



WILLIAM C. SULLIVAN, JR. | Partner
wsullivan@sh-law.com
Phone: 201-896-7215

June 9, 2026

VIA HAND DELIVERY

Diana L. Chandler
Secretary, Zoning Board of Adjustment
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: 127 Mitchell Street, LLC
512 and 516 Pleasant Valley Way
Proof of Notice
Our File No.: 16002.1000**

Dear Ms. Chandler:

In connection with the above referenced application, which is scheduled for a hearing before the Zoning Board of Adjustment on June 18, 2026, enclosed please find the following:

1. Affidavit of Publication in the Star Ledger on June 7, 2026;
2. Original and copy of certified mail receipts of notice on property owners;
4. Copy of Notice provided;
5. Certified list of property owners; and
6. Affidavit of Service.

I look forward to presenting this application on June 18, 2026.

Very truly yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.
For the Firm

Enclosures

Affidavit of Service

Zoning Board

Township of West Orange

Application No. ZB 25-08 127 Mitchell Street, LLC

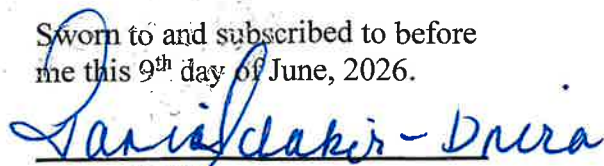
State of New Jersey)
) ss:
County of Essex)

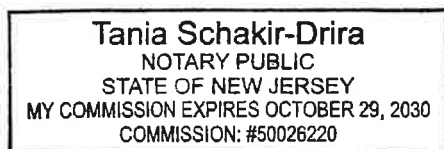
William C. Sullivan, Jr., Esq. of full age, being duly sworn according to law, deposes and says that he resides at 13 Oakridge Road in the Municipality of West Orange, County of Essex and State of New Jersey, that he is counsel for the Applicant in a proceeding before the Zoning Board of Adjustment of West Orange Township, New Jersey, related to premises located at 512 and 516 Pleasant Valley Way, Block 154.06, Lots 11 and 12 that on June 4, 2026, he provided written notice on the hearing of this application to each and all of the persons upon whom service must be provided in the required form and according to the attached list, and in the manner indicated thereon.

Date of Serving Notice: June 4, 2026


WILLIAM C. SULLIVAN, JR.
Attorney for Applicant 127 Mitchell Street, LLC

Sworn to and subscribed to before
me this 9th day of June, 2026.


Notary Public of New Jersey





AD#: 0011100231

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 06/07/2026

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-notices/public-notice>

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

Maria Nunez 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 08th day of June 2026

Jeanette
Kruczynski



Notary Public

Online Notary Public. Notarization
facilitated by SIGNiX®

**ZONING BOARD OF ADJUSTMENT-
TOWNSHIP OF WEST ORANGE
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Zoning Board of Adjustment ("Board") of the Township of West Orange, at a meeting to be held on June 18, 2026 at 8:00 p.m. will hold a public hearing by virtual format on the Zoom platform, on the application of 127 Mitchell Street, LLC ("Applicant") for zoning relief to demolish a single family home and build an addition to an existing mixed use building with additional parking at property located at 512 and 516 Pleasant Valley Way, Block 154.06, Lots 11 and 12 on the Township of West Orange Tax Map. The subject properties are located in the OB-1 Zone. Mixed uses are not permitted in that Zone (Ordinance Section 25-7.1 Attachment 2) but have been conducted on Lot 11 since at least 1987 pursuant to prior Board approval. The Applicant proposes to expand the building at Lot 11 and move parking to Lot 12, so the Applicant requests a variance pursuant to N.J.S.A. 40:55D-70(d)(2) to expand a pre-existing nonconforming use or an amendment to the previously granted use variance. The Applicant also requests a (d)(5) density variance because the Ordinance requires lot area of 6000 sq ft per unit in the OB-1 zone (Section 25-7.1 Attachment 3) and the Applicant proposes to add an apartment to the existing two apartments on the combined lots, resulting in 5,414 sq. ft. per unit.

The Applicant also requests the following variances pursuant to N.J.S.A. 40:55D-70(c):

1) a lot coverage variance increasing coverage by 70 sq ft (maximum 50% permitted; existing 68.64%; proposed

69.07%);

2) Section 25-11.6: an open space variance because a minimum of approximately 9000 square feet is required and less than 5000 square feet is proposed;

3) Section 25-11.6: a variance for parking setback because parking is prohibited in the required front yard setback of 30 feet and within 25 feet of the side and rear lot lines; whereas the Applicant proposes parking 15 feet from the front setback line, less than 5 feet from the side lot line, and approximately 10 feet from the rear lot line;

4) Section 12.2(b)(1): a two-space parking variance (23 required; 21 proposed);

5) Section 25-14.3: a lighting variance because a minimum of 0.6 footcandles is required along pedestrian walkways and some proposed walkways have lighting at 0.1 footcandles;

6) Section 25-11.3b: a variance for minimum buffer width to residences because a 20-foot minimum is required, 0 feet is existing and the Applicant proposes +/- 10 feet; and

7) preliminary and final site plan approval.

Two existing non-conforming conditions are being maintained, in that 1) the existing and proposed front yard setbacks are 14.3 feet where 30 feet is required and 2) the existing and proposed height will be 35 feet 8 inches where the maximum permitted is 35 feet (Section 25-7.1 Attachment 3). Applicant also seeks any and all other relief identified by the Board or its professionals.

This hearing shall take place using Zoom technology. To utilize this technology from a computer or telephone app, click the link below (or copy and paste into your browser) to join the meeting.

<https://us02web.zoom.us/j/82045033654?pwd=eLqD3aLssXxBWM3E0h5e6cax25jf5a.1>
Webinar ID: 820 4503 3654
Passcode: 357767
Dial in: 646 931 3860

If anyone is interested in viewing the Application, they should email Diana Chandler at dchandler@westorange.org. This Notice is provided at the direction of the Zoning Board of Adjustment by 127 Mitchell Street, LLC.

/s/ William C. Sullivan, Jr.
William C. Sullivan, Jr.
Attorney for Applicant

Dated: June 3, 2026

6/7/26

\$153.08

ZONING BOARD OF ADJUSTMENT- TOWNSHIP OF WEST ORANGE
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Zoning Board of Adjustment ("Board") of the Township of West Orange, at a meeting to be held on June 18, 2026 at 8:00 p.m. will hold a public hearing by virtual format on the Zoom platform, on the application of 127 Mitchell Street, LLC ("Applicant") for zoning relief to demolish a single family home and build an addition to an existing mixed use building with additional parking at property located at 512 and 516 Pleasant Valley Way, Block 154.06, Lots 11 and 12 on the Township of West Orange Tax Map. The subject properties are located in the OB-1 Zone. Mixed uses are not permitted in that Zone (Ordinance Section 25-7.1 Attachment 2) but have been conducted on Lot 11 since at least 1987 pursuant to prior Board approval. The Applicant proposes to expand the building at Lot 11 and move parking to Lot 12, so the Applicant requests a variance pursuant to N.J.S.A. 40:55D-70(d)(2) to expand a pre-existing nonconforming use or an amendment to the previously granted use variance. The Applicant also requests a (d)(5) density variance because the Ordinance requires lot area of 6000 sq ft per unit in the OB-1 zone (Section 25-7.1 Attachment 3) and the Applicant proposes to add an apartment to the existing two apartments on the combined lots, resulting in 5,414 sq. ft. per unit.

The Applicant also requests the following variances pursuant to N.J.S.A. 40:55D-70(c):

- 1) a lot coverage variance increasing coverage by 70 sq ft (maximum 50% permitted; existing 68.64%; proposed 69.07%);
- 2) Section 25-11.6: an open space variance because a minimum of approximately 9000 square feet is required and less than 5000 square feet is proposed;
- 3) Section 25-11.6: a variance for parking setback because parking is prohibited in the required front yard setback of 30 feet and within 25 feet of the side and rear lot lines; whereas the Applicant proposes parking 15 feet from the front setback line, less than 5 feet from the side lot line, and approximately 10 feet from the rear lot line;
- 4) Section 12.2(b)(1): a two-space parking variance (23 required; 21 proposed);
- 5) Section 25-14.3: a lighting variance because a minimum of 0.6 footcandles is required along pedestrian walkways and some proposed walkways have lighting at 0.1 footcandles;
- 6) Section 25-11.3b: a variance for minimum buffer width to residences because a 20-foot minimum is required, 0 feet is existing and the Applicant proposes +/- 10 feet; and
- 7) preliminary and final site plan approval.

Two existing non-conforming conditions are being maintained, in that 1) the existing and proposed front yard setbacks are 14.3 feet where 30 feet is required and 2) the existing and proposed height will be 35 feet 8 inches where the maximum permitted is 35 feet (Section 25-7.1 Attachment 3). Applicant also seeks any and all other relief identified by the Board or its professionals.

This hearing shall take place using Zoom technology. To utilize this technology from a computer or telephone app, click the link below (or copy and paste into your browser) to join the meeting.

<https://us02web.zoom.us/j/82045033654?pwd=eLqD3aLssXxBWM3E0h5e6cax25jf5a.1>

Webinar ID: 820 4503 3654

Passcode: 357767

Dial in: 646 931 3860

If anyone is interested in viewing the Application, they should email Diana Chandler at dchandler@westorange.org.

This Notice is provided at the direction of the Zoning Board of Adjustment by 127 Mitchell Street, LLC.

/s/ William C. Sullivan, Jr.
William C. Sullivan, Jr.
Attorney for Applicant

Dated: June 3 2026

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	\$

Postmark
Here

Postage

To
New Jersey American Water Co.
167 John F. Kennedy Parkway
Short Hills, New Jersey 07078

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®.

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	\$

Postmark
Here

To
Hoffman, Wendy
28 Beasley Street
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®.

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	\$

Postmark
Here

Postage

Total Postage
127 Mitchell St., LLC
5014 16th Ave. #141
Brooklyn, NY 11204

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®.

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	\$

Postmark
Here

Postage

Total Postage
Public Service Electric & Gas Co.
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, New Jersey 07102

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®.

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	\$

Postmark
Here

To
LS Place Properties, LLC
13 Wilson Avenue
East Hanover, NJ 07936

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®.

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	\$

Postmark
Here

Postage

Total Postage
Verizon
540 Broad Street
Newark, NJ 07101

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

9589 0710 5270 4317 4258 43

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 \$
Total \$
Sent To \$
Street \$
City \$

Postmark Here
JUN 04 2026

Board of Education
179 Eagle Rock Ave.
West Orange, NJ 07052

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

9589 0710 5270 4317 4258 43

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 \$
Total \$
Sent To \$
Street \$
City \$

Postmark Here
JUN 04 2026

127 Mitchell St., LLC
5014 16th Ave. #141
Brooklyn, NY 11204

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

9589 0710 5270 4317 4258 74

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 \$
Total \$
Sent To \$
Street \$
City \$

Postmark Here
JUN 04 2026

Degroot, Carina & Andrews, Shamar
20 Beasley Street
West Orange, NJ 07052

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

9589 0710 5270 4317 4258 50

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 \$
Total \$
Sent To \$
Street \$
City \$

Postmark Here
JUN 04 2026

Nappi, Jarod
24 Beasley St.
West Orange, NJ 07052

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

9589 0710 5270 4317 4258 81

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 \$
Total \$
Sent To \$
Street \$
City \$

Postmark Here
JUN 04 2026

Knox, Christopher & Gooden,
Randy
26 Beasley Street
West Orange, NJ 07052

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

9589 0710 5270 4317 4260 93

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 \$
Total \$
Sent To \$
Street \$
City \$

Postmark Here
JUN 04 2026

ARC Panjoh54, LLC
11995 El Camino
San Diego, CA 92130

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®.

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	\$

Postmark
Here

Postage

Perez, Romeo & Alma A.
25 Beasley Street
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®.

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	\$

Postmark
Here

Postage

Total Postage

Sent To

Street and

City, State,

Vincent, Eden Baluyot
508 Pleasant Valley Way
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®.

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	\$

Postmark
Here

Postage

Total

Sent To

Street

City, State,

Joseph, Eliana
27 Beasley Street
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®.

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	\$

Postmark
Here

Postage

Total

Sent To

Street and

City, State,

Cars Realty, Inc.
291 Pleasant Valley Way
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®.

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	\$

Postmark
Here

Postage

Total

Sent To

Street

City, State,

127 Mitchell St., LLC
5014 16th Ave. #141
Brooklyn, NY 11204

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®.

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	\$

Postmark
Here

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

Total

Sent To

Street and

City, State,

Postage

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	\$

Postmark
Here

Postage

\$
Total
\$
Sent To
\$
Barillari, Gail M.
21 Beasley Street
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®.

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	\$

Postmark
Here

Postage

\$
Total Pos
\$
Sent To
\$
Certuche Olmos, Milton E. &
Alzante
515 Pleasant Valley Way
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®.

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	\$

Postmark
Here

Postage

\$
Total
\$
Sent To
\$
Diauto, Carmen H. & Diana
Hernandez
517 Pleasant Valley Way
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®.

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	\$

Postmark
Here

Postage

\$
Total Pos
\$
Sent To
\$
Shapiro, Jerome
34 Edgemont Place
Teaneck, NJ 07666

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®.

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	\$

Postmark
Here

Postage

\$
Total
\$
Sent To
\$
Loricchio, Anthony & Claudia
4 Greenwood 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®.

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	\$

Postmark
Here

Postage

\$
Total
\$
Sent To
\$
Cerebral Palsy of No., Inc.
220 South Orange Ave.
Livingston, NJ 07039

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

9589 0710 5270 4317 4259 97

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 \$

Postmark Here

Postage
\$

Total Post
\$

Sent To
\$

Street and
West Orange, NJ 07052

City, State

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

9589 0710 5270 4317 4261 47

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 \$

Postmark Here

Postage
\$

Total F
\$

Sent To
\$

Street
800 Rahway Avenue

City, St
Union, NJ 07083

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

9589 0710 5270 4317 4260 00

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 \$

Postmark Here

Postage
\$

Total Po
\$

Sent To
\$

Street an
15 Beasley Street

City, Stat
West Orange, NJ 07052

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

9589 0710 5270 4317 4259 80

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 \$

Postmark Here

Postage
\$

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

City, State, ZIP+4®

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

9589 0710 5270 4317 4260 24

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 \$

Postmark Here

Postage
\$

To
\$

Se
\$

Str
19 Beasley Street

City
West Orange, NJ 07052

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

9589 0710 5270 4317 4260 17

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 \$

Postmark Here

Postage
\$

To
\$

Se
\$

Str
17 Beasley Street

City
West Orange, NJ 07052

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

9589 0710 5270 4317 4261 62

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 \$

Postmark
Here

Postage

\$

Total

\$

Sent To

\$

Street

City

State

Zip

Instructions

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Joint Meeting of Essex and Union
Counties
500 South First Street
Elizabeth, NJ 07202

9589 0710 5270 4317 4261 65

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 \$

Postmark
Here

Postage

\$

Total

\$

Sent To

\$

Street

City

State

Zip

Instructions

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

City of Orange Township
29 North Day Street
Orange, NJ 07050

9589 0710 5270 4317 4261 92

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 \$

Postmark
Here

Postage

\$

Total

\$

Sent To

\$

Street

City

State

Zip

Instructions

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

9589 0710 5270 4317 4260 62

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 \$

Postmark
Here

Postage

\$

Total

\$

Sent To

\$

Street

City

State

Zip

Instructions

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Johnson, Nathan & Andrea
2 Greenwood Avenue
West Orange, NJ 07052

589 0710 5270 4317 4261 61

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 \$

Postmark
Here

Postage

\$

Total

\$

Sent To

\$

Street

City

State

Zip

Instructions

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

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

9589 0710 5270 4317 4261 16

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 \$

Postmark
Here

Postage

\$

Total

\$

Sent To

\$

Street

City

State

Zip

Instructions

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

127 Mitchell St., LLC
5014 16th Ave. #141
Brooklyn, NY 11204

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	154.06	11		516 PLEASANT VALLEY WAY	✓127 MITCHELL ST LLC,	5014 16TH AVE #141	BROOKLYN, NY	11204	516 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	12		512 PLEASANT VALLEY WAY	✓127 MITCHELL ST LLC	5014 16TH AVENUE, #141	BROOKLYN, NY	11204	512 Pleasant Valley Way, West Orange, NJ, 07052

§

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

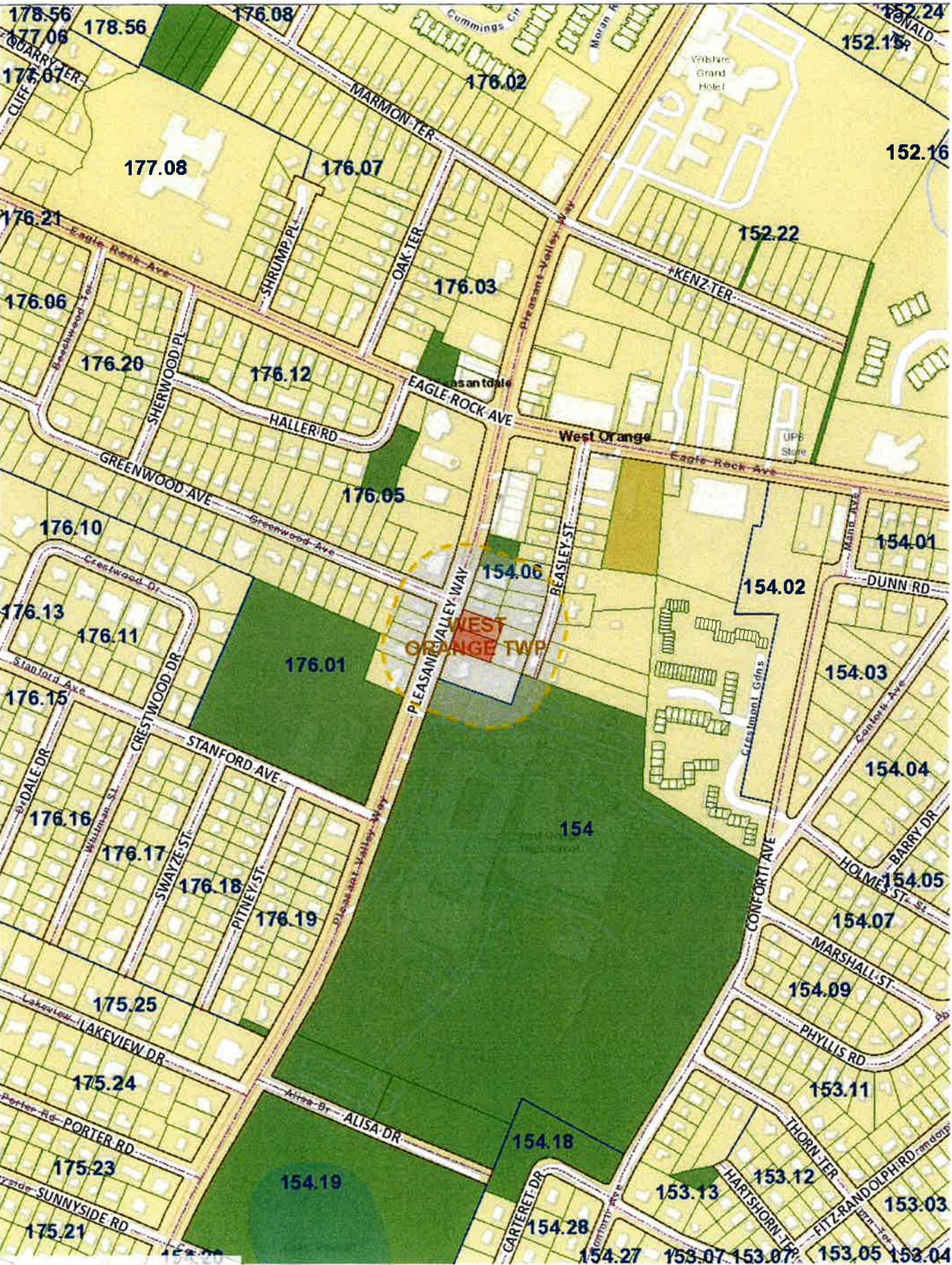
Adjoining Properties (26)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	154	13.01		24 BEASLEY STREET & REAR	✓NAPPI, JAROD	24 BEASLEY ST	WEST ORANGE, NJ	07052	24 Beasley Street & Rear, West Orange, NJ, 07052
West Orange Township	154	20.01		PLEASANT VALLEY WAY	✓BOARD OF EDUCATION	179 EAGLE ROCK AVE	WEST ORANGE, NJ.	07052	Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154	22		20 BEASLEY STREET	✓DEGROOT, CARINA & ANDREWS, SHAMAR	20 BEASLEY ST	WEST ORANGE, NJ	07052	20 Beasley Street, West Orange, NJ, 07052
West Orange Township	154	25		26 BEASLEY STREET	✓KNOX, CHRISTOPHER & GOODEN, RANDY	26 BEASLEY STREET	WEST ORANGE, NJ	07052	26 Beasley Street, West Orange, NJ, 07052
West Orange Township	154	25.01		28 BEASLEY STREET	✓HOFFMAN, WENDY	28 BEASLEY STREET	WEST ORANGE, NJ	07052	28 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	9		520 PLEASANT VALLEY WAY	✓LS PLACE PROPERTIES, LLC	13 WILSON AVE	EAST HANOVER, NJ	07936	520 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	11		516 PLEASANT VALLEY WAY	✓127 MITCHELL ST LLC,	5014 16TH AVE #141	BROOKLYN, NY	11204	516 Pleasant Valley Way, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	154.06	11.01		25 BEASLEY STREET	✓ PEREZ, ROMEO & ALMA A.	25 BEASLEY ST	WEST ORANGE, NJ	07052	25 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	11.02		27 BEASLEY STREET	✓ JOSEPH, ELIANA	27 BEASLEY STREET	WEST ORANGE, NJ	07052	27 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	12		512 PLEASANT VALLEY WAY	✓ 127 MITCHELL ST LLC	5014 16TH AVENUE, #141	BROOKLYN, NY	11204	512 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	13		508 PLEASANT VALLEY WAY	✓ VINCENT, EDEN BALUYOT	508 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	508 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	14		502 PLEASANT VALLEY WAY	✓ MILESTONE REALTY 3, LLC	502 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	502 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	15		500 PLEASANT VALLEY WAY	✓ CARS REALTY INC	291 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	500 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	16		496 PLEASANT VALLEY WAY	✓ TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE NJ	07052	496 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	17		492 PLEASANT VALLEY WAY	✓ TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE NJ	07052	492 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	154.06	30		15 BEASLEY STREET	✓ RAWLS, LINDA & FENNEY, PHILLIP D	15 BEASLEY ST	WEST ORANGE, NJ	07052	15 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	31		17 BEASLEY STREET	✓ ILIC, ZORAN & STEFANOVIC, VESNA	17 BEASLEY ST	WEST ORANGE, NJ	07052	17 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	32		19 BEASLEY STREET	✓ RIVERA, RUBEN R. & RIVERA, WISTON A	19 BEASLEY STREET	WEST ORANGE, NJ	07052	19 Beasley Street, West Orange, NJ, 07052
West Orange Township	154.06	33		21 BEASLEY STREET	✓ BARILLARI, GAIL M.	21 BEASLEY STREET	WEST ORANGE, N.J.	07052	21 Beasley Street, West Orange, NJ, 07052
West Orange Township	176.01	2		517 PLEASANT VALLEY WAY	✓ DAIUTO, CARMEN H & DIANA HERNANDEZ	517 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	517 Pleasant Valley Way, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	176.01	3		515 PLEASANT VALLEY WAY	✓ CERTUCHE OLMOS, MILTON E & ALZANTE,	515 PLEASANT VALLEY WAY	WEST ORANGE, NJ	07052	515 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	176.01	5		2 GREENWOOD AVENUE	✓ JOHNSON, NATHAN & ANDREA	2 GREENWOOD AVENUE	WEST ORANGE, NJ	07052	2 Greenwood Avenue, West Orange, NJ, 07052
West Orange Township	176.01	6		4 GREENWOOD AVE.	✓ LOCICCHIO, ANTHONY & CLAUDIA	4 GREENWOOD AVENUE	WEST ORANGE, NJ	07052	4 Greenwood Ave., West Orange, NJ, 07052
West Orange Township	176.01	8.01		521 PLEASANT VALLEY WAY	✓ SHAPIRO, JEROME	34 EDMONT PLACE	TEANECK, NJ	07666	521 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	176.01	8.03		525 PLEASANT VALLEY WAY	✓ CEREBRAL PALSY OF NO, INC.	220 SOUTH ORANGE AVE	LIVINGSTON NJ	07039	525 Pleasant Valley Way, West Orange, NJ, 07052
West Orange Township	176.05	10		489 PLEASANT VALLEY WAY	✓ ARC PANJOH54,LLC	11995 EL CAMINO	SAN DIEGO, CA	92130	489 Pleasant Valley Way, West Orange, NJ, 07052

Buffer Report - Map



Revised September 19, 2008

PUBLIC UTILITIES

ELECTRIC & GAS

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

WATER

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

CABLE TV

- ✓ Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

- ✓ Verizon
540 Broad Street
Newark, NJ 07101

SEWER

- ✓ Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052
- ✓ Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202
- ✓ City of Orange Township
29 North Day Street
Orange, NJ 07050

ESSEX COUNTY

If property address is on a county road, please provide notice to:

- ✓ Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044