



CHIESA SHAHINIAN & GIANTOMASI PC

105 Eisenhower Parkway, Roseland, NJ 07068
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LISA A. JOHN-BASTA
Member
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O 973.530.2083

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May 18, 2026

VIA FEDERAL EXPRESS & EMAIL

Ms. Diana L. Chandler
Planning & Development
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: Mavis Tire Supply, LLC
460 Prospect Avenue – Block 105, Lot 64.01
Application for Preliminary and Final Site Plan Approval with Use Variance**

Dear Ms. Chandler:

Enclosed please find an Affidavit of Proof of Publication and Service with the following attachments pertaining to the above captioned matter scheduled before the Zoning Board of Adjustment of the Township of West Orange by remote public hearing on Thursday, May 28, 2026, at 8:00 p.m.:

- 1) List of property owners located within 200 feet of the subject property (Exhibit A);
- 2) Copy of the Legal Notice sent by certified mail to property owners (Exhibit B);
- 3) Original certified mail receipts (Exhibit C);
- 4) Legal Affidavit received from The Star-Ledger evidencing proof of publication of the Legal Notice on May 15, 2026; as well as Legal Notice published in TAPinto on May 15, 2026; affidavit of proof of publication will be provided upon receipt (Exhibit D).

If you have any questions, please do not hesitate to contact me.

Very truly yours

Lisa A. John-Basta
Lisa A. John-Basta
Member

LAJ/bs
Enclosures

AFFIDAVIT OF PROOF OF PUBLICATION AND SERVICE
TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT

I, Blanca Saccomanno, legal assistant to Lisa A. John-Basta, of full age, being duly sworn according to law, upon my oath, depose and say:

1. I am employed by the law firm of Chiesa Shahinian & Giantomasi, PC, with offices at 105 Eisenhower Parkway, Roseland, New Jersey.

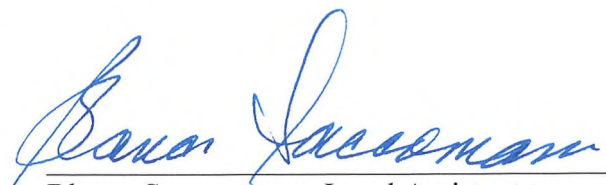
2. The Applicant, Mavis Tire Supply, LLC (the “Applicant”), has applied to the Zoning Board of Adjustment of the Township of West Orange (the “Zoning Board” or the “Board”) for preliminary and final major site plan approval as well as variance relief from the Township’s Land Use Regulations (the “Code”) in order to demolish the existing building and construct a one-story, Mavis Discount Tire store inclusive of a retail sales areas and seven (7) service bays on property located at 460 Prospect Avenue, which property is designated as Block 105, Lot 64.01 on the Tax Maps of the Township of West Orange (the “Property”).

3. The Application has been scheduled for a **remote** public hearing before the Board on Thursday, May 28, 2026, at 8:00 p.m.

4. With regard to notice of the subject Application, our office obtained a certified list of property owners located within a 200-foot radius of the Property from the Township of West Orange, Tax Assessor’s office, dated May 14, 2026, attached hereto as Exhibit A.

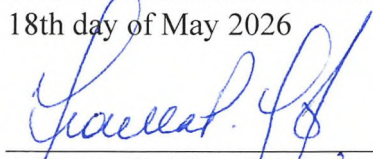
5. On May 14, 2026, our office mailed to all property owners and interested parties entitled to notice by certified mail a Notice to Property Owners within 200 feet of the Property. A copy of said Notice is attached hereto as Exhibit B and the original certified mail receipts are attached hereto as Exhibit C.

6. With regard to the requirement for publication, attached hereto as Exhibit D, is a Legal Affidavit received from the Star-Ledger evidencing proof of publication of the Legal Notice on May 15, 2026, as well as a copy of the Legal Notice published in TAPinto, online publication, on May 15, 2026. Once we receive the original affidavit of publication from TAPinto, same will be forwarded for your files.



Blanca Saccomanno, Legal Assistant to
Lisa A. John-Basta

Sworn and subscribed to this
18th day of May 2026



A Notary Public of New Jersey

IORELLA P TORRES
A Notary Public of New Jersey
My Commission Expires March 25, 2031

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 (2)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	84.01	63		466 PROSPECT AVENUE	466 PROSPECT AVENUE REALTY, LLC.	420 BLOOMFIELD AVENUE	VERONA, NJ	07044	466 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	105	64.01		460 PROSPECT AVENUE	460 PROSPECT STREET LLC	1625 STATE RTE 10	MORRIS PLAINS, NJ	07950	460 Prospect Avenue, West Orange, NJ, 07052

§

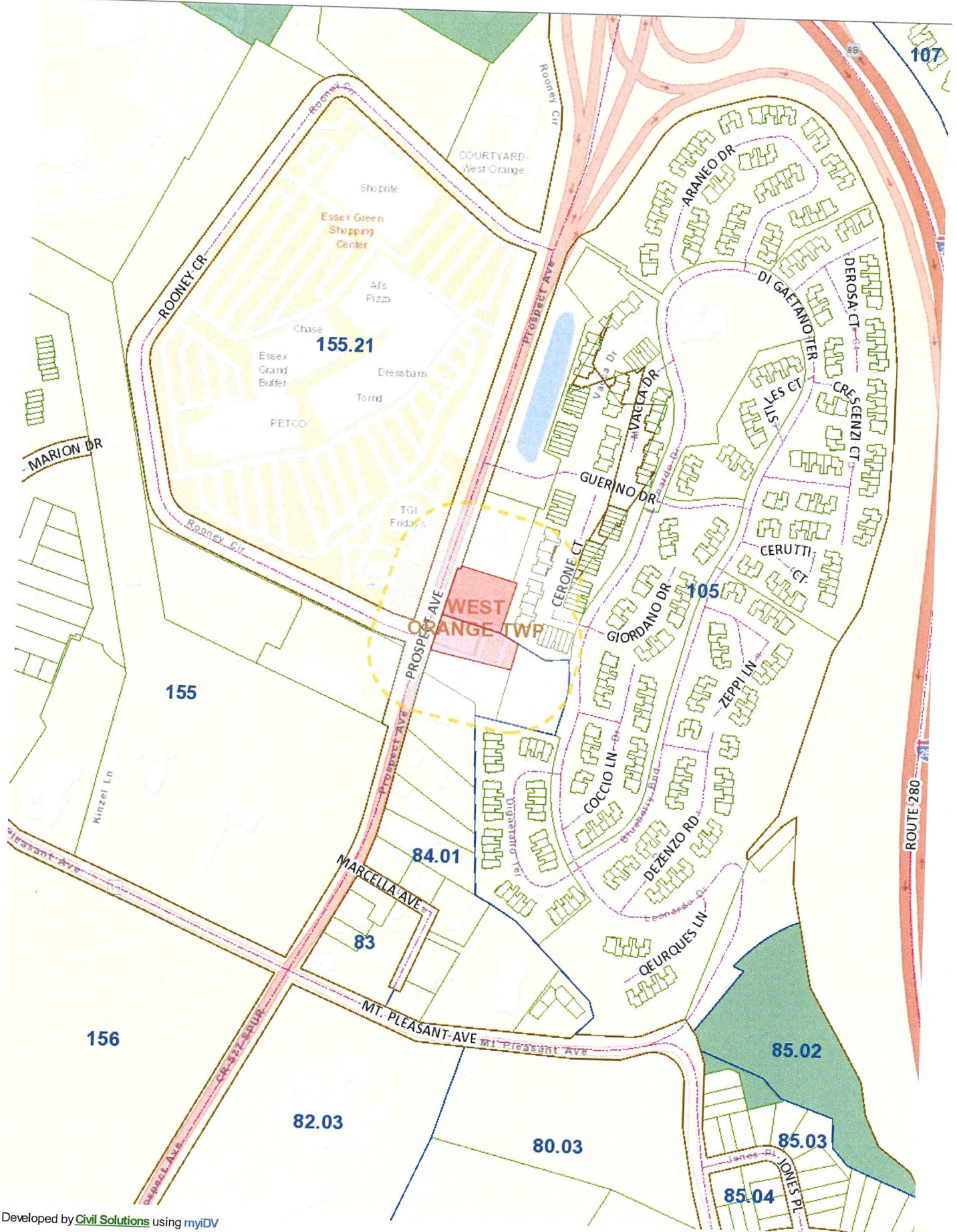
List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (33)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	84.01	55		478 PROSPECT AVENUE	LLEWELLYN-EDISON SAV. & LOAN ASSN.	474 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	478 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	60		470 PROSPECT AVENUE	470 PROSPECT AVENUE LLC	P.O. BOX 1287	MONTCLAIR NJ	07042	470 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	63		466 PROSPECT AVENUE	466 PROSPECT AVENUE REALTY, LLC.	420 BLOOMFIELD AVENUE	VERONA, NJ	07044	466 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	86		BLUEBERRY BEND	FLBB LLC,	260 OVERBROOK AVENUE	OAKHURST, NJ	07755	Blueberry Bend, West Orange, NJ, 07052
West Orange Township	105	1		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	1 LEONARDO DRIVE	WEST ORANGE NJ	07052	454 Prospect Ave, West Orange, NJ, 07052
West Orange Township	105	1	C0001	1 CERONE COURT	SHEPPARD, FRANK & PATRICIA	1 CERONE CT.	WEST ORANGE, NJ	07052	1 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0002	2 CERONE COURT	NOTO, LOUIS J & GRIFFITH, BEVERLY	2 CERONE COURT	WEST ORANGE NJ	07052	2 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0003	3 CERONE COURT	CHEON, RONALD J.	3 CERONE COURT	WEST ORANGE NJ	07052	3 Cerone Court, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	105	1	C0004	4 CERONE COURT	MOLINARO, F&J	4 CERONE COURT	WEST ORANGE NEW JERSEY	07052	4 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0005	5 CERONE COURT	CORTE, PIA	5 CERONE COURT	WEST ORANGE NEW JERSEY	07052	5 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0006	6 CERONE COURT	MATT, ANDREW & KOSCICA, STEPHANIE	6 CERONE CT	WEST ORANGE, NJ	07052	6 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0007	7 CERONE COURT	HE, YI	7 CERONE CT.	WEST ORANGE, NJ	07052	7 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0025	25 CERONE COURT	KRUGER, PAUL D & SUSAN L.	25 CERRONE COURT	WEST ORANGE NJ	07052	25 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0026	26 CERONE COURT	HAM, DAVID	26 CERONE COURT	WEST ORANGE NJ	07052	26 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0027	27 CERONE COURT	ONUKOGU, DONNA	27 CERONE CT	WEST ORANGE, NJ	07052	27 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0028	28 CERONE COURT	BURROWES, DARELLE & BRADLEY, YASMEEN	28 CERONE COURT	WEST ORANGE, NJ	07052	28 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0029	29 CERONE COURT	ALTAGRACIA, Z & BRITO, C&Z	29 CERONE CT	WEST ORANGE, NJ	07052	29 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0030	30 CERONE COURT	LUO, CHEWE	30 CERONE CT	WEST ORANGE, NJ	07052	30 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0031	31 CERONE COURT	BALA, HIMMAT	31 CERONE COURT	WEST ORANGE, N. J.	07052	31 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0032	32 CERONE COURT	RANJAN, AMIT & KUMARI, SHILU	32 CERONE CT	WEST ORANGE, NJ	07052	32 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0033	33 CERONE COURT	ASKEW, ANITA	33 CERONE CT	WEST ORANGE, NJ	07052	33 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0034	34 CERONE COURT	CORREA, LISA SESSA	34 CERONE COURT	WEST ORANGE, NJ	07052	34 Cerone Court, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	105	1	C0035	35 CERONE COURT	CASTILLO, JOHANNAR	35 CERONE CT	WEST ORANGE, NJ	07052	35 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0036	36 CERONE COURT	PICONE, JOHN & MICHELLE	36 CERONE COURT	WEST ORANGE NJ	07052	36 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0037	37 CERONE COURT	CAMPBELL, MOLLY	37 CERONE COURT	WEST ORANGE, NJ	07052	37 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	1	C0038	38 CERONE COURT	GORSLINE, ROBIN HAWLEY & LEBOLT, JON	38 CERONE COURT	WEST ORANGE, NJ	07052	38 Cerone Court, West Orange, NJ, 07052
West Orange Township	105	2		456 PROSPECT AVENUE	RKS PROPERTIES LLC	PO BOX 809	LIBERTY CORNER, NJ	07938	456 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	105	4		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	1 LEONARDO DRIVE	WEST ORANGE, NJ	07052	454 Prospect Ave, West Orange, NJ, 07052
West Orange Township	105	7		454 PROSPCT AVE	VILLAS AT EAGLE RIDGE	1 LEONARDO DRIVE	WEST ORANGE, NJ	07052	454 Prospekt Ave, West Orange, NJ, 07052
West Orange Township	105	64.01		460 PROSPECT AVENUE	460 PROSPECT STREET LLC	1625 STATE RTE 10	MORRIS PLAINS, NJ	07950	460 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	155	26.02		475 PROSPECT AVE	AMPC REAL ESTATE LLC % M. HALFACRE	475 PROSPECT AVE	WEST ORANGE, NJ	07052	475 Prospect Ave, West Orange, NJ, 07052
West Orange Township	155	40.03		ROONEY CIRCLE	CLPF ESSEX GREEN LLC,%CHARTER REALT	309 GREENWICH AVE	GREENWICH, CT	06830	Rooney Circle, West Orange, NJ, 07052
West Orange Township	155.21	40		495 PROSPECT AVENUE	CLPF ESSEX GREEN LLC,%CLARION PARTN	1 MADISON AVE 14TH FLR	NY,NY	10010	495 Prospect 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
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

**TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
PROPERTY OWNERS NOTICE**

To: All property owners and other entities entitled to notice within a 200-foot radius of properties located at 460 Prospect Avenue, designated as Block 105, Lot 64.01, and 466 Prospect Avenue, designated as Block 84.01, Lot 63, on the Tax Maps of the Township of West Orange, New Jersey 07052.

Please take notice that on May 28, 2026 at 8:00 p.m., the Zoning Board of Adjustment of the Township of West Orange (the "Zoning Board" or the "Board") will hold a **remote** public hearing, pursuant to the instructions set forth below, in connection with property located at 460 Prospect Avenue and designated as Block 105, Lot 64.01 on the Tax Maps of the Township of West Orange (the "Property"). The Property is located within the B-2 General Business District (the "District") of the Township of West Orange (the "Township") and is presently improved with a two-story office building. Adjacent property located at 466 Prospect Avenue and designated as Block 84.01, Lot 63 on the Tax Maps of the Township (the "Adjacent Property"), is also part of the subject hearing to the extent that easement rights exist for access to the Property over a portion of the Adjacent Property commonly referred to as Blueberry Lane, a private road.

Mavis Tire Supply, LLC (the "Applicant"), has applied to the Zoning Board for preliminary and final major site plan approval as well as variance relief from the Township's Land Use Regulations (the "Code") in order to demolish the existing building and construct a one-story, approximately 6,205 square foot Mavis Discount Tire store inclusive of a retail sales area and seven (7) service bays on the Property, along with ancillary improvements, including, but not limited to, parking, landscaping, lighting and stormwater infrastructure. In connection with the application, d(1) use variance relief from Section 25-7.1- Part A: Permitted Uses Table of District Regulations of the Code is requested to permit automotive repair within the building, whereas such use is not permitted in the District. The Applicant further requests "c" variance relief from the following Sections of the Code: (a) Section 25-7.1 - Part B: Bulk Standards to exceed the maximum permissible lot coverage of 60%, whereas 63.3% is proposed; (b) Section 25-12.1.1 to allow two (2) parking stalls in the front yard, whereas parking in the front yard is not permitted in the District; (c) Section 25-12.2.b(1) to permit 22 onsite parking spaces, whereas 25 parking spaces are required; (d) Section 25-12.3.a.2 to allow no dedicated loading space for the use, whereas one (1) is required; (e) Code Section 25-12.4.a.2 to permit an access drive to off-street parking within five (5) feet of a side lot line, whereas such location is not permitted; (f) Section 25-14.3 to permit lighting levels of 1.0 footcandles in portions of the proposed parking lot, whereas a minimum of 2.0 footcandles is required in parking areas; and (g) Section 25-14.3 to permit lighting illumination along portions of nonresidential property lines at 4.8 footcandles, whereas a maximum of 0.5 footcandles is permitted. Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and 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 the application.

Instructions to Join Remote Hearing

The remote public hearing is being held in lieu of an in-person public hearing and will be held by remote access only. During the hearing, any interested party, directly or by attorney, will have an opportunity to view the hearing in its entirety, and be heard (ask questions, provide comments or offer evidence). Members of the public will be provided with instructions during the meeting on how to participate.

You may participate in the hearing on the scheduled date and time through the web via the Zoom video conference platform or by telephone by using the following options set forth below. Please note, however, that if you participate solely by telephone, you will not be able to view the visual materials that may be displayed during the course of the hearing, and therefore, web participation is preferred. Zoom Video Conference Platform Link:

<https://us02web.zoom.us/j/86006477974?pwd=ZfkaqxBIPIJ9OlelOJOsTkCTaR4h73S.1>

Telephone Access: 646-931- 3860, Webinar ID: 860 0647 7974, Password: 315656

Please contact the Zoning Board Secretary in advance of the meeting if you need assistance in order to access the virtual meeting.

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 documents may be accessed on the Township of West Orange website, Zoning Board page at: <http://westorange.org/529/Zoning-Board-of-Adjustment>. To view the application materials, open the May 28, 2026, meeting agenda and follow the hyperlinks related to the application. The May 28, 2026, meeting agenda also contains a hyperlink to join the meeting through the web via the Zoom video conference platform. If you do not have computer access or are otherwise unable to access the application materials, please contact the Zoning Board Secretary to make other arrangements to inspect same in the Planning & Zoning Department, Town Hall, 66 Main Street, West Orange, New Jersey 07052.

Members of the public who anticipate undertaking cross-examination, introducing evidence and/or making public comment on the application are encouraged, but not required, to advise the Zoning Board Secretary in advance of the meeting date, to ensure technological needs are accommodated and to further ensure that documents, which will be referenced during the hearing, are available for review by all participants.

Diana L. Chandler, Zoning Board Secretary, Township of West Orange may be reached by telephone at (973) 325-4108 or email at dchandler@westorange.org. You may also contact the Applicant's attorney, Lisa A. John-Basta, Esq. for information and documents related to the application using the telephone number and email address provided below.

Respectfully,

Mavis Tire Supply, LLC, Applicant

/s/ Lisa A. John-Basta

By: _____

Lisa A. John-Basta, Esq.
Chiesa Shahinian & Giantomasi, PC
Attorneys for Applicant
105 Eisenhower Parkway
Roseland, New Jersey 07068
Telephone: 973-530-2083
Email: ljohn-basta@csglaw.com

Dated: May 14, 2026

EXHIBIT C

9589 0710 5270 1881 1145 55

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	WEST ORANGE BRANCH		Postmark Here
\$			
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			
Sent To	Public Service Electric & Gas Company		
Street	Manager - Corporate Properties		
City, St	80 Park Plaza, T6B		
	Newark, NJ 07102		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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			
Sent To	New Jersey American Water Company		
Street	167 John F. Kennedy Parkway		
City, St	Short Hills, NJ 07078		

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Extra Services & Fees (check box, add fee as appropriate)			
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☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage			
\$			
Total			
Sent To	Comcast Cablevision		
Street	800 Rahway Avenue		
City, St	Union, NJ 07083		

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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			
Sent To	Verizon		
Street	1 Verizon Way		
City, St	Basking Ridge, New Jersey 07920-1025		

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☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage			
\$			
Total			
Sent To	Township of West Orange		
Street	Municipal Building		
City, St	66 Main Street		
	West Orange, NJ 07052		

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☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		
Postage			
\$			
Total			
Sent To	ESSEX COUNTY PLANNING BOARD		
Street	900 BLOOMFIELD AVENUE		
City, St	VERONA, NJ 07044		

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

Postage \$
WEST ORANGE, NJ 07052

Postmark Here MAY 14 2026

Commissioner of Transportation
Department of Transportation
State of New Jersey
1035 Parkway Ave
PO Box 600
TRENTON, NJ 08625

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

Postage \$
WEST ORANGE, NJ 07052

Postmark Here MAY 14 2026

466 Prospect Avenue Realty, LLC.
420 Bloomfield Avenue
Verona, NJ 07044

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

Postage \$
WEST ORANGE, NJ 07052

Postmark Here MAY 14 2026

460 Prospect Street LLC
1625 State RTE 10
Morris Plains, NJ 07950

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WEST ORANGE BRANCH

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 \$
WEST ORANGE, NJ 07052

Postmark Here MAY 14 2026

Llewellyn-Edison Sav. & Loan Assn.
474 Prospect Avenue
West Orange, N.J. 07052

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WEST ORANGE BRANCH

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 \$
WEST ORANGE, NJ 07052

Postmark Here MAY 14 2026

470 Prospect Avenue LLC
P.O. Box 1287
Montclair NJ 07042

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1881 1148 45

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Certified Mail Fee \$
WEST ORANGE BRANCH

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 \$
WEST ORANGE, NJ 07052

Postmark Here MAY 14 2026

FLBB LLC,
260 Overbrook Avenue
Oakhurst, NJ 07755

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1881 1148 52

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

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VILLAS AT EAGLE RIDGE
1 LEONARDO DRIVE
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1 CERONE CT.
WEST ORANGE, NJ 07052

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NOTO, LOUIS J & GRIFFITH, BEVERLY
2 CERONE COURT
WEST ORANGE NJ 07052

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CHEON, RONALD J.
3 CERONE COURT
WEST ORANGE NJ 07052

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MOLINARO, F&J
4 CERONE COURT
WEST ORANGE NEW JERSEY 07052

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CORTE, PIA
5 CERONE COURT
WEST ORANGE NEW JERSEY 07052

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 City, WEST ORANGE, NJ 07052

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 City, WEST ORANGE, NJ 07052

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 Sent KRUGER, PAUL D & SUSAN L.
 Street 25 CERRONE COURT
 City, WEST ORANGE NJ 07052

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 Street 25 CERONE COURT
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 Street 26 CERONE COURT
 City, WEST ORANGE NJ 07052

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 City, WEST ORANGE, NJ 07052

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Street 28 CERONE COURT
City, St WEST ORANGE, NJ 07052 25

WEST ORANGE BRANCH
MAY 14 2026
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WEST ORANGE, NJ 07052

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City, St WEST ORANGE, NJ 07052 30

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WEST ORANGE, NJ 07052

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WEST ORANGE, NJ 07052

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 City, 475 PROSPECT AVE
 WEST ORANGE, NJ 07052

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 City, 309 GREENWICH AVE
 GREENWICH, CT 06830

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 City, 1 MADISON AVE 14TH FLR
 New York, NY 10010

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EXHIBIT D



AD#: 0011094787

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 05/15/2026

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Maria Nunez 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 15th day of May 2026

*Jeanette
Kryzmalwski*



Notary Public



Online Notary Public. Notarization
facilitated by SIGNiX®

LEGAL NOTICE
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that on May 28, 2026 at 8:00 p.m., the Zoning Board of Adjustment of the Township of West Orange (the "Zoning Board" or the "Board") will hold a remote public hearing, pursuant to the instructions set forth below, in connection with property located at 460 Prospect Avenue and designated as Block 105, Lot 64.01 on the Tax Maps of the Township of West Orange (the "Property"). The Property is located within the B-2 General Business District (the "District") of the Township of West Orange (the "Township") and is presently improved with a two-story office building. Adjacent property located at 466 Prospect Avenue and designated as Block 84.01, Lot 63 on the Tax Maps of the Township (the "Adjacent Property"), is also part of the subject hearing to the extent that easement rights exist for access to the Property over a portion of the Adjacent Property commonly referred to as Blueberry Lane, a private road.

Mavis Tire Supply, LLC (the "Applicant"), has applied to the Zoning Board for preliminary and final major site plan approval as well as variance relief from the Township's Land Use Regulations (the "Code") in order to demolish the existing building and construct a one-story, approximately 6,205 square foot Mavis Discount Tire store inclusive of a retail sales area and seven (7) service bays on the Property, along with ancillary improvements, including, but not limited to, parking, landscaping, lighting and stormwater infrastructure. In connection with the application, d(1) use variance relief from Section 25-7.1- Part A: Permitted Uses

Table of District Regulations of the Code is requested to permit automotive repair within the building, whereas such use is not permitted in the District. The Applicant further requests "c" variance relief from the following Sections of the Code: (a) Section 25-7.1 - Part B: Bulk Standards to exceed the maximum permissible lot coverage of 60%, whereas 63.3% is proposed; (b) Section 25-12.1.l to allow two (2) parking stalls in the front yard, whereas parking in the front yard is not permitted in the District; (c) Section 25-12.2.b(1) to permit 22 onsite parking spaces, whereas 25 parking spaces are required; (d) Section 25-12.3.a.2 to allow no dedicated loading space for the use, whereas one (1) is required; (e) Code Section 25-12.4.a.2 to permit an access drive to off-street parking within five (5) feet of a side lot line, whereas such location is not permitted; (f) Section 25-14.3 to permit lighting levels of 1.0 footcandles in portions of the proposed parking lot, whereas a minimum of 2.0 footcandles is required in parking areas; and (g) Section 25-14.3 to permit lighting illumination along portions of nonresidential property lines at 4.8 footcandles, whereas a maximum of 0.5 footcandles is permitted. Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and 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 the application.

Instructions to Join Remote Hearing

The remote public hearing is being held in lieu of an in-person public hearing and will be held by remote access only. During the hearing, any interested party, directly or by attorney, will have an opportunity to view the hearing in its entirety, and be heard (ask questions, provide comments or offer evidence). Members of the public will be provided with instructions during the meeting on how to participate.

You may participate in the hearing on the scheduled date and time through the web via the Zoom video conference platform or by telephone by using the following options set forth below. Please note, however, that if you participate solely by telephone, you will not be able to view the visual materials that may be displayed during the course of the hearing, and therefore, web participation is preferred. Zoom Video Conference Platform Link:

<https://us02web.zoom.us/j/86006477974?pwd=ZfkaqxBlPJ9OlelOJOsTkCTaR4h73S.1>

Telephone Access: 646-931- 3860, Webinar ID: 860 0647 7974, Password: 315656

Please contact the Zoning Board Secretary in advance of the meeting if you need assistance in order to access the virtual meeting.

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 documents may be accessed on the Township of West Orange website, Zoning Board page at: <http://westorange.org/529/Zoning-Board-of-Adjustment>. To view the application materials, open the May 28, 2026 meeting agenda and follow the hyperlinks related to the application. The May 28, 2026, meeting agenda also contains a hyperlink to join the meeting through the web via the Zoom video conference platform. If you do not have

the Zoom video conference platform. If you do not have computer access or are otherwise unable to access the application materials, please contact the Zoning Board Secretary to make other arrangements to inspect same in the Planning & Zoning Department, Town Hall, 66 Main Street, West Orange, New Jersey 07052.

Members of the public who anticipate undertaking cross-examination, introducing evidence and/or making public comment on the application are encouraged, but not required, to advise the Zoning Board Secretary in advance of the meeting date, to ensure technological needs are accommodated and to further ensure that documents, which will be referenced during the hearing, are available for review by all participants.

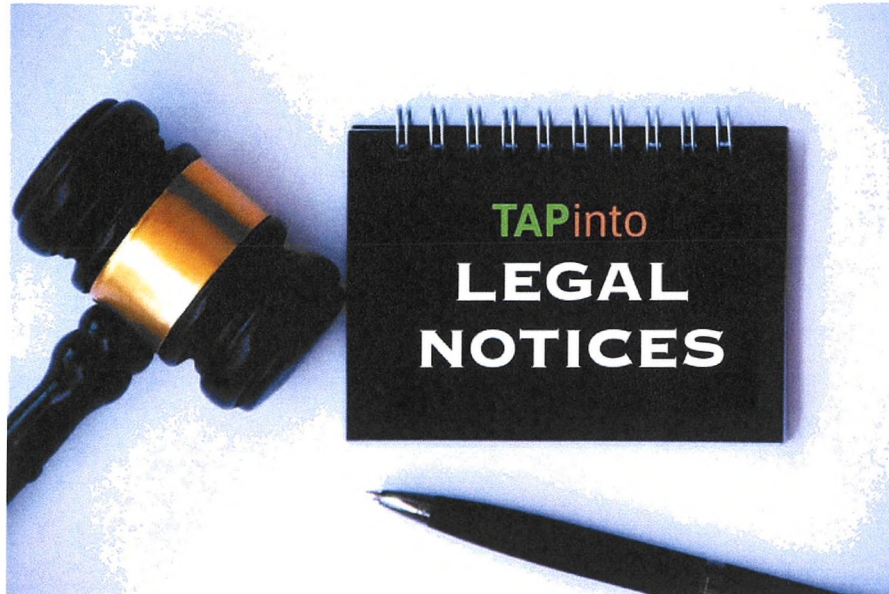
Diana L. Chandler, Zoning Board Secretary, Township of West Orange may be reached by telephone at (973) 325-4108 or email at dchandler@westorange.org. You may also contact the Applicant's attorney, Lisa A. John-Basta, Esq. for information and documents related to the application using the telephone number and email address provided below.

Mavis Tire Supply, LLC, Applicant
Lisa A. John-Basta, Esq.
Chiesa Shahinian & Giantomasi, PC
Attorneys for Applicant
105 Eisenhower Parkway
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LEGAL NOTICE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT



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LEGAL NOTICE TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT PLEASE TAKE NOTICE that on May 28, 2026, at 8:00 p.m., the Zoning Board of Adjustment of the Township of West Orange (the "Zoning Board" or the "Board") will hold a remote public hearing, pursuant to the instructions set forth below, in connection with property located at 460 Prospect Avenue and designated as Block 105, Lot 64.01 on the Tax Maps of the Township of West Orange (the "Property"). The Property is located within the B-2 General Business District (the "District") of the Township of West Orange (the "Township") and is presently improved with a two-story office building. Adjacent property located at 466 Prospect Avenue and designated as Block 84.01, Lot 63 on the Tax Maps of the Township (the "Adjacent Property"), is also part of the subject hearing to the extent that easement rights exist for access to the Property over a portion of the Adjacent Property commonly referred to as Blueberry Lane, a private road. Mavis Tire Supply, LLC (the "Applicant"), has applied to the Zoning Board for preliminary and final major site plan approval as well as variance relief from the Township's Land Use Regulations (the "Code") in order to demolish the existing building and construct a one-story, approximately 6,205 square foot Mavis Discount Tire store inclusive of a retail sales area and seven (7) service bays on the Property, along with ancillary improvements, including, but not limited to, parking, landscaping, lighting and stormwater infrastructure. In connection with the application, d(1) use variance relief from Section 25-7.1- Part A: Permitted Uses Table of District Regulations of the Code is requested to permit automotive repair within the building, whereas such use is not permitted in the District. The Applicant further requests "c" variance relief from the following Sections of the Code: (a)

Section 25-7.1 - Part B: Bulk Standards to exceed the maximum permissible lot coverage of 60%, whereas 63.3% is proposed; (b) Section 25-12.1.l to allow two (2) parking stalls in the front yard, whereas parking in the front yard is not permitted in the District; (c) Section 25-12.2.b(1) to permit 22 onsite parking spaces, whereas 25 parking spaces are required; (d) Section 25-12.3.a.2 to allow no dedicated loading space for the use, whereas one (1) is required; (e) Code Section 25-12.4.a.2 to permit an access drive to off-street parking within five (5) feet of a side lot line, whereas such location is not permitted; (f) Section 25-14.3 to permit lighting levels of 1.0 footcandles in portions of the proposed parking lot, whereas a minimum of 2.0 footcandles is required in parking areas; and (g) Section 25-14.3 to permit lighting illumination along portions of nonresidential property lines at 4.8 footcandles, whereas a maximum of 0.5 footcandles is permitted. Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and 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 the application.

Instructions to Join Remote HearingThe remote public hearing is being held in lieu of an in-person public hearing and will be held by remote access only. During the hearing, any interested party, directly or by attorney, will have an opportunity to view the hearing in its entirety, and be heard (ask questions, provide comments or offer evidence). Members of the public will be provided with instructions during the meeting on how to participate. You may participate in the hearing on the scheduled date and time through the web via the Zoom video conference platform or by telephone by using the following options set forth below. Please note, however, that if you participate solely by telephone, you will not be able to view the visual materials that may be displayed during the course of the hearing, and therefore, web participation is preferred.

Zoom Video Conference Platform
Link: <https://us02web.zoom.us/j/86006477974?pwd=ZfkaqxBIPIJ9OlelOJOsTkCTaR4h73S.1>
Telephone Access: 646-931- 3860, Webinar ID: 860 0647 7974, Password: 315656
Please contact the Zoning Board Secretary in advance of the meeting if you need assistance in order to access the virtual meeting. 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 documents may be accessed on the Township of West Orange website, Zoning Board page at: <http://westorange.org/529/Zoning-Board-of-Adjustment>. To view the application materials, open the May 28, 2026, meeting agenda and follow the hyperlinks related to the application. The May 28, 2026, meeting agenda also contains a hyperlink to join the meeting through the web via the Zoom video conference platform. If you do not have computer access or are otherwise unable to access the application materials, please contact the Zoning Board Secretary to make other arrangements to inspect same in the Planning & Zoning Department, Town Hall, 66 Main Street, West Orange, New Jersey 07052. Members of the public who anticipate undertaking cross-examination, introducing evidence and/or making public comment on the application are encouraged, but not required, to advise the Zoning Board Secretary in advance of the meeting date, to ensure technological needs are accommodated and to further ensure that documents, which will be referenced during the hearing, are available for review by all participants. Diana L. Chandler, Zoning Board Secretary, Township of West Orange may be reached by telephone at (973) 325-4108 or email at dchandler@westorange.org. You may also contact the Applicant's attorney, Lisa A. John-Basta, Esq. for information and documents related to the application using the telephone number and email address provided below. Mavis Tire Supply, LLC, Applicant
Lisa A. John-Basta, Esq. Chiesa Shahinian & Giantomasi, PC Attorneys for Applicant
105 Eisenhower Parkway Roseland, New Jersey 07068 Telephone: 973-530-2083 Email: ljohn-basta@csglaw.com

Entity Name: Township of West Orange