



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX ASSESSOR

JACOB NIEMAN, CTA
Tax Assessor

Tel: (973) 325-4060
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July 7, 2025

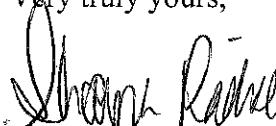
RE: **BLOCK 157 LOT 5**
457 MT. PLEASANT AVENUE

To Whom It May Concern:

I hereby certify that to the best of my knowledge, information and belief, based on the official tax records of the Township of West Orange, the attached contain names, addresses, and block and lot numbers of all property owners within 200 feet of the subject property.

Also. Attached, please find a list of public utilities.

Very truly yours,


Shayne Radice,
Sr. Assessing Clerk



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org

Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	157	5		457 MT. PLEASANT AVENUE	DIENER MT PLEASANT ASSOCIATES LTD.	25 MAIN STREET, SUITE 200	HACKENSACK, NJ	07601	457 Mt. Pleasant Avenue, West Orange, NJ, 07052

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

Adjoining Properties (24)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155.07	2		23 MT. PLEASANT PLACE	CAPSTRAW, TIMOTHY & CHELSEA	23 MT. PLEASANT PL.	WEST ORANGE, NJ	07052	23 Mt. Pleasant Place, West Orange, NJ, 07052
West Orange Township	155.07	4		19 MT. PLEASANT PLACE	GOLITSYN, NIKITA V+HYLAND, PATRICIA J	19 MOUNT PLEASANT PL	WEST ORANGE, NJ	07052	19 Mt. Pleasant Place, West Orange, NJ, 07052
West Orange Township	155.07	36		25 MT. PLEASANT PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, N.J.	07052	25 Mt. Pleasant Place, West Orange, NJ, 07052
West Orange Township	155.12	19		PEMBROKE TERRACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	Pembroke Terrace, West Orange, NJ, 07052
West Orange Township	155.12	39		26 BROOK PLACE	AKINYOADE, ADEDAMOLA	26 BROOK PLACE	WEST ORANGE, NJ	07052	26 Brook Place, West Orange, NJ, 07052
West Orange Township	155.12	40		24 BROOK PLACE	NEUSTADT BERNARD R & W HELEN L	24 BROOK PLACE	WEST ORANGE NEW JERSEY	07052	24 Brook Place, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155.14	1		35 MT.PLEASANT PLACE	ZEWGE, DANIEL & WORKU, RAHEL	35 MT PLEASANT PL	WEST ORANGE, NJ	07052	35 Mt.Pleasant Place, West Orange, NJ, 07052
West Orange Township	155.14	3		37 MT. PLEASANT PLACE	WAI,WILLIAM + WENDY	37 MT PLEASANT PL.	WEST ORANGE, N.J.	07052	37 Mt. Pleasant Place, West Orange, NJ, 07052
West Orange Township	155.14	5		938 PLEASANT VALLEY WAY	LIM, MANUEL	938 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	938 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	155.14	35		25 BROOK PLACE	COHEN, JACOB (TRUSTEE)	924 WREN DR	SAN JOSE, CA	95125	25 Brook Place, West Orange, NJ, 07052
West Orange Township	157	1		40 MT.PLEASANT PLACE	ALIAN CORPORATION% MARK STRANFORD	960 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	40 Mt.Pleasant Place, West Orange, NJ, 07052
West Orange Township	157	2		473 MT. PLEASANT AVENUE	ARMALADEX, LLC.	90 FOREST AVENUE	ORADELL, NJ	07649	473 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	157	5		457 MT. PLEASANT AVENUE	DIENER MT PLEASANT ASSOCIATES LTD.	25 MAIN STREET, SUITE 200	HACKENSACK, NJ	07601	457 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	157	8		8 MT. PLEASANT PLACE	SINGH, SURINDER	56 TERRACE AVE	WEST ORANGE, N.J.	07052	8 Mt. Pleasant Place, West Orange, NJ, 07052
West Orange Township	157	8.02		22 MT. PLEASANT PLACE	CAPUTO, JAMES & MELISSA	22 MT. PLEASANT PLACE	WEST ORANGE, N.J.	07052	22 Mt. Pleasant Place, West Orange, NJ, 07052
West Orange Township	157	8.03		24 MT. PLEASANT PLACE	ROMUL, AMILUS & MICHELENE	24 MOUNT PLEASANT PL	WEST ORANGE, NJ	07052	24 Mt. Pleasant Place, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	157	8.05		447-449 MT. PLEASANT AVE	449 WEST ORANGE LLC,	447-449 MT PLEASANT AVE	WEST ORANGE, NJ	07052	447-449 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	157	8.06		20 MT. PLEASANT PLACE	YOUNT, MATTHEW & KELLY	20 MT.PLEASANT PLACE	WEST ORANGE, NJ	07052	20 Mt. Pleasant Place, West Orange, NJ, 07052
West Orange Township	157	11		960 PLEASANT VALLEY WAY	IMSA, INC.% MARK STRANFORD	960 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	960 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	157.01	11		MT. PLEASANT AVENUE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK,N.J.	07114	Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	172.02	1		965 PLEASANT VALLEY WAY	965 PLEASANT VALLEY WAY, LLC.	1209 ORANGE STREET	WILMINGTON, DE	19801	965 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	172.02	4		977 PLEASANT VALLEY WAY	977-983PLEASANT VALLEY WAY CO.	5 MARTINDALE RD.	SHORT HILLS, N.J.	07078	977 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	172.02	6		993 PLEASANT VALLEY WAY	IMMC993 LLC,	993 PLEASANT VALLEY	WEST ORANGE, NJ	07052	993 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	172.02	8.01		955 PLEASANT VALLEY WAY	TROJAN STORAGE OF WEST ORANGE LLC	222 N PACIFIC HWY #1900	EL SEGUNDO, CA	90245	955 Pleasant Valley Way, 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
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

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