

Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX

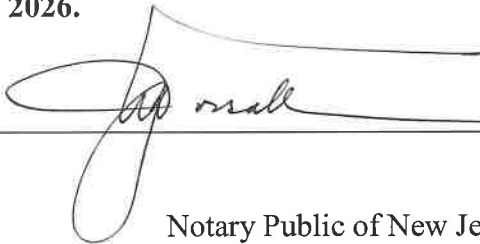
SS:

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 **January 1, 2026**
making **1** insertion in all.

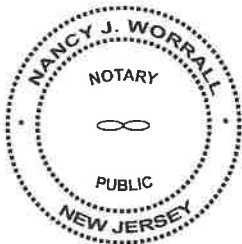


Sworn and subscribed before me this **1st** day of
January, 2026.



Notary Public of New Jersey

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



WEST ORANGE

TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
NOTICE OF REMOTE HEARING

PLEASE TAKE NOTICE:

That the undersigned has applied to the Zoning Board of Adjustment in the Township of West Orange for amended final major site plan approval in order to modify an existing site plan approval to construct additional parking spaces for the existing restaurant use at property commonly known as 410 Eagle Rock Avenue and otherwise known as Block 109, Lot 1.01 and Block 111, Lot 1.05 on the Tax Maps of the Township of West Orange. The subject property is located partially in both the B-2 and PURD Zones and the existing and proposed restaurant use with associated outdoor dining is a pre-existing non-conforming use in the PURD Zone. In order to improve and use the subject property as proposed the applicant is requesting amended final major site plan approval, a use variance pursuant to N.J.S.A. 40:55D-70(d)(2) to permit the expansion of the previously existing non-conforming restaurant use which is not a permitted use in the PURD Zone and bulk variances pursuant to N.J.S.A. 40:55D-70(c) for minimum number of required parking spaces where 117 parking spaces are required and 104 parking spaces are proposed and for minimum required setback from any cliff face where a minimum setback of 100 feet is required and a setback of 4.7 feet is provided in addition to any and all other variance or waivers deemed necessary by the board for approval of the application.

A public hearing for this application will be held via Zoom at 8:00 pm on Thursday January 15, 2026. This meeting will be held remotely. The public is invited to participate via Zoom by accessing the website link or calling the telephone number below. The Webinar ID is 870 2129 7828 and the Passcode is 951669.

<https://us02web.zoom.us/j/87021297828?pwd=6RbQdaGp07AofDNkJ212A6SeVF5ySh.1>

Or for audio only dial (646) 931-3860
Webinar ID: 870 2129 7828
Passcode: 951669

Members of the public interested in participating in the public hearing on the application can advise the Board Secretary, Diana Chandler, of their interest in participating in advance of the public hearing by reaching out to the Board Secretary at dchandler@westorange.org or (973) 325-4108. In addition, if any member of the public has a concern regarding utilizing the technology set forth above to participate in the public hearing, the member of the public may contact the Board Secretary by email at dchandler@westorange.org or by phone at (973) 325-4108 during regular business hours. The application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by going to agenda at the following webpage:

<https://www.westorange.org/ArchiveCenter/ViewFile/Item/2967>

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

This notice is sent to you by the Applicant by order of the West Orange Zoning Board of Adjustment.

Respectfully,
GACCIONE POMACO, P.C.
1 Boland Drive, Suite 102
West Orange, NJ 07052
(973) 759-2807
Attorneys for Applicant,
Panorama LLC (dba Chit Chat Diner)

E148496 WOC January 1, 2026 (\$54.72)