



TOWNSHIP OF WEST ORANGE

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

PLANNING AND DEVELOPMENT

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4108

Email: zoningboard@westorange.org

DIANA L. CHANDLER
Zoning Board Secretary

March 5, 2026

Via USPS and Email

Mr. John Pullman
12 Knollwood Drive
West Orange, NJ 07052

Re: ZB-25-12 Pullman (12 Knollwood Drive)

This letter will serve to inform you that the above-referenced application is scheduled to appear before the before the West Orange Zoning Board of Adjustment on April 16, 2026 at 8:00 PM via Zoom.

Enclosed are:

1. Form PH-2Z, Notice of Public Hearing to applicant
2. Form PH-3Z, Notice of Hearing
3. Form PH-4Z, Affidavit of Proof of Service
4. A list of utility companies to be notified.

Form PH-3Z must be submitted to the West Orange Chronicle so that your legal notice will appear at least 10 days prior to the hearing. Since the West Orange Chronicle is published only on Thursday, your legal notice must be submitted by 11:00 A.M. Friday in order to appear in the next week's edition. An affidavit of publication must be obtained from the newspaper and submitted to our office at least two (2) days before the meeting.

You must mail, via certified mail, copies of the PH-3Z form to all property owners within 200 feet and utilities at least ten (10) days prior to the meeting. The white receipts must be returned to this office along with the notarized PH-4Z form at least two (2) days prior to the meeting.

If you have any questions regarding this, please contact our office at 973-325-4108.

Sincerely,

Diana L. Chandler
Zoning Board Secretary

NOTIFICATION TO APPLICANT OF PUBLIC HEARING

Township Of West Orange

FORM PH-2Z

Application Number: **ZB-25-12 Pullman (12 Knollwood Drive)**

Dear Applicant:

Your application under the Zoning Ordinance in regards to **12 Knollwood Drive** has been given application number **ZB-25-12 Pullman (12 Knollwood Drive)**.

You are hereby notified that a public hearing on this application has been scheduled for April 16, 2026 at 8:00 pm via a virtual platform, at which time you must be present either in person or by Attorney as required for your application.

Notice of the public hearing must be served by you pursuant to the requirements of N.J.S.A. 40:55D-12 et seq.

A suggested form of notice to be served and affidavit of service to be returned to the Board are attached, proof of official newspaper publication must also be returned to the Zoning Board Office at least two (2) days prior to the hearing date.

Respectfully,

Planning Department

*Until heard differently, meetings will be utilizing a virtual format (Zoom) Instructions for public log on is in a separate file.

Township Of West Orange

West Orange Zoning Board Meeting

Apr 16, 2026 at 08:00 PM

[https://us02web.zoom.us/j/87967457364?](https://us02web.zoom.us/j/87967457364?pwd=mPVX41zHJmr5HSISFfBoI31JjYUrOb.1)

[pwd=mPVX41zHJmr5HSISFfBoI31JjYUrOb.1](https://us02web.zoom.us/j/87967457364?pwd=mPVX41zHJmr5HSISFfBoI31JjYUrOb.1)

Webinar ID: 879 6745 7364

Passcode: 032153

Dial in: 646 931 3860

FORM PH-32

TOWNSHIP OF WEST ORANGE ZONING BOARD

An application will be heard on April 16, at 8:00 p.m., in the Municipal via Zoom

Building, 66 Main Street, to permit John Pullman to
(name of applicant)

ADD A READING RM. & NEW SMALLER DECK.

(please describe project and include variances needed and Ordinance sections)

NJSA 40-55D-70c C1- Undue hardship

due to narrowness of site.

and any other variances which may be required by the Zoning Board for property located at

12 Knollwood Dr, West Orange, NJ 07052
(street address)

block # 161.06 ; lot # 21.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting. All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108 to set up a time and date to view the documents.

Township Of West Orange

FORM PH-4Z

Zoning Board of Adjustment
TOWNSHIP OF WEST ORANGE

Application No. ZB-25-12 Filed

STATE OF NEW JERSEY
COUNTY OF Essex,

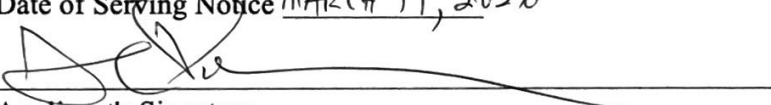
John Pullman, of full age, being duly sworn according to law, deposes and says, that (s)he resides at 12 Knollwood Drive, W. in the Municipality of Essex County of N.J. that (s)he is the applicant in a proceeding before the Zoning Board of Adjustment of West Orange Township, New Jersey being an (appeal or) application under the Zoning Ordinance, and which has the application No. ZB-25-12 and relates to premises:

John Pullman, 12 Knollwood Dr, W. Orange, NJ 07052

(Name) (Location)

Block # 161.06, Lot # 21, that on MARCH 17, 2026, (s)he gave written notice of the hearing on this application to each and all of the persons upon whom service must be heard, in the required form and according to the attached lists, and in the manner indicated thereon.

Date of Serving Notice MARCH 17, 2026


Applicant's Signature

Sworn to and Subscribed before me
this 18TH day of MARCH 2026.



Musarrat Moghal
Notary Public, State of New Jersey
Comm. # 2416355
My Commission Expires 01/20/2027



NOTE: Proof of service of notices required by statute must be filed and verified with board secretary at least two (2) days prior to meeting or case may be postponed. Attach list of all persons served.

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



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Essex News Daily** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(908) 686-7700**.

Notice ID: IL9hp2T5mAn4MMQO5Xme | **Proof Updated: Mar. 17, 2026 at 02:57pm EDT**
Notice Name: TOWNSHIP OF WEST ORANGE ZONING BOARD | Publisher ID: E-1050

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER **FILING FOR**
William Figdor Essex News Daily
figdor@mac.com
(973) 583-3851

Columns Wide: 1 **Ad Class:** Legals

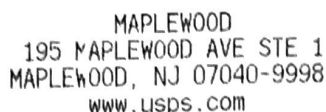
03/19/2026: Public Notice Notice	15.60
Affidavit & Online Fee	40.00

Subtotal	\$55.60
Tax %	0
Processing Fee	\$0.00
Total	\$55.60

Township Of West Orange
TOWNSHIP OF WEST ORANGE ZONING
BOARD
An application will be heard on April 16, at
8:00p.m., via only Zoom :

[https://us02web.zoom.us/j/87967457364?](https://us02web.zoom.us/j/87967457364?pwd=mPVX41zHJmr5HSISFBo13JYUrb.1)
pwd=mPVX41zHJmr5HSISFBo13JYUrb.1
Webinar ID: 879 6745 7364
Passcode: 032153
Dial In: 646 931 3860
. to permit John Pullman to ADD A READING
RM. & NEW SMALLER DECK, NJSA
40-55D-70c C1- Undue hardship due to
narrowness of site and any other variances
which may be required by the Zoning Board
for property located at 12 knollwood Dr, West
Orange, NJ 07052 block # 161.06; lot # 21
Any persons affected by this application
(appeal) have an opportunity to be heard at
the meeting. All documents relating to this
application may be inspected by the public in
the office of the Secretary of the Board in the
Municipal Building by appointment only.
Please contact the Secretary at 973-325-
4108 to set up a time and date to view the
documents.
\$55.60
Pub Date: March 19th, 2026

Order #: E-1050



10:29 AM

[illegible]

Card Name: VISA
Account #: XXXXXXXXXXXX8570
Approval #: 065891
Transaction #: 987
AID: A00000C0980840 Contactless
AL: US DEBIT

or call 1-800-410-7420.

UH. 334845-0295
 Capt #: 840-50700058-2-7838938-2
 Clerk: 5

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Postage

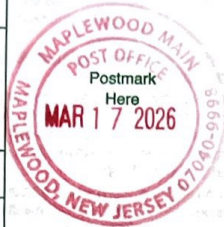
Total Postage and Fees

Sent To

Wesner, Mathew & Laura
24 Maple Ave.
West Orange, NJ 07052

PS Form 3800, January 2023 PSN 7530-02-000-9047

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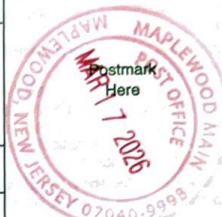
Total Postage and Fees

Sent To

Baskin, Daniel L. & Ebony
26 Maple Ave.
West Orange, NJ 07052

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Kohut, Robert L. & Anna A.
18 Maple Ave.
West Orange, NJ 07052

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Kassa, Getachew
17 Knollwood Drive
West Orange, NJ 07052

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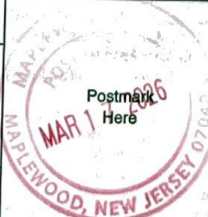
Total Postage and Fees

Sent To

King, Isaac H. & Juanetta
15 Knollwood Dr.
West Orange, NJ 07052

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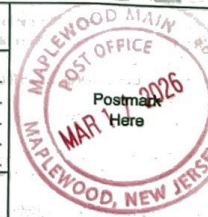
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Robin, Greg & Maureen
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West Orange, NJ 07052

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Postage	\$
Total Postage and Fees	\$

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Street and Apt. No., or PO Box No. 7 Knollwood Dr.
City, State, ZIP+4® W. Orange, NJ 07052

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☐ Adult Signature Required	\$
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Postage	\$
Total Postage and Fees	\$

Sent To Winberg, Jay & Kathy
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Postage	\$
Total Postage and Fees	\$

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☐ Adult Signature Required	\$
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Postage	\$
Total Postage and Fees	\$

Sent To Universal Essex LLC
Street and Apt. No., or PO Box No. 10 Knollwood Dr.
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Postage	\$
Total Postage and Fees	\$

Sent To Casarez, Christopher S. & Sara L.
Street and Apt. No., or PO Box No. 14 Knollwood Dr.
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Sent To Lazarus, Stephanie & McCormick, Ryan
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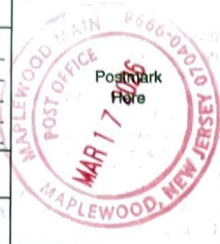
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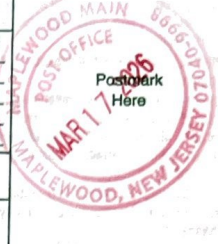
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City, State, ZIP+4® West Orange, NJ 07052

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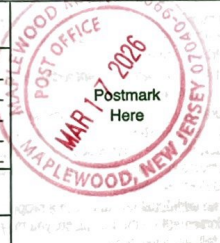
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Postage	\$
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Sent To Hussein, Haisam & Pearl, Aniella
Street and Apt. No., or PO Box No. 19 Spring Hill Dr
City, State, ZIP+4® W. Orange, NJ 07052

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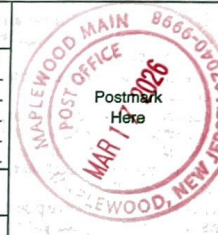
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☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage and Fees	\$

Sent To Sackman, Eugene & Jennifer
Street and Apt. No., or PO Box No. 11 Spring Hill Drive
City, State, ZIP+4® W. Orange, NJ 07052

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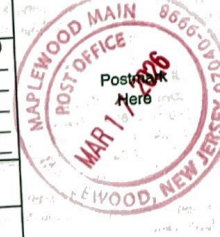
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage and Fees	\$

Sent To Bertelsen, Anne Mai
Street and Apt. No., or PO Box No. 15 Spring Hill Dr
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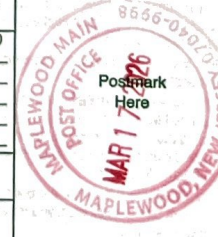
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage and Fees	\$

Sent To Comcast Cablevision
Street and Apt. No., or PO Box No. 800 Rahway Ave
City, State, ZIP+4® Union, NJ 07083

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

Postage	
\$	
Total Postage and Fees	
\$	

Sent To	
Verizon	
Street and Apt. No., or PO Box No.	
540 Broad St.	
City, State, ZIP+4®	
Newark, NJ 07101	

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Postage	
\$	
Total Postage and Fees	
\$	

Sent To	
PSE & Mox - Corp. Properties	
Street and Apt. No., or PO Box No.	
80 Park Plaza, T6B	
City, State, ZIP+4®	
Newark, NJ 07102	

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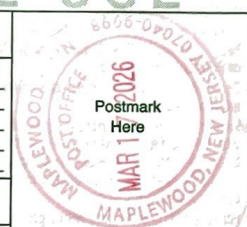
OFFICIAL USE

Certified Mail Fee	
\$	
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 Postage and Fees	
\$	

Sent To	
Joint Meeting of Essex & Union Counties	
Street and Apt. No., or PO Box No.	
500 South First St.	
City, State, ZIP+4®	
Elizabeth, NJ 07202	

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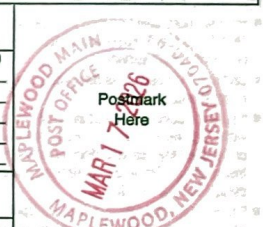
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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature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

Postage	
\$	
Total Postage and Fees	
\$	

Sent To	
City of Orange Twp.	
Street and Apt. No., or PO Box No.	
27 North Day St.	
City, State, ZIP+4®	
Orange, NJ 07050	

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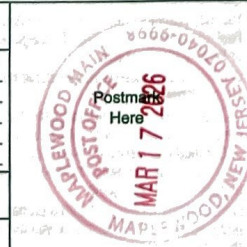
OFFICIAL USE

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 Postage and Fees	
\$	

Sent To	
Amaral, Kean L.	
Street and Apt. No., or PO Box No.	
23 Spring Hill Dr.	
City, State, ZIP+4®	
Orange, NJ 07052	

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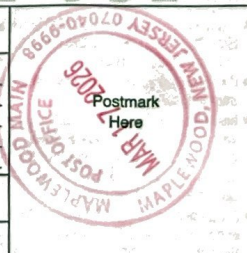
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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature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

Postage	
\$	
Total Postage and Fees	
\$	

Sent To	
NJ American Water Co.	
Street and Apt. No., or PO Box No.	
167 JFK Parkway	
City, State, ZIP+4®	
Short Hills, NJ 07078	

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Postage

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Total Postage and Fees

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Sent To

Duran Marcos & Catherine

Street and Apt. No., or PO Box No.

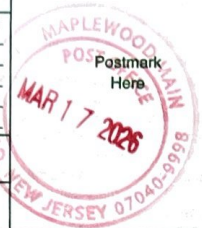
32 Maple Ave.

City, State, ZIP+4®

W. Orange, NJ 07052

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Postage

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Total Postage and Fees

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Sent To

Yecies Mark & Quinn Charity

Street and Apt. No., or PO Box No.

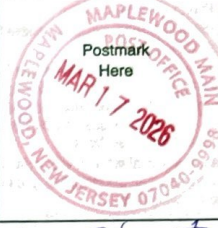
18 Spring Hill Dr.

City, State, ZIP+4®

W. Orange, NJ 07052

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Postage

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Total Postage and Fees

\$

Sent To

Corda Oscar & Ramirez Vanessa

Street and Apt. No., or PO Box No.

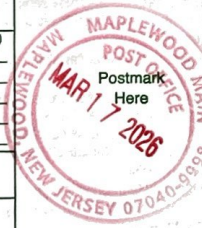
30 Maple Ave.

City, State, ZIP+4®

W. Orange, NJ 07052

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

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Postage

\$

Total Postage and Fees

\$

Sent To

Morris, Richard

Street and Apt. No., or PO Box No.

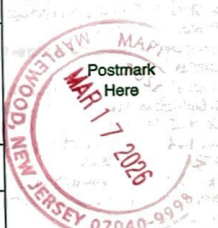
32 Maple Ave.

City, State, ZIP+4®

W. Orange, NJ 07052

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Postage

\$

Total Postage and Fees

\$

Sent To

Short Devin E & Sarmiento, Jorge Jr.

Street and Apt. No., or PO Box No.

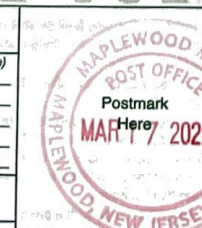
26 Maple Ave.

City, State, ZIP+4®

W. Orange, NJ 07052

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

Postage

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Total Postage and Fees

\$

Sent To

Kinton, Darren & Madeline

Street and Apt. No., or PO Box No.

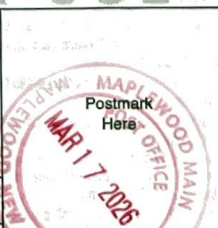
18 Spring Hill Dr.

City, State, ZIP+4®

W. Orange, NJ 07052

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

Postage

\$

Total Postage and Fees

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Sent To Twp. of W. Orange Municipal Bldg.

Street and Apt. No., or PO Box No.

66 Main Street

City, State, ZIP+4®
W. Orange, NJ 07052



9589 0710 5270 3774 4939 52

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