

AFFIDAVIT OF SERVICE
STATE OF NEW JERSEY
COUNTY OF Morris

I, Nicole Allen, of full age, being duly sworn according to law, depose and say:

1. I am the person who effected service of notice in connection with an application pending before the Planning Board of West Orange, New Jersey, scheduled for May 6, 2026.
2. Redwood, L.L.C. is the owner of the subject property and the applicant in the above-referenced matter.
3. The subject property is located at 200 Pleasant Valley Way, West Orange, New Jersey, and is designated as Block 151, Lot 33, on the municipal tax map.
4. In accordance with the applicable provisions of New Jersey law, I caused notice of the hearing to be served upon all required parties, including all property owners within 200 feet of the subject property as identified on the certified list obtained from the municipality, as well as any other required public entities.
5. Service of the notice was made on April 21, 2026, in compliance with the notice requirements set forth under applicable law, including service at least ten (10) days prior to the scheduled hearing.
6. Service was made by Certified Mail.
7. A true copy of the notice served is attached hereto.
8. A list of all persons and entities served, together with their addresses and proof of service (including certified mail receipts, where applicable), is attached hereto as Exhibit A.
9. I certify that the foregoing statements are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.



Nicole Allen

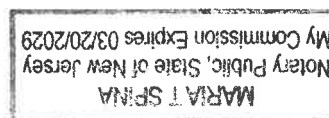
Sworn and subscribed before me this 5th day of May, 2026.

Notary Public of New Jersey



Maria Spina

My Commission Expires: 3/20/2029
(Seal)



LEGAL NOTICE
TOWNSHIP OF WEST ORANGE
PLANNING BOARD

PLEASE TAKE NOTICE that Redwood, LLC, the owner and applicant, received Preliminary and Final Site Plan Approval from the Planning Board of the Township of West Orange at a meeting held on June 7, 2023, which was memorialized on July 5, 2023, for property located at 200 Pleasant Valley Way, West Orange, designated as Block 151, Lot 33, on the municipal tax map. The approval was for the development of the existing undeveloped property to construct a 4-story multi-family residential building with 142 dwelling units above a parking garage containing 170 parking spaces, surrounded by a 168-space surface parking lot. Supporting improvements include resident amenities, utilities, stormwater management, lighting, and landscaping.

PLEASE TAKE FURTHER NOTICE that Redwood, LLC has requested an extension of the previously granted approvals for Planning Board Application PB-23-04, including all variances, waivers, design standard exceptions, permits, incidental relief, and authorizations previously granted by the Board. Certain approvals were granted in connection with the Settlement Agreement dated April 6, 2020.

PLEASE TAKE FURTHER NOTICE that a public hearing on the requested extension has been scheduled by the Planning Board on May 6, 2026 at 6:30 PM at Town Hall, 66 Main Street, West Orange, NJ 07052, with remote access also available via Zoom as follows:

The instructions to access the hearing are:

Zoom Link:

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

Webinar ID: 873 4549 9468

Passcode: 085679

Dial In: 646-931-3860

At this time, you may appear either personally or through an attorney.

All plans and related documents are on file in the office of the Department of Planning and Development in the Municipal Building, 66 Main Street, West Orange, New Jersey, and may be inspected by interested persons during regular office hours. You may also contact the Board Secretary at 973-325-4111 to make an appointment to review the documents in person.

This Notice is published on behalf of the applicant, as required by the State of New Jersey's Municipal Land Use Law (N.J.S.A. 40:55D-10 & 12).

Dimin Fierro, LLC
1086 Teaneck Road, Suite 3A
Teaneck, NJ 07666
Tel. (201) 567-0090
Attorneys for Applicant
Redwood, LLC

April 15, 2026

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	151	33		200 PLEASANT VALLEY WAY	REDWOOD LLC,% PAGANO REAL ESTATE	420 BOULEVARD STE #201	MOUNTAIN LAKES, NJ	07046	200 Pleasant Valley Way, West Orange, NJ, 07052

§

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

Adjoining Properties (12)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	151	1		25 PROSPECT AVENUE	MONTCLAIR GOLF CLUB	P O BOX 194	MONTCLAIR NJ	07042	25 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	151	29		232 PLEASANT VALLEY WAY	PLEASANTDALE NURSERIES INC	232-234 PLEASANT VALLEY W	WEST ORANGE, NJ.	07052	232 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	151	30		220-222 PLEASANT VALLEY	HCP MA4 WEST ORANGE LP	7902 WESTPARK DR	MCLEAN, VA	22102	220-222 Pleasant Valley, West Orange, NJ, 07052
West Orange Township	151	33		200 PLEASANT VALLEY WAY	REDWOOD LLC,% PAGANO REAL ESTATE	420 BOULEVARD STE #201	MOUNTAIN LAKES, NJ	07046	200 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	151	34.01		PLEASANT VALLEY WAY REAR	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	Pleasant Valley Way Rear, West Orange, NJ, 07052
West Orange Township	152.07	5		WOODLAND AVE REAR	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Woodland Ave Rear, West Orange, NJ, 07052
West Orange Township	179.07	1		1 MAYFAIR DRIVE	MONCADA, JAIRO & BETANCUR, ANYELA	1 MAYFAIR DRIVE	WEST ORANGE, NJ	07052	1 Mayfair Drive, West Orange, NJ, 07052
West Orange Township	179.07	2		3 MAYFAIR DRIVE	LLEWELLYN, ALISON	3 MAYFAIR DR	WEST ORANGE, NJ	07052	3 Mayfair Drive, West Orange, NJ, 07052
West Orange Township	179.07	16.01		187 PLEASANT VALLEY WAY	BONSENOR, PEDRO & ROSARIO	187 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	187 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	179.07	19.01		4 MAYFAIR DRIVE	NAIDECH, GARY I	4 MAYFAIR DR	WEST ORANGE, NJ	07052	4 Mayfair Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	179.14	13.01		181 PLEASANT VALLEY WAY	AWRESTATE LLC,	PO BOX 817	FRANKLIN LAKES, NJ	07417	181 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	179.14	13.03		167 PLEASANT VALLEY WAY	CHILDRENS AID & FAMILY SERVICE	200 ROBIN ROAD	PARAMUS, NEW JERSEY	07652	167 Pleasant Valley Way, 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

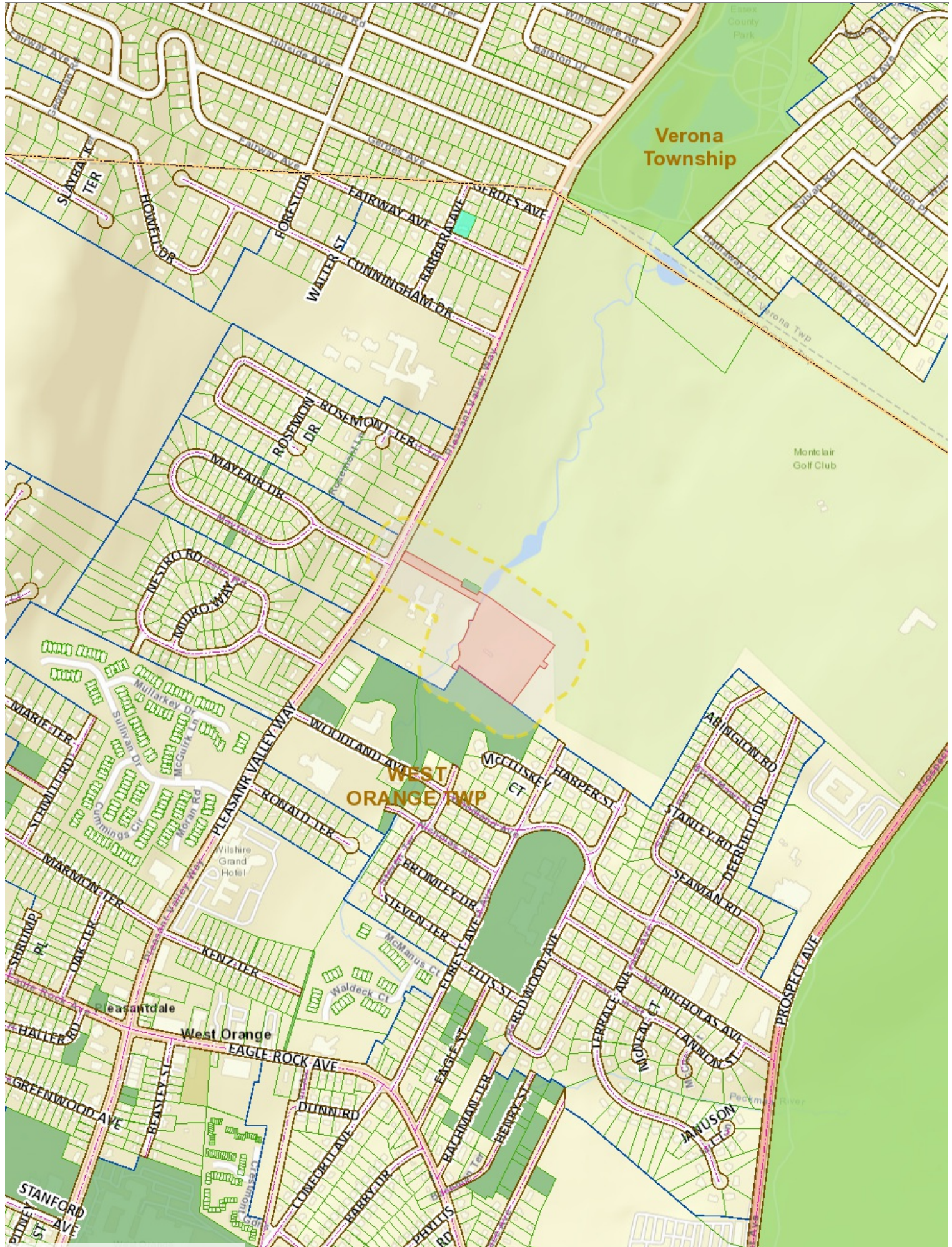
TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

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

Buffer Report - Map



9589 0710 5270 4110 3971 32

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Pedro + Rosario Bonsenor

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Childrens Aid + Family Service

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200 Robin Road

City, State, ZIP+4®
Paramus, NJ 07652

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Awrestate LLC

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

PO Box 817

City, State, ZIP+4®
Franklin Lakes, NJ 07417

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HCP MA4 West Orange LP

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7902 Westpark Drive

City, State, ZIP+4®
McLean, VA 22102

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Montclair Golf Club

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

PO Box 194

City, State, ZIP+4®
Montclair, NJ 07042

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To

Redwood L.L.C. c/o Pagano Real Estate, Inc.

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

420 Boulevard, Suite 201

City, State, ZIP+4®
Mountain Lakes, NJ 07046

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Pleasantdale Nurseries Inc.

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

232-234 Pleasant Valley Way

City, State, ZIP+4®
West Orange, NJ 07052

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New Jersey American Water Co.
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167 John F. Kennedy Parkway
City, State, ZIP+4®
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80 Park Plaza T6B
City, State, ZIP+4®
Newark, NJ 07102

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Basking Ridge, NJ 07920

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Verizon
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1 Verizon Way
City, State, ZIP+4®
Basking Ridge, NJ 07920-1025

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Union, NJ 07083

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