

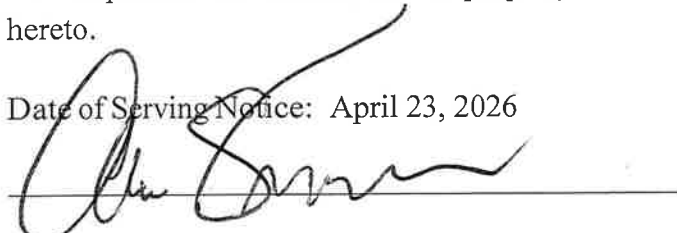
PLANNING BOARD
TOWNSHIP OF WEST ORANGE

Application No. PB-25-09 JOHNY PEREZ

STATE OF NEW JERSEY
COUNTY OF ESSEX

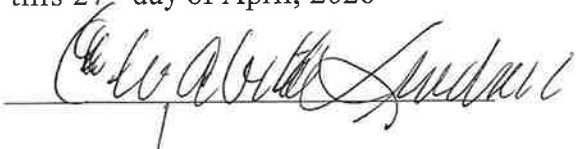
ALAN G. TREMBULAK, Esq., of full age, being duly sworn according to law, deposes and says, that he maintains an office at 363 Bloomfield Avenue, in the Township of Montclair, County of Essex and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Planning Board of West Orange Township, New Jersey being an application under the Zoning Ordinance, and which has the application No. PB-25-09 and relates to premises commonly known as 68 Whittlesey Avenue and designated as Block 129 Lot 58 on the West Orange Tax Map, and that on April 23, 2026, he gave written notice of the hearing of this application, by certified mail, return receipt requested, to each and all of the persons to whom notice must be given in the required form and according to the attached list. Copies of the Notice, list of property owners and certified mail receipts are attached hereto.

Date of Serving Notice: April 23, 2026



ALAN G. TREMBULAK, Esq.
Attorney for the Applicant

Sworn to and Subscribed before me
this 27th day of April, 2026



Notary Public of the State of New Jersey

ELIZABETH LINDNER
A Notary Public of New Jersey
My Commission Expires 09/23/2030

LEGAL NOTICE
Township of West Orange
Planning Board

PLEASE TAKE NOTICE that on May 6, 2026 at 6:30 p.m. the Planning Board of the Township of West Orange (the "Planning Board" or the "Board") will hold a public hearing in the Council Chambers of the West Orange Municipal Building, 66 Main Street, West Orange, New Jersey in connection with property located at 68 Whittlesey Avenue, which property is designated as Block 129 Lot 58 on the West Orange Tax Maps (hereinafter referred to as the "Property"). The Property is located in the R-T Two-Family Residential Zone District of the Township of West Orange.

The Applicant Johnny Perez has applied to the planning board for Minor Subdivision Approval to subdivide the Property into two lots. The existing single-family dwelling will be converted to a two-family dwelling, and a new two-family dwelling will be constructed on the subdivided lot.

In connection with the proposed subdivision, the Applicant has also applied for the following variances from West Orange Zoning Ordinance Section 25-7.1, Part B:

(A) Variances to permit a lot area of 5,000 square feet for each of the subdivided lots whereas the zoning ordinance requires a minimum lot area of 7,500 square feet for two-family dwellings;

(B) Variances to permit lot widths of 50 feet for each of the subdivided lots whereas the zoning ordinance requires a minimum lot width of 75 feet for two-family dwellings;

(C) A variance to permit a front yard of 16.71 feet for the existing dwelling on Proposed Lot 58.02 whereas the zoning ordinance requires a minimum front yard setback of 30 feet;

(D) A variance to permit a side yard of 1.67 feet for the existing dwelling on Proposed Lot 58.02 whereas the zoning ordinance requires a minimum side yard setback of 8 feet; and

(E) A variance to permit the existing shed on Proposed Lot 58.02 to be set back 7.11 feet from a side lot line whereas the zoning ordinance provides that accessory structures may not be located in a minimum required side yard (8 feet).

The Applicant also requests any other variances, approvals, waivers or exceptions that may be required or are determined to be required in connection with this application.

At the public hearing on the Application, members of the public may appear in person or by attorney to ask questions and to make comments and objections. Members of the public may view and listen to the public hearing via the virtual Zoom platform by utilizing the following link for the May 6, 2026 hearing:

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

Webinar ID: 873 4549 9468

Password: 085679

2. Telephone: Dial In: 1-646-931-3860

No questions or comments will be accepted from persons not physically present at the hearing in the Council Chambers.

All documents filed by the Applicant in connection with this application will be on file and available for public inspection no later than ten (10) days in advance of the hearing date. The application materials may be viewed in the Office of the Planning Board Secretary located at 66 Main Street, West Orange, New Jersey 07052, during regular business hours, excluding holidays, and may also be accessed on the Township of West Orange website under the May 6, 2026 agenda at: <https://www.westorange.org/> To verify the hours to view the application materials in-person, or if you are having trouble accessing the application materials online, please contact the Planning Board Secretary Jamilet Baquerizo Vite by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday from 8:30 AM to 4:30 pm, excluding holidays.

Alan G. Trembulak, Esq.
Attorney for the Applicant
Montclair Real Estate Law Group
363 Bloomfield Avenue
Montclair, NJ 07042
Direct Dial: 973-746-7500
Email: atrembulak@montclairlaw.com

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	129	58		68 WHITTLESEY AVENUE	PEREZ, JOHNY R	4018 MAPLETON DRIVE	CHANTILLY, VA	20151	68 Whittlesey Avenue, West Orange, NJ, 07052

§

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

Adjoining Properties (48)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	126	10		67 WHITTLESEY AVENUE	LEMA, JOSE D & MARIA G	67 WHITTLESEY AVENUE	WEST ORANGE, NJ	07052	67 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	126	10.01		67 WHITTLESEY AVENUE	LEMA, JOSE D & MARIA G	67 WHITTLESEY AVENUE	WEST ORANGE, NJ	07052	67 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	126	10.02		65 WHITTLESEY AVENUE	TSILIKOS, ANN & GEORGE	3 MANKER DR	FLORHAM PARK, NJ	07932	65 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	126	14		63 WHITTLESEY AVENUE	ECHEVARRIA, ELIZABETH	63 WHITTLESEY AVENUE	WEST ORANGE, NJ	07052	63 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	126	15		61 WHITTLESEY AVENUE	REYES, ALTAGRACIA	61 WHITTLESEY AVE	WEST ORANGE, NJ	07052	61 Whittlesey Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	126	16		59 WHITTLESEY AVENUE	BENOIT,MARIE L+BIEN-AIME,JEANNINE	59 WHITTLESEY AVE	WEST ORANGE, NJ	07052	59 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	126	17		57 WHITTLESEY AVENUE	ANDREWS, VIBERT O. & DIANA	57 WHITTLESEY AVE.	WEST ORANGE, N.J.	07052	57 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	126	18		55 WHITTLESEY AVENUE	NOCIOLO, PAULA	55 WHITTLESEY AVE	WEST ORANGE, NJ	07052	55 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	126	19		118 FRANKLIN AVENUE	LOUIS,SAUVEUR &CLAIRIZEMENE&NATHANA	118 FRANKLIN AVE	WEST ORANGE, NJ	07052	118 Franklin Avenue, West Orange, NJ, 07052
West Orange Township	126	20		120 FRANKLIN AVENUE	HERNANDEZ, GUSTAVO	120 FRANKLIN AVE.	WEST ORANGE, N.J.	07052	120 Franklin Avenue, West Orange, NJ, 07052
West Orange Township	126	22		122 FRANKLIN AVENUE	MNCK PROPERTIES LLC,	122 FRANKLIN AVE	WEST ORANGE, NJ	07052	122 Franklin Avenue, West Orange, NJ, 07052
West Orange Township	126	25		128 FRANKLIN AVENUE	ESCOBAR, RUBEN O. & MIRIAM L	25 WEAVER PLACE	EAST HANOVER, NJ	07936	128 Franklin Avenue, West Orange, NJ, 07052
West Orange Township	127	1		51 WHITTLESEY AVENUE	BRADY, KEVIN R	803 ATLANTIC AVENUE	POINT PLEASANT BEACH, NJ	08742	51 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	127	4		45 WHITTLESEY AVENUE	WATSON, ANDRE & VANESSA	39 LLEWELLYN AVE	WEST ORANGE, NJ	07052	45 Whittlesey Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	127	6		43 WHITTLESEY AVENUE	SAMANAMU, CONSTANTINO & ET AL	43 WHITTLESEY AVE.	WEST ORANGE, NJ	07052	43 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	127	7		41 WHITTLESEY AVENUE	FIELDS, CHANDA	41 WHITTLESEY AVENUE	WEST ORANGE, N.J.	07052	41 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	127	8		39 WHITTLESEY AVENUE	LATCHMAN, YUGINDRA & BARAKAT, FARRA	39 WHITTLESEY AVE	WEST ORANGE, NJ	07052	39 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	127	9		3 CHERRY STREET	FACCHIANO, MICHAEL J.	3 CHERRY STREET	WEST ORANGE, NJ	07052	3 Cherry Street, West Orange, NJ, 07052
West Orange Township	127	13		110 FRANKLIN AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	110 Franklin Avenue, West Orange, NJ, 07052
West Orange Township	129	10		103 WATSON AVENUE	PEREZ, LUIS E	103 WATSON AVE	WEST ORANGE, NJ	07052	103 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	12		101 WATSON AVENUE	CJ PROPERTY MANAGERS, LLC	101 WATSON AVE	WEST ORANGE, NJ	07052	101 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	13		99 WATSON AVENUE	VARGAS-MERINO, BALTAZAR	99 WATSON AVE	WEST ORANGE, NJ	07052	99 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	16		95 WATSON AVENUE	JEAN, PATRICK THOMAS	95 WATSON AVE	WEST ORANGE, NJ	07052	95 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	17		91 WATSON AVENUE	WILSON, MARQUES	91 WATSON AVE	WEST ORANGE, NJ	07052	91 Watson Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	129	18		87 WATSON AVENUE	PEREZ, KENNETH	87 WATSON AVE.	WEST ORANGE, NJ	07052	87 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	20		85 WATSON AVENUE	LOUIS-CHARLES, GUILENE ET AL.	85 WATSON AVE	WEST ORANGE, NJ	07052	85 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	22		81 WATSON AVENUE	ROSARIO, SHARON M.	81 WATSON AVE.	WEST ORANGE, NJ	07052	81 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	24		77 WATSON AVENUE	GARCIA, ALFREDO	77 WATSON AVE	WEST ORANGE, NJ	07052	77 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	25		75 WATSON AVENUE	CARR, DJIBRIL & SAFIYA	75 WATSON AVE	WEST ORANGE, NJ	07052	75 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	27		69 WATSON AVENUE	FORBES, ANDREA & MARGARET J. SMITH	69 WATSON AVE.	WEST ORANGE, NJ	07052	69 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	29		46 WHITTLESEY AVENUE	PROANO, BRYAN	46 WHITTLESEY AVE	WEST ORANGE, NJ	07052	46 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	129	49		48 WHITTLESEY AVENUE	SAINT-ELIEN, LEDERLE & DIEULA	48 WHITTLESEY AVENUE	WEST ORANGE, N.J.	07052	48 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	129	50		54 WHITTLESEY AVENUE	HOCH, MARZANNA	1 MOUNTAIN AVE	WEST ORANGE, NJ	07052	54 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	129	50.01		52 WHITTLESEY AVENUE	TUCKER, ELEMOND	52 WHITTLESEY AVENUE	WEST ORANGE, NJ	07052	52 Whittlesey Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	129	58		68 WHITTLESEY AVENUE	PEREZ, JOHNY R	4018 MAPLETON DRIVE	CHANTILLY, VA	20151	68 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	129	60		66 WHITTLESEY AVENUE	PEREZ, JUAN & ZENOBIA	4018 MAPLETON DRIVE	CHANTILLY, VA	20151	66 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	129	63		70 WHITTLESEY AVENUE	CHARLES SAMSON, MARANATHA & HERODE	70 WHITTLESEY AVE	WEST ORANGE, NJ	07052	70 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	129	65		101 WATSON AVENUE	CJ PROPERTY MANAGERS, LLC	101 WATSON AVE	WEST ORANGE, NJ	07052	101 Watson Avenue, West Orange, NJ, 07052
West Orange Township	129	66		76 WHITTLESEY AVENUE	CHARLES, ROSE M & DEBORAH M	76 WHITTLESEY AVE	WEST ORANGE, NJ	07052	76 Whittlesey Avenue, West Orange, NJ, 07052
West Orange Township	130	50		72 WATSON AVENUE	ZORN, FREDERICK & SARAH	72 WATSON AVE	WEST ORANGE, NJ	07052	72 Watson Avenue, West Orange, NJ, 07052
West Orange Township	130	52		76 WATSON AVENUE	LUCHTMAN, PEARL & LATCHMAN, ERROL	76 WATSON AVENUE	WEST ORANGE, NJ	07052	76 Watson Avenue, West Orange, NJ, 07052
West Orange Township	130	53		78 WATSON AVENUE	GALE-BEATTY, YOLANDA	78 WATSON AVE	WEST ORANGE, NJ	07052	78 Watson Avenue, West Orange, NJ, 07052
West Orange Township	130	55		82 WATSON AVENUE	GILKES, ALICIA	82 WATSON AVE	WEST ORANGE, NJ	07052	82 Watson Avenue, West Orange, NJ, 07052
West Orange Township	130	57		84 WATSON AVENUE	LLIGUICOSTA, JORGE	84 WATSON AVE	WEST ORANGE, NJ	07052	84 Watson Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	130	59		90 WATSON AVENUE	GADDIE, SHAVON P	90 WATSON AVENUE	WEST ORANGE, NJ	07052	90 Watson Avenue, West Orange, NJ, 07052
West Orange Township	130	61		92 WATSON AVENUE	WINFIELD, KAREN	92 WATSON AVENUE	WEST ORANGE, N.J.	07052	92 Watson Avenue, West Orange, NJ, 07052
West Orange Township	130	62		94 WATSON AVENUE	ZAMORA-PADILLA, ADRIANA	94 WATSON AVE	WEST ORANGE, NJ	07052	94 Watson Avenue, West Orange, NJ, 07052
West Orange Township	130	64		100 WATSON AVENUE	FERNANDEZ, FLORENTINO & ALBA	100 WATSON AVE	WEST ORANGE, NJ	07052	100 Watson Avenue, West Orange, NJ, 07052

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

9589 0710 5270 3924 7324 96

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Rose M. & Deborah M. Charles
76 Whittlesey Avenue
West Orange, NJ 07052

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Jose D. & Maria G. Lema
67 Whittlesey Avenue
West Orange, NJ 07052

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CJ Property Managers, LLC
101 Watson Avenue
West Orange, NJ 07052

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67 Whittlesey Avenue
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Ann & George Tsilikos
3 Manker Drive
Florham Park, NJ 07932

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Shavon P. Gaddie
90 Watson Avenue
West Orange, NJ 07052

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Jorge Lliguicosta
84 Watson Avenue
West Orange, NJ 07052

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Kenneth Perez
87 Watson Avenue
West Orange, NJ 07052

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Yugindra Latchman & Farra Barakat
39 Whittlesey Avenue
West Orange, NJ 07052

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Karen Winfield
92 Watson Avenue
West Orange, NJ 07052

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Chanda Fields
41 Whittlesey Avenue
West Orange, NJ 07052

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\$ Marzanna Hoch

\$ 1 Mountain Avenue

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\$ Verizon

\$ 1 Verizon Way

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City, State, Z

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\$ Alicia Gilkes

\$ 82 Watson Avenue

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\$ Township of West Orange

\$ Municipal Building

Sent To 66 Main Street

Street and West Orange, NJ 07052

City, State

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☐ Adult Signature Restricted Delivery \$

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\$ Lederle & Dieula Saint-Elien

\$ 48 Whittlesey Avenue

Sent To West Orange, NJ 07052

Street a

City, Sta

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\$ 52 Whittlesey Avenue

Sent To West Orange, NJ 07052

Street

City,

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9589 0710 5270 3390 6431 13

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Sent To

Street

City, St.

Yolanda Gale-Beatty
78 Watson Avenue
West Orange, NJ 07052

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Street and

City, State

Florentino & Alba Fernandez
100 Watson Avenue
West Orange, NJ 07052

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City, State, ZIP+

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

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Street and

City, State

Pearl Lutchman & Errol Latchman
76 Watson Avenue
West Orange, NJ 07052

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Sent To

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City, State

Adriana Zamora-Padilla
94 Watson Avenue
West Orange, NJ 07052

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Total Postage

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Sent To

Street and Apt.

City, State, ZIP

Public Service Electric & Gas Company
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

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Street
City, State

Djibril & Safiya Carr
75 Watson Avenue
West Orange, NJ 07052

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City, State

Andrea Forbes & Margaret J. Smith
69 Watson Avenue
West Orange, NJ 07052

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Street and
City, State

Sharon M. Rosario
81 Watson Avenue
West Orange, NJ 07052

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City, State

Alfredo Garcia
77 Watson Avenue
West Orange, NJ 07052

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Street and
City, State

Frederick & Sarah Zorn
72 Watson Avenue
West Orange, NJ 07052

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City, State

Guilene Louis-Charles, et al
85 Watson Avenue
West Orange, NJ 07052

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City, State

Constantino Samanamu & et al
43 Whittlesey Avenue
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Sent To

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City, State

Michael J. Facchiano
3 Cherry Street
West Orange, NJ 07052

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Sent To

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City, State

Kevin R. Brady
803 Atlantic Avenue
Point Pleasant Beach, NJ 08742

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Andre & Vanessa Watson
39 Llewellyn Avenue
West Orange, NJ 07052

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City, State

MNCK Properties LLC
122 Franklin Avenue
West Orange, NJ 07052

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Sent To

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City, State

Ruben O. & Miriam L. Escobar
25 Weaver Place
East Hanover, NJ 07936

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City, State, ZIP

Gustavo Hernandez
120 Franklin Avenue
West Orange, NJ 07052

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City, State, ZIP

Vibert O. & Diana Andrews
57 Whittlesey Avenue
West Orange, NJ 07052

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Street and Apt.

City, State, ZIP

Luis E. Perez
103 Watson Avenue
West Orange, NJ 07052

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Street and Apt.

City, State, ZIP

Paula Nociolo
55 Whittlesey Avenue
West Orange, NJ 07052

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

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Street and Apt.

City, State, ZIP

Sauveur & Clairizemene
& Nathana Louis
118 Franklin Avenue
West Orange, NJ 07052

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Sent To

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 Elizabeth Echevarria
 63 Whittlesey Avenue
 West Orange, NJ 07052

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Sent To

Street a

City, St.

 CJ Property Managers, LLC
 101 Watson Avenue
 West Orange, NJ 07052

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Sent To

Street and A/C

City, State, Z

 Altagracia Reyes
 61 Whittlesey Avenue
 West Orange, NJ 07052

PRZ

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☐ Adult Signature Required \$
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Total Posta

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Sent To

Street and A/C

City, State, Z

 New Jersey American Water Company
 167 John F. Kennedy Parkway
 Short Hills, NJ 07078

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Total Postage

\$

Sent To

Street and A/C

City, State, Z

 Marie L. Benoit
 & Jeannine Bien-Aime
 59 Whittlesey Avenue
 West Orange, NJ 07052

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Sent To

Street and A/C

City, State

 Bryan Proano
 46 Whittlesey Avenue
 West Orange, NJ 07052

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Total Po

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Sent To

Street a

City, State

Marques Wilson
91 Watson Avenue
West Orange, NJ 07052

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Total Posta

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Sent To

Street and

City, State, ZIP

Baltazar Vargas-Merino
99 Watson Avenue
West Orange, NJ 07052

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Sent To

Street an

City, State, ZIP

Johny R. Perez
4018 Mapleton Dine
Chantilly, VA 20151

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Sent To

Street an

City, State, ZIP

Patrick Thomas Jean
95 Watson Avenue
West Orange, NJ 07052

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