

GIBBONS, P.C.
One Gateway Center
Newark, New Jersey 07102
973-596-4500
Attorneys for Applicant,
Trader Joe's East, Inc.

IN RE:
Trader Joe's East, Inc.

Block 157, Lot 5, on the West Orange tax map,
having a street address of 457 Mt. Pleasant
Avenue,

TOWNSHIP OF WEST ORANGE

AFFIDAVIT OF SERVICE
AND
NOTICE OF PUBLICATION

STATE OF NEW JERSEY)
) ss.:
COUNTY OF ESSEX)

I, **MARY COLL**, of full age, being duly sworn according to law, upon my oath, depose and say:

1. I am a legal assistant employed by the law firm of Gibbons P.C.
2. The form of public notice (hereinafter referred to as "Notice") announcing the public hearing on **January 7, 2026**, at 7:30 P.M. is attached as Exhibit "A".
3. A certified list of owners of property within two hundred feet of the site prepared by the Township of West Orange Tax Assessor's Office, as well as a list of registered utilities, and additional entities to whom notice 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 **December 19, 2025** from the City of Newark Post Office are attached as Exhibit "C".
5. The public notice in Exhibit "A" was published in the WEST ORANGE CHRONICLE on **December 25, 2025**. The affidavit of publication is attached as Exhibit "D".

Sworn to and Subscribed before
me this **30th day of December, 2025**


MARY COLL

EXHIBIT A

LEGAL NOTICE OF PUBLIC HEARING
TOWNSHIP OF WEST ORANGE PLANNING BOARD

PLEASE TAKE NOTICE that the Township of West Orange Planning Board (the "Board") will hold a public hearing on January 7, 2026, at 7:30 p.m., via the virtual Zoom meeting platform as described below, to review and act upon Application #PB 25-10 which seeks preliminary and final major site plan approval, tree removal and replacement approval, soil removal approval and "c" variances approval, and such other or additional relief as may be required (the "Application"), filed by Trader Joe's East, Inc. ("Applicant"), with respect to the property designated on the Township of West Orange tax maps as Block 157, Lot 5, having a street address of 457 Mt. Pleasant Avenue (the "Property"). The Property, which measures approximately 3.7 acres in area, is located in the Township of West Orange's ("Township") B-2 General Business Zone, in which retail stores and multiple principal uses are permitted. Formal action may be taken at the meeting.

The Application proposes to retrofit approximately 18,800 square feet of existing tenant space (having an address of 471 Mt. Pleasant Avenue) within the existing approximately 29,000 square foot retail masonry building (including use of its approximately 1,522 square foot mezzanine for mechanical equipment) into a Trader Joe's retail grocery store. Further, the Application proposes to add additional parking spaces, increasing the total number of surface parking spaces on the Property from 165 spaces to 184 spaces. Additional site improvements include restriping the new parking spaces, repairing or replacing fencing which is in disrepair, adding sidewalks and curbs and introducing new landscaped islands and lighting in the parking areas on the Property. Applicant also seeks to renovate the existing facade and install new facade signage to reflect the proposed permitted retail store use. The existing shopping center monument sign is proposed to remain.

With respect to the proposed tree removal and replacement, 5 trees are to be removed, of which 3 are non-viable. To account for the 5 trees to be removed, 10 new replacement trees are proposed, in compliance with §28-8 "Tree Replacement" of the Township's Ordinance. With respect to soil removal, approximately 526 cubic yards of soil at the Property are proposed to be moved in order to accommodate the parking lot reconfiguration that accompanies Applicant's proposed retail tenant use, resulting in an overall decrease in impervious area.

Applicant requests the following variances as part of the Application: (i) impervious coverage of 82.1% proposed (decrease compared to 83.8% existing), whereas 60% is permitted (§25-7.1, Table of District Regulations, Part B: Bulk Standards, Attachment 3); (ii) setback of an accessory use, to permit parking within a front yard where accessory uses are not permitted (modifies existing front yard parking) (§25-8.1.a.); (iii) minimum setback of an accessory use abutting a residential district, to permit parking with a setback of 5 feet (increase compared to zero feet existing), whereas 10 feet is required (§25-8.1.b.); (iv) yard encroachment to permit a trash enclosure in the Mt. Pleasant Place front yard where not permitted (remedies existing unenclosed dumpsters in this location) (§25-8.2); (v) fence height in side and rear yards of nonresidential districts, to permit replacement-in-kind of an existing 8-foot fence along the rear edge of the loading area, whereas 6 feet is permitted (§25-8.4.c.); (vi) screen wall height of 8 feet adjacent to the Trader Joe's loading space, whereas 6 feet is permitted (§25-8.4.d.); (vii) screening of

utility structures, to permit a transformer on a pad, within a service area, which is largely blocked from public view but does not provide landscape screening, where such screening is required on 3 sides (§25-8.15); (viii) 2 loading spaces proposed (compared to 1 existing), whereas 4 loading spaces are required (§25-12.3.a.1.); (ix) minimum parking area illumination, to permit some areas with an illumination level between 0.5 footcandles and 2.0 footcandles, where 2.0 footcandles is required (§25-14.3); (x) canopy sign letter height of 1'-6", whereas 8 inches is permitted (§25-14.4.f); and (xi) canopy sign projection of 8'-7", whereas 6 feet is permitted (8'-0" existing) (§25-14.4.f).

Applicant requests approval of the continuation of the following pre-existing nonconforming conditions as part of the Application, which are proposed to remain: (i) chain link fence height greater than 4 feet, whereas 4 feet is permitted for fences not more than 50% solid (§25-8.4.a.); (ii) minimum side yard setback contiguous to residential lots of 40.3 feet, whereas 75 feet is required (§25-11.2) [variance previously granted by ZB-00-12 (Oct. 19, 2000)]; (iii) minimum side and rear yard buffer to residential use or residential zone of 6.9 feet (side) and 8.8 feet (rear) proposed, whereas 50 feet is required (§25-11.3.a.); (iv) parking lot screening, whereas parking spaces are required to be screened, the eastern section of the property does not include landscaping (§25-12.1.e.); (v) location of off-street parking in the front yard, whereas parking is permitted in the side and rear yard only (§25-12.1.f.); (vi) parking space dimensions of 8 feet by 14.8 feet, whereas 9 feet by 18 feet is required (§25-12.1.p.) [parking variance granted and revised layout approved with minimum 8-foot-wide stalls by PB-93-19 (1994)]; (vii) location of parking area entrance or exit 33.4 feet from Mt. Pleasant Avenue and 21.4 feet from Mt. Pleasant Place, whereas 50 feet is required from any residential district (§25-12.1.i.); (viii) loading space dimensions of 9.2 feet by 42.9 feet, whereas 10 feet by 40 feet is required (§25-12.3.b.1.); (ix) curbing enclosing perimeter of parking areas, with respect to which some existing parking to remain (along Pleasant Valley Way) has edge of pavement less than 6 inches to maintain the existing drainage patterns on site, whereas curbing at least 6 inches above the paving surface, and not less than 5 feet from any fence, screening or structure, is required (§25-12.1.b.); and (x) monument sign with insufficient front yard setback (3.3 feet existing, 10 feet required), insufficient height from ground (0 feet existing, 2 feet required), and excessive width (7.6 feet existing, 6 feet permitted) (§25-15.3.c.2.d.) [variance for installation of an identification sign not otherwise permitted by ZB-00-12 granted].

Applicant reserves the right to seek, and requests that the Application be deemed amended to include and that the Board grant, any additional determinations, deviations, variances, design standard exceptions, waivers, interpretations, continuations of any pre-existing nonconforming conditions, modifications of prior conditions, and other approvals as reflected on the filed plans and application materials (as same may be further amended from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

The hearing on the Application at the meeting will be held via the Zoom platform, which can be accessed at the date and time of the hearing set forth above by computer, tablet or smartphone, or by telephone. To join the meeting by computer, tablet or smartphone, click the following link (or copy and paste into your browser): <https://us02web.zoom.us/j/87445322675?pwd=Pa3DJ5bliYDtBrGpZIGkTPHFES6KDI.1>, and when prompted enter the passcode: 123211. If the meeting has not started, you will

be prompted to wait. Once the meeting begins, choose "Join Audio by Computer" or click the icon in the bottom left of your screen. You will be muted upon entering the meeting. When it is time for public questions or comments and you would like to speak, click the "raise hand" icon. The moderator will prompt you when it is your turn to speak and mute you when you are finished. You must state your name and address for the Board's record.

To join the meeting by telephone, dial: US: 646-931-3860 and input the Webinar ID: 874 4532 2675 and Password: 123211 . Members of the public participating remotely by telephone may "raise their hand" by dialing *9 on their phones during the virtual hearing of the Application. When it is your turn to participate, you will be unmuted to speak and you must state your name and address. Persons giving sworn testimony shall appear by video in addition to audio. (For those persons having technical difficulties, please call (973) 325-4109.)

Any interested person may appear in person or through an attorney and be recognized by the Board at the appropriate time. The hearing on the Application may be adjourned, postponed or continued to such additional or other dates and at such locations as the Board may determine, either virtual or in-person, without further notice, and interested parties should make diligent inquiry of the Board's secretary concerning such adjournments, postponements or continuations and, in the event any of the foregoing take place electronically or using communications equipment, to obtain any dial-in and web meeting access information.

A copy of the Application, plans and other supporting documentation is on file in the Board's office located in the Township of West Orange Municipal Building, 66 Main Street, West Orange, New Jersey, and will be available for public inspection, at least 10 days prior to the scheduled hearing during regular business hours which are typically 8:30 a.m. to 4:30 p.m. on weekdays. Interested parties are advised to inquire about any changes to those hours due to holidays or for other reasons. Anyone desiring to inspect the Application, plans and supporting documents should contact the Board's secretary, Jamilet Baquerizo Vite, by telephone at (973) 325-4111, or by e-mail at PlanningBoard@westorange.org to make arrangements to do so. Additionally, the Application, plans and supporting documents will be available on the Board's website at <https://www.westorange.org/527/Planning-Board> through links within the meeting agenda once posted.

TRADER JOE'S EAST, INC.

By: Howard D. Geneslaw, Esq.

GIBBONS P.C.

One Gateway Center

Newark, New Jersey 07102

(973) 596-4647

EXHIBIT B



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
Fax: (973) 669-4859
Email: Taxassessor@westorange.org

December 5, 2025

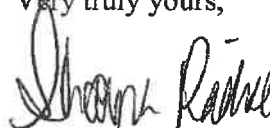
RE: **BLOCK 157 LOT 5**
457 MT. PLEASANT AVENUE

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

§

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 (TRUSTER)	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	977-983 PLEASANT VALLEY WAY CO.	5 MARTINDALE RD.	SHORT HILLS, NJ.	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

CERTIFIED

DEC. 05, 2025

TOWNSHIP OF WEST ORANGE
TAX ASSESSOR



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

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

ADDITIONAL ENTITIES

Essex County Planning Board
ATTN: PRESIDING OFFICER, CLERK OR SECRETARY
OR OTHER PERSON AUTHORIZED TO ACCEPT SERVICE
900 Bloomfield Avenue
Verona, NJ 07044

Commissioner of Transportation
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08618

9589 0710 5270 3390 7638 04

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

Total \$ DIENER MT PLEASANT ASSOCIATES LTD.

Sent \$ 25 MAIN SUITE 200
 HACKENSACK, NJ 07601

Street

City

PS Form 3810, January 2123 PSN 7531-12-011-9047 See Reverse for Instructions



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

Postage

Total \$ DIENER MT PLEASANT ASSOCIATES LTD.

Sent \$ ATTN: MANAGING MEMBER, OR OTHER
 PERSON AUTHORIZED TO ACCEPT SERVICE

Street 25 MAIN SUITE 200
 HACKENSACK, NJ 07601

City

PS Form 3810, January 2123 PSN 7531-12-011-9047 See Reverse for Instructions



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☐ Adult Signature Restricted Delivery \$

Postage

Total \$ CAPSTRAW, TIMOTHY & CHELSEA

Sent \$ 23 MT. PLEASANT PL.
 WEST ORANGE, NJ 07052

Street

City

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

Postage

Total \$ GOLITSYN, NIKITA V. & WHYLAND, PATRICIA

Sent \$ 19 MOUNT PLEASANT PL.
 WEST ORANGE, NJ 07052

Street

City

State

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Postage

Total \$ TOWNSHIP OF WEST ORANGE

Sent \$ 66 MAIN STREET
 WEST ORANGE, NJ 07052

Street

City

State

PS Form 3810, January 2123 PSN 7531-12-011-9047 See Reverse for Instructions



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

Postage

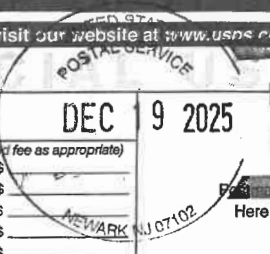
Total \$ TOWNSHIP OF WEST ORANGE

Sent \$ ATTN: PRESIDING OFFICER, CLERK OR
 SECRETARY OR OTHER PERSON AUTHORIZED
 TO ACCEPT SERVICE
 66 MAIN STREET
 WEST ORANGE, NJ 07052

City

State

PS Form 3810, January 2123 PSN 7531-12-011-9047 See Reverse for Instructions



9589 0710 5270 3390 7638 66

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

Postage

\$

Total F AKINYOADE, ADEDAMOLA

\$ 26 BROOK PLACE

Sent To WEST ORANGE, NJ 07052

Street

City, S

PS Form

UNITED STATES
POSTAL SERVICE

DEC 19 2025

Postmark
Here

NEWARK NJ 07102

9589 0710 5270 3390 7638 73

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

Postage

\$

Total F NEUSTADT, BERNARD R & HELEN L

\$ 24 BROOK PLACE

Sent To WEST ORANGE, NJ 07052

Street

City, S

PS Form

UNITED STATES
POSTAL SERVICE

DEC 19 2025

Postmark
Here

NEWARK NJ 07102

9589 0710 5270 3390 7638 80

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

Postage

\$

Total Pos ZEWGE, DANIEL & WORKU, RAHEL

\$ 35 MT. PLEASANT PL

Sent To WEST ORANGE, NJ 07052

Street and

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

UNITED STATES
POSTAL SERVICE

DEC 19 2025

Postmark
Here

NEWARK NJ 07102

9589 0710 5270 3390 7638 97

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

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

Postage

\$

Total F WAI, WILLIAM & WENDY

\$ 37 MT PLEASANT PL.

Sent To WEST ORANGE, NJ 07052

Street

City, S

PS Form

UNITED STATES
POSTAL SERVICE

DEC 19 2025

Postmark
Here

NEWARK NJ 07102

9589 0710 5270 3390 7639 03

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Certified Mail Fee

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

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

Postage

\$

Total Pos LIM, MANUEL

\$ 938 PLEASANT VALLEY WAY

Sent To WEST ORANGE, NJ 07052

Street and

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

UNITED STATES
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9589 0710 5270 3390 7639 10

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

Postage

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Total F COHEN, JACOB (TRUSTEE)

\$ 924 WREN DR

Sent To SAN JOSE, CA 95125

Street

City, S

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To ALIAN CORPORATION c/o MARK STRANFORD
 960 PLEASANT VALLEY WAY
 WEST ORANGE, NJ 07052

Street _____

City, State _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7639 34

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To ALIAN CORPORATION c/o MARK STRANFORD
 ATTN: PRESIDENT, VICE PRESIDENT,
 SECRETARY OR OTHER PERSON AUTHORIZED
 TO ACCEPT SERVICE
 960 PLEASANT VALLEY WAY
 WEST ORANGE, NJ 07052

Street _____

City, State _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7639 41

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To ARMALADEX, LLC.
 90 FOREST AVENUE
 ORADELL, NJ 07649

Street _____

City, State _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7639 58

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To ARMALADEX, LLC.
 ATTN: MANAGING MEMBER, OR OTHER
 PERSON AUTHORIZED TO ACCEPT SERVICE
 90 FOREST AVENUE
 ORADELL, NJ 07649

Street _____

City, State _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7639 65

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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 DIENER MT PLEASANT ASSOCIATES LTD.
 25 MAIN STREET, SUITE 200
 HACKENSACK, NJ 07601

Street _____

City, State _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7639 72

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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 DIENER MT PLEASANT ASSOCIATES LTD.
 ATTN: MANAGING MEMBER, OR OTHER
 PERSON AUTHORIZED TO ACCEPT SERVICE
 25 MAIN STREET, SUITE 200
 HACKENSACK, NJ 07601

Street _____

City, State _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7639 89

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

Postage

Total Postage \$
 Sent To SINGH, SURINDER
 56 TERRACE AVE
 WEST ORANGE, NJ 07052

Street

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7639 96

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

Postage

Total Postage \$
 Sent To CAPUTO, JAMES & MELISSA
 22 MT. PLEASANT PLACE
 WEST ORANGE, NJ 07052

Street

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7640 09

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

Postage

Total Postage \$
 Sent To ROMUL, AMILUS & MICHELENE
 24 MOUNT PLEASANT PL
 WEST ORANGE, NJ 07052

Street

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7640 16

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

Postage

Total Postage \$
 Sent To 449 WEST ORANGE LLC
 447-449 MT PLEASANT AVE
 WEST ORANGE, NJ 07052

Street

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7640 23

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

Postage

Total Postage \$
 Sent To 449 WEST ORANGE LLC
 ATTN: MANAGING MEMBER, OR OTHER
 PERSON AUTHORIZED TO ACCEPT SERVICE
 447-449 MT PLEASANT AVE
 WEST ORANGE, NJ 07052

City, State, Z

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7640 30

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

Postage

Total Postage \$
 Sent To YOUNT, MATTHEW & KELLY
 20 MT. PLEASANT PLACE
 WEST ORANGE, NJ 07052

Street

City, State

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

Postage

Total P IMSA, INC. c/o MARK STRANFORD
 \$ 960 PLEASANT VALLEY WAY
 Sent To WEST ORANGE, NJ 07052

Street

City, St

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9589 0710 5270 3390 7640 54

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

Postage

Total P IMSA, INC. c/o MARK STRANFORD
 \$ ATTN: PRESIDENT, VICE PRESIDENT,
 Sent To SECRETARY OR OTHER PERSON AUTHORIZED
 TO ACCEPT SERVICE
 960 PLEASANT VALLEY WAY
 City, St WEST ORANGE, NJ 07052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7640 61

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

Postage

Total P COUNTY OF ESSEX
 \$ 115 CLIFTON AVENUE
 Sent To NEWARK, NJ 07114

Street and

City, State,

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9589 0710 5270 3390 7640 78

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

Postage

Total P COUNTY OF ESSEX
 \$ ATTN: PRESIDING OFFICER, CLERK OR
 Sent To SECRETARY OR OTHER PERSON AUTHORIZED
 TO ACCEPT SERVICE
 115 CLIFTON AVENUE
 City, St NEWARK, NJ 07114

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9589 0710 5270 3390 7640 85

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

Postage

Total P 965 PLEASANT VALLEY WAY, LLC
 \$ 1209 ORANGE STREET
 Sent To WILMINGTON, DE 19801

Street and

City, State

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9589 0710 5270 3390 7625 55

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

Postage

Total P 965 PLEASANT VALLEY WAY, LLC
 \$ ATTN: MANAGING MEMBER, OR OTHER
 Sent To PERSON AUTHORIZED TO ACCEPT SERVICE
 1209 ORANGE STREET
 Street and WILMINGTON, DE 19801
 City, State,

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9589 0710 5270 3390 7625 93

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

Postage

Total \$ 977-983 PLEASANT VALLEY WAY CO.
 \$ 5 MARTINDALE RD.

Sent To SHORT HILLS, NJ 07078
 Street
 City, State

PS Form 3800, January 2013 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7630 57

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

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

Postage

Total Post \$ 977-983 PLEASANT VALLEY WAY CO.
 \$ ATTN: PRESIDENT, VICE PRESIDENT,
 SECRETARY OR OTHER PERSON AUTHORIZED

Sent To TO ACCEPT SERVICE
 5 MARTINDALE RD.
 Street and
 City, State, SHORT HILLS, NJ 07078

PS Form 3800, January 2013 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7630 64

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

Postage

Total Post \$ IMMC993 LLC
 \$ 993 PLEASANT VALLEY

Sent To WEST ORANGE, NJ 07052
 Street and
 City, State

PS Form 3800, January 2013 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7630 71

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

Postage

Total \$ IMMC993 LLC
 \$ ATTN: MANAGING MEMBER, OR OTHER
 PERSON AUTHORIZED TO ACCEPT SERVICE

Sent To 993 PLEASANT VALLEY
 WEST ORANGE, NJ 07052
 Street
 City, State

PS Form 3800, January 2013 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7630 88

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

Postage

Total Post \$ TROJAN STORAGE OF WEST ORANGE, LLC
 \$ 222 N. PACIFIC HWY #1900

Sent To EL SEGUNDO, CA 90245
 Street and
 City, State

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9589 0710 5270 3390 7630 95

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

Postage

Total Post \$ TROJAN STORAGE OF WEST ORANGE, LLC
 \$ ATTN: MANAGING MEMBER, OR OTHER
 PERSON AUTHORIZED TO ACCEPT SERVICE

Sent To 222 N. PACIFIC HWY #1900
 EL SEGUNDO, CA 90245
 Street and
 City, State

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9589 0710 5270 3390 7631 01

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Postage

\$

Total Public Service Electric & Gas Company

\$ Manager - Corporate Properties

Sent To 80 Park Plaza, T6B

Street Newark, NJ 07102

City

State

Zip

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Postage

\$

Total Public Service Electric & Gas Company

\$ ATTN: PRESIDENT, VICE PRESIDENT,

Secretary or other person authorized

Sent To TO ACCEPT SERVICE

Street 80 Park Plaza, T6B

City Newark, NJ 07102

State

Zip

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9589 0710 5270 3390 7631 25

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Postage

\$

Total New Jersey American Water Company

\$ 167 John F. Kennedy Parkway

Sent To Short Hills, NJ 07078

Street

City

State

Zip

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7631 32

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

Postage

\$

Total New Jersey American Water Company

\$ ATTN: PRESIDING OFFICER, CLERK OR

Secretary or other person authorized

Sent To TO ACCEPT SERVICE

Street 167 John F. Kennedy Parkway

City Short Hills, NJ 07078

State

Zip

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7631 49

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Postage

\$

Total Comcast Cablevision

\$ 800 Rahway Avenue

Sent To Union, NJ 07083

Street

City

State

Zip

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Postage

\$

Total Comcast Cablevision

\$ ATTN: PRESIDENT, VICE PRESIDENT,

Secretary or other person authorized

Sent To TO ACCEPT SERVICE

Street 800 Rahway Avenue

City Union, NJ 07083

State

Zip

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage

Total Po Verizon

1 Verizon Way

Sent To Basking Ridge, New Jersey 07920-1025

Street

City, State



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

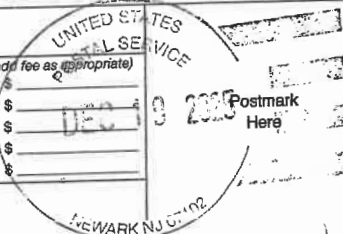
Postage

Total Po Verizon

ATTN: PRESIDENT, VICE PRESIDENT,
SECRETARY OR OTHER PERSON AUTHORIZED
TO ACCEPT SERVICE

Sent To 1 Verizon Way

City, State Basking Ridge, New Jersey 07920-1025



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9589 0710 5270 3390 7631 87

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

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

Postage

Total Po Verizon

540 Broad Street

Sent To Newark, NJ 07101

Street and

City, State



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9589 0710 5270 3390 7631 94

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

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

Postage

Total Po Verizon

ATTN: PRESIDENT, VICE PRESIDENT,
SECRETARY OR OTHER PERSON AUTHORIZED
TO ACCEPT SERVICE

Sent To 540 Broad Street

City, State Newark, NJ 07101



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3390 7632 00

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

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

Postage

Total Po Township of West Orange

Municipal Building

Sent To 66 Main Street

Street and West Orange, NJ 07052

City, State



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9589 0710 5270 3390 7632 17

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

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

Postage

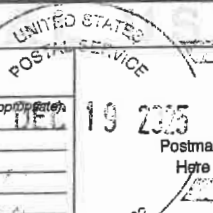
Total Po Township of West Orange

ATTN: PRESIDING OFFICER, CLERK OR
SECRETARY OR OTHER PERSON AUTHORIZED
TO ACCEPT SERVICE

Sent To Municipal Building

66 Main Street

City, State West Orange, NJ 07052



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

Street

City, State

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TO ACCEPT SERVICE
900 Bloomfield Avenue
Verona, NJ 07044

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Total Commissioner of Transportation
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08618

Street

City, State

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

Street

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage

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Total Joint Meeting of Essex and Union Counties
ATTN: PRESIDING OFFICER, CLERK OR
SECRETARY OR OTHER PERSON AUTHORIZED
TO ACCEPT SERVICE
500 South First Street
Elizabeth, NJ 07202

Street

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Street

City, State

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City of Orange Township

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SECRETARY OR OTHER PERSON AUTHORIZED

TO ACCEPT SERVICE

29 North Day Street

Orange, NJ 07050

City

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

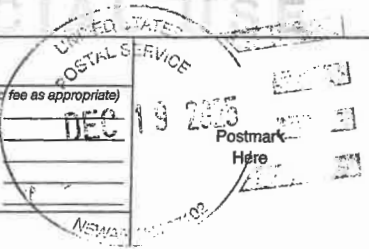


EXHIBIT C

EXHIBIT D

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

SS:

Karen Hoffman of *Worrall Community Newspapers Inc.*,

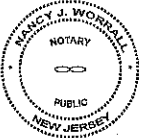
being duly sworn according to law, states on oath, that a notice of which the annexed is a true copy, was published in the *West Orange Chronicle*, a public newspaper published at West Orange, New Jersey, in its issue of **December 25, 2025** making **1** insertion in all.

Sworn and subscribed before me this 25th day of

December, 2025.

Notary Public of New Jersey

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

[illegible]

WEST ORANGE

LEGAL NOTICE OF PUBLIC HEARING
TOWNSHIP OF WEST ORANGE PLANNING BOARD

PLEASE TAKE NOTICE that the Township of West Orange Planning Board (the "Board") will hold a public hearing on January 7, 2026, at 7:30 p.m., via the virtual Zoom meeting platform as described below, to review and act upon Application #PB 25-10 which seeks preliminary and final major site plan approval, tree removal and replacement approval, soil removal approval and "c" variances approval, and such other or additional relief as may be required (the "Application"), filed by Trader Joe's East, Inc. ("Applicant"), with respect to the property designated on the Township of West Orange tax maps as Block 157, Lot 5, having a street address of 457 Mt. Pleasant Avenue (the "Property"). The Property, which measures approximately 3.7 acres in area, is located in the Township of West Orange's ("Township") B-2 General Business Zone, in which retail stores and multiple principal uses are permitted. Formal action may be taken at the meeting.

The Application proposes to retrofit approximately 18,800 square feet of existing tenant space (having an address of 471 Mt. Pleasant Avenue) within the existing approximately 29,000 square foot retail masonry building (including use of its approximately 1,522 square foot mezzanine for mechanical equipment) into a Trader Joe's retail grocery store. Further, the Application proposes to add additional parking spaces, increasing the total number of surface parking spaces on the Property from 165 spaces to 184 spaces. Additional site improvements include restriping the new parking spaces, repairing or replacing fencing which is in disrepair, adding sidewalks and curbs and introducing new landscaped islands and lighting in the parking areas on the Property. Applicant also seeks to renovate the existing facade and install new facade signage to reflect the proposed permitted retail store use. The existing shopping center monument sign is proposed to remain.

With respect to the proposed tree removal and replacement, 5 trees are to be removed, of which 3 are non-viable. To account for the 5 trees to be removed, 10 new replacement trees are proposed, in compliance with §28-8 "Tree Replacement" of the Township's Ordinance. With respect to soil removal, approximately 526 cubic yards of soil at the Property are proposed to be moved in order to accommodate the parking lot reconfiguration that accompanies Applicant's proposed retail tenant use, resulting in an overall decrease in impervious area.

Applicant requests the following variances as part of the Application: (i) impervious coverage of 82.1% proposed (decrease compared to 83.8% existing), whereas 60% is permitted (§25-7.1, Table of District Regulations, Part B: Bulk Standards, Attachment 3); (ii) setback of an accessory use, to permit parking within a front yard where accessory uses are not permitted (modifies existing front yard parking) (§25-8.1.a.); (iii) minimum setback of an accessory use abutting a residential district, to permit parking with a setback of 5 feet (increase compared to zero feet existing), whereas 10 feet is required (§25-8.1.b.); (iv) yard encroachment to permit a trash enclosure in the Mt. Pleasant Place front yard where not permitted (remedies existing unenclosed dumpsters in this location) (§25-8.2); (v) fence height in side and rear yards of nonresidential districts, to permit replacement-in-kind of an existing 8-foot fence along the rear edge of the loading area, whereas 6 feet is permitted (§25-8.4.c.); (vi) screen wall height of 8 feet adjacent to the Trader Joe's loading space, whereas 6 feet is permitted (§25-8.4.d.); (vii) screening of utility structures, to permit a transformer on a pad, within a service area, which is largely blocked from public view but does not provide landscape screening, where such screening is required on 3 sides (§25-8.15); (viii) 2 loading spaces proposed (compared to 1 existing), whereas 4 loading spaces are required (§25-12.3.a.1.); (ix) minimum parking area illumination, to permit some areas with an illumination level between 0.5 footcandles and 2.0 footcandles, where 2.0 footcandles is required (§25-14.3); (x) canopy sign letter height of 1'-6", whereas 8 inches is permitted (§25-14.4.i); and (xi) canopy sign projection of 8'-7", whereas 6 feet is permitted (8'-0" existing) (§25-14.4.i).

Applicant requests approval of the continuation of the following pre-existing nonconforming conditions as part of the Application, which are proposed to remain: (i) chain link fence height greater than 4 feet, whereas 4 feet is permitted for fences not more than 50% solid (§25-8.4.a.); (ii) minimum side yard setback contiguous to residential lots of 40.3 feet, whereas 75 feet is required (§25-11.2) [variance previously granted by ZB-00-12 (Oct. 19, 2000)]; (iii) minimum side and rear yard buffer to residential use or residential zone of 6.9 feet (side) and 8.8 feet (rear) proposed, whereas 50 feet is required (§25-11.3.a.); (iv) parking lot screening, whereas parking spaces are required to be screened, the eastern section of the property does not include landscaping (§25-12.1.e.); (v) location of off-street parking in the front yard, whereas parking is permitted in the side and rear yard only (§25-12.1.i.); (vi) parking space dimensions of 8 feet by 14.8 feet, whereas 9 feet by 18 feet is

required (§25-12.1.p.) [parking variance granted and revised layout approved with minimum 8-foot-wide stalls by PB-93-19 (1994)]; (vii) location of parking area entrance or exit 33.4 feet from Mt. Pleasant Avenue and 21.4 feet from Mt. Pleasant Place, whereas 50 feet is required from any residential district (§25-12.1.i.); (viii) loading space dimensions of 9.2 feet by 42.9 feet, whereas 10 feet by 40 feet is required (§25-12.3.b.1.); (ix) curbing enclosing perimeter of parking areas, with respect to which some existing parking to remain (along Pleasant Valley Way) has edge of pavement less than 6 inches to maintain the existing drainage patterns on site, whereas curbing at least 6 inches above the paving surface, and not less than 5 feet from any fence, screening or structure, is required (§25-12.1.b.); and (x) monument sign with insufficient front yard setback (3.3 feet existing, 10 feet required), insufficient height from ground (0 feet existing, 2 feet required), and excessive width (7.6 feet existing, 6 feet permitted) (§25-15.3.c.2.d.) [variance for installation of an identification sign not otherwise permitted by ZB-00-12 granted].

Applicant reserves the right to seek, and requests that the Application be deemed amended to include and that the Board grant, any additional determinations, deviations, variances, design standard exceptions, waivers, interpretations, continuations of any pre-existing nonconforming conditions, modifications of prior conditions, and other approvals as reflected on the filed plans and application materials (as same may be further amended from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

The hearing on the Application at the meeting will be held via the Zoom platform, which can be accessed at the date and time of the hearing set forth above by computer, tablet or smartphone, or by telephone. To join the meeting by computer, tablet or smartphone, click the following link (or copy and paste into your browser):

<https://us02web.zoom.us/j/87445322675?pwd=Pa3DJE5hYlYlYlRlYkZlZGkTPH-FES6KD11>, and when prompted enter the passcode: 123211. If the meeting has not started, you will be prompted to wait. Once the meeting begins, choose "Join Audio by Computer" or click the icon in the bottom left of your screen. You will be muted upon entering the meeting. When it is time for public questions or comments and you would like to speak, click the "raise hand" icon. The moderator will prompt you when it is your turn to speak and mute you when you are finished. You must state your name and address for the Board's record.

To join the meeting by telephone, dial: US: 846-931-3860 and input the Webinar ID: 874 4532 2675 and Password: 123211. Members of the public participating remotely by telephone may "raise their hand" by dialing "9" on their phones during the virtual hearing of the Application. When it is your turn to participate, you will be unmuted to speak and you must state your name and address. Persons giving sworn testimony shall appear by video in addition to audio. (For those persons having technical difficulties, please call (973) 325-4109.)

Any interested person may appear in person or through an attorney and be recognized by the Board at the appropriate time. The hearing on the Application may be adjourned, postponed or continued to such additional or other dates and at such locations as the Board may determine, either virtual or in-person, without further notice, and interested parties should make diligent inquiry of the Board's secretary concerning such adjournments, postponements or continuations and, in the event any of the foregoing take place electronically or using communications equipment, to obtain any dial-in and web meeting access information.

A copy of the Application, plans and other supporting documentation is on file in the Board's office located in the Township of West Orange Municipal Building, 66 Main Street, West Orange, New Jersey, and will be available for public inspection, at least 10 days prior to the scheduled hearing during regular business hours which are typically 8:30 a.m. to 4:30 p.m. on weekdays. Interested parties are advised to inquire about any changes to those hours due to holidays or for other reasons. Anyone desiring to inspect the Application, plans and supporting documents should contact the Board's secretary, Jamilet Baquerizo Vite, by telephone at (973) 325-4111, or by e-mail at PlanningBoard@westorange.org to make arrangements to do so. Additionally, the Application, plans and supporting documents will be available on the Board's website at <https://www.westorange.org/527/Planning-Board> through links within the meeting agenda once posted.

TRADER JOE'S EAST, INC.
By: Howard D. Geneslaw, Esq.
GIBBONS P.C.
One Gateway Center
Newark, New Jersey 07102
(973) 596-4647

E148407 WOC December 25, 2025 (\$115.92)