

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY :
:SS
COUNTY OF ESSEX :

RE: Application of 525 Northfield Ave., LLC
Application No. PB-25-11
Property: 525 Northfield Avenue, Block 159.04, Lot 1.01

I am the paralegal for the applicant of the above mentioned property.

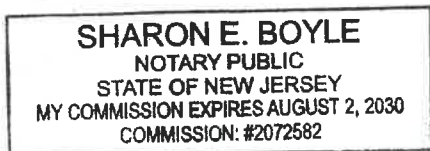
1. Attached to this Affidavit and made a part hereof as **Exhibit A** is the certified list of owners of property within 200 feet of affected property who were served, showing lot and block number of each party as same appears on the municipal tax map. Same was certified by the Tax Assessor of the Township of West Orange .
2. A copy of the notice sent to each of those property owners and entities listed on this Affidavit is attached hereto and made a part hereof as **Exhibit B**.
3. On, at least ten (10) days prior to hearing date, I forwarded by certified mail, return receipt requested, personal notice to all property owners within 200 feet of the property affected by application of the above referenced premises. Copies of the requested receipts are attached hereto as **Exhibit C**.
4. Notice was also published in the Essex Daily News as required by law on March 31, 2026 . Attached hereto and made a part hereof as **Exhibit D** is a copy of Proof of Publications of notice. Notice was also published in the Star Ledger on April 5, 2026. Attached hereto and made a part hereof as **Exhibit E** is a copy of the Proof of Publication of notice.

I hereby certify that the foregoing statements made by me are true. I understand that if any of the foregoing statements made by me is false, I am subject to punishment


Stephanie M. O'Brien, Paralegal for Applicant

Sworn and subscribed to before me
this 8th day of April 2026


Notary Public
State of New Jersey



EXHIBIT

A

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	159.04	1.01		525 NORTHFIELD AVENUE	BY GOMES NORTHFIELD, LLC	91 KOSSUTH ST	NEWARK, NJ	07105	525 Northfield Avenue, West Orange, NJ, 07052

§

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

Adjoining Properties (25)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	159.03	78		60 SHERIDAN AVENUE	TOTH, STEPHEN & MARIA SALAZAR -	60 SHERIDAN AVENUE	WEST ORANGE, NJ	07052	60 Sheridan Avenue, West Orange, NJ, 07052
West Orange Township	159.03	79		62 SHERIDAN AVENUE	CLINTON, DOUGLAS Y. & CLOTILDE	62 SHERIDAN AVENUE	WEST ORANGE, N.J.	07052	62 Sheridan Avenue, West Orange, NJ, 07052
West Orange Township	159.03	80		64 SHERIDAN AVENUE	GAJDEK, RICHARD	64 SHERIDAN AVE	WEST ORANGE, NJ	07052	64 Sheridan Avenue, West Orange, NJ, 07052
West Orange Township	159.03	82		61 LENOX TERRACE	FULVIO, DOMENIC & SUSAN	61 LENOX TERRACE	WEST ORANGE, N.J.	07052	61 Lenox Terrace, West Orange, NJ, 07052
West Orange Township	159.03	83		59 LENOX TERRACE	ROBERTS, JOAN A & ARTHUR J,	59 LENOX TERRACE	WEST ORANGE, NJ	07052	59 Lenox Terrace, West Orange, NJ, 07052
West Orange Township	159.03	84		57 LENOX TERRACE	JEHAN, MARC-ANDRE & CAROLINE	57 LENOX TERRACE	WEST ORANGE, N.J.	07052	57 Lenox Terrace, West Orange, NJ, 07052
West Orange Township	159.04	1.01		525 NORTHFIELD AVENUE	BY GOMES NORTHFIELD, LLC	91 KOSSUTH ST	NEWARK, NJ	07105	525 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	159.04	1.04		MASSON PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE,N.J.	07052	Masson Place, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	159.04	81		SHERIDAN & MASSON PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	Sheridan & Masson Place, West Orange, NJ, 07052
West Orange Township	159.04	81.01		4 MASSON PLACE	BOSCO, PAUL A. & CHRISTINE M.	4 MASSON PLACE	WEST ORANGE, N.J.	07052	4 Masson Place, West Orange, NJ, 07052
West Orange Township	159.04	81.02		2 MASSON PLACE	GAJDEK, WANDA	2 MASSON PLACE	WEST ORANGE, N.J.	07052	2 Masson Place, West Orange, NJ, 07052
West Orange Township	159.04	81.03		66 SHERIDAN AVENUE	GIBBS, PERRY & CAMILLE	66 SHERIDAN AVENUE	WEST ORANGE, N.J.	07052	66 Sheridan Avenue, West Orange, NJ, 07052
West Orange Township	159.04	81.05		68 SHERIDAN AVENUE	MENSAH, RICHARD & AYANNA	68 SHERIDAN AVE	WEST ORANGE, NJ	07052	68 Sheridan Avenue, West Orange, NJ, 07052
West Orange Township	159.04	117		56 LENOX TERRACE	BEVERLY REILLY	56 LENOX TERRACE	WEST ORANGE NEW JERSEY	07052	56 Lenox Terrace, West Orange, NJ, 07052
West Orange Township	159.04	118		60 LENOX TERRACE	DUBROV, ANDREW & ZALTZMAN, LIOR	60 LENOX TER	WEST ORANGE, NJ	07052	60 Lenox Terrace, West Orange, NJ, 07052
West Orange Township	159.04	120		62 LENOX TERRACE	EATON, SACHA & MURCHISON, MARK	62 LENOX TERRACE	WEST ORANGE, NJ	07052	62 Lenox Terrace, West Orange, NJ, 07052
West Orange Township	159.05	1		NORTHFIELD AVE.	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	Northfield Ave., West Orange, NJ, 07052
West Orange Township	159.05	4		NORTHFIELD AVE.	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	Northfield Ave., West Orange, NJ, 07052
West Orange Township	159.05	16		61 ROCK SPRING AVENUE	ZUNNURHAIN, KAZI & AHMED, SABRIN	61 ROCK SPRING AVE	WEST ORANGE, NJ	07052	61 Rock Spring Avenue, West Orange, NJ, 07052
West Orange Township	159.05	18		55 ROCK SPRING AVENUE	55 ROCK SPRING LLC	55 ROCK SPRING AVE	WEST ORANGE, NJ	07052	55 Rock Spring Avenue, West Orange, NJ, 07052
West Orange Township	159.05	20		53 ROCK SPRING AVENUE	GUYTON, TANZANIA & LANEL	53 ROCK SPRING AVENUE	WEST ORANGE, N.J.	07052	53 Rock Spring Avenue, West Orange, NJ, 07052
West Orange Township	159.05	22		49 ROCK SPRING AVENUE	SHAHADI, EMILE M & TERESA	49 ROCK SPRING AVENUE	WEST ORANGE, NJ	07052	49 Rock Spring Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	159.11	2		71 SHERIDAN AVENUE	BOARD OF EDUCATION	179 EAGLE ROCK AVE	WEST ORANGE, N.J.	07052	71 Sheridan Avenue, West Orange, NJ, 07052
West Orange Township	159.11	29		533 NORTHFIELD AVENUE	VAL-MAR REALTY HOLDING / MURRO RBT	406 ST. CLOUD AVENUE	WEST ORANGE, NEW JERSEY	07052	533 Northfield Avenue, West Orange, NJ, 07052
West Orange Township	161	1		CHERRY LANE & NORTH AVE	COUNTY OF ESSEX	115 CLIFTON AVENUE	NEWARK NEW JERSEY	07114	Cherry Lane & North Ave, Maplewood, NJ, 07040

Buffer Report - Map



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

EXHIBIT

B

LEGAL NOTICE OF PUBLIC HEARING

TOWNSHIP OF WEST ORANGE PLANNING BOARD

NOTICE TO PROPERTY OWNERS

Application No: PB-25-11

TO: All property Owners and other parties entitled to notice within a 200-foot radius of property located at Block 159.04, Lot 1.01 on the Tax Map of the Township of West Orange, New Jersey.

PLEASE TAKE NOTICE that an application will be heard on Wednesday, April 15, 2026, at 07:30 P.M. EST, a virtual public hearing will be conducted before the Township of West Orange Planning Board (the "Board"), via Zoom, a web-based video conference application, or by telephone (as described below)), to permit applicant, 525 Northfield Ave., LLC ("Applicant"), to demolish the existing structure and construct a new four (4) story mixed use building at 525 Northfield Avenue, and designated as Block 159.04, Lot 1.01 on the Tax Map of the Township of West Orange, New Jersey ("Property"). The Property consists of approximately 2.53 acres (110,025 square feet) and is located at the intersection of Northfield Avenue and Sheridan Avenue in the Township of West Orange ("Township"), within the B-2 General Business District, where mixed-use development is a permitted conditional use pursuant to §25-24.2.b.2(m).

The proposed building will contain approximately 1,200 sq. ft. commercial space and various amenities for the residential tenants on the first floor, a total of 95 residential units (some of which will be set-aside as affordable) and various residential tenant amenities on the upper floors and 165 equivalent parking spaces (inclusive of the electric vehicle credit and stacked parking spaces), along with associated site plan improvements (the "Project").

Applicant has applied to the Board and seeks preliminary and final major site plan approval, conditional use approval, tree removal permit and the following "c" bulk variance relief from Chapter 25 of the West Orange Land Use Regulations ("LURO").

(a) Front Yard Setback: 2.6 ft. proposed where 30 ft. is required (§25 Bulk Standards Attachment 3);

(b) Corner Lot Side Front Yard Setback: 0.4 ft. proposed where 25 ft. is required (§25 Bulk Standards Attachment 3);

(c) Maximum Impervious Coverage: 83.77% of the effective lot area and 63.94% of the total lot area proposed where 60% is permitted (§25 Bulk Standards Attachment 3);

(d) Maximum Building Coverage: 53.0% of the effective lot area and 40.41 of the total lot

area proposed where 40% is permitted (§25 Bulk Standards Attachment 3);

(e) Building Height: 38.5 ft. and 4 stories proposed where 35 ft and 2.5 stories permitted (§25 Bulk Standards Attachment 3);

(f) Driveway Distance from Residential District: 13.6 ft. proposed where 50 ft. required (§25-12.1.1); and

(g) Residential Buffer: 13.6 ft. exists, a minimum of 25.5 ft. is proposed where minimum of 50 ft. required (§25-11.3)

With respect to the proposed tree removal and replacement, 27 trees are to be removed. To account for the trees to be removed, 51 new replacement trees and 51 are proposed, in compliance the LURO. In addition, the Applicant reserves the right to seek, and requests that the Application be deemed amended to include and the Board grant, any additional determinations, approvals, permits, variances, interpretations, waivers, or exceptions from the LURO, the Municipal Land Use Law, as reflected on the filed plans and application materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application or during the hearing process

Any person interested in this application will have the opportunity to address the Board at the virtual meeting on Wednesday, April 15, 2026, at 07:30 p.m. EST via Zoom, a web-based video conference application, or by telephone using the following:

Please click the link below to join the webinar:

<https://link.edgipilot.com/s/6f0ecabf/Njv-mkZhO0KcEkolklZLeA?u=https://us02web.zoom.us/j/86191393347?pwd=VebrHks3CpQYp1tnDZltM3VCkmDZUR.1>

or you may join the meeting by telephone by dialing the below number.

Or Telephone: Dial:

US: 646-931-3860

Webinar ID: 861 9139 3347

Passcode: 510951

Any interested person may appear in person via the Zoom 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 as the Board may determine.

The Township of West Orange is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

PLEASE TAKE FURTHER NOTICE that all documents relating to this application can be inspected by the public in the office of the Secretary of the Board in the Municipal Building, located at 66 Main Street, West Orange, NJ 07052, by appointment only. Please contact the Secretary, Jamilet Baquerizo Vite via telephone 973) 325-4111 or via email at jvite@westorange.org to set up a time and date to view the documents.

FOR MORE INFORMATION and any questions on how to access virtual meetings, participate, provide public comment, and review agendas, plans and application materials, or to schedule an in office visit please contact the contact the Secretary of the Board at (973) 325-4111 during regular business hours.

Respectfully

525 Northfield Ave., LLC – **Applicant**



MARSHA M. MOORE, ESQ.
Post Polak, P.A.
425 Eagle Rock Avenue, Ste 200
Roseland, New Jersey 07068
(973) 228-9900 ext. 220
mmoore@postpolak.com

EXHIBIT

C

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91 Kossuth St
Newark, NJ 07105

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60 Sheridan Avenue
West Orange, NJ 07052

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West Orange, N.J. 07052

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West Orange, NJ 07052

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West Orange, N.J. 07052

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59 Lenox Terrace
West Orange, NJ 07052

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Jehan, Marc-Andre & Caroline
57 Lenox Terrace
West Orange, N.J. 07052



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Township of West Orange
66 Main Street
West Orange, N.J. 07052



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Bosco, Paul A. & Christine M.
4 Masson Place
West Orange, N.J. 07052



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Gajdek, Wanda
2 Masson Place
West Orange, N.J. 07052



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Gibbs, Perry & Camille
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West Orange, N.J. 07052



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Mensah, Richard & Ayanna
68 Sheridan Ave
West Orange, NJ 07052



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Beverly Reilly
56 Lenox Terrace
West Orange New Jersey 07052

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Dubrov, Andrew & Zaltzman, Lior
60 Lenox Ter
West Orange, NJ 07052

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Eaton, Sacha & Murchison, Mark
62 Lenox Terrace
West Orange, NJ 07052

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Zunnurhain, Kazi & Ahmed, Sabrin
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55 Rock Spring LLC
55 Rock Spring Ave
West Orange, NJ 07052

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Guyton, Tanzania & Lanel
53 Rock Spring Avenue
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Shahadi, Emile M & Teresa
49 Rock Spring Avenue
West Orange, NJ 07052



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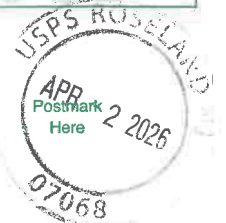
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Board of Education
179 Eagle Rock Ave
West Orange, N.J. 07052



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Newark New Jersey 07114



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Manager – Corporate Properties
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 Verizon
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 Basking Ridge, New Jersey 07920-1025

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

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Postage
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 Verona, NJ 07044

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 West Orange Township Clerk
 66 Main Street, Room 101
 West Orange, NJ 07052

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EXHIBIT

D

AFFIDAVIT OF PUBLICATION

Essex News Daily
1291 Stuyvesant Ave., Union, NJ 07083
(908) 686-7700

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of Worrall Community Newspapers Inc., the Publisher of EssexNewsDaily.com, a public website Serving Essex County, New Jersey. A public notice of which is annexed is a true copy published online on said website on the following dates.

Publication Dates:

- Mar 31, 2026

Notice ID: a6rHNxIRJQn2tVvh04rF

Notice Name: 525 Northfield Ave., West Orange

Publication Fee: \$104.87

Anjana Bhadoriya

Agent

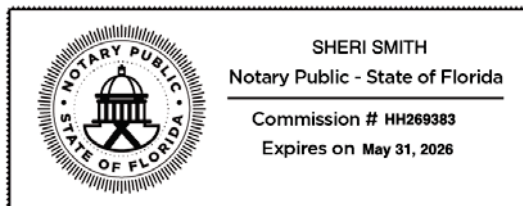
VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 03/31/2026

S. Smith

Notary Public



Notarized remotely online using communication technology via Proof.

LEGAL NOTICE OF PUBLIC HEARING
TOWNSHIP OF WEST ORANGE PLANNING
BOARD

Application No: PB-25-11

PLEASE TAKE NOTICE that an application will be heard on Wednesday, April 15, 2026, at 07:30 P.M. EST, a virtual public hearing will be conducted before the Township of West Orange Planning Board (the "Board"), via Zoom, a web-based video conference application, or by telephone (as described below), to permit applicant, 525 Northfield Ave., LLC ("Applicant"), to demolish the existing structure and construct a new four (4) story mixed use building at 525 Northfield Avenue, and designated as Block 159.04, Lot 1.01 on the Tax Map of the Township of West Orange, New Jersey ("Property"). The Property consists of approximately 2.53 acres (110,025 square feet) and is located at the intersection of Northfield Avenue and Sheridan Avenue in the Township of West Orange ("Township"), within the B-2 General Business District, where mixed-use development is a permitted conditional use pursuant to §25-24.2.b.2(m).

The proposed building will contain approximately 1,200 sq. ft. commercial space and various amenities for the residential tenants on the first floor, a total of 95 residential units (some of which will be set-aside as affordable) and various residential tenant amenities on the upper floors and 165 equivalent parking spaces (inclusive of the electric vehicle credit and stacked parking spaces), along with associated site plan improvements (the "Project").

Applicant has applied to the Board and seeks preliminary and final major site plan approval, conditional use approval, tree removal permit and the following "c" bulk variance relief from Chapter 25 of the West Orange Land Use Regulations ("LURO").

(a) Front Yard Setback: 2.6 ft. proposed where 30 ft. is required (§25 Bulk Standards Attachment 3);

(b) Corner Lot Side Front Yard Setback: 0.4 ft. proposed where 25 ft. is required (§25 Bulk Standards Attachment 3);

(c) Maximum Impervious Coverage: 83.77% of the effective lot area and 63.94% of the total lot area proposed where 60% is permitted (§25 Bulk Standards Attachment 3);

(d) Maximum Building Coverage: 53.0% of the effective lot area and 40.41 of the total lot area proposed where 40% is permitted (§25 Bulk Standards Attachment 3);

(e) Building Height: 38.5 ft. and 4 stories proposed where 35 ft. and 2.5 stories permitted (§25 Bulk Standards Attachment 3);

(f) Driveway Distance from Residential District: 13.6 ft. proposed where 50 ft. required (§25-12.1.1); and

(g) Residential Buffer: 13.6 ft. exists, a minimum of 25.5 ft. is proposed where minimum of 50 ft. required (§25-11.3)

With respect to the proposed tree removal and replacement, 27 trees are to be removed. To account for the trees to be removed, 51 new replacement trees and 51 are proposed, in compliance the LURO. In addition, the Applicant reserves the right to seek, and requests that the Application be deemed amended to include and the Board grant, any additional determinations, approvals, permits, variances, interpretations, waivers, or exceptions from the LURO, the Municipal Land Use Law, as reflected on the filed plans and application materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application or during the hearing process.

Any person interested in this application will have the opportunity to address the Board at the virtual meeting on Wednesday, April 15, 2026, at 07:30 p.m. EST via Zoom, a web-based video conference application, or by telephone using the following:

Please click the link below to join the webinar:
<https://link.edgepilot.com/s/6f0ecabfNjy-mkjh00KcEkolklZLeA?u=https://us02web.zoom.us/j/86191393347?pwd=VebrHks3CpQYp1tnDZlM3VCkmDZUR.1>
or you may join the meeting by telephone by dialing the below number.

Or Telephone: Dial:

US: 646-931-3860

Webinar ID: 861 9139 3347

Passcode: 510951

Any interested person may appear in person via the Zoom 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 as the Board may determine.

The Township of West Orange is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

PLEASE TAKE FURTHER NOTICE that all documents relating to this application can be inspected by the public in the office of the Secretary of the Board in the Municipal Building, located at 66 Main Street, West Orange, NJ 07052, by appointment only. Please contact the Secretary, Jamilet Baquerizo Vite via telephone (973) 325-4111 or via email at jvite@westorange.org to set up a time and date to view the documents.

FOR MORE INFORMATION and any questions on how to access virtual meetings, {01160520.2}

4933-5853-1739, v. 4

participate, provide public comment, and review agendas, plans and application materials, or to schedule an in office visit please contact the contact the Secretary of the Board at (973) 325- 4111 during regular business hours.

Respectfully

525 Northfield Ave., LLC - Applicant

MARSHA M. MOORE, ESQ.

Post Polak, P.A.

425 Eagle Rock Avenue, Ste 200

Roseland, New Jersey 07068

(973) 228-9900 ext. 220

mmoore@postpolak.com

{01160520.2} 4933-5853-1739, v. 4

\$104.87

Pub Date: March 31st, 2026

Order #: E-1081

EXHIBIT

E



AD#: 0011084849

State of New Jersey,) ss
County of Middlesex)

Maria Nunez being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public digital newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said digital newspaper, was printed and published in the regular edition and issue of said digital newspaper on the following date(s):

Star-Ledger 04/05/2026

Maria Nunez



Principal Clerk of the Publisher

Sworn to and subscribed before me this 06th day of April 2026

*Jeanette
Kryzmalwski*



Notary Public



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

LEGAL NOTICE OF PUBLIC HEARING
TOWNSHIP OF WEST ORANGE
PLANNING BOARD

Application No: PB-25-11

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Please click the link below to join the webinar:

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or you may join the meeting by telephone by dialing the below number.

Or Telephone: Dial:

US: 646-931-3860

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Respectfully

525 Northfield Ave., LLC – Applicant

/s/ Marsha M. Moore
MARSHA M. MOORE, ESQ.
Post Polak, P.A.
425 Eagle Rock Avenue, Ste 200
Roseland, New Jersey 07068
(973) 228-9900 ext. 220
mmoore@postpolak.com

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