

THE LAW OFFICES OF FRANK J. MATERIA
ATTORNEYS AT LAW
MEMBERS OF THE NEW JERSEY BAR

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900 POMPTON AVENUE, STE A2
CEDAR GROVE, NJ 07009
TEL: (973) 337-2273
FAX: (973) 337-2274
www.materialaw.com

By Appointment only:
98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
NJ 07716

Our Ref: FJM:AS:2025-1479

April 22, 2026

Ms. Jamilet Baquerizo Vite
West Orange Town Hall – Planning Board
66 Main Street
West Orange, NJ 07052
Via Email & Hand Delivery

**RE: 15 Ridgeway LLC - Zoning / Land Use matter: Zoning Application for 15
Ridgeway LLC; 15 Ridgeway Avenue, West Orange, New Jersey: Block 158; Lot
28.01. May 6, 2026 hearing date.**

Dear Ms. Baquerizo Vite,

In connection with the application referenced above, enclosed with this letter, please find proofs of mailing to 200 foot radius owners of the subject property; affidavit of legal notice via Star Ledger; Registered Mail stamped receipts; affidavit of service; Notice Letters; and a copy of the Property List provided by West Orange Tax Assessor.

If you have any questions, please do not hesitate to contact my office. Thank you, I remain

Very truly yours,
The Law Offices of Frank J. Materia
Frank J. Materia, Esq.

Enclosures
FJM/as
Cc Clients—via email

Township Of West Orange

FORM PH-4Z

Planning Board
TOWNSHIP OF WEST ORANGE

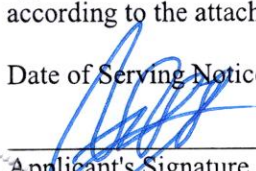
Application No. PB-26-01 Filed

STATE OF NEW JERSEY
COUNTY OF ESSEX,

Amoghene Umude, of full age, being duly sworn according to law, deposes and says, that (s)he resides at 43 Edgewood Avenue in the Municipality of West Orange County of Essex and State of New Jersey that (s)he is the applicant in a proceeding before the Planning Board of West Orange Township, New Jersey being an (appeal or) application under the Zoning Ordinance, and which has the application No. PB-26-01 and relates to premises:

(Name) _____ (Location)
Block # 158, Lot # 28.01, that on April 15, 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 April 15, 2026


Applicant's Signature

Sworn to and Subscribed before me
this 22nd day of April, 2026.


AMANDA B. STIGLIANO
A Notary Public of New Jersey
My Commission Expires January 2, 2029

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.

NJ Advance Media
Woodbridge Corporate Plaza
ATTN: Legal Advertising Dept.
485 Route 1 South
Bldg E., Suite 300
Iselin, NJ 08830



Star-Ledger

THE LAW OFFICE OF FRANK J MATERIA
900 POMPTON AVE STE A2
CEDAR GROVE, NJ 07009

AD#:0011088014

Sales Rep: Jeanette Kryzyski
Account Number:1000905400
AD#: 0011088014

FOR QUESTIONS CONCERNING THIS AFFIDAVIT,
PLEASE CALL 732-902-4318 OR EMAIL legalads@njadvancemedia.com

Remit Payment to:

Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 3

Date	Position	Description	P.O. Number	Costs
04/19/2026	Variances NJ	RE:TOWNSHIP OF WEST ORANGE PLANNING BOARD NOTICE PLEASE	15 Ridgeway LLC - Zoning / Land Use matter Ad Size 2 x 74 L	 Affidavit Fee - 04/19/2026 \$100.00 Basic Ad Charge - 04/19/2026 \$131.72 Total \$231.72

CLAIMANTS CERTIFICATION AND DECLARATION	
I do solemnly declare and certify under the penalties of law that this bill or invoice is correct in all its particulars, that the goods have been furnished or services have been rendered as stated herein, that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim, that the amount herein stated is justly due and owing, and that the amount charged is a reasonable one.	
Date: <u>4/19/2026</u>	Fed ID#: <u>13-3479374</u>
Signature: <u>Chris Tighe</u>	Official Position: <u>AR Manager</u>
CERTIFICATION BY RECEIVING AGENCY	CERTIFICATION BY APPROVAL OFFICIAL
I, having knowledge of the facts, certify and declare that the goods have been received or the services rendered and are in compliance with the specifications or other requirements, and said certification is based on signed delivery slips or other reasonable procedures or verifiable information.	I certify and declare that this bill or invoice is correct, and that sufficient funds are available to satisfy this claim. The Payment shall be chargeable to:
	Appropriation Account(s) and Amounts Charged: P.O.#: _____

Signature: _____	Signature: _____
Title: _____	Date: _____

THIS FORM APPROVED FOR USE BY LOCAL GOVERNMENTS BY THE LOCAL FINANCE BOARD



Star-Ledger
LEGAL AFFIDAVIT

AD#: 0011088014

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 04/19/2026

Maria Nunez



Principal Clerk of the Publisher

Sworn to and subscribed before me this 20th day of April 2026

*Jeanette
Kryzmalwski*



Notary Public

JEANETTE KRYZYMALSKI
Notary Public, State of New Jersey
Comm. # 50033947
My Commission Expires 3/8/2031

Online Notary Public. Notarization
facilitated by SIGNIX®

RE:TOWNSHIP OF WEST ORANGE PLANNING BOARD NOTICE
PLEASE TAKE NOTICE
APPLICATION NO.: PB-26-01

Dear Sir/Madam,

That the undersigned has applied to the West Orange Planning Board in the Township of West Orange for an application via applicant, 15 Ridgeway LLC, on property located at 15 Ridgeway Avenue, West Orange, NJ 07052; Block 28.01; Lot 158. Subject property is located in the R-4 Residential Zone and has an area of 53,084 sf or approximately 1.22 acres. The property is currently occupied by a 2-story single family dwelling with an associated paved driveway from Ridgeway Avenue. Additional improvements include front and rear porches, a wood deck, a fabric covered carport, a bocci court, a fish pond, and a retaining wall. The Applicant is seeking Minor Subdivision approval with "C" variances to subdivide the property into two (2) new lots. New Lot 28.03 will have an area of 26,234 sf and will contain the existing 2-story single family dwelling which is proposed to be renovated. Additional improvements include an associated paved driveway, walkways and a rear patio. New Lot 28.04 will have an area of 26,850 sf and will contain a proposed 2-story single family dwelling with an associated paved driveway and a rear covered patio. All other existing site improvements are proposed to be removed from the property. Both new lots will include 14.8 feet of frontage along Ridgeway Avenue. Access is provided to both new lots via a shared 14 feet wide driveway within a proposed common use access and utility easement. The applicant has requested a variance to permit a lot frontage of 14.8 feet for both new Lot 28.03 and Lot 28.04 whereas a minimum lot frontage of 75 feet is required. Furthermore a variance to permit a lot width of 14.8 feet for both new Lot 28.03 and Lot 28.04 whereas a minimum lot width of 100 feet is required. A variance will also be required from the MLUL provision, NJ Rev Stat § 40:55D-35 (2025), stating that a building lot is to abut a street. The applicant may also seek any such other variances and waivers that may be required from the Zoning Ordinance.

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<https://us02web.zoom.us/j/87345499468?pwd=IrnZtdadxzIGF2uTbHuSPW9BmXS4Pk.1>

Webinar ID: 873 4549 9468

Passcode: 085679

Dial in: 646 931 3860

Any persons affected by this application 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 973-325-4111 to set up a time and date to view the documents.

This notice is required by law and is being published at the direction of the Planning Board of West Orange. All interested persons will be given an opportunity to be heard.

The applicant, by order of the West Orange Planning Board, has sent this notice to you.

Very truly yours,
The Law Office of Frank J. Materia
Frank J. Materia, Esq; Attorney for Applicant
4/19/26 \$131.72



TOWNSHIP OF WEST ORANGE

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

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 12/15/25

BLOCK: 158

LOT: 28.01

NAME: 15 Ridgeway LLC

ADDRESS: 15 Ridgeway Avenue

TAXES PAID UNTIL: 1/31/25

2025 SEWER PAID ☒ YES ☐ NO



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 City/State	Owner Zip	Property Mailing
West Orange Township	158	28.01		15 RIDGEWAY AVENUE	15 RIDGEWAY LLC	15 RIDGEWAY AVE	WEST ORANGE, NJ	07052	15 Ridgeway Avenue, West Orange, NJ, 07052

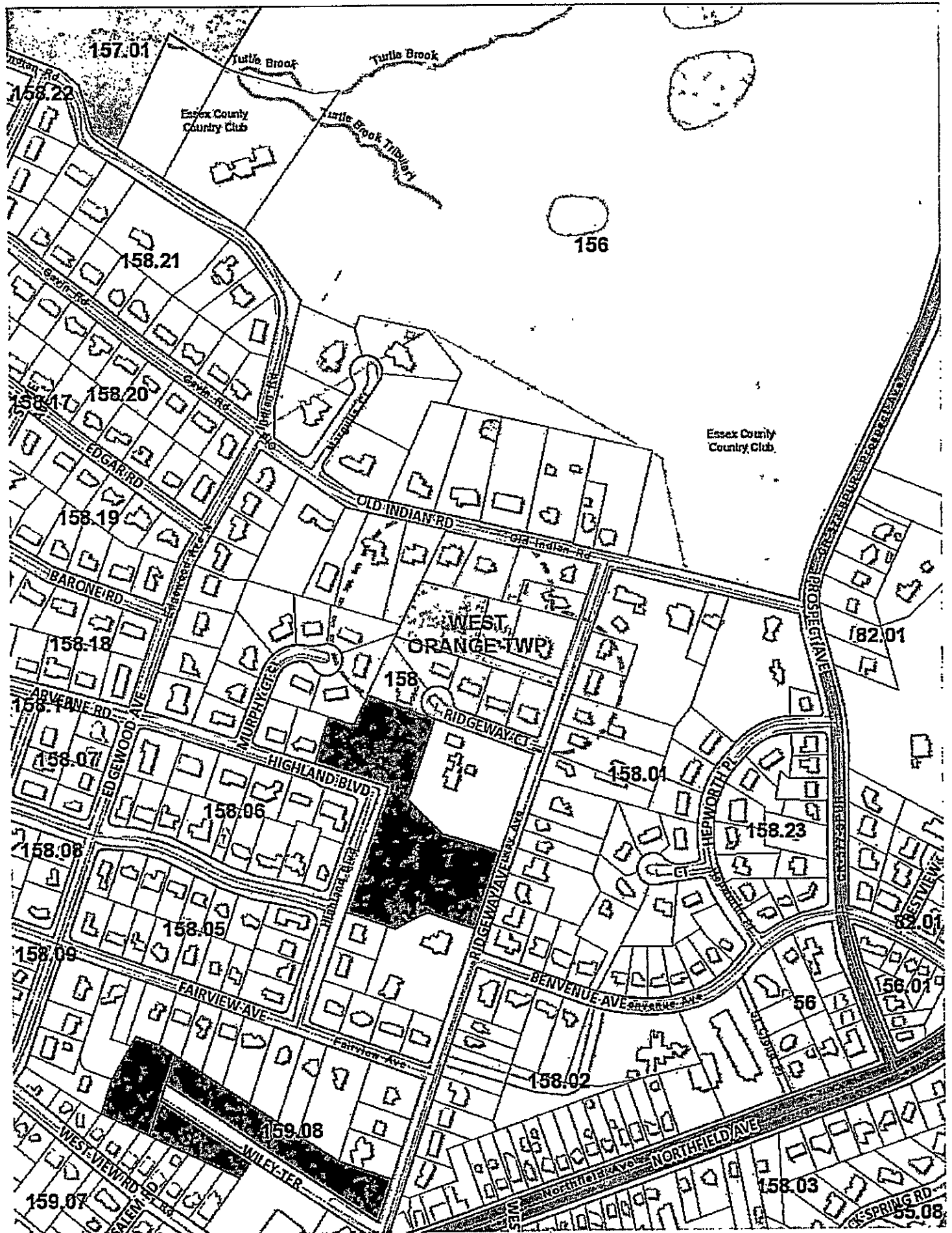
§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.**Adjoining Properties (23)**

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	158	9		1 RIDGEWAY COURT	WOODARD, RUSSELL & CLAUDIA	1 RIDGEWAY COURT	WEST ORANGE, NJ	07052	1 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	10		3 RIDGEWAY COURT	FALCONI, STEFANO & JACQUELINE	3 RIDGEWAY CT.	WEST ORANGE, NJ	07052	3 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	11		5 RIDGEWAY COURT	CONKLIN, CRAIG	5 RIDGEWAY COURT	WEST ORANGE, NJ	07052	5 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	12		7 RIDGEWAY COURT	RUSSO, LUKE WILLIAM & SYLVIE I	7 RIDGEWAY CT	WEST ORANGE, NJ	07052	7 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	14		9 RIDGEWAY COURT	ELMAN, ANDREW A. & RANDY L.	9 RIDGEWAY COURT	WEST ORANGE, NJ	07052	9 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	20		48 OLD INDIAN ROAD	LEVINE, MATTHEW & CALALANG, DEBORAH	48 OLD INDIAN ROAD	WEST ORANGE, NJ	07052	48 Old Indian Road, West Orange, NJ, 07052
West Orange Township	158	20.01		40 OLD INDIAN ROAD	SOLORZANO, M & MENDEZ, M & CASTILLO, L.	40 OLD INDIAN ROAD	WEST ORANGE, NJ	07052	40 Old Indian Road, West Orange, NJ, 07052
West Orange				36 OLD	RYAN, JOSEPH &	36 OLD	W ORANGE.		36 Old Indian Road, West

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	158	21.01		38 OLD INDIAN ROAD	BASHKOFF, PERRY & NICOLE	38 OLD INDIAN ROAD	WEST ORANGE, NJ	07052	38 Old Indian Road, West Orange, NJ, 07052
West Orange Township	158	22		1 RIDGEWAY AVENUE	MICHELET, CHARLES & HORNE, ELLEN	1 RIDGEWAY AVENUE	WEST ORANGE, N.J.	07052	1 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	27		5 RIDGEWAY AVENUE	WILLIAMS, GREGORY & SARAH R	5 RIDGEWAY AVE	WEST ORANGE, NJ	07052	5 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	28		11 RIDGEWAY AVENUE	HARRIS, EVAN & CAROLINE	11 RIDGEWAY AVE.	WEST ORANGE, NJ	07052	11 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	28.01		15 RIDGEWAY AVENUE	15 RIDGEWAY LLC	15 RIDGEWAY AVE	WEST ORANGE, NJ	07052	15 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	28.02		13 RIDGEWAY AVENUE	KHAWAJA, AFTAB & ASIA	13 RIDGEWAY AVENUE	WEST ORANGE, NJ	07052	13 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	39		RIDGEWAY AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	49		12 MURPHY COURT	FRIEDELLA, LOUIS J + SUSAN	12 MURPHY COURT	WEST ORANGE, N.J.	07052	12 Murphy Court, West Orange, NJ, 07052
West Orange Township	158	50		7 MURPHY COURT	BADA, ROSALINA P & BADA, JENNIFER	7 MURPHY CT	WEST ORANGE, NJ	07052	7 Murphy Court, West Orange, NJ, 07052
West Orange Township	158.01	43		6 RIDGEWAY AVENUE	ST CLOUD PRESBYTERIAN CHURCH	20 OLD INDIAN ROAD	WEST ORANGE NJ	07052	6 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158.01	44		12 RIDGEWAY AVENUE	SCHMIDT, KARL D & TIONGSON, S	12 RIDGEWAY AVENUE	WEST ORANGE, NJ	07052	12 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158.01	45		14 RIDGEWAY AVENUE	GARRAWAY, PAUL RICK & ANDREA	14 RIDGEWAY AVE	WEST ORANGE, NJ	07052	14 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158.01	46		18 RIDGEWAY AVENUE	FAGONE, PETER + JOANNE	18 RIDGEWAY AVENUE	WEST ORANGE, NJ	07052	18 Ridgeway Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	158.01	47.01		22 RIDGEWAY AVENUE	GREENE, STACEY	22 RIDGEWAY AVENUE	WEST ORANGE, NJ	07052	22 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158.01	48		26 RIDGEWAY AVENUE	SINISI, JOSEPH	26 RIDGEWAY AVE.	WEST ORANGE, NJ.	07052	26 Ridgeway Avenue, 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

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98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
NJ 07716

Woodard, Russell & Claudia
1 Ridgeway Court
West Orange, NJ 07052

April 15, 2026

RE:TOWNSHIP OF WEST ORANGE PLANNING BOARD NOTICE
PLEASE TAKE NOTICE
APPLICATION NO.: PB-26-01

Dear Sir/Madam,

That the undersigned has applied to the West Orange Planning Board in the Township of West Orange for an application via applicant, 15 Ridgeway LLC, on property located at 15 Ridgeway Avenue, West Orange, NJ 07052; Block 28.01; Lot 158. Subject property is located in the R-4 Residential Zone and has an area of 53,084 sf or approximately 1.22 acres. The property is currently occupied by a 2-story single family dwelling with an associated paved driveway from Ridgeway Avenue. Additional improvements include front and rear porches, a wood deck, a fabric covered carport, a bocci court, a fish pond, and a retaining wall. The Applicant is seeking Minor Subdivision approval with "C" variances to subdivide the property into two (2) new lots. New Lot 28.03 will have an area of 26,234 sf and will contain the existing 2-story single family dwelling which is proposed to be renovated. Additional improvements include an associated paved driveway, walkways and a rear patio. New Lot 28.04 will have an area of 26,850 sf and will contain a proposed 2-story single family dwelling with an associated paved driveway and a rear covered patio. All other existing site improvements are proposed to be removed from the property. Both new lots will include 14.8 feet of frontage along Ridgeway Avenue. Access is provided to both new lots via a shared 14 feet wide driveway within a proposed common use access and utility easement. The applicant has requested a variance to permit a lot frontage of 14.8 feet for both new Lot 28.03 and Lot 28.04 whereas a minimum lot frontage of 75 feet is required. Furthermore a variance to permit a lot width of 14.8 feet for both new Lot 28.03 and Lot 28.04 whereas a minimum lot width of 100 feet is required. A variance will also be required from the MLUL provision, NJ Rev Stat § 40:55D-35 (2025), stating that a building lot is to abut a street. *The applicant may also seek any such other variances and waivers that may be required from the Zoning Ordinance.*

The Application is now on the Clerk's Calendar and an In person hearing has been ordered for Wednesday, May 6, 2026 at 6:30PM. Said hearing will be held in the Municipal Building, 66 Main Street, West Orange, NJ 07052. For listening purposes only a Zoom link is available: Planning Board Regular Meeting: <https://us02web.zoom.us/j/87345499468?pwd=IrnZtdadxzIGF2uTbHuSPW9BmXS4Pk.1>
Webinar ID: 873 4549 9468
Passcode: 085679
Dial in: 646 931 3860

PLEASE TAKE NOTICE. Any persons affected by this application 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 973-325-4111 to set up a time and date to view the documents.

This notice is required by law and is being published at the direction of the Planning Board of West Orange. All interested persons will be given an opportunity to be heard. The applicant has also published the legal notice of this application in the Star Ledger.

The applicant, by order of the West Orange Planning Board, has sent this notice to you.

Very truly yours,

The Law Office of Frank J. Materia
Frank J. Materia, Esq; Attorney for Applicant

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Falconi, Stefano & Jacqueline
3 Ridgeway Court
West Orange, 07052

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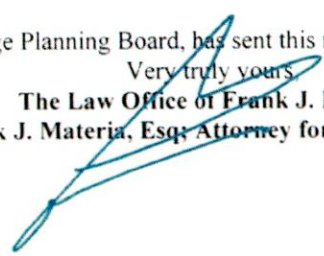
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NJ 07716

Conklin, Craig
5 Ridgeway Court
West Orange, NJ 07052

April 15, 2026

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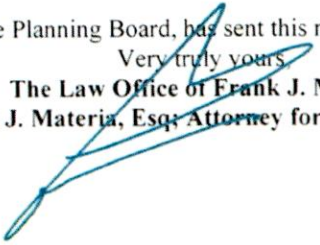
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The Law Office of Frank J. Materia
Frank J. Materia, Esq., Attorney for Applicant



THE LAW OFFICES OF FRANK J. MATERIA
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By Appointment only:
98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
NJ 07716

Russo, Luke William & Sylvie I
7 Ridgeway Court
West Orange, NJ 07052

April 15, 2026

RE:TOWNSHIP OF WEST ORANGE PLANNING BOARD NOTICE
PLEASE TAKE NOTICE
APPLICATION NO.: PB-26-01

Dear Sir/Madam,

That the undersigned has applied to the West Orange Planning Board in the Township of West Orange for an application via applicant, 15 Ridgeway LLC, on property located at 15 Ridgeway Avenue, West Orange, NJ 07052; Block 28.01; Lot 158. Subject property is located in the R-4 Residential Zone and has an area of 53,084 sf or approximately 1.22 acres. The property is currently occupied by a 2-story single family dwelling with an associated paved driveway from Ridgeway Avenue. Additional improvements include front and rear porches, a wood deck, a fabric covered carport, a bocci court, a fish pond, and a retaining wall. The Applicant is seeking Minor Subdivision approval with "C" variances to subdivide the property into two (2) new lots. New Lot 28.03 will have an area of 26,234 sf and will contain the existing 2-story single family dwelling which is proposed to be renovated. Additional improvements include an associated paved driveway, walkways and a rear patio. New Lot 28.04 will have an area of 26,850 sf and will contain a proposed 2-story single family dwelling with an associated paved driveway and a rear covered patio. All other existing site improvements are proposed to be removed from the property. Both new lots will include 14.8 feet of frontage along Ridgeway Avenue. Access is provided to both new lots via a shared 14 feet wide driveway within a proposed common use access and utility easement. The applicant has requested a variance to permit a lot frontage of 14.8 feet for both new Lot 28.03 and Lot 28.04 whereas a minimum lot frontage of 75 feet is required. Furthermore a variance to permit a lot width of 14.8 feet for both new Lot 28.03 and Lot 28.04 whereas a minimum lot width of 100 feet is required. A variance will also be required from the MLUL provision, NJ Rev Stat § 40:55D-35 (2025), stating that a building lot is to abut a street. *The applicant may also seek any such other variances and waivers that may be required from the Zoning Ordinance.*

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Elman, Andrew A. & Randy L.
9 Ridgeway Court
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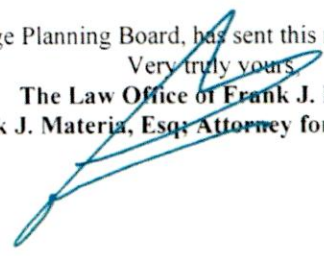
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Levine, Matthew & Calalang,
Deborah
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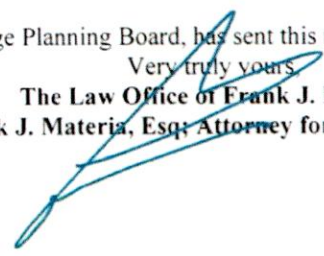
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Solorzano, M. & Mendez, M &
Castillo, L.
40 Old Indian Road
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Ryan, Joseph & Patricia
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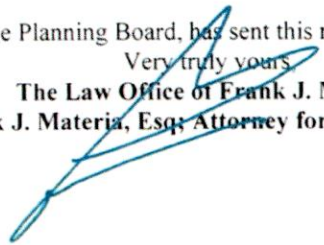
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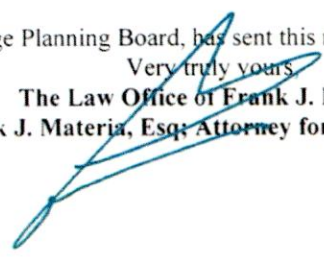
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By Appointment only:
98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
NJ 07716

Harris, Evan & Caroline
11 Ridgeway Ave.
West Orange, NJ 07052

April 15, 2026

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15 Ridgeway LLC
15 Ridgeway Ave
West Orange, NJ 07052

By Appointment only:
98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
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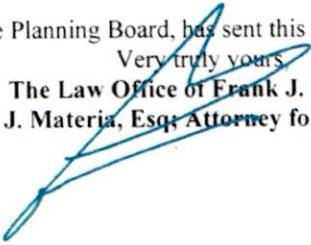
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Khawaja, Aftab & Asia
13 Ridgeway Avenue
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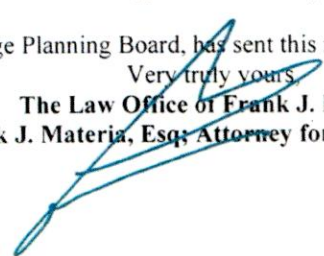
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The Law Office of Frank J. Materia
Frank J. Materia, Esq; Attorney for Applicant



THE LAW OFFICES OF FRANK J. MATERIA
ATTORNEYS AT LAW

FRANK J. MATERIA, ESQ.
Email: frank@materialaw.com

WILLIAM J. SORIANO, ESQ., OF COUNSEL
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TEL: (973) 337-2273
FAX: (973) 337-2274
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Schmidt, Karl D & Tiongson, S
12 Ridgeway Avenue
West Orange, NJ 07052

By Appointment only:
98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
NJ 07716

April 15, 2026

RE:TOWNSHIP OF WEST ORANGE PLANNING BOARD NOTICE
PLEASE TAKE NOTICE
APPLICATION NO.: PB-26-01

Dear Sir/Madam,

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Webinar ID: 873 4549 9468
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Garraway, Paulrick & Andrea
14 Ridgeway Avenue
West Orange, NJ 07052

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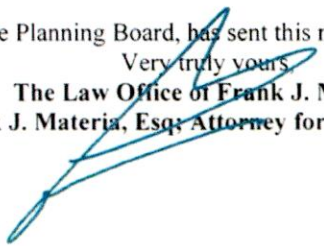
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Fagone, Peter & Joanne
18 Ridgeway Avenue
West Orange, NJ 07052

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Stacey Greene
22 Ridgeway Avenue
West Orange, NJ 07052

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ATLANTIC HIGHLANDS,
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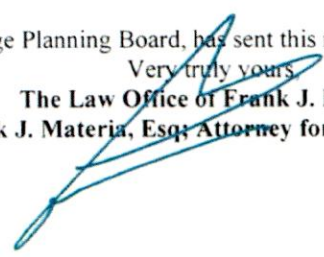
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Sinisi, Joseph
26 Ridgeway Avenue
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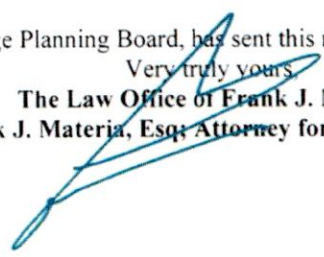
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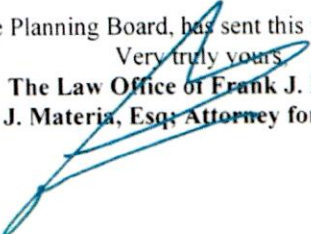
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That the undersigned has applied to the West Orange Planning Board in the Township of West Orange for an application via applicant, 15 Ridgeway LLC, on property located at 15 Ridgeway Avenue, West Orange, NJ 07052; Block 28.01; Lot 158. Subject property is located in the R-4 Residential Zone and has an area of 53,084 sf or approximately 1.22 acres. The property is currently occupied by a 2-story single family dwelling with an associated paved driveway from Ridgeway Avenue. Additional improvements include front and rear porches, a wood deck, a fabric covered carport, a bocci court, a fish pond, and a retaining wall. The Applicant is seeking Minor Subdivision approval with "C" variances to subdivide the property into two (2) new lots. New Lot 28.03 will have an area of 26,234 sf and will contain the existing 2-story single family dwelling which is proposed to be renovated. Additional improvements include an associated paved driveway, walkways and a rear patio. New Lot 28.04 will have an area of 26,850 sf and will contain a proposed 2-story single family dwelling with an associated paved driveway and a rear covered patio. All other existing site improvements are proposed to be removed from the property. Both new lots will include 14.8 feet of frontage along Ridgeway Avenue. Access is provided to both new lots via a shared 14 feet wide driveway within a proposed common use access and utility easement. The applicant has requested a variance to permit a lot frontage of 14.8 feet for both new Lot 28.03 and Lot 28.04 whereas a minimum lot frontage of 75 feet is required. Furthermore a variance to permit a lot width of 14.8 feet for both new Lot 28.03 and Lot 28.04 whereas a minimum lot width of 100 feet is required. A variance will also be required from the MLUL provision, NJ Rev Stat § 40:55D-35 (2025), stating that a building lot is to abut a street. *The applicant may also seek any such other variances and waivers that may be required from the Zoning Ordinance.*

The Application is now on the Clerk's Calendar and an [in person hearing has been ordered for Wednesday, May 6, 2026 at 6:30PM. Said hearing will be held in the Municipal Building, 66 Main Street, West Orange, NJ 07052. For listening purposes only a Zoom link is available: Planning Board Regular Meeting: <https://us02web.zoom.us/j/87345499468?pwd=IrnZtdadxzIGF2uTbHuSPW9BmXS4Pk.1>](#)
Webinar ID: 873 4549 9468
Passcode: 085679
Dial in: 646 931 3860

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Very truly yours,

The Law Office of Frank J. Materia
Frank J. Materia, Esq., Attorney for Applicant

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ATTORNEYS AT LAW

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By Appointment only:
98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
NJ 07716

Verizon
540 Broad Street
Newark, NJ 07101

April 15, 2026

RE:TOWNSHIP OF WEST ORANGE PLANNING BOARD NOTICE
PLEASE TAKE NOTICE
APPLICATION NO.: PB-26-01

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

By Appointment only:
98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
NJ 07716

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Joint Meeting of Essex and Union
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500 South First Street
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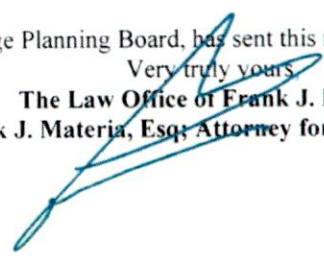
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City of Orange Township
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