



75 Main Street, Suite 201
Millburn, NJ 07041

**Law Offices of
Richard Schkolnick, LLC**

973-232-5061

Rick@SchkolnickLaw.com
SchkolnickLaw.com

June 18, 2026

VIA Overnight Delivery and Email

Jamilet Baquerizo Vite, Secretary
Planning Board
Township of West Orange
66 Main Street, Room 214
West Orange, NJ 07052

**Re: Crestmont Country Club
750 Eagle Rock Avenue
Block 174, Lot 1.01**

Dear Ms. Baquerizo Vite:

This Firm represents Crestmont Country Club, Inc. ("Crestmont"). Following up on my June 3 email I enclose an Affidavit of Publication from "TAPinto West Orange." Kindly place this into the file in this matter.

Very truly yours,

Richard S. Schkolnick

RSS/lp
Enclosures
Crestmont Country Club

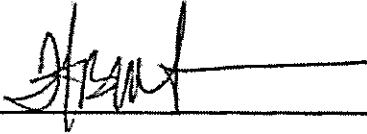
AFFIDAVIT OF PUBLICATION

Order Number: 60074

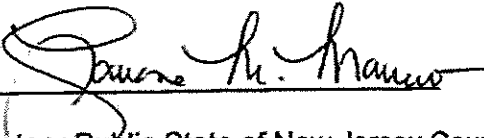
**State of New Jersey
Essex County**

Of **TAPinto West Orange**, is the newspaper of general circulation and published in **West Orange**, in the County of **Essex**, and of general circulation in **Essex County**, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

5/22/2026



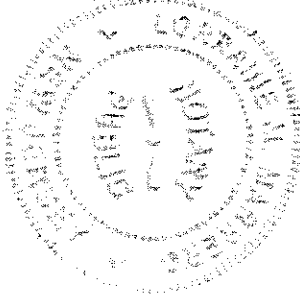
Legal Clerk



Notary Public State of New Jersey County of Morris County

LORRAINE M MARRERO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 12, 2028

My commission expires



Legal Notice



Submitted At: May 22, 2026 - 09:19 AM

Publication date: May 22, 2026 - 11:14 AM

Notice of Hearing

Entity Name: Law Offices of Richard Schkolnick, LLC

75 Main Street, Suite 201, Millburn, NJ, 07041

Phone: +1 (973) 232-5061

Email: rick@schkolnicklaw.com

TOWNSHIP OF WEST ORANGE

PLANNING BOARD

NOTICE OF HEARING

PLEASE TAKE NOTICE that Crestmont Country Club has filed an application with the Township of West Orange Planning Board seeking preliminary and final site plan approval to allow for the installation of a traffic signal at the intersection of Eagle Rock Avenue and Oval Road, and other site improvements including the expansion of its parking lot, on property commonly known as 750 Eagle Rock Avenue, which property is identified on the tax maps of the Township of West Orange as Block 174, Lot 1.01, Township of West Orange. This matter is calendared as PB-26-03.

The applicant is seeking any and all variances, waivers, site plan approvals, or other relief as may be required by the Planning Board to approve this application, including the following variances:

1. Section 25-12.1.b (Minimum distance from parking area curb to fencing, screening or structure, near the existing modular home) (5 feet required; >5 feet existing; 3 feet proposed)
2. Section 25-12.2.b.1 (Minimum number of parking spaces) (700 parking spaces required; 256 existing; 292 proposed) (an increase of 36 parking spaces);
3. Section 25-28.8.f.11 (Maximum retaining wall height) (4 feet permitted; 21.5 feet proposed);
4. Section 25-28.7.b.16 (Minimum setback of proposed improvements to top of steep slopes that are 10%-30%) (50 feet required; 10 feet proposed);
5. Section 25-28.7.b.16 (Minimum setback of proposed improvements to top of steep slopes that are greater than 30%) (100 feet required; 10 feet proposed);
6. Section 25-28.8b (Maximum disturbed area) (25% or greater slope category) (0% permitted; 10.9% proposed);
7. Section 25-28.8f.8 (Maximum driveway slope) (6 percent permitted; 10.5 percent existing to remain; 8.5% proposed);

The applicant also requests a site plan waiver from Section 28-4.b.4 (Removal of trees on slopes of 10% or greater) (191 trees proposed to be removed on a slope 10% or greater).

Please take further notice that a VIRTUAL public hearing on the application has been scheduled by the Planning Board for June 3, 2026, 2026 at 7:30 p.m. The instructions to access the hearing on the "Zoom" format are

West Orange Planning Board Regular Meeting

June 3, 2026, at 7:30 PM

<https://us02web.zoom.us/j/86005091568?pwd=dG9yiv83Wo5mVAlo6ggFU5p3PuvAhL2.1>

Webinar ID: 860 0509 1568

Passcode: 199739

Dial in: 646 931 3860

Any interested party may appear at this hearing and participate in accordance with the rules of the Planning Board.

All documents including the plans filed by the Applicant in connection with this application will be on file and available for public inspection no later than ten (10) days in advance of the hearing date. The application materials may be viewed in the Office of the Planning Board Secretary located at 66 Main Street, West Orange, New Jersey 07052, during regular business hours (830 am to 430 pm), excluding holidays, and may also be accessed on the Township of West Orange website under the June 3, 2026 agenda at: <https://www.westorange.org/> To verify the hours to view the application materials in-person, to make an appointment to view the file, or if you are having trouble accessing the application materials online, please

contact the Planning Board Secretary Jamilet Baquerizo Vite by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday from 8:30 AM to 4:30 pm

Law Offices of Richard Schkolnick, LLC

Attorneys for Applicant

By: Richard S. Schkolnick
Richard S. Schkolnick

Dated: May 14, 2026