

Sills Cummis & Gross

A Professional Corporation

The Legal Center
One Riverfront Plaza
Newark, New Jersey 07102
Tel: (973) 643-7000
Fax (973) 643-6500

Matthew P. Posada
Member
Admitted In NJ
Direct Dial: 973-643-2409
Email: mposada@sillscummis.com

101 Park Avenue
28th Floor
New York, NY 10178
Tel: (212) 643-7000
Fax: (212) 643-6500

August 20, 2026

Via Federal Express and E-mail

Township of West Orange Planning Board
66 Main Street
West Orange, NJ 07052
Attn: Ms. Jamilet Baquerizo Vite, Board Secretary
planningboard@westorange.org

Re: Affidavit of Service & Proof of Publication
App. No.: 26-02
Applicant: Catalyst Development Group LLC
Property: 27 Fairway Drive, Block 86.01, Lot 6
Township of West Orange, Essex County, New Jersey
Zone District: R-5 District
Hearing Date: September 2, 2026

Dear Ms. Baquerizo Vite:

On behalf of Catalyst Development Group LLC, enclosed please find the following materials in support of the Planning Board Application Number 26-02, which is scheduled to be heard by the Township of West Orange Planning Board on September 2, 2026:

1. Affidavit of Proof of Service & Publication.
2. Copy of the certified list of property owners and public utilities within 200 feet of the Property prepared by the Township of West Orange Tax Assessor, dated August 12, 2026 (Exhibit A).
3. Notice of Virtual Public Hearing and certified receipts for the notices to properties affected that were mailed by certified mail on August 14, 2026 (Exhibit B).

Ms. Jamilet Baquerizo Vite
App. No. 26-02
Block 86.01, Lot 6
August 20, 2026
Page 2

4. Affidavit of publication from a representative of the Star Ledger, which notice was published on August 19, 2026 (Exhibit C).

Thank you for your continued assistance with this application. Please do not hesitate to contact me with any questions.

Very truly yours,

/s/ Matthew P. Posada
Matthew P. Posada, Esq.

MTG
Enc.

cc: Catalyst Development Group LLC
Megan T. Galante, Esq. (mgalante@sillscummis.com)

AFFIDAVIT OF PROOF OF SERVICE & PUBLICATION

PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE, NEW JERSEY

STATE OF NEW JERSEY)
) S.S.
COUNTY OF ESSEX)

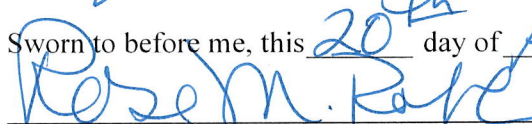
I, Megan T. Galante, of full age, being duly sworn according to law, depose and say that I am an attorney at the law firm of Sills, Cummis & Gross, P.C., located at One Riverfront Plaza, Newark, New Jersey, 07102, and am admitted to the practice law in the State of New Jersey; that I am an attorney for the applicant in a proceeding before the Planning Board of the Township of West Orange, relating to property designated on the Township of West Orange tax maps as Block 86.01, Lot 6 and designated as Application Number 26-02; that on August 14, 2026, which is at least 10 days prior to the date of hearing, I caused to be mailed by certified mail, return receipt requested written notice of the hearing on this application to (i) each and all of the owners of property affected by said application, whose names appear on the certified list obtained from the Township of West Orange Tax Assessor (dated August 12, 2026), a copy of which certified list is annexed hereto as *Exhibit A*, a copy of the "Notice of Virtual Public Hearing" and copies of the certified mail receipts for the mailing of the notices are annexed hereto as *Exhibit B*; that on August 19, 2026, which is at least 10 days prior to the date of hearing, I caused notice of the hearing to be published in the Star Ledger, which is a newspaper of general circulation in the Township of West Orange; that a copy of the affidavit of publication from a representative of the Star Ledger is annexed hereto as *Exhibit C*.

Respectfully,

Megan T. Galante, Esq.
Attorney at Law
State of New Jersey
#479462024


Megan T. Galante, Esq.

Sworn to before me, this 20th day of August, 2026.


A Notary Public of the State of New Jersey

ROSE M. ROBLES
Notary Public, State of New Jersey
Comm. # 50145287
My Commission Expires 12/7/2030

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	86.01	6		27 FAIRWAY DRIVE	SANDELS, MICHAEL C & NIKAN N.	27 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	27 Fairway Drive, West Orange, NJ, 07052

§

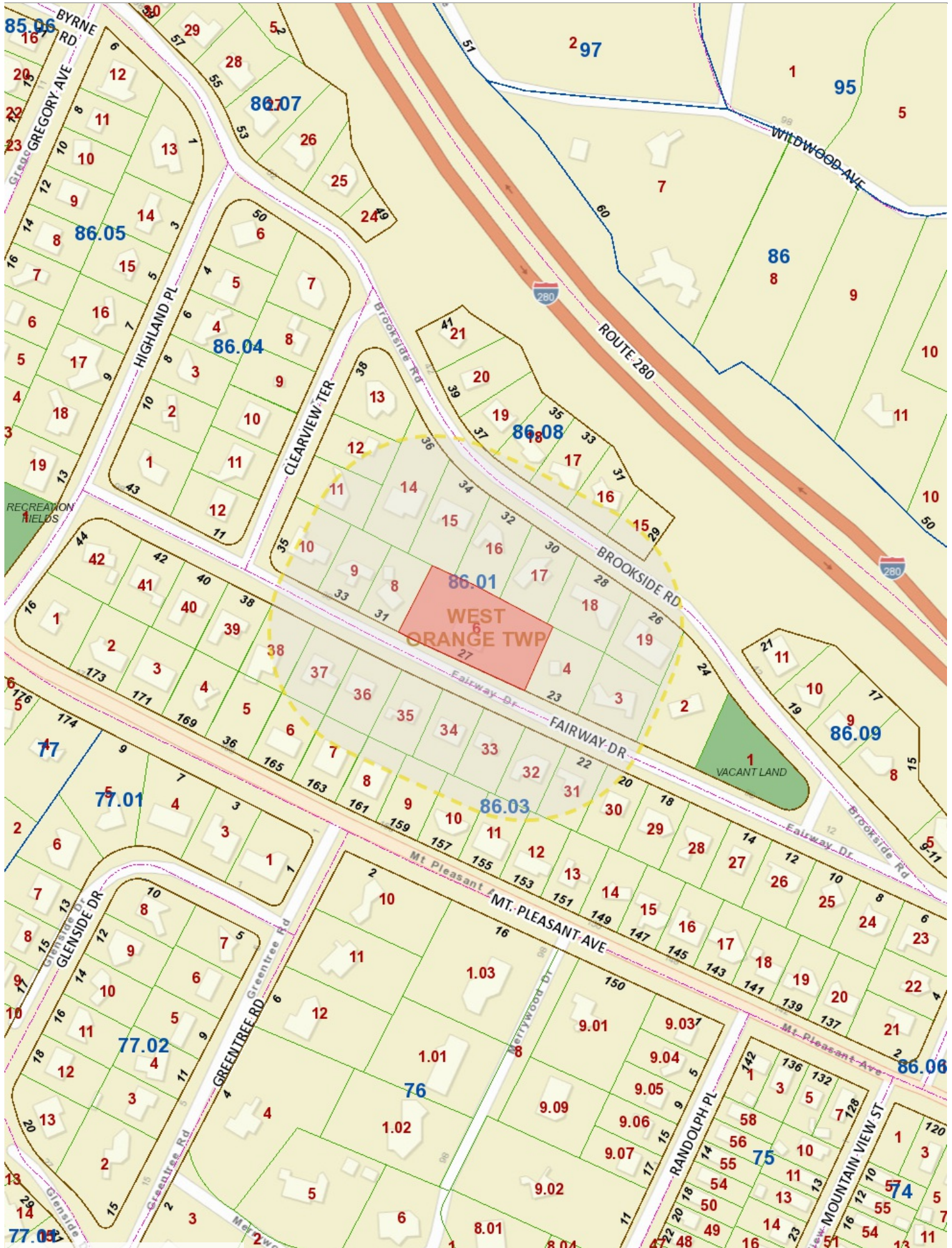
List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (37)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	86.01	2		24 BROOKSIDE ROAD	MITCHELL, REGINALD & MARILYN J.	24 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	24 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	3		21 FAIRWAY DRIVE	BARRETT, GALEN	21 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	21 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	4		23 FAIRWAY DRIVE	BILLINGS, MELISSA & JEFFREY L	23 FAIRWAY DR	WEST ORANGE, NJ	07052	23 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	6		27 FAIRWAY DRIVE	SANDELS, MICHAEL C & NIKAN N.	27 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	27 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	8		31 FAIRWAY DRIVE	THOMPSON, WILLIAM L & AMANDA	31 FAIRWAY DR	WEST ORANGE, NJ	07052	31 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	9		33 FAIRWAY DRIVE	OGUNDARE, TOBI & HENRY, LASANA	33 FAIRWAY DR	WEST ORANGE, NJ	07052	33 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	10		35 FAIRWAY DRIVE	MCKAY, TRACY E & SHAWN E	35 FAIRWAY DR	WEST ORANGE, NJ	07052	35 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.01	11		8 CLEARVIEW TERRACE	HALL, ANTHONY & ABIBAT	8 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052	8 Clearview Terrace, West Orange, NJ, 07052
West Orange Township	86.01	12		6 CLEARVIEW TERRACE	CURIS, RENZO & ZOTIKOS, HELEN C	6 CLEARVIEW TERRACE	WEST ORANGE, NJ	07052	6 Clearview Terrace, West Orange, NJ, 07052
West Orange Township	86.01	13		38 BROOKSIDE ROAD	SCHAFLE, CAROL J	38 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	38 Brookside Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	86.01	14		36 BROOKSIDE ROAD	FERRIS, JAMES CHARLES III & MAGUIRE	36 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	36 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	15		34 BROOKSIDE ROAD	KNIGHT, YUSUF & MADONNA	34 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	34 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	16		32 BROOKSIDE ROAD	LYN, ANTHONY & STEFANIUK, JOHN	32 BROOKSIDE RD	WEST ORANGE, NJ	07052	32 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	17		30 BROOKSIDE ROAD	STEVENS EDWIN B & LILLIE	30 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	30 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	18		28 BROOKSIDE ROAD	DAUPHIN, DONALD & AURORE	28 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	28 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.01	19		26 BROOKSIDE ROAD	WILLIAMS, VAN D JR & VALERIE	26 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	26 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.03	6		165 MT. PLEASANT AVENUE	PARTCH, KRISTEN	165 MOUNT PLEASANT AVE	WEST ORANGE, NJ	07052	165 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	7		163 MT. PLEASANT AVENUE	PALMER, PRINCESS M.	163 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052	163 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	8		161 MT. PLEASANT AVENUE	LORA, SABRINA	161 MT PLEASANT AVE	WEST ORANGE, NJ	07052	161 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	9		159 MT. PLEASANT AVENUE	MALANGA, STEVEN T & WENDI-AN	28 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	159 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	10		157 MT. PLEASANT AVENUE	D'ANGELO, RICHARD L.	157 MT PLEASANT AVE	WEST ORANGE, NJ	07052	157 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	11		155 MT. PLEASANT AVENUE	GUILLEN, TATIANA LOJA	155 MT PLEASANT AVE	WEST ORANGE NJ	07052	155 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	12		153 MT. PLEASANT AVENUE	MAYANCELA, LOURDES L.	153 MT. PLEASANT AVE.	WEST ORANGE, NJ	07052	153 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	86.03	30		20 FAIRWAY DRIVE	ALLEYNE, HENDERSON & CRYSTAL	20 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	20 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	31		22 FAIRWAY DRIVE	HUSSAIN, EHSAN & BALROOP, FREYA	22 FAIRWAY DR	WEST ORANGE, NJ	07052	22 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	32		24 FAIRWAY DRIVE	RAPPAPORT HOWARD A & W EVELYN	24 FAIRWAY DRIVE	WEST ORANGE NEW JERSEY	07052	24 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	33		26 FAIRWAY DRIVE	RINALDI, MICHAEL A	26 FAIRWAY DRIVE	WEST ORANGE, NEW JERSEY	07052	26 Fairway Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	86.03	34		28 FAIRWAY DRIVE	MALANGA, STEVEN T & WENDI-AN	28 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	28 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	35		30 FAIRWAY DRIVE	MURPHY, BRIAN & CAROL ANN	30 FAIRWAY DR.	W. ORANGE, NJ	07052	30 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	36		32 FAIRWAY DRIVE	NIAMKE, ROBERT & EDITH J.	32 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	32 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	37		34 FAIRWAY DRIVE	MARCUS, PAUL & JENNILYN	34 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	34 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.03	38		36 FAIRWAY DRIVE	KLEIN, NORMA	36 FAIRWAY DRIVE	WEST ORANGE, NJ	07052	36 Fairway Drive, West Orange, NJ, 07052
West Orange Township	86.08	15		29 BROOKSIDE ROAD	GIDEON, QUINN & ALCA	29 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	29 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	16		31 BROOKSIDE ROAD	31 BROOKSIDE ROAD CO	31 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	31 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	17		33 BROOKSIDE ROAD	DEROLUS, JEAN PATRICK & GEISY V.	33 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	33 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	18		35 BROOKSIDE ROAD	BUTLER, ERIC & CHERYL	35 BROOKSIDE ROAD	WEST ORANGE, N.J.	07052	35 Brookside Road, West Orange, NJ, 07052
West Orange Township	86.08	19		37 BROOKSIDE ROAD	FIELDS, TONY D. & SHERIAN D.	37 BROOKSIDE ROAD	WEST ORANGE, NJ	07052	37 Brookside Road, 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
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

SUPPLEMENTAL LIST

31 Brookside Road Co
31 Brookside Road
West Orange, NJ 07052
Attn: President, V.P., Secretary or any other person authorized to accept service

Essex County Clerk
465 Dr Martin Luther King Jr Blvd.
Newark, NJ 07102

Commissioner, NJ Dept. of Transportation
1035 Parkway Avenue
PO Box 600
Trenton, NJ 08625-0600

Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

EXHIBIT B

**NOTICE OF VIRTUAL PUBLIC HEARING
TOWNSHIP OF WEST ORANGE PLANNING BOARD**

PLEASE TAKE NOTICE that on September 2, 2026, beginning at 6:30 p.m. (the “Hearing”), and thereafter on such date(s) as such hearing may be continued, the Planning Board of the Township of West Orange (“Board”) will hold a virtual public hearing via Zoom, a web and telephone conferencing service, on the application of Catalyst Development Group, LLC (“Applicant”) for preliminary and final major subdivision approval, with bulk “(c)” variance relief, to subdivide the property identified as Block 86.01, Lot 6, on the Tax Maps of the Township of West Orange and commonly known as 27 Fairway Drive (the “Property”) into three (3) individual tax lots (Application Number 26-02) (the “Application”). The Property is located in the Town’s R-5 Residential Zoning District (the “R-5 Zone”), which permits, in relevant part, single-family dwellings on 10,000 square foot lots.

As noted above, the Applicant is proposing to subdivide the Property into three (3) individual tax lots: (i) Proposed Lot 86.01 (+/- 7,199 square feet); (ii) Proposed Lot 86.02 (+/- 8,506 square feet); and (iii) Proposed Lot 86.03 (+/- 8,278 square feet). The existing single-family home on the Property will be preserved on Proposed Lot 86.02 and will continue to be accessed by the existing curb cut along Fairway Drive. Proposed Lots 86.01 and 86.03 will be developed with single-family dwellings in the future that will be accessed by two new curb cuts along Fairway Drive. Additional proposed / future improvements include, but are not necessarily limited to, grading, paving, curbing, sidewalks, new utilities, retaining walls, and stormwater management infrastructure.

As part of the Application, the Applicant is requesting bulk “(c)” variances, pursuant to N.J.S.A. 40:55D-70(c)(1)-(2), to permit deviations from the following Land Use Regulations as set forth in the Municipal Code of the Township of West Orange (the “Code”): (i) Minimum Lot Area for Proposed Lot 86.01 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Proposed lot area of 7,199 square feet, where a minimum of 10,000 square feet is required; (ii) Minimum Lot Area for Proposed Lot 86.02 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Proposed lot area of 8,505 square feet, where a minimum of 10,000 square feet is required; (iii) Minimum Lot Area for Proposed Lot 86.03 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Proposed lot area of 8,278 square feet, where a minimum of 10,000 square feet is required; (iv) Minimum Lot Width of Proposed Lot 86.01 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Lot width of 62.60 feet, where a minimum of 75 feet is required; (v) Minimum Side Yard Setback of Proposed Lot 6.02 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Proposed side yard setback of 8.34 feet, where a minimum of 10 feet is required.

While the Applicant believes that, except as noted above, the Application is in conformance with the Code, all applicable zoning ordinances, site plan, and design requirements, the Applicant also requests any other approvals, design waivers, submission waivers, variances, deviations, interpretations, and/or exceptions from the Code, the Township of West Orange Land Use Regulations, and/or the General Ordinances of the Township of West Orange and/or continuations of any pre-existing non-conforming conditions, modifications of or relief from prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice), all as may be determined to be required for the

Application during the review and processing of the Application, and/or based upon an analysis of the plans and testimony at the Hearing.

As noted above, the Hearing will be conducted VIRTUALLY via Zoom. Zoom is a web and telephone conferencing service that is accessible at no charge to interested members of the public.

The access information for the Hearing is as follows:

To join the Hearing from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/82210150937?pwd=aM3voSHdMvY1cWzvMLTlz3GcXJdlf0.1>

You can also dial in using your phone:

Webinar ID: 822 1015 0937

Passcode: 083483

Dial in: 646 931 3860

When this matter is called, you may appear or be represented by agent or attorney, to make any objections, offer any comments that you may have to the granting of the Application, introduce evidence, and/or question the Applicant's representatives and/or the Board's professionals / consultants. Individuals lacking the technical know-how or who have questions regarding accessing the Hearing should contact the Planning Board Secretary (contact information below) in advance of the Hearing. The Board may at its discretion, adjourn, postpone, or continue the Hearing from time to time, without additional notice, and you are hereby notified that you should make diligent inquiry of the Board Secretary concerning such adjournments, postponements, or continuations.

All documents filed by the Applicant in connection with the applications will be on file and available for public inspection to the public free of charge in advance of the Hearing. The application materials may be viewed in the Office of Planning Board Secretary located at 66 Main Street, West Orange, New Jersey 07052, during regular business hours, excluding holidays, and may also be accessed on the Township of West Orange website under the agenda for September 2, 2026 Meeting agenda at: <http://westorange.org/Archive.aspx?AMID=38>. 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 in advance of the Hearing. The Planning Board Secretary is Jamilet Baquerizo Vite. She may be reached in advance of the Hearing by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday between 8:30 am to 4:30 pm.

Respectfully,

Matthew P. Posada, Esq.

Sills Cummis & Gross P.C.

Attorneys for the Applicant

(973) 643-7000

MPosada@sillscummis.com

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

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Mitchell, Reginald & Marilyn J.
24 Brookside Road
West Orange, N.J. 07052

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

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Billings, Melissa & Jeffrey L.
23 Fairway Dr
West Orange, NJ 07052

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

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Ogundare, Tohi & Henry Lasana
33 Fairway Dr
West Orange, NJ 07052

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Sandels, Michael C & Nikan N.
27 Fairway Drive
West Orange, NJ 07052

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To

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St

City

Barrett, Galen
21 Fairway Drive
West Orange, NJ 07052

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Sen

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St

City

Thompson, William L & Amanda
31 Fairway Dr
West Orange, NJ 07052

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McKay, Tracy E & Shawn E
35 Fairway Dr
West Orange, NJ 07052

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Hall, Anthony & Abibat
8 Clearview Terrace
West Orange, NJ 07052

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Curis, Renzo & Zotikos, Helen C
6 Clearview Terrace
West Orange, NJ 07052

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Schafner, Carol J
38 Brookside Road
West Orange, NJ 07052

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☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	

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Ferris, James Charles III &
Maguire
36 Brookside Road
West Orange, NJ 07052

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

Postmark
Here

Knight, Yusuf & Madonna
34 Brookside Road
West Orange, NJ 07052

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9589 0710 5270 1845 7905 11

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☐ Adult Signature Restricted Delivery \$
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Lyn, Anthony & Stefaniuk, John
 32 Brookside Rd
 West Orange, NJ 07052

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9589 0710 5270 1845 7905 28

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Stevens Edwin B & Lillie
 30 Brookside Road
 West Orange, N.J. 07052

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9589 0710 5270 1845 7905 35

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NEWARK, NJ 07102
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Dauphin, Donald & Aurore
 28 Brookside Road
 West Orange, NJ 07052

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☐ Adult Signature Restricted Delivery \$
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Williams, Van D Jr & Valerie
 26 Brookside Road
 West Orange, NJ 07052

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☐ Adult Signature Restricted Delivery \$
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Partch, Kristen
 165 Mount Pleasant Ave
 West Orange, NJ 07052

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☐ Adult Signature Restricted Delivery \$
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Postmark Here

Palmer, Princess M.
 163 Mt. Pleasant Ave
 West Orange, NJ 07052

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9589 0710 5270 1845 7905 73

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☐ Adult Signature Required \$
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Postmark
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Lora, Sabrina
161 Mt Pleasant Ave
West Orange, NJ 07052

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Malanga, Steven T & Wendi-An
28 Fairway Drive
West Orange, NJ 07052

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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D'Angelo, Richard L.
157 Mt Pleasant Ave
West Orange, NJ 07052

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9589 0710 5270 1845 7906 03

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Guillen, Tatiana Loja
155 Mt Pleasant Ave
West Orange, NJ 07052

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☐ Adult Signature Restricted Delivery \$

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Mayancela, Lourdes L.
153 Mt. Pleasant Ave.
West Orange, NJ 07052

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9589 0710 5270 1845 7906 34

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

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Postage

Alleyne, Henderson & Crystal
20 Fairway Drive
West Orange, NJ 07052

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9589 0710 5270 1845 7906 27

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☐ Adult Signature Required \$
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Postage

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Cit

Hussain, Ehsan & Balroop, Freya
 22 Fairway Dr
 West Orange, NJ 07052

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9589 0710 5270 1845 7906 41

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☐ Adult Signature Restricted Delivery \$

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Rappaport Howard A & W
 Evelyn
 24 Fairway Drive
 West Orange, NJ 07052

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9589 0710 5270 1845 7906 58

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Rinaldi, Michael A
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 West Orange, New Jersey 07052

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

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Murphy, Brian & Carol Ann
 30 Fairway Dr
 W. Orange, NJ 07052

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9589 0710 5270 1845 7906 72

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

Postage

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Niamke, Robert & Edith J.
 32 Fairway Drive
 West Orange, NJ 07052

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9589 0710 5270 1845 7906 89

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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

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Cit

Marcus, Paul & Jennilyn
 34 Fairway Drive
 West Orange, NJ 07052

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☐ Adult Signature Restricted Delivery \$

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Klein, Norma
36 Fairway Drive
West Orange, NJ 07052

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

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Gideon, Quinn & Alca
29 Brookside Road
West Orange, NJ 07052

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

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31 Brookside Road Co
31 Brookside Road
West Orange, N.J. 07052

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9589 0710 5270 1845 7907 26

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

NEWARK, NJ 07102
AUG 17 2026
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Derolus, Jean Patrick & Geisy V.
33 Brookside Road
West Orange, NJ 07052

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☐ Adult Signature Restricted Delivery \$

Postage \$

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Butler, Eric & Cheryl
35 Brookside Road
West Orange, NJ 07052

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☐ Adult Signature Restricted Delivery \$

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Fields, Tony D. & Sherian D.
37 Brookside Road
West Orange, NJ 07052

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☐ Adult Signature Restricted Delivery \$

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31 Brookside Road Co
31 Brookside Road
West Orange, N.J. 07052
Attn: President, V.P., Secretary or any
other person authorized to accept service

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Essex County Clerk
465 Dr Martin Luther King Jr Blvd.
Newark, NJ 07102

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☐ Adult Signature Restricted Delivery \$

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Commissioner, NJ Dept. of
Transportation
1035 Parkway Avenue
PO Box 600
Trenton, NJ 08625-0600

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
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Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

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Extra Services & Fees (check box, add fee as appropriate)
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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

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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 \$

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

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

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800 Rahway Avenue
Union, NJ 07083

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☐ Return Receipt (electronic) \$ _____

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☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

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Municipal Building
66 Main Street
West Orange, NJ 07052**

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

☐ Return Receipt (hardcopy) \$ _____

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	3.00
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	5.00
Postage		

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Verizon
540 Broad Street
Newark, NJ 07101

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

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

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

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Total

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Ser

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City

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

Postmark
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NJ Advance Media
Woodbridge Corporate Plaza
ATTN: Legal Advertising Dept.
485 Route 1 South
Bldg E., Suite 300
Iselin, NJ 08830



Star-Ledger

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ONE RIVERFRONT PLAZA
NEWARK, NJ 71020

AD#:0011116634

Sales Rep: Cheryl Alston
Account Number:XSILL7000958
AD#: 0011116634

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P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 4

Date	Position	Description	P.O. Number	Costs
08/19/2026	Variances NJ	NOTICE OF VIRTUAL PUBLIC HEARING TOWNSHIP OF WEST ORANGE	Alternative Vision / Catalyst Development Group (C/M 50030053.00 Ad Size 2 x 138 L	Affidavit Fee - 08/19/2026 \$100.00 Basic Ad Charge - 08/19/2026 \$245.64 Total \$345.64

CLAIMANTS CERTIFICATION AND DECLARATION	
I do solemnly declare and certify under the penalties of law that this bill or invoice is correct in all its particulars, that the goods have been furnished or services have been rendered as stated herein, that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim, that the amount herein stated is justly due and owing, and that the amount charged is a reasonable one.	
Date: <u>8/19/2026</u>	Fed ID#: <u>13-3479374</u>
Signature: <u>Chris Tighe</u>	Official Position: <u>AR Manager</u>
CERTIFICATION BY RECEIVING AGENCY	CERTIFICATION BY APPROVAL OFFICIAL
I, having knowledge of the facts, certify and declare that the goods have been received or the services rendered and are in compliance with the specifications or other requirements, and said certification is based on signed delivery slips or other reasonable procedures or verifiable information.	I certify and declare that this bill or invoice is correct, and that sufficient funds are available to satisfy this claim. The Payment shall be chargeable to:
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THIS FORM APPROVED FOR USE BY LOCAL GOVERNMENTS BY THE LOCAL FINANCE BOARD



AD#: 0011116634

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 08/19/2026

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Maria Nunez 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 19th day of August 2026

*Jeanette
Kryzmalwski*



Notary Public



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

**NOTICE OF VIRTUAL PUBLIC HEARING
TOWNSHIP OF WEST ORANGE PLANNING BOARD**

PLEASE TAKE NOTICE that on September 2, 2026, beginning at 6:30 p.m. (the "Hearing"), and thereafter on such date(s) as such hearing may be continued, the Planning Board of the Township of West Orange ("Board") will hold a virtual public hearing via Zoom, a web and telephone conferencing service, on the application of Catalyst Development Group, LLC ("Applicant") for preliminary and final major subdivision approval, with bulk "(c)" variance relief, to subdivide the property identified as Block 86.01, Lot 6, on the Tax Maps of the Township of West Orange and commonly known as 27 Fairway Drive (the "Property") into three (3) individual tax lots (Application Number 26-02) (the "Application"). The Property is located in the Town's R-5 Residential Zoning District (the "R-5 Zone"), which permits, in relevant part, single-family dwellings on 10,000 square foot lots.

As noted above, the Applicant is proposing to subdivide the Property into three (3) individual tax lots: (i) Proposed Lot 86.01 (+/- 7,199 square feet); (ii) Proposed Lot 86.02 (+/- 8,506 square feet); and (iii) Proposed Lot 86.03 (+/- 8,278 square feet). The existing single-family home on the Property will be preserved on Proposed Lot 86.02 and will continue to be accessed by the existing curb cut along Fairway Drive. Proposed Lots 86.01 and 86.03 will be developed with single-family dwellings in the future that will be accessed by two new curb cuts along Fairway Drive. Additional proposed / future improvements include, but are

not necessarily limited to, grading, paving, curbing, sidewalks, new utilities, retaining walls, and stormwater management infrastructure.

As part of the Application, the Applicant is requesting bulk “(c)” variances, pursuant to N.J.S.A. 40:55D-70(c)(1)-(2), to permit deviations from the following Land Use Regulations as set forth in the Municipal Code of the Township of West Orange (the “Code”): (i) Minimum Lot Area for Proposed Lot 86.01 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Proposed lot area of 7,199 square feet, where a minimum of 10,000 square feet is required; (ii) Minimum Lot Area for Proposed Lot 86.02 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Proposed lot area of 8,505 square feet, where a minimum of 10,000 square feet is required; (iii) Minimum Lot Area for Proposed Lot 86.03 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Proposed lot area of 8,278 square feet, where a minimum of 10,000 square feet is required; (iv) Minimum Lot Width of Proposed Lot 86.01 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Lot width of 62.60 feet, where a minimum of 75 feet is required; (v) Minimum Side Yard Setback of Proposed Lot 6.02 (§25-7.1, Attachment 3 – Table of District Regulations, Part B: Bulk Standards): Proposed side yard setback of 8.34 feet, where a minimum of 10 feet is required.

While the Applicant believes that, except as noted above, the Application is in conformance with the Code, all applicable zoning ordinances, site plan, and design requirements, the Applicant also requests any other approvals, design waivers, submission waivers, variances, deviations, interpretations, and/or exceptions from the Code, the Township of West Orange Land Use Regulations, and/or the General Ordinances of the Township of West Orange and/or continuations of any pre-existing non-conforming conditions, modifications of or relief from prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice), all as may be determined to be required for the Application during the review and processing of the Application, and/or based upon an analysis of the plans and testimony at the Hearing. As noted above, the Hearing will be conducted VIRTUALLY via Zoom. Zoom is a web and telephone conferencing service that is accessible at no charge to interested members of the public.

The access information for the Hearing is as follows:

To join the Hearing from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/82210150937?pwd=aM3voSHdMvY1cWzvMLTlz3GcXJdlf0.1>

You can also dial in using your phone:

Webinar ID: 822 1015 0937

Passcode: 083483

Dial in: 646 931 3860

When this matter is called, you may appear or be represented by agent or attorney, to make any objections, offer any comments that you may have to the granting of the Application, introduce evidence, and/or question the Applicant's representatives and/or the Board's professionals / consultants. Individuals lacking the technical know-how or who have questions regarding accessing the Hearing should contact the Planning Board

accessing the Hearing should contact the Planning Board Secretary (contact information below) in advance of the Hearing. The Board may at its discretion, adjourn, postpone, or continue the Hearing from time to time, without additional notice, and you are hereby notified that you should make diligent inquiry of the Board Secretary concerning such adjournments, postponements, or continuations.

All documents filed by the Applicant in connection with the applications will be on file and available for public inspection to the public free of charge in advance of the Hearing. The application materials may be viewed in the Office of Planning Board Secretary located at 66 Main Street, West Orange, New Jersey 07052, during regular business hours, excluding holidays, and may also be accessed on the Township of West Orange website under the agenda for September 2, 2026 Meeting agenda at: <http://westorange.org/Archive.aspx?AMID=38>. 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 in advance of the Hearing. The Planning Board Secretary is Jamilet Baquerizo Vite. She may be reached in advance of the Hearing by email at jvite@westorange.org or by telephone at (973) 325-4111, Monday through Friday between 8:30 am to 4:30 pm.

Respectfully,
Matthew P. Posada, Esq.
Sills Cummis & Gross P.C.
Attorneys for the Applicant
(973) 643-7000
MPosada@sillscummis.com

8/19/26

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