

**AFFIDAVIT OF PROOF OF SERVICE
TOWNSHIP OF WEST ORANGE PLANNING BOARD**

STATE OF NEW JERSEY :
 :
COUNTY OF MONMOUTH :

Ss.:

Tyler R. Zeberl, being of full age, being duly sworn, on his oath deposes and says, I am a partner of the firm, Spiro Harrison and Nelson, attorneys for 15 Ridgeway LLC (the "Applicant"), the owner of real property identified as Block 158 Lot 28.01 (the "Property") and that I did on May 20, 2026, at least ten (10) days prior to the hearing date, give written notice of the hearing on this application (the "Notice") to each and all the persons upon whom service must be had, in the required form and according to the attached lists, and in the manner indicated thereon. I further certify that on May 22, 2026, the Notice was published in the Star Ledger.

A true copy of the Notice is attached hereto as Exhibit A.

A certified list of such owners as supplied by Township of West Orange and true copies of the Certified Mail Receipts, are attached hereto as Exhibit B.

A true copy of the Affidavit of Publication together with the published Notice are attached hereto as Exhibit C.



Tyler R. Zeberl, Esq.
Attorney for Applicant

Sworn and subscribed to before
me this 27th Day of May, 2026.





EXHIBIT A

LEGAL NOTICE
Township of West Orange
Planning Board

PLEASE TAKE NOTICE that the Planning Board of the Township of West Orange, New Jersey (the “Planning Board” or “Board”), will hold a remote hearing on Wednesday evening, June 3, 2026 at 7:30 P.M. pursuant to the instructions set forth below, in connection with property located at 15 Ridgeway Avenue, West Orange, New Jersey 07052, which property is designated as Block 158, Lot 28.01 on the West Orange Tax Maps (the “Property”).

The Applicant, 15 Ridgeway LLC (the “Applicant”), has applied to the planning board seeking subdivision approval seeking to subdivide existing lot 28.01 into two (2) new lots: Proposed Lot 28.03, containing approximately 26,234 square feet of land and Proposed Lot 28.04, containing approximately 26,234 square feet of land. The Applicant also seeks to construct one (1), single-family detached home on each new lot for a total of two (2) single family detached homes, together with associated site improvements. The Property is located in the R-4 (Medium-Density) Residential District.

In connection with the proposed minor subdivision, the Applicant requests bulk “c” variance relief pursuant to N.J.S. 40:55D-70.c, and the West Orange Municipal Code, Chapter 25, as follows:

- (a) Section 25-7.1, Minimum Lot Width: 100 feet required; 14.78 ft. proposed – applicable to both Proposed Lots 28.03 and 28.04.
- (b) Section 25-7.1, Minimum Lot Frontage: 75 feet required; 14.78 feet proposed – applicable to both Proposed Lots 28.03 and 28.04.
- (c) Section 25-7.1, Minimum Rear Yard Setback: 35 feet required: 11.2 feet for Proposed Lot 28.03 and 20.0 feet for Proposed Lot 28.04.

The Applicant also seeks design waiver relief from West Orange Township Storm Water Control Ordinance, Chapter 25-29, to collect/dischage storm water in a manner deemed appropriate by the Planning Board Consulting Engineer, which may differ from the specific requirements of the Township Code.

The applicant shall also seek any or all additional variances, approvals, waivers or exceptions that may be required or are determined to be required by in connection with this 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 to 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 presented during the course of the hearing, and therefore, web participation is preferred.

Computer/Mobile Device (by entering the following link):

West Orange Planning Board Regular Meeting

June 3, 2026, at 7:30 PM

<https://us02web.zoom.us/j/86005091568?pwd=dGyiv83Wo5mVAlo6ggFU5p3PuyAhL2.1>

Webinar ID: 860 0509 1568

Passcode: 199739

Dial in: 646 931 3860

Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing *9 on their telephone and waiting for the host to unmute them.

Please contact the Office of the Planning 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 materials may be viewed in the office of the Secretary of the Planning Board, Municipal Building, 66 Main Street, West Orange, New Jersey and are available for public inspection during normal business hours, excluding holidays. or may be accessed as provided for under the June 3, 2026 agenda on the Township of West Orange website at: www.westorange.org

The agenda for the Board's June 3, 2026 meeting will also contain hyperlinks to join the meeting virtually and to view the application materials. The Board's agenda may be found on the

Township of West Orange website, Planning & Development Department, Planning Board division page at: 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.

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

The Planning Board Secretary is Jamilet Vite and she may be reached by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m., excluding holidays.

15 Ridgeway LLC

/s/ Tyler R. Zeberl

BY: Tyler R. Zeberl, Esq.

Spiro Harrison & Nelson LLC

363 Bloomfield Ave., Suite 2C

Montclair, NJ 07042

973-782-2116

tzeberl@shnlegal.com

Attorney for the Applicant, 15 Ridgeway LLC

EXHIBIT B

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	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.

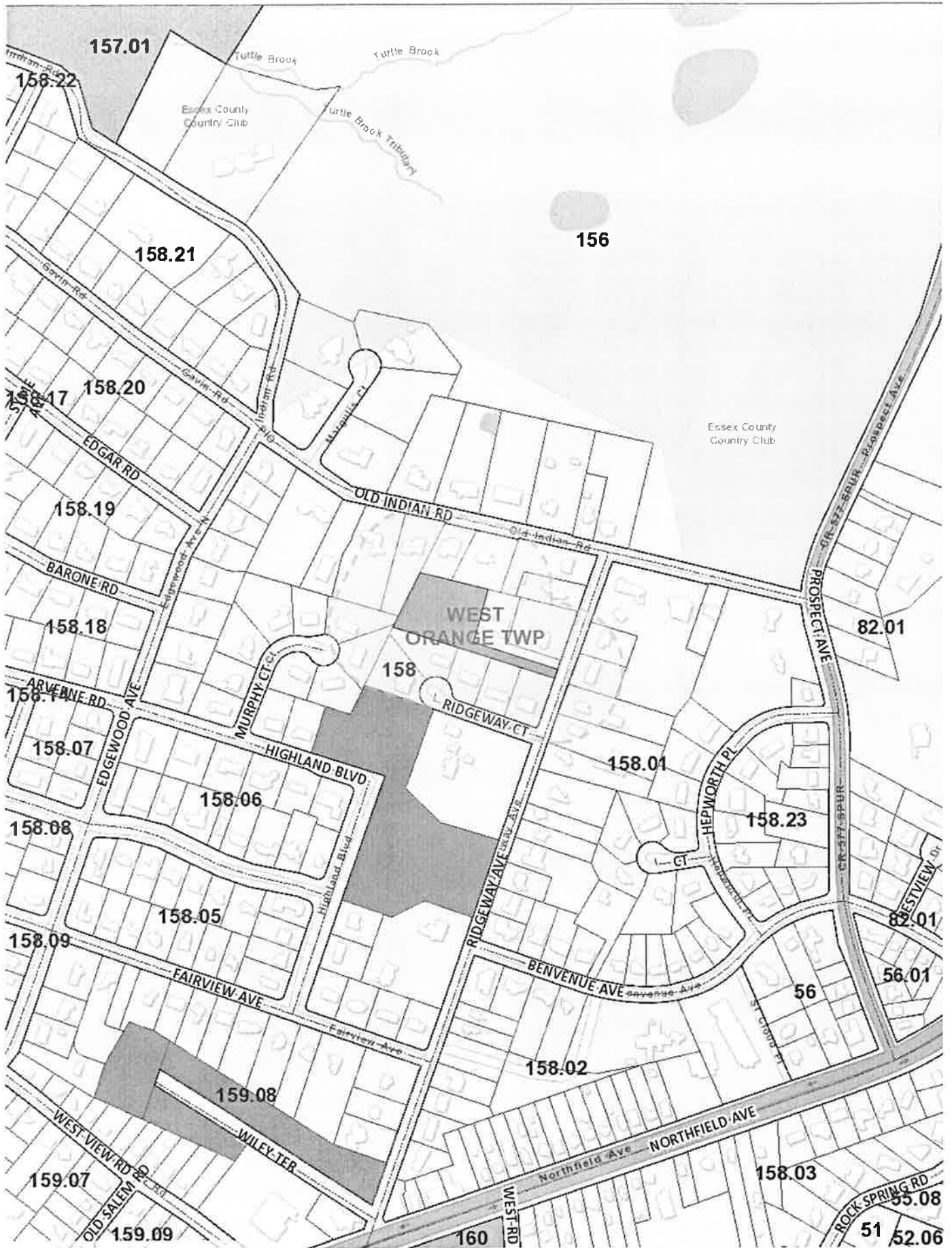
Adjoining Properties (23)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	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 N.J.	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 Township	158	21		36 OLD INDIAN ROAD	RYAN, JOSEPH & PATRICIA	36 OLD INDIAN RD	W ORANGE, N.J.	07052	36 Old Indian Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	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 N J	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, N.J.	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, N.J.	07052	26 Ridgeway 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 3390 6416 90

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
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 \$
To \$
Se \$
Str \$
Cil \$

Postmark Here

GREENE, STACEY
22 Ridgeway Avenue
West Orange, NJ, 07052

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

9589 0710 5270 3390 6416 76

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
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 \$
To \$
Se \$
Str \$
Cil \$

Postmark Here

FAGONE, PETER + JOANNE
18 Ridgeway Avenue
West Orange, NJ, 07052

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

9589 0710 5270 3390 6416 45

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
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 \$
To \$
Se \$
Str \$
Cil \$

Postmark Here

GARRAWAY, PAUL RICK & ANDREA
14 Ridgeway Avenue
West Orange, NJ, 07052

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

9589 0710 5270 3390 6416 52

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
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 \$
To \$
Se \$
Str \$
Cil \$

Postmark Here

SCHMIDT, KARL D & TIONGSON, S
12 Ridgeway Avenue
West Orange, NJ, 07052

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

9589 0710 5270 3390 6416 69

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
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 \$
To \$
Se \$
Str \$
Cil \$

Postmark Here

ST CLOUD PRESBYTERIAN CHURCH
20 Old Indian Road
West Orange, NJ, 07052

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

9589 0710 5270 3390 6416 14

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
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 \$
To \$
Se \$
Str \$
Cil \$

Postmark Here

BADA, ROSALINA P & BADA, JENNIFER
7 Murphy Court
West Orange, NJ, 07052

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

9589 0710 5270 3390 6417 06

9589 0710 5270 3390 6417 13

9589 0710 5270 3390 6417 20

9589 0710 5270 3390 6417 44

9549 0770 5220 3390 6417 37

7589 0720 5270 3390 6416 83

9589 0710 5270 3390 6415 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee \$
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 \$
Postmark Here

RYAN, JOSEPH & PATRICIA
36 Old Indian Road
West Orange, NJ, 07052

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

9589 0710 5270 3390 6421 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee \$
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 \$
Postmark Here

WOODARD, RUSSELL & CLAUDIA
1 Ridgeway Court
West Orange, NJ, 07052

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

9589 0710 5270 3390 6421 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee \$
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 \$
Postmark Here

FALCONI, STEFANO & JACQUELINE
3 Ridgeway Court
West Orange, NJ, 07052

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

9589 0710 5270 3390 6421 30

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee \$
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 \$
Postmark Here

CONKLIN, CRAIG
5 Ridgeway Court
West Orange, NJ, 07052

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

9589 0710 5270 3390 6421 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee \$
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 \$
Postmark Here

RUSSO, LUKE WILLIAM & SYLVIE I
7 Ridgeway Court
West Orange, NJ, 07052

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

9589 0710 5270 3390 6415 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee \$
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 \$
Postmark Here

LEVINE, MATTHEW & CALALANG, DEBORAH
48 Old Indian Road
West Orange, NJ, 07052

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee

\$

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 \$

Postmark
Here

Postage

HARRIS, EVAN & CAROLINE
11 Ridgeway Avenue
West Orange, NJ, 07052

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee

\$

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 \$

Postmark
Here

Postage

SOLORZANO, MRS MENDEZ, M & CASTILLO, L.
40 Old Indian Road
West Orange, NJ, 07052

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee

\$

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 \$

Postmark
Here

Postage

WILLIAMS, GREGORY & SARAH R
5 Ridgeway Avenue
West Orange, NJ, 07052

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee

\$

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 \$

Postmark
Here

Postage

MICHELET, CHARLES & HORNE, ELLEN
Ridgeway Avenue
West Orange, NJ, 07052

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee

\$

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 \$

Postmark
Here

Postage

BASHKOFF, PERRY & NICOLE
38 Old Indian Road
West Orange, NJ, 07052

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee

\$

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 \$

Postmark
Here

Postage

ELMAN, ANDREW A. & RANDY L.
9 Ridgeway Court
West Orange, NJ, 07052

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

9589 0710 5270 3390 6416 21

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

Certified Mail Fee

\$

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

\$

Sen

St

City

FRIEDELLA, LOUIS J + SUSAN
12 Murphy Court
West Orange, NJ, 07052

Postmark
Here

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

9589 0710 5270 3390 6416 38

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

Certified Mail Fee

\$

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

\$

Sen

St

City

TOWNSHIP OF WEST ORANGE
66 Main Street
West Orange, NJ, 07052

Postmark
Here

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

9589 0710 5270 3390 6416 07

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

Certified Mail Fee

\$

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

\$

Sen

St

City

15 RIDGEWAY LLC
15 Ridgeway Avenue
West Orange, NJ, 07052

Postmark
Here

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

9589 0710 5270 3390 6415 91

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

Certified Mail Fee

\$

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

\$

Sen

St

City

KHAWAJA, AFTAB & ASIA
13 Ridgeway Avenue
West Orange, NJ, 07052

Postmark
Here

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

EXHIBIT C



AD#: 0011096798

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 05/22/2026

Compliance:

NJ.com believes it meets the criteria outlined in N.J.S.A. § 35:3 3(b)(1-11) to be an eligible online news publication. With regard to section 11(b) i-iii, NJ.com qualifies for municipal, county and statewide distribution as evidenced by the traffic noted. Individuals or municipalities can contact us at legalads@njadvancemedia.com or by phone at (732) 902-4318 with any questions.

Public notices and legal advertising are available free to the public here: <https://classifieds.nj.com/nj/category/public-notice/public-notice>

Traffic and audience numbers are available here: <https://www.njadvancemedia.com/statewide-reach/>

Principal Clerk of the Publisher

Sworn to and subscribed before me this 26th day of May 2026

Notary Public



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

**LEGAL NOTICE
Township of West Orange
Planning Board**

PLEASE TAKE NOTICE that the Planning Board of the Township of West Orange, New Jersey (the "Planning Board" or "Board"), will hold a remote hearing on Wednesday evening, June 3, 2026 at 7:30 P.M. pursuant to the instructions set forth below, in connection with property located at 15 Ridgeway Avenue, West Orange, New Jersey 07052, which property is designated as Block 158, Lot 28.01 on the West Orange Tax Maps (the "Property").

The Applicant, 15 Ridgeway LLC (the "Applicant"), has applied to the planning board seeking subdivision approval seeking to subdivide existing lot 28.01 into two (2) new lots: Proposed Lot 28.03, containing approximately 26,234 square feet of land and Proposed Lot 28.04, containing approximately 26,234 square feet of land. The Applicant also seeks to construct one (1), single-family detached home on each new lot for a total of two (2) single family detached homes, together with associated site improvements. The Property is located in the R-4 (Medium-Density) Residential District.

In connection with the proposed minor subdivision, the Applicant requests bulk "c" variance relief pursuant to N.J.S.

40:55D-70.c, and the West Orange Municipal Code, Chapter 25, as follows:

(a) Section 25-7.1, Minimum Lot Width: 100 feet required; 14.78 ft. proposed – applicable to both Proposed Lots 28.03 and 28.04.

(b) Section 25-7.1, Minimum Lot Frontage: 75 feet required; 14.78 feet proposed – applicable to both Proposed Lots 28.03 and 28.04.

(c) Section 25-7.1, Minimum Rear Yard Setback: 35 feet required; 11.2 feet for Proposed Lot 28.03 and 20.0 feet for Proposed Lot 28.04.

The Applicant also seeks design waiver relief from West Orange Township Storm Water Control Ordinance, Chapter 25-29, to collect/discharge storm water in a manner deemed appropriate by the Planning Board Consulting Engineer, which may differ from the specific requirements of the Township Code.

The applicant shall also seek any or all additional variances, approvals, waivers or exceptions that may be required or are determined to be required by in connection with this 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 to 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 presented during the course of the hearing, and therefore, web participation is preferred.

Computer/Mobile Device (by entering the following link):

West Orange Planning Board Regular Meeting
June 3, 2026, at 7:30 PM
<https://us02web.zoom.us/j/86005091568?pwd=dGyiv83Wo5mVAlo6ggFU5p3PuyAHL2.1>
Webinar ID: 860 0509 1568
Passcode: 199739

Dial in: 646 931 3860

Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing *9 on their telephone and waiting for the host to unmute them.

Please contact the Office of the Planning 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

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 Secretary of the Planning Board, Municipal Building, 66 Main Street, West Orange, New Jersey and are available for public inspection during normal business hours, excluding holidays, or may be accessed as provided for under the June 3, 2026 agenda on the Township of West Orange website at: www.westorange.org

The agenda for the Board's June 3, 2026 meeting will also contain hyperlinks to join the meeting virtually and to view the application materials. The Board's agenda may be found on the Township of West Orange website, Planning & Development Department, Planning Board division page at: 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.

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

The Planning Board Secretary is Jamilet Vite and she may be reached by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m., excluding holidays.

15 Ridgeway LLC

/s/ Tyler R. Zeberl
BY: Tyler R. Zeberl, Esq.
Spiro Harrison & Nelson LLC
363 Bloomfield Ave., Suite 2C
Montclair, NJ 07042
973-782-2116
tzeberl@shnlegal.com
Attorney for the Applicant, 15 Ridgeway LLC

5/22/26

\$267.89