

**AFFIDAVIT OF SERVICE**  
STATE OF NEW JERSEY  
COUNTY OF Passaic

I, Nicole Allen, of full age, being duly sworn according to law, depose and say:

1. I am the person who effected service of notice in connection with an application pending before the Planning Board of West Orange, New Jersey, scheduled for July 1, 2026.
2. Redwood, L.L.C. is the owner of the subject property and the applicant in the above-referenced matter.
3. The subject property is located at 200 Pleasant Valley Way, West Orange, New Jersey, and is designated as Block 151, Lot 33, on the municipal tax map.
4. In accordance with the applicable provisions of New Jersey law, I caused notice of the hearing to be served upon all required parties, including all property owners within 200 feet of the subject property as identified on the certified list obtained from the municipality, as well as any other required public entities.
5. Service of the notice was made on June 18, 2026, in compliance with the notice requirements set forth under applicable law, including service at least ten (10) days prior to the scheduled hearing.
6. Service was made by Certified Mail.
7. A true copy of the notice served is attached hereto.
8. A list of all persons and entities served, together with their addresses and proof of service (including certified mail receipts, where applicable), is attached hereto as Exhibit A.
9. I certify that the foregoing statements are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

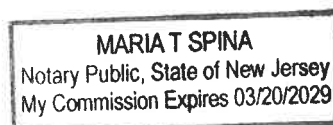
  
\_\_\_\_\_  
Nicole Allen

Sworn and subscribed before me this 18<sup>th</sup> day of June, 2026.

Notary Public of New Jersey

  
\_\_\_\_\_  
Maria Spina

My Commission Expires: 3/20/29  
(Seal)



LEGAL NOTICE  
TOWNSHIP OF WEST ORANGE  
PLANNING BOARD

PLEASE TAKE NOTICE that Redwood, L.L.C., the owner and applicant, received Preliminary and Final Site Plan Approval from the Planning Board of the Township of West Orange at a meeting held on June 7, 2023, which was memorialized on July 5, 2023, for property located at 200 Pleasant Valley Way, West Orange, designated as Block 151, Lot 33, on the municipal tax map. The approval was for the development of the existing undeveloped property to construct a 4-story multi-family residential building with 142 dwelling units above a parking garage containing 170 parking spaces, surrounded by a 168-space surface parking lot. Supporting improvements include resident amenities, utilities, stormwater management, lighting, and landscaping.

PLEASE TAKE FURTHER NOTICE that Redwood, L.L.C. was granted a one-year extension of the foregoing approvals by the Planning Board of the Township of West Orange at its meeting held on May 6, 2026, as memorialized by resolution adopted on June 3, 2026, thereby extending such approvals until July 5, 2026.

PLEASE TAKE FURTHER NOTICE that Redwood, LLC has requested an extension of the previously granted approvals for Planning Board Application PB-23-04, including all variances, waivers, design standard exceptions, permits, incidental relief, and authorizations previously granted by the Board. Certain approvals were granted in connection with the Settlement Agreement dated April 6, 2020.

PLEASE TAKE FURTHER NOTICE that a public hearing on the requested extension has been scheduled by the Planning Board on July 1, 2026 at 7:30 PM via Zoom as follows:

The instructions to access the hearing are:

Zoom Link:

<https://us02web.zoom.us/j/89554061365?pwd=OO77lhU9XB5avWPwf0HzUXTJ6qDzua.1>

Webinar ID: 895 5406 1365

Passcode: 907918

Dial In: 646-931-3860

At this time, you may appear either personally or through an attorney.

All plans and related documents are on file in the office of the Department of Planning and Development in the Municipal Building, 66 Main Street, West Orange, New Jersey, and may be inspected by interested persons during regular office hours. You may also contact the Board Secretary at 973-325-4111 to make an appointment to review the documents in person.

This Notice is published on behalf of the applicant, as required by the State of New Jersey's Municipal Land Use Law (N.J.S.A. 40:55D-10 & 12).

Dimin Fierro, LLC  
1086 Teaneck Road, Suite 3A  
Teaneck, NJ 07666  
Tel. (201) 567-0090  
Attorneys for Applicant  
Redwood, L.L.C.

June 12, 2026

## 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 (1)

| Municipality         | Block | Lot | Qualifier | Parcel Address          | Owner Name                       | Owner Street           | Owner CityState    | Owner Zip | Property Mailing                                |
|----------------------|-------|-----|-----------|-------------------------|----------------------------------|------------------------|--------------------|-----------|-------------------------------------------------|
| West Orange Township | 151   | 33  |           | 200 PLEASANT VALLEY WAY | REDWOOD LLC,% PAGANO REAL ESTATE | 420 BOULEVARD STE #201 | MOUNTAIN LAKES, NJ | 07046     | 200 Pleasant Valley Way, West Orange, NJ, 07052 |

§

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

#### Adjoining Properties (12)

| Municipality         | Block  | Lot   | Qualifier | Parcel Address           | Owner Name                        | Owner Street              | Owner CityState    | Owner Zip | Property Mailing                                 |
|----------------------|--------|-------|-----------|--------------------------|-----------------------------------|---------------------------|--------------------|-----------|--------------------------------------------------|
| West Orange Township | 151    | 1     |           | 25 PROSPECT AVENUE       | MONTCLAIR GOLF CLUB               | P O BOX 194               | MONTCLAIR NJ       | 07042     | 25 Prospect Avenue, West Orange, NJ, 07052       |
| West Orange Township | 151    | 29    |           | 232 PLEASANT VALLEY WAY  | PLEASANTDALE NURSERIES INC        | 232-234 PLEASANT VALLEY W | WEST ORANGE, NJ.   | 07052     | 232 Pleasant Valley Way, West Orange, NJ, 07052  |
| West Orange Township | 151    | 30    |           | 220-222 PLEASANT VALLEY  | HCP MA4 WEST ORANGE LP            | 7902 WESTPARK DR          | MCLEAN, VA         | 22102     | 220-222 Pleasant Valley, West Orange, NJ, 07052  |
| West Orange Township | 151    | 33    |           | 200 PLEASANT VALLEY WAY  | REDWOOD LLC,% PAGANO REAL ESTATE  | 420 BOULEVARD STE #201    | MOUNTAIN LAKES, NJ | 07046     | 200 Pleasant Valley Way, West Orange, NJ, 07052  |
| West Orange Township | 151    | 34.01 |           | PLEASANT VALLEY WAY REAR | TOWNSHIP OF WEST ORANGE           | 66 MAIN ST                | WEST ORANGE, N.J.  | 07052     | Pleasant Valley Way Rear, West Orange, NJ, 07052 |
| West Orange Township | 152.07 | 5     |           | WOODLAND AVE REAR        | TOWNSHIP OF WEST ORANGE           | 66 MAIN STREET            | WEST ORANGE, NJ    | 07052     | Woodland Ave Rear, West Orange, NJ, 07052        |
| West Orange Township | 179.07 | 1     |           | 1 MAYFAIR DRIVE          | MONCADA, JAIRO & BETANCUR, ANYELA | 1 MAYFAIR DRIVE           | WEST ORANGE, NJ    | 07052     | 1 Mayfair Drive, West Orange, NJ, 07052          |
| West Orange Township | 179.07 | 2     |           | 3 MAYFAIR DRIVE          | LLEWELLYN, ALISON                 | 3 MAYFAIR DR              | WEST ORANGE, NJ    | 07052     | 3 Mayfair Drive, West Orange, NJ, 07052          |
| West Orange Township | 179.07 | 16.01 |           | 187 PLEASANT VALLEY WAY  | BONSENOR, PEDRO & ROSARIO         | 187 PLEASANT VALLEY WAY   | WEST ORANGE, NJ    | 07052     | 187 Pleasant Valley Way, West Orange, NJ, 07052  |
| West Orange Township | 179.07 | 19.01 |           | 4 MAYFAIR DRIVE          | NAIDECH, GARY I                   | 4 MAYFAIR DR              | WEST ORANGE, NJ    | 07052     | 4 Mayfair Drive, West Orange, NJ, 07052          |

| Municipality         | Block  | Lot   | Qualifier | Parcel Address          | Owner Name                     | Owner Street   | Owner CityState     | Owner Zip | Property Mailing                                |
|----------------------|--------|-------|-----------|-------------------------|--------------------------------|----------------|---------------------|-----------|-------------------------------------------------|
| West Orange Township | 179.14 | 13.01 |           | 181 PLEASANT VALLEY WAY | AWRESTATE LLC,                 | PO BOX 817     | FRANKLIN LAKES, NJ  | 07417     | 181 Pleasant Valley Way, West Orange, NJ, 07052 |
| West Orange Township | 179.14 | 13.03 |           | 167 PLEASANT VALLEY WAY | CHILDRENS AID & FAMILY SERVICE | 200 ROBIN ROAD | PARAMUS, NEW JERSEY | 07652     | 167 Pleasant Valley Way, 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



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Postage \$0.78

Total Postage and Fees \$10.48

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Street and Apt. No., or PO Box No. 200 Robin Road  
City, State, ZIP+4® Paramus NY 07632

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West Orange, NJ 07052

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Sent To Township of West Orange  
Street and Apt. No., or PO Box No. 66 main street  
City, State, ZIP+4® West Orange NJ 07052

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Postage \$0.78

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Sent To Jairo Moncada + Angela Betancur  
Street and Apt. No., or PO Box No. 1 Mayfair Drive  
City, State, ZIP+4® West Orange NJ 07052

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City, State, ZIP+4® Mt. Lakes NJ 07046

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Street and Apt. No., or PO Box No. 80 Park Plaza T6B

City, State, ZIP+4® Newark, NJ 07102

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Postage \$0.78

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Sent To New Jersey American Water

Street and Apt. No., or PO Box No. 167 John F. Kennedy Pkwy

City, State, ZIP+4® Shut Hill, NJ 07078

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Postage \$0.78

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Sent To Verizon

Street and Apt. No., or PO Box No. Verizon Way

City, State, ZIP+4® Basking Ridge NJ 07920

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