

PRIME TUVEL & MICELI

ATTORNEYS AT LAW

October 14, 2025

VIA UPS

Township of West Orange
Planning & Development
66 Main Street
West Orange, NJ 07052
Attn: Diana Chandler, Board Secretary

**RE: MPB Realty LLC ("Applicant")
470 Eagle Rock Avenue (the "Property")
Block 158, Lot 38
Affidavit Package**

Dear Ms. Chandler,

Enclosed please find the original Affidavit of Service, newspaper publication, original green and white certified mail cards and receipts, copy of notice, and a copy of the certified list of property owners, for the public hearing in the above matter, scheduled for **October 23, 2025 at 8:00 pm.**, before the Township of West Orange Zoning Board of Adjustment.

Thank you for your kind consideration and assistance with this application.

Very truly yours,

Jason R. Tuvel

Jason R. Tuvel, Esq.
Attorney for Applicant

JRT/scf
Enclosures

RECEIVED

OCT 16 2025

W.O. PLANNING DEPT

1 University Plaza Drive, Suite 500
Hackensack, NJ 07601
P 201 883 1010 | F 856 273 8383
W primelaw.com

ADDITIONAL OFFICES

Mount Laurel, NJ | Hoboken, NJ | Jersey City, NJ | Fort Washington, PA | New York, NY

PRIME TUVEL & MICELI
1 University Plaza Drive, Suite 500
Hackensack, New Jersey 07601
(201) 883-1010
Attorney for Applicants

IN RE: MPB Realty LLC 470 Eagle Rock Avenue Block 153, Lot 38 on the West Orange Tax Map	THE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT AFFIDAVIT OF SERVICE AND PUBLICATION OF NOTICE
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STATE OF NEW JERSEY)
) SS
COUNTY OF BERGEN)

I, SALLY C. LA-ZHENG, of full age, being duly sworn according to law, upon my oath, depose and say:

1. I am an employee with the law firm of Prime & Tuvel
2. The form of public notice (hereinafter referred to as "Notice") announcing the meeting on **October 23, 2025, at 8:00 pm** is attached as Exhibit "A."
3. The list of property owners within two hundred feet of the subject property prepared by the **Township of West Orange**, as well as other entities to whom the Notice in Exhibit "A" was sent, is attached as Exhibit "B."
4. The Notice in Exhibit "A" was sent by United States Certified Mail, Return Receipt Requested, to the property owners within two hundred feet of the site and to the other entities listed in Exhibit "B." Copies of the "white" return receipts post marked **October 10, 2025**, from the United States Post Office are attached as Exhibit "C."
5. The Notice in Exhibit "A" was published in **the Star-Ledger** on **October 10, 2025** and **the West Orange Chronicles** on **October 13, 2025**. A copy of the publication is attached as Exhibit "D." The original affidavit of publication will be provided to the Board once received.

Sworn to and Subscribed before
me this 14th day of October 2025


Notary Public **SUZIVETTE ALICEA**
COMMISSION NO. 2323851
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES: 11/2/30



Sally C. La-Zheng

Exhibit “A”

NOTICE OF PUBLIC HEARING (VIRTUAL PUBLIC HEARING)

Township of West Orange Zoning Board of Adjustment

PLEASE TAKE NOTICE that the Township of West Orange Zoning Board of Adjustment (the "Board") will hold a virtual public hearing at a special meeting of the Board on October 23, 2025 at 8:00 PM to review and take formal action upon an application for preliminary and final major site plan approval, conditional use variance, bulk variance and design waiver/exception relief (the "Application") by MPB Realty LLC (the "Applicant") with respect to property having a street address of 470 Eagle Rock Avenue, West Orange, New Jersey 07052 and being designated as Block 153, Lot 38, on the Township of West Orange Tax Map (collectively, the "Property"). The Property is located in the B-2 Zone (the "Zone").

The Applicant proposes to renovate and expand the existing approximately 5,888 sq.ft. single-story restaurant building and convert same into an approximately 2,391 sq.ft. Popeyes fast food restaurant with ancillary drive-thru service ("Popeyes") and an approximately 3,797 sq.ft. IHOP restaurant ("IHOP") (total building area of approximately 6,188 sq.ft.). The proposed Popeyes (fast food restaurant with ancillary drive-through service) is a conditional use within the Zone, and the proposed IHOP (restaurant) is a permitted use within the Zone. The Applicant seeks conditional use variance relief pursuant to N.J.S.A. 40:55D-70(d)(3) for not complying with the following conditions: (1) Popeyes located within 500 ft. of existing fast food restaurants, where same is not permitted; (2) Popeyes located within 1,000 ft. of residential district boundary line where same is not permitted; (3) Property frontage less than required (200 ft. required along Rosney Terrace; 182.4 ft. existing/proposed along Rosney Terrace); and (4) Driveway distance to intersection less than required (100 ft. required; 13 ft. proposed). The Applicant also seeks use variance approval pursuant to N.J.S.A. 40:55D-70(d)(1) for multiple principal uses on the Property, if deemed necessary.

The Applicant also seeks bulk variances pursuant to N.J.S.A. 40:55D-70(c) and design waivers/exceptions, including: (1) Impervious coverage greater than permitted (60% permitted; 80.9% existing; 75.7% proposed); (2) Curbing distance from buildings less than required (5 ft. required; 0 ft. proposed); (3) Parking proposed in front yard where same is not permitted; (4) Residential buffer width less than required (20 ft. required; 8.8 ft. proposed); (5) Number of façade signs greater than permitted (1 sign permitted; 8 signs proposed); (6) Popeyes façade sign area greater than permitted (120 sq.ft. permitted; 139 sq.ft. proposed); (7) Planted trees not proposed within parking area where same are required; (8) 50% of existing tree canopy on the Property not proposed to be preserved where same is required; (9) 50% shade in parking lot area not proposed where same is required; (10) Lux/footcandles in parking area less than required (20 Lux/2.0 footcandles required; 0.6 footcandles proposed); (11) Loading space not proposed where same is required; (12) Number of replacement trees less than required (109 2" caliper or 49 2.5" caliper trees required; 41 trees proposed); and (13) Lot size for a restaurant with a drive-up window less than required (5 acres required; 1.05 acres existing and proposed).

The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, continuations of any

pre-existing non-conforming conditions, modifications of prior imposed 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 as may be determined to be necessary during the review and processing of the Application.

The public hearing will be held by **online/virtual means and telephonically only**. During the public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence), personally or by attorney, by either (a) participating online by visiting <https://us02web.zoom.us/j/87203878182?pwd=GwZlI6iObRKqx3LFnJrualbxx4BtZc.1> and following the instructions provided to join the online/virtual meeting, including entering meeting identification number: 872 0387 8182 and passcode: 879912, if prompted; or (b) participating telephonically by calling 1 (646) 931-3860 and entering meeting identification number: 872 0387 8182 and password: 879912, if prompted. Participating via online/virtual means or telephonically is free of charge to the public.

Members of the public interested in participating in the public hearing on the Application can advise the Board Secretary, Diana Chandler, of their interest in participating in advance of the public hearing by reaching out to the Board Secretary at dchandler@westorange.org or (973) 325-4108. In addition, if any member of the public has a concern regarding utilizing the technology set forth above to participate in the public hearing, the member of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours.

The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by going to agenda at the following webpage: <https://www.westorange.org/ArchiveCenter/ViewFile/Item/2967> and clicking on the link to the subject Application at least ten (10) days before the public hearing. Alternatively, members of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours in order to make an appointment to review or pick up copies of the Application materials, plans, and related documents at the office of the Board Secretary, located at 66 Main Street, West Orange, New Jersey 07052. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

Jason R. Tuvel, Esq.
Prime Tuvel & Miceli
1 University Plaza Drive, Suite 500
Hackensack, New Jersey 07601
Phone: (201) 883-1010
Email: jason@primelaw.com
Attorneys for MPB Realty LLC

Exhibit “B”

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

903.06

42 NOTICES

Highlighted feature(s)**Parcel Limits (1)**

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
1 2 West Orange Township	153	38		470 EAGLE ROCK AVENUE	ORANGE DEV LLC	100 MENLO PARK DR #500	EDISON NJ	08837	470 Eagle Rock Avenue, West Orange, NJ, 07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.**Adjoining Properties (22)**

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
3 4 West Orange Township	152.01	1445		EAGLE ROCK & PROSPECT AVE	WEST ORANGE PLAZA,	P.O. BOX 326	PLAINFIELD, NJ	07061	Eagle Rock & Prospect Ave, West Orange, NJ, 07052
5 6 West Orange Township	152.01	1445.01		481 EAGLE ROCK AVENUE	MAYFAIR FARMS HOLDING CORP.	481 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052	481 Eagle Rock Avenue, West Orange, NJ, 07052
7 West Orange Township	153	1		6 ROSNEY TERRACE	ISMAIL, HUSSEIN	6 ROSNEY TERR.	WEST ORANGE, NJ	07052	6 Rosney Terrace, West Orange, NJ, 07052
8 West Orange Township	153	2		8 ROSNEY TERRACE	TAKI, ABRAHAM B.	8 ROSNEY TER	WEST ORANGE, NJ	07052	8 Rosney Terrace, West Orange, NJ, 07052
9 West Orange Township	153	3		10 ROSNEY TERRACE	BISE, JEAN-LUC & BANK, MARGARET	10 ROSNEY TERRACE	WEST ORANGE, NJ	07052	10 Rosney Terrace, West Orange, NJ, 07052
10 West Orange Township	153	32		15 FUNDUS ROAD	ALTUNKAYA, EMRAH & FIGEN	15 FUNDUS ROAD	WEST ORANGE, N.J.	07052	15 Fundus Road, West Orange, NJ, 07052
11 West Orange Township	153	34		11 FUNDUS ROAD	PRINCE, CHRISTINA M	11 FUNDUS ROAD	WEST ORANGE, N.J.	07052	11 Fundus Road, West Orange, NJ, 07052
12 West Orange Township	153	35		9 FUNDUS ROAD	WRIGHT, BARRY N. & HELEN	9 FUNDUS RD	WEST ORANGE, NJ	07052	9 Fundus Road, West Orange, NJ, 07052

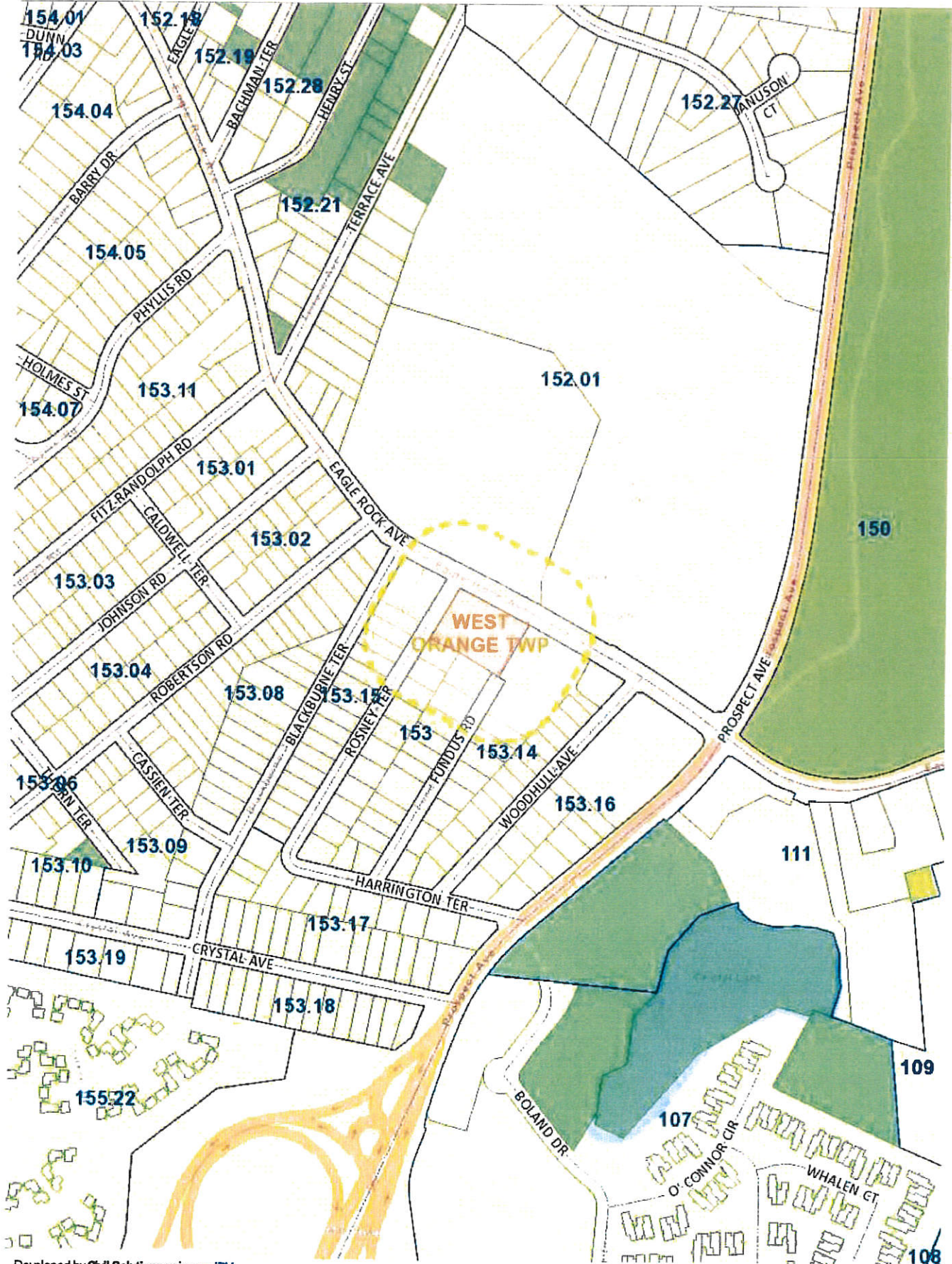
	Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
X	West Orange Township	153	38		470 EAGLE ROCK AVENUE	ORANGE DEV LLC	100 MENLO PARK DR #500	EDISON NJ	08837	470 Eagle Rock Avenue, West Orange, NJ, 07052
13	West Orange Township	153.14	4		9 WOODHULL AVENUE	CATALANO, GAETANO	9 WOODHULL AVENUE	WEST ORANGE, NJ	07052	9 Woodhull Avenue, West Orange, NJ, 07052
14	West Orange Township	153.14	5		11 WOODHULL AVENUE	DIAZ, BERTHA	11 WOODHULL AVE	WEST ORANGE, NJ	07052	11 Woodhull Avenue, West Orange, NJ, 07052
15	West Orange Township	153.14	6		13 WOODHULL AVENUE	ABDELAZIZ, HOSSAM & AHMED, JIHAN	13 WOODHULL AVENUE	WEST ORANGE, NJ	07052	13 Woodhull Avenue, West Orange, NJ, 07052
16	West Orange Township	153.14	28		16 FUNDUS ROAD	WHITE, MARQUS & SANDRA L.	16 FUNDUS ROAD	WEST ORANGE, N.J.	07052	16 Fundus Road, West Orange, NJ, 07052
17	West Orange Township	153.14	29		14 FUNDUS ROAD	LORENZANA, ROSEMARIE & ANGELO	14 FUNDUS ROAD	WEST ORANGE, NEW JERSEY	07052	14 Fundus Road, West Orange, NJ, 07052
18 19	West Orange Township	153.14	33		464 EAGLE ROCK AVENUE	SL 469 EAGLE ROCK AVE LLC	788 MORRIS TPKE	SHORT HILLS, NJ	07078	464 Eagle Rock Avenue, West Orange, NJ, 07052
20	West Orange Township	153.15	1		478 EAGLE ROCK AVENUE	NEISHA, ASSIF & GOPIE, MICHELLE	478 EAGLE ROCK AVE	WEST ORANGE, NJ	07052	478 Eagle Rock Avenue, West Orange, NJ, 07052
21	West Orange Township	153.15	2		482 EAGLE ROCK AVENUE	CASTE, PAUL & ANN MARIE	482 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052	482 Eagle Rock Avenue, West Orange, NJ, 07052
22	West Orange Township	153.15	3		4 BLACKBURNE TERRACE	SIMEUS, ROLDY & GLENAH	4 BLACKBURNE TERRACE	WEST ORANGE, NJ	07052	4 Blackburne Terrace, West Orange, NJ, 07052
23	West Orange Township	153.15	4		6 BLACKBURNE TERRACE	MESEHA, KYRILLOS & MOUSA, RANDA	6 BLACKBURNE TERRACE	WEST ORANGE N.J.	07052	6 Blackburne Terrace, West Orange, NJ, 07052
24	West Orange Township	153.15	5		8 BLACKBURNE TERRACE	HAYES, PATRICK & DENISE GOOD-	8 BLACKBURNE TERR.	WEST ORANGE, NJ	07052	8 Blackburne Terrace, West Orange, NJ, 07052
25	West Orange Township	153.15	6		10 BLACKBURNE TERRACE	ONI, AKANNI R. & MERCY N.	10 BLACKBURNE TERR	WEST ORANGE, NJ	07052	10 Blackburne Terrace, West Orange, NJ, 07052

26

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	153.15	7		12 BLACKBURNE TERRACE	KARLSEN, ALEXANDER & KERYN RYAN	12 BLACKBURNE TERRACE	WEST ORANGE, NJ	07052	12 Blackburne Terrace, West Orange, NJ, 07052

Buffer Report - Map

created on 10/7/2025



PUBLIC UTILITIES

27 28 **ELECTRIC & GAS**

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

29 30 **WATER**

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

31 32 **CABLE TV**

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

33 34 **TELEPHONE**

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

35 30 **SEWER**

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

903.06

Additional Addresses

OTHER GOVERNMENTAL AGENCIES

37. Attn: Municipal Clerk
Township of West Orange
66 Main St.
West Orange, NJ 07052
38. Attn: Anyone Authorized to Accept Service
Township of West Orange
66 Main St.
West Orange, NJ 07052
39. Essex County Planning Board
Dept. of Public Works
900 Bloomfield Ave.
Verona, NJ 07044
40. Attn: Anyone Authorized to Accept Service
Essex County Planning Board
Dept. of Public Works
900 Bloomfield Ave.
Verona, NJ 07044
41. Commissioner of Transportation
New Jersey Department of Transportation
David J. Goldberg Transportation Complex
1035 Parkway Ave., P.O. Box 600
Trenton, NJ 08625
42. Attn: Anyone Authorized to Accept Service
New Jersey Department of Transportation
David J. Goldberg Transportation Complex
1035 Parkway Ave., P.O. Box 600
Trenton, NJ 08625

Exhibit “C”

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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9214 7969 0099 9790 1850 9081 19

Certified Mail Fee

\$ **\$5.30**
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$4.40**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ **\$0.00**

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Orange Dev LLC
100 Menlo Park Dr #500
Edison, NJ 08837

Postmark
Here

PS Form 3800, January 2023

See Reverse for Instructions

Code: 903.06
Code2: 1

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Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

West Orange Plaza,
P.O. Box 326
Plainfield, NJ 07061

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Total Postage and Fees

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Mayfair Farms Holding Corp.
481 Eagle Rock Avenue
West Orange, NJ 07052

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Sent To

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Attn: Anyone authorized to accept service
Orange Dev LLC
100 Menlo Park Dr #500
Edison, NJ 08837

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Attn: Anyone authorized to accept service
West Orange Plaza,
P.O. Box 326
Plainfield, NJ 07061

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Sent To

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or PO Box No.
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Attn: Anyone authorized to accept service
Mayfair Farms Holding Corp.
481 Eagle Rock Avenue
West Orange, NJ 07052

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Postage

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Total Postage and Fees

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or PO Box No.
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Ismail, Hussein
6 Rosney Terr.
West Orange, NJ 07052

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\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Bise, Jean-Luc & Bank, Margaret
10 Rosney Terrace
West Orange, NJ 07052

Code: 903.06
Code2: 9

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Postage

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Total Postage and Fees

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Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Prince, Christina M
11 Fundus Road
West Orange, NJ 07052

Code: 903.06
Code2: 11

PS Form 3800, January 2023

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Total Postage and Fees

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Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Taki, Abraham B.
8 Rosney Ter
West Orange, NJ 07052

Code: 903.06
Code2: 8

PS Form 3800, January 2023

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Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Altunkaya, Emrah & Figen
15 Fundus Road
West Orange, NJ 07052

Code: 903.06
Code2: 10

PS Form 3800, January 2023

See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®

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Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Wright, Barry N. & Helen
9 Fundus Rd
West Orange, NJ 07052

Code: 903.06
Code2: 12

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

13

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9082 32

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Catalano, Gaetano
9 Woodhull Avenue
West Orange, NJ 07052

Code: 903.06
Code2: 13

PS Form 3800, January 2023

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

15

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9082 56

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Abdelaziz, Hossam & Ahmed, Jihan
13 Woodhull Avenue
West Orange, NJ 07052

Code: 903.06
Code2: 15

PS Form 3800, January 2023

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

17

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9082 70

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Lorenzana, Rosemarie & Angelo
14 Fundus Road
West Orange, NJ 07052

Code: 903.06
Code2: 17

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

14

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9082 49

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Diaz, Bertha
11 Woodhull Ave
West Orange, NJ 07052

Code: 903.06
Code2: 14

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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16

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9082 63

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

White, Marqus & Sandra L.
16 Fundus Road
West Orange, NJ 07052

Code: 903.06
Code2: 16

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CERTIFIED MAIL® RECEIPT
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18

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9082 87

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

SL 469 Eagle Rock Ave LLC
788 Morris Tpke
Short Hills, NJ 07078

Code: 903.06
Code2: 18

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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19

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9082 94

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Attn: Anyone authorized to accept service
SL 469 Eagle Rock Ave LLC
788 Morris Tpke
Short Hills, NJ 07078

Code: 903.06
Code2: 19

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CERTIFIED MAIL® RECEIPT
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20

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 00

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Neisha, Assif & Gopie, Michelle
478 Eagle Rock Ave
West Orange, NJ 07052

Code: 903.06
Code2: 20

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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21

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 17

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Caste, Paul & Ann Marie
482 Eagle Rock Avenue
West Orange, NJ 07052

Code: 903.06
Code2: 21

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CERTIFIED MAIL® RECEIPT
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22

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 24

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Simeus, Roldy & Glenah
4 Blackburne Terrace
West Orange, NJ 07052

Code: 903.06
Code2: 22

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23

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 31

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Meseha, Kyrillos & Mousa, Randa
6 Blackburne Terrace
West Orange, N.J. 07052

Code: 903.06
Code2: 23

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24

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 48

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Hayes, Patrick & Denise Good-
8 Blackburne Terr.
West Orange, NJ 07052

Code: 903.06
Code2: 24

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CERTIFIED MAIL® RECEIPT
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25

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 55

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$0.00**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Oni, Akanni R. & Mercy N.
10 Blackburne Terr
West Orange, NJ 07052

Code: 903.06
Code2: 25

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27

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 79

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$0.00**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Code: 903.06
Code2: 27

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CERTIFIED MAIL® RECEIPT
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29

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 93

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$0.00**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

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

Code: 903.06
Code2: 29

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26

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 62

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$0.00**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Karlsen, Alexander & Keryn Ryan
12 Blackburne Terrace
West Orange, NJ 07052

Code: 903.06
Code2: 26

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CERTIFIED MAIL® RECEIPT
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28

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9083 86

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$0.00**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Attn: Anyone authorized to accept service
Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Code: 903.06
Code2: 28

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

30

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 09

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$0.00**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Attn: Anyone authorized to accept service
New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

Code: 903.06
Code2: 30

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CERTIFIED MAIL® RECEIPT
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31

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 16

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 903.06
Code2: 31

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CERTIFIED MAIL® RECEIPT
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32

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 23

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Attn: Anyone authorized to accept service
Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 903.06
Code2: 32

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CERTIFIED MAIL® RECEIPT
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33

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 30

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Verizon
1 Verizon Way
Basking Ridge, NJ 07920-1025

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 903.06
Code2: 33

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34

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 47

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Attn: Anyone authorized to accept service
Verizon
1 Verizon Way
Basking Ridge, NJ 07920-1025

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 903.06
Code2: 34

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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35

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 54

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 903.06
Code2: 35

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CERTIFIED MAIL® RECEIPT
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36

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 61

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Attn: Anyone authorized to accept service
Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Code: 903.06
Code2: 36

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

37

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 78

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$4.40**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Attn: Municipal Clerk
Township of West Orange
66 Main St.
West Orange, NJ 07052

Code: 903.06
Code2: 37

PS Form 3800, January 2023

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

38

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 85

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$4.40**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Attn: Anyone authorized to accept service
Township of West Orange
66 Main St.
West Orange, NJ 07052

Code: 903.06
Code2: 38

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U.S. Postal Service™
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Domestic Mail Only

39

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9084 92

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$4.40**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Essex County Planning Board
Dept. of Public Works
900 Bloomfield Ave.
Verona, NJ 07044

Code: 903.06
Code2: 39

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U.S. Postal Service™
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40

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1850 9085 08

Certified Mail Fee

\$ **\$5.30**

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

- ☐ Return Receipt (hardcopy) \$ **\$4.40**
☐ Return Receipt (electronic) \$ **\$4.40**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ **\$0.740**

Total Postage and Fees

\$ **\$10.440**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Attn: Anyone authorized to accept service
Essex County Planning Board
Dept. of Public Works
900 Bloomfield Ave.
Verona, NJ 07044

Code: 903.06
Code2: 40

PS Form 3800, January 2023

See Reverse for Instructions

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Department of Transportation David J.
Goldberg Transportation Complex
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Attn: Anyone authorized to accept service
Department of Transportation David J.
Goldberg Transportation Complex
1035 Parkway Ave., P.O. Box 600
Trenton, NJ 08625

Code: 903.06
Code2: 42

PS Form 3800, January 2023

See Reverse for Instructions

Exhibit “D”



AD#: 0011036249

State of New Jersey,) ss

County of Middlesex)

Maria Nunez being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Star-Ledger 10/13/2025

Maria Nunez



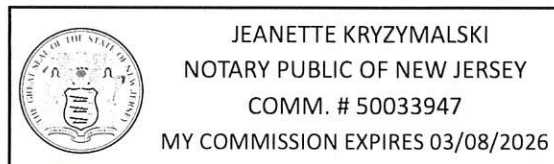
Principal Clerk of the Publisher

Sworn to and subscribed before me this 13th day of October 2025

Jeanette
Kryzmalwski



Notary Public



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

NOTICE OF PUBLIC HEARING (VIRTUAL PUBLIC HEARING)

Township of West Orange Zoning Board of Adjustment

PLEASE TAKE NOTICE that the Township of West Orange Zoning Board of Adjustment (the "Board") will hold a virtual public hearing at a special meeting of the Board on October 23, 2025 at 8:00 PM to review and take formal action upon an application for preliminary and final major site plan approval, conditional use variance, bulk variance and design waiver/exception relief (the "Application") by MPB Realty LLC (the "Applicant") with respect to property having a street address of 470 Eagle Rock Avenue, West Orange, New Jersey 07052 and being designated as Block 153, Lot 38, on the Township of West Orange Tax Map (collectively, the "Property"). The Property is located in the B-2 Zone (the "Zone").

The Applicant proposes to renovate and expand the existing approximately 5,888 sq.ft. single-story restaurant building and convert same into an approximately 2,391 sq.ft. Popeyes fast food restaurant with ancillary drive-thru service ("Popeyes") and an approximately 3,797 sq.ft. IHOP restaurant ("IHOP") (total building area of approximately 6,188 sq.ft.). The proposed Popeyes (fast food restaurant with ancillary drive-through service) is a conditional use within the Zone, and the proposed IHOP (restaurant) is a permitted use within the Zone. The Applicant seeks conditional use variance relief pursuant to N.J.S.A. 40:55D-70(d)(3) for not complying with the following conditions: (1) Popeyes located within 500 ft. of existing fast food restaurants, where same is not permitted; (2) Popeyes located within 1,000 ft. of residential district boundary line where same is not permitted; (3) Property frontage less than required (200 ft. required along Rosney Terrace; 182.4 ft. existing/proposed along Rosney Terrace); and (4) Driveway distance to intersection less than required (100 ft. required; 13 ft. proposed). The Applicant also seeks use variance approval pursuant to N.J.S.A. 40:55D-70(d)(1) for multiple principal uses on the Property, if deemed necessary.

The Applicant also seeks bulk variances pursuant to N.J.S.A. 40:55D-70(c) and design waivers/exceptions, including: (1) Impervious coverage greater than permitted (60% permitted; 80.9% existing; 75.7% proposed); (2) Curbing distance from buildings less than required (5 ft. required; 0 ft. proposed); (3) Parking proposed in front yard where same is not permitted; (4) Residential buffer width less than required (20 ft. required; 8.8 ft. proposed); (5) Number of façade signs greater than permitted (1 sign permitted; 8 signs proposed); (6) Popeyes façade sign area greater than permitted (120 sq.ft. permitted; 139 sq.ft. proposed); (7) Planted trees not proposed within parking area where same are required; (8) 50% of existing tree canopy on the Property not proposed to be preserved where same is required; (9) 50% shade in parking lot area not proposed where same is required; (10) Lux/footcandles in parking area less than required (20 Lux/2.0 footcandles required; 0.6 footcandles proposed); (11) Loading space not proposed where same is required; (12) Number of replacement trees less than required (109 2" caliper or 49 2.5" caliper trees required; 41 trees proposed); and (13) Lot size for a restaurant with a drive-up window less than required (5 acres required; 1.05 acres existing and proposed).

The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed 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 as may be determined to be necessary during the review and processing of the Application.

The public hearing will be held by online/virtual means and telephonically only. During the public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence), personally or by attorney, by either (a) participating online by visiting <https://us02web.zoom.us/j/87203878182?pwd=GwZlI6iObRKqX3LFnJrualbxx4BtZc.1> and following the instructions provided to join the online/virtual meeting, including entering meeting identification number: 872 0387 8182 and passcode: 879912, if prompted; or (b) participating telephonically by calling 1 (646) 931-3860 and entering meeting identification number: 872 0387 8182 and password: 879912, if prompted. Participating via online/virtual means or telephonically is free of charge to the public.

Members of the public interested in participating in the public hearing on the Application can advise the Board Secretary, Diana Chandler, of their interest in participating in advance of the public hearing by reaching out to the Board Secretary at dchandler@westorange.org or (973) 325-4108. In addition, if any member of the public has a concern regarding utilizing the technology set forth above to participate in the public hearing, the member of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours.

The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by going to agenda at the following webpage: <https://www.westorange.org/ArchiveCenter/ViewFile/Item/2967> and clicking on the link to the subject

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Application at least ten (10) days before the public hearing. Alternatively, members of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours in order to make an appointment to review or pick up copies of the Application materials, plans, and related documents at the office of the Board Secretary, located at 66 Main Street, West Orange, New Jersey 07052. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

Jason R. Tuvel, Esq.
Prime Tuvel & Miceli
1 University Plaza Drive, Suite 500
Hackensack, New Jersey 07601
Phone: (201) 883-1010
Email: jason@primelaw.com
Attorneys for MPB Realty LLC

10/13/25 \$234.96