of September, 2025


Notary Public

KIM ANDREWS
A Notary Public of New Jersey
My Commission Expires October 1, 2028


Joseph M. Wenzel, Esq.
Attorney for Applicant,
Montclair Stables LLC

TOWNSHIP OF WEST ORANGE ZONING BOARD

An application will be heard on September 18, 2025, at 8:00 p.m., in the Municipal Building, 66 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 §25-9.2 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=1aHSS7flgwnB32rUBC03SaNmsbO08E.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

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One tap mobile

+16469313860,,89430690428#,,, *967082# US

+19292056099,,89430690428#,,, *967082# US

(New York)

Dial by your location

• +1 646 931 3860 US

• +1 929 205 6099 US (New York)

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 689 278 1000 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 507 473 4847 US

• +1 564 217 2000 US

• +1 669 444 9171 US

• +1 669 900 6833 US (San Jose)

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Find your local number: <https://us06web.zoom.us/j/87816090915?pwd=1aHSS7flgwnB32rUBC03SaNmsbO08E.1>

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