



WILLIAM C. SULLIVAN, JR. | Partner
wsullivan@sh-law.com
Phone: 201-896-7215

October 17, 2025

BY FEDEX

Jamilet Baquerizo Vite
Planning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: Blue Violet Grow, LLC
76 Ashland Avenue
Block 62, Lot 22.01
Proof of Notice
Our File No.: 15628.1000**

Dear Ms. Vite:

In connection with the above referenced application, which is scheduled for a hearing before the Planning Board on November 5, 2025, enclosed please find the following:

1. Affidavit of Publication in the West Orange Chronicle on October 16, 2025;
2. Original and copy of certified mail receipts of notice on property owners;
4. Copy of Notice provided;
5. Certified list of property owners;
6. Affidavit of Service.

I look forward to presenting this application on November 5, 2025.

Very truly yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.
For the Firm
Enclosures

Affidavit of Publication

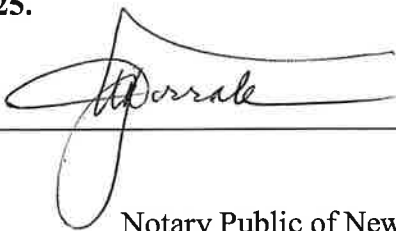
STATE OF NEW JERSEY
COUNTY OF ESSEX

SS:

Faye McDowell of Worrall Community Newspapers Inc,

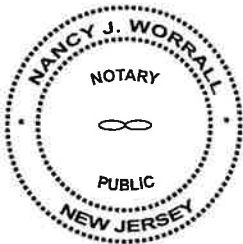
being duly sworn according to law, states on oath, that a
notice of which the annexed is a true copy, was published in
the *West Orange Chronicle*, a public newspaper published at
West Orange, New Jersey, in its issue of **October 16, 2025**
making 1 insertion in all.

Sworn and subscribed before me this 16th day of
October, 2025.



Notary Public of New Jersey

NANCY J WORRALL
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 19, 2029



WEST ORANGE
PLANNING BOARD -
TOWNSHIP OF WEST ORANGE
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Board ("Board") of the Township of West Orange, at a meeting to be held on November 5, 2025 at 7:30 p.m. will hold a public hearing by virtual format on the Zoom platform, on Application #PB-25-04 by Blue Violet Grow, LLC ("Applicant") for a conditional use approval and site plan approval zoning relief to operate a cannabis cultivation and manufacturing facility at property located at 76 Ashland Avenue, Block 62, Lot 22.01 on the Township of West Orange Tax Map. Applicant also seeks any and all other relief identified by the Board or its professionals.

Any persons affected by this application have an opportunity to be heard at the meeting. This hearing shall take place using Zoom technology. To utilize this technology from a computer or telephone app, click the link below (or copy and paste into your browser) to join the meeting.

You are invited to a Zoom webinar!
When: Nov 5, 2025 07:30 PM Eastern Time (US and Canada)
Topic: WO Planning Board 11/5
Join from PC, Mac, iPad, or Android:
<https://us06web.zoom.us/j/86924655862?pwd=GiHmORdtbGNPD77f85z2C53K6qXxRlX.1>
Passcode: 427837
Join via audio:
+1 646 931 3860 US
Webinar ID: 869 2465 5862
Passcode: 427837

All documents related to this application may be inspected by the public and the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4111 to set up a time and date to view the documents.

This Notice is provided at the direction of the Planning Board by Blue Violet Grow, LLC.

/s/ William C. Sullivan, Jr.
William C. Sullivan, Jr.
Attorney for Applicant
Dated: October 6, 2025
E146404 WOC October 16, 2025 (\$20.88)

Affidavit of Service

Planning Board

Township of West Orange

Application No. PB 25-04 Blue Violet Grow, LLC

State of New Jersey)
) ss:
County of Essex)

William C. Sullivan, Jr., Esq. of full age, being duly sworn according to law, deposes and says that he resides at 13 Oakridge Road in the Municipality of West Orange, County of Essex and State of New Jersey, that he is counsel for the Applicant in a proceeding before the Planning Board of West Orange Township, New Jersey, related to premises located at 76 Ashland Avenue, Block 62, Lot 22.01 and that on October 14 and 16, 2025, he provided written notice on the hearing of this application to each and all of the persons upon whom service must be provided in the required form and according to the attached list, and in the manner indicated thereon.

Date of Serving Notice: October 14, and 16, 2025



WILLIAM C. SULLIVAN, JR.
Attorney for Applicant Blue Violet Grow, LLC

Sworn to and subscribed to before
me this 16 day of October, 2025.



Notary Public of New Jersey



PLANNING BOARD - TOWNSHIP OF WEST ORANGE

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Board (“Board”) of the Township of West Orange, at a meeting to be held on November 5, 2025 at 7:30 p.m. will hold a public hearing by virtual format on the Zoom platform, on Application #PB-25-04 by Blue Violet Grow, LLC (“Applicant”) for a conditional use approval and site plan approval zoning relief to operate a cannabis cultivation and manufacturing facility at property located at 76 Ashland Avenue, Block 62, Lot 22.01 on the Township of West Orange Tax Map. Applicant also seeks any and all other relief identified by the Board or its professionals.

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You are invited to a Zoom webinar!

When: Nov 5, 2025 07:30 PM Eastern Time (US and Canada)

Topic: WO Planning Board 11/5

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/86924655862?pwd=GtHmORdbGNPD77f85z2C53K6qXxRlx.1>

Passcode:427837

Join via audio:

+1 646 931 3860 US

Webinar ID: 869 2465 5862

Passcode: 427837

All documents related to this application may be inspected by the public and the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4111 to set up a time and date to view the documents.

This Notice is provided at the direction of the Planning Board by Blue Violet Grow, LLC.

/s/ William C. Sullivan, Jr.

William C. Sullivan, Jr.

Attorney for Applicant

Dated: October 6, 2025

Buffer Report

15628.1

created on 12/2/2024

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	62	22.01		76-82 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE N J	07052	76-82 Ashland Avenue, West Orange, NJ, 07052

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

Adjoining Properties (45)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1401	1		145 SPRING STREET	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH STREET SUITE 1	HARRISON, NJ	07029	145 Spring Street, West Orange, NJ, 07052
City of Orange Township	1401	2		139 SPRING STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212	139 Spring Street, Orange, NJ, 07050
City of Orange Township	1401	3		563-565 WHITE STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212	563-565 White Street, Orange, NJ, 07050
City of Orange Township	1402	1		522 PARK AVENUE	I & S INVESTMENT 530 PARK AVE, LLC	P. O. BOX 835	SHORT HILLS, N.J.	07078	522 Park Avenue, Orange, NJ, 07050
City of Orange Township	1402	22		142 SPRING STREET	MARTINEZ, SAMUEL ARCEO	70 LOWELL AVENUE	WEST ORANGE, N.J.	07052	142 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	23		144 SPRING STREET	ROBINSON, HOLLY	144 SPRING STREET	ORANGE, NJ	07050	144 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	24		146 SPRING STREET	MARROQUIN, ERICK & ELIZABETH	146 SPRING STREET	ORANGE, N.J.	07050	146 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	25		148 SPRING STREET	PIERRE, JEANNETTE C.	148 SPRING STREET	ORANGE, N.J.	07050	148 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	26		150 SPRING STREET	GUALPA, RUTH & PINGUIL, JOSE L.	150 SPRING STREET	ORANGE, NJ	07050	150 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	27		154 SPRING STREET	FILS-AIME, FRANCOISE	154 SPRING ST.	ORANGE, N.J.	07050	154 Spring Street, Orange, NJ, 07050

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1402	28		158 SPRING STREET	AGUILAR, MIGUEL A & ITXIN W	158 SPRING ST	ORANGE, NJ	07050	158 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	29		160 SPRING STREET	MJ AND SONS ENTERPRISES, LLC	1972 US HIGHWAY 22 EAST	SCOTCH PLAINS, N.J.	07076	160 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	30		162 SPRING STREET	STEVENS, SCOTT	PO BOX 127	LIVINGSTON, N.J.	07039	162 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	31		168 SPRING STREET	PAUL, JOSHUA	168 SPRING ST	ORANGE, NJ	07050	168 Spring Street, Orange, NJ, 07050
West Orange Township	61	27		MAIN STREET & PARK AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	Main Street & Park Avenue, West Orange, NJ, 07052
West Orange Township	61	39		77 ASHLAND AVENUE	77 ASHLAND HOLDINGS, LLC.	1113 NEW YORK AVENUE	UNION CITY, NJ	07087	77 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	40		79 ASHLAND AVENUE	VANIKIOTIS, IRAKLIS & KOSTAS	43 DAVENPORT AVENUE	ROSELAND, N.J.	07068	79 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	41		81 ASHLAND AVENUE	POLITI, KRISTINA M	81 ASHLAND AVENUE	WEST ORANGE, N.J.	07052	81 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	42		83 ASHLAND AVENUE	83 ASHLAND AVENUE LLC	93 CENTRAL AVE A	JERSEY CITY NJ	07306	83 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	43		85 ASHLAND AVENUE	BACKSTREETS REALTY, LLC	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	85 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	44		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, N.J.	07052	89 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	45		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, N.J.	07052	89 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	46		93 ASHLAND AVENUE	PISERCHIA, GUISEPPE & PASQUALE	221 EAST MCCLELLAN AVENUE	LIVINGSTON, N. J.	07039	93 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	46.01		91 ASHLAND AVENUE	91 ASHLAND AVE LLC,	56 FRANKLIN AVE	WEST ORANGE, NJ	07052	91 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	49		95 ASHLAND AVENUE	95 ASHLAND GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07006	95 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	1		5 WHITE STREET	L&B REALTY GROUP LLC	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	5 White Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	62	15		98 ASHLAND AVENUE	ENCH, FRANK III & CAMILLE	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	98 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	16		96 ASHLAND AVENUE	DE SANTIS, CARMEN RISCO	96 ASHLAND AVE	WEST ORANGE, NJ	07052	96 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	17		90-92 ASHLAND AVENUE	ENCH, FRANK	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	90-92 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	19		88 ASHLAND AVENUE	88 ASHLAND GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07006	88 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	20		86 ASHLAND AVENUE	ASHLAND PROPERTIES LLC	5 JENNIE COURT	CEDAR GROVE, NJ	07009	86 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	21		84 ASHLAND AVENUE	ENCH, FRANK	84 ASHLAND AVENUE	WEST ORANGE, NEW JERSEY	07052	84 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	22.01		76-82 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE NJ	07052	76-82 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	27		36 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	36 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	28		34 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	34 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	29		32 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	32 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	30		30 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07006	30 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	31		28 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	28 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	32		26 PARK AVENUE	24 PARK AVENUE WEST ORANGE, LLC	215 N 5TH STREET	HARRISON, NJ	07029	26 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	33.02		1 WHITE STREET	EPIC EIGHT PROPERTIES, LLC	90 DAYTON AVE BLDG 5 #200	PASSAIC, NJ	07055	1 White Street, West Orange, NJ, 07052
West Orange Township	62	34		10 PARK AVENUE	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH ST #1	HARRISON NJ	07029	10 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	40.01		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Orange, West Orange, NJ, 07052
West Orange Township	62	40.02		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Orange, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	62.01	38		PARK & SPRING STREET	I & S INVESTMENT 530 PARK AVE., LLC	P.O. BOX 835	SHORT HILLS, NEW JERSEY	07078	Park & Spring Street, Orange, NJ, 07050
West Orange Township	62.01	39		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Orange, West Orange, NJ, 07052

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



THE CITY OF ORANGE TOWNSHIP
OFFICE OF THE TAX ASSESSOR
Christopher L. Murray C.T.A, Tax Assessor
29 North Day Street, Orange, New Jersey 07050

P (973) 952-6062

F (973) 673-5878

**CITY OF ORANGE TOWNSHIP, NEW JERSEY
PROPERTY OWNER'S LIST**

**IN RESPONSE TO WRITTEN REQUEST OF: William Sullivan
Fee is \$10.00**

**Listed below are the names and addresses of owners of all Real Property as shown on our
current Municipal Tax Duplicate located in Orange within 200 or 300 feet of property
known and designated as:**

**Subject: 76-82 Ashland
Block 62 Lot 22.01**

**State of New Jersey/Department of Transportation
1035 Parkway Avenue
Trenton, New Jersey 08625**

**Comcast Cablevision
495 Prospect Street
West Orange, New Jersey 07052**

**Public Service, Electric & Gas Company
80 Park Plaza
Newark, New Jersey 07102**

**Verizon/New Jersey
P.O. Box 2749
Addison, Texas 75001**

**Board of Public Utilities
Two Gateway Center
Newark, New Jersey 07102**

**I hereby certify the above to be a list from the current City of Orange Township duplicate
of names and addresses of owners of real property located as described above.**

Date: October 6th, 2025

Christopher L. Murray
**Christopher L. Murray C.T.A
Tax Assessor**

**WWW.OrangeNJ.Gov
CMurray@OrangeNJ.Gov**

Buffer Report**CITY OF ORANGE TOWNSHIP**

Office of the Assessor
 29 North Day Street
 Orange, New Jersey 07050
 Telephone: (973) 952-6062
 Facsimile: (973) 673-5878

Highlighted feature(s)**Subject Property (1)**

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	62	22.01		76-82 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE NJ	07052	76-82 Ashland Avenue, West Orange, NJ, 07052

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List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.**Adjacent Properties (45)**

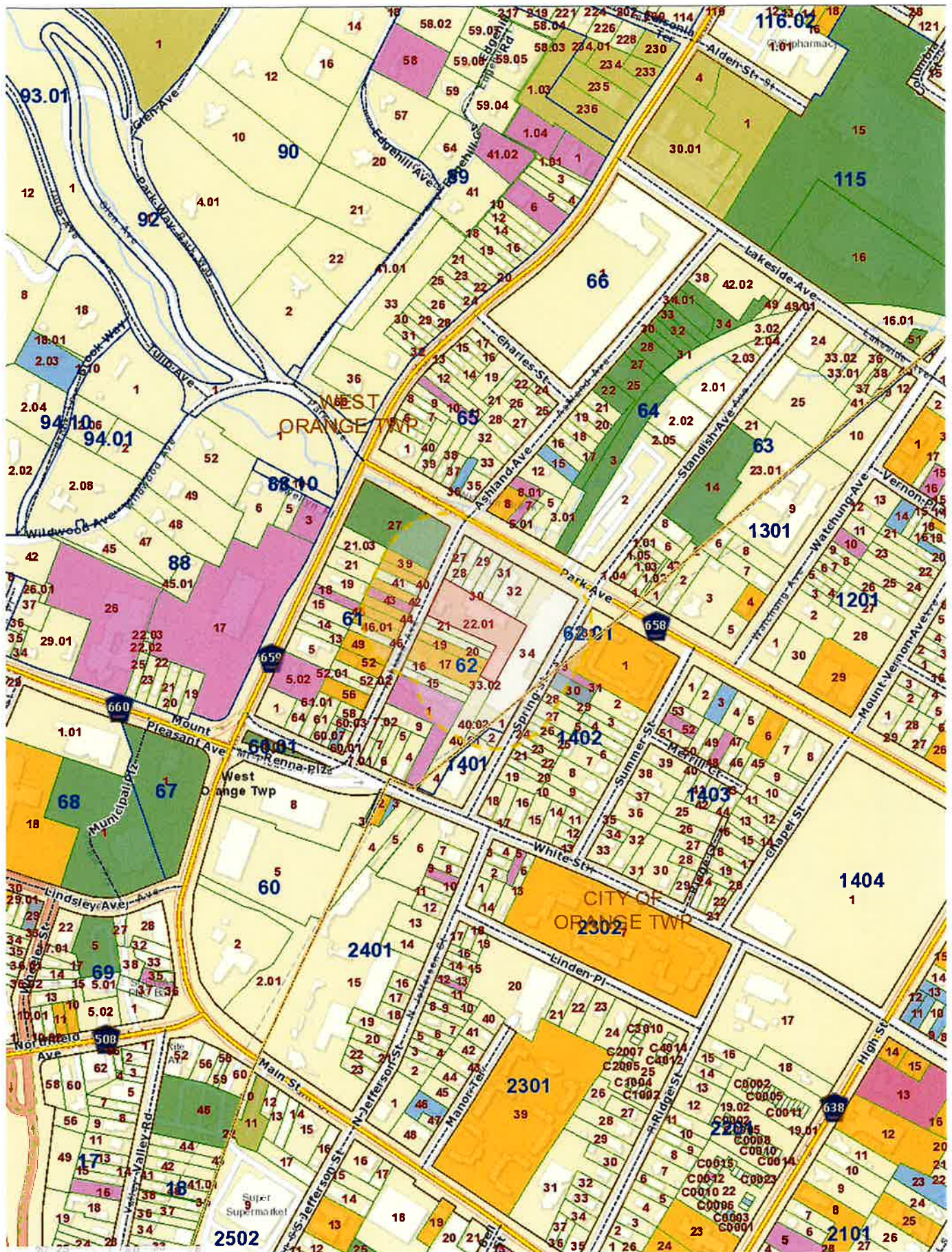
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1401	1		145 SPRING STREET	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH STREET SUITE 1	HARRISON, NJ	07029	145 Spring Street, West Orange, NJ, 07052
City of Orange Township	1401	2		139 SPRING STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212	139 Spring Street, Orange, NJ, 07050
City of Orange Township	1401	3		563-565 WHITE STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212	563-565 White Street, Orange, NJ, 07050
City of Orange Township	1402	1		522 PARK AVENUE	I & S INVESTMENT 530 PARK AVE, LLC	P. O. BOX 835	SHORT HILLS, N.J.	07078	522 Park Avenue, Orange, NJ, 07050
City of Orange Township	1402	22		142 SPRING STREET	MARTINEZ, SAMUEL ARCEO	70 LOWELL AVENUE	WEST ORANGE, N.J.	07052	142 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	23		144 SPRING STREET	ROBINSON, HOLLY	144 SPRING STREET	ORANGE, NJ	07050	144 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	24		146 SPRING STREET	MARROQUIN, ERICK & ELIZABETH	146 SPRING STREET	ORANGE, N.J.	07050	146 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	25		148 SPRING STREET	PIERRE, JEANNETTE C.	148 SPRING STREET	ORANGE, N.J.	07050	148 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	26		150 SPRING STREET	GUALP, RUTH & PINGUIL, JOSE L.	150 SPRING STREET	ORANGE, NJ	07050	150 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	27		154 SPRING STREET	FILS-AIME, FRANCOISE	154 SPRING ST.	ORANGE, N.J.	07050	154 Spring Street, Orange, NJ, 07050

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1402	28		158 SPRING STREET	AGUILAR, MIGUEL A & ITXIN W	158 SPRING ST	ORANGE, NJ	07050	158 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	29		160 SPRING STREET	MJ AND SONS ENTERPRISES, LLC	1972 US HIGHWAY 22 EAST	SCOTCH PLAINS, N.J.	07076	160 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	30		162 SPRING STREET	FOX MEADOW RENTALS LLC	1300 GRAND ST, #216	HOBOKEN, NJ	07030	162 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	31		168 SPRING STREET	PAUL, JOSHUA	168 SPRING ST	ORANGE, NJ	07050	168 Spring Street, Orange, NJ, 07050
West Orange Township	61	27		MAIN STREET & PARK AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	Main Street & Park Avenue, West Orange, NJ, 07052
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West Orange Township	61	42		83 ASHLAND AVENUE	83 ASHLAND AVENUE LLC	93 CENTRAL AVE A	JERSEY CITY NJ	07306	83 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	43		85 ASHLAND AVENUE	BACKSTREETS REALTY, LLC	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	85 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	44		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, N.J.	07052	89 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	45		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, N.J.	07052	89 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	46		93 ASHLAND AVENUE	PISERCHIA, GUISEPPE & PASQUALE	221 EAST MCCLELLAN AVENUE	LIVINGSTON, N. J.	07039	93 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	46.01		91 ASHLAND AVENUE	91 ASHLAND AVE LLC,	56 FRANKLIN AVE	WEST ORANGE, NJ	07052	91 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	49		95 ASHLAND AVENUE	95 ASHLAND NJ LLC	4 BELL CT	AIRMONT, NY	10901	95 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	1		5 WHITE STREET	L&B REALTY GROUP LLC	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	5 White Street, West Orange, NJ, 07052

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West Orange Township	62	16		96 ASHLAND AVENUE	DE SANTIS, CARMEN RISCO	96 ASHLAND AVE	WEST ORANGE, NJ	07052	96 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	17		90-92 ASHLAND AVENUE	92 ESTATES LLC	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	90-92 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	19		88 ASHLAND AVENUE	88 ASHLAND GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07006	88 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	20		86 ASHLAND AVENUE	ASHLAND PROPERTIES LLC	5 JENNIE COURT	CEDAR GROVE, NJ	07009	86 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	21		84 ASHLAND AVENUE	ENCH, FRANK	84 ASHLAND AVENUE	WEST ORANGE, NEW JERSEY	07052	84 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	22.01		76-82 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE NJ	07052	76-82 Ashland Avenue, West Orange, NJ, 07052
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West Orange Township	62	28		34 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	34 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	29		32 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	32 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	30		30 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07006	30 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	31		28 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	28 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	32		26 PARK AVENUE	24 PARK AVENUE WEST ORANGE, LLC	215 N 5TH STREET	HARRISON, NJ	07029	26 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	33.02		1 WHITE STREET	EPIC EIGHT PROPERTIES, LLC	90 DAYTON AVE BLDG 5 #200	PASSAIC, NJ	07055	1 White Street, West Orange, NJ, 07052
West Orange Township	62	34		10 PARK AVENUE	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH ST #1	HARRISON NJ	07029	10 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	40.01		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Orange, West Orange, NJ, 07052
West Orange Township	62	40.02		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Orange, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	62.01	38		PARK & SPRING STREET	I & S INVESTMENT 530 PARK AVE., LLC	P.O. BOX 835	SHORT HILLS, NEW JERSEY	07078	Park & Spring Street, Orange, NJ, 07050
West Orange Township	62.01	39		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Orange, West Orange, NJ, 07052

Buffer Report - Map



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7021 0950 0001 0876 4772

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

Postage

\$ Total

\$ Sent To

City of Orange Township
29 North Day Street
Orange, NJ 07050

City, S

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9589 0710 5270 3009 5236 14

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

Postage

\$ Total

\$ Sent To

State of New Jersey/Dept. of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

City, S

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21 9626 4006 0000 0000 0000

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☐ Certified Mail Restricted Delivery	\$
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☐ Adult Signature Restricted Delivery	\$

Postage

\$ Total

\$ Sent To

Comcast Cablevision
495 Prospect Street
West Orange, NJ 07052

City, S

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9589 0710 5270 3009 5236 38

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$ Total

\$ Sent To

Verizon/New Jersey
P.O. Box 2749
Addison, Texas 75001

City, S

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54 9626 4006 0000 0000 0000

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$ Total

\$ Sent To

Board of Public Utilities
Two Gateway Center
Newark, NJ 07102

City, S

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☐ Adult Signature Required	\$
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Postage

\$ Total

\$ Sent To

Fox Meadow Rentals, LLC
1300 Grand St. #216
Hoboken, NJ 07030

City, S

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Postage

\$

Total Post

\$ 24 Park Avenue West Orange, LLC

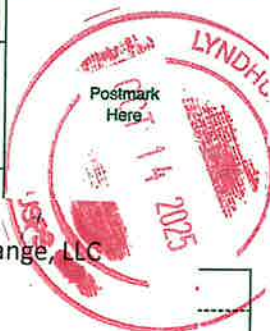
Sent To 215 N. 5th Street, Suite 1

Street and Harrison, NJ 07029

City, State

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6349 0995 1000 0822 6104

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Postage

\$

Total Po

\$ Lazarus Realty, III LLC

Sent To 5 East 92nd Street

Street and Brooklyn, NY 11212

City, State

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Lazarus Realty, III LLC

5 East 92nd Street

Brooklyn, NY 11212

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\$ I&S Investment 530 Park Ave., LLC

Sent To P.O. Box 835

Street Short Hills, NJ 07078

City

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☐ Adult Signature Restricted Delivery \$

Martinez, Samuel Arceo

70 Lowell Avenue

West Orange, NJ 07052

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Robinson, Holly

144 Spring Street

Orange, NJ 07050

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
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Street
\$

City
\$

Marroquin, Erick & Elizabeth
146 Spring Street
Orange, NJ 07050

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City, State
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Pierre, Jeannette C.
148 Spring Street
Orange, NJ 07050

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☐ Adult Signature Required	\$
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Total
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Sent To
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Street
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City
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Gualpa, Ruth & Pinguil, Jose L.
150 Spring Street
Orange, NJ 07050

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☐ Adult Signature Required	\$
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Postage
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City, State
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Fils-Aime, Francoise
154 Spring Street
Orange, NJ 07050

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Aguilar, Miguel A & Itxin W.
158 Spring Street
Orange, NJ 07050

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MJ and Sons Enterprises, LLC
1972 Highway 22 East
Scotch Plains, NJ 07076

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Stevens, Scott
P.O. Box 127
Livingston, NJ 07039

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Paul, Joshua
168 Spring Street
Orange, NJ 07050

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

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77 Ashland Holdings, LLC
1113 New York Avenue
Union City, NJ 07087

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Vanikiotis, Iraklis & Kostas
43 Davenport Avenue
Roseland, NJ 07068

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Politi, Kristina M.
81 Ashland Avenue
West Orange, NJ 07052

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Street

City, State, ZIP+4®

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93 Central Avenue A
Jersey City, NJ 07306

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City, State, ZIP+4®

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16 Hilltop Circle
Whippany, NJ 07981

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Sent \$

Street

City, State, ZIP+4®

89 Ashland Avenue, LLC
89 Ashland Avenue
West Orange, NJ 07052

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Postage
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Total \$

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Street

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89 Ashland Avenue
West Orange, NJ 07052

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Pisearchia, Guiseppe & Pasquale
221 East McClellan Avenue
Livingston, NJ 07039

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91 Ashland Avenue, LLC
56 Franklin Avenue
West Orange, NJ 07052

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Po \$
Sent To 95 Ashland Group, LLC
6 Gloria Lane
Street at Fairfield, NJ 07006
City, State
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2094 0954 0985 1000 0982 0922 6102

LYNDHURST, NJ 07071
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Po \$
Sent To L&B Realty Group, LLC
16 Hilltop Circle
Street at Whippany, NJ 07981
City, State
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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LYNDHURST, NJ 07071
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Po \$
Sent To Ench, Frank III & Camille
16 Hilltop Circle
Street at Whippany, NJ 07981
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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LYNDHURST, NJ 07071
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Po \$
Sent To DeSantis, Carmen Risco
96 Ashland Avenue
Street at West Orange, NJ 07052
City, State
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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LYNDHURST, NJ 07071
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Total Po \$
Sent To Ench, Frank
16 Hilltop Circle
Street at Whippany, NJ 07981
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2094 0954 0985 1000 0982 0922 6102

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Sent To 88 Ashland Group LLC
6 Gloria Lane
Street at Fairfield, NJ 07006
City, State
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Sent To Ashland Properties, LLC
5 Jennie Court
Cedar Grove, NJ 07009

City, State

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Sent To Ench, Frank
84 Ashland Avenue
West Orange, NJ 07052

City, State

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☐ Adult Signature Restricted Delivery	\$

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Total P \$

Sent To Ench, Frank
69 Ashland Avenue
West Orange, NJ 07052

City, State

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Sent To Jr. Park Group LLC
6 Gloria Lane
Fairfield, NJ 07004

City, State

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☐ Adult Signature Restricted Delivery	\$

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Sent To Jr. Park Group LLC
6 Gloria Lane
Fairfield, NJ 07004

City, State

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Sent To Jr. Park Group LLC
6 Gloria Lane
Fairfield, NJ 07004

City, State

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Jr. Park Group LLC
6 Gloria Lane
Fairfield, NJ 07004

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Street
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City
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Jr. Park Group LLC
6 Gloria Lane
Fairfield, NJ 07004

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Total
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Street
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City
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LYNDHURST, NJ 07071
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24 Park Avenue West Orange, LLC
215 N. 5th Street
Harrison, NJ 07029

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Epic Eight Properties, LLC
90 Dayton Ave. Bldg. 5 #200
Passaic, NJ 07055

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24 Park Avenue West Orange, LLC
215 N. 5th Street #1
Harrison, NJ 07029

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LYNDHURST, NJ 07071
OCT 14 2025

I&S Investment 530 Park Ave., LLC
P.O. Box 835
Short Hills, NJ 07078

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

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Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

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

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

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Verizon
540 Broad Street
Newark, NJ 07101

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Joint Meeting of Essex and Union
Counties
500 South First Street
Elizabeth, NJ 07202

City, State, ZIP+4®

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92 Estates, LLC
16 Hilltop Circle
Whippany, NJ 07981

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