

Township Of West Orange

FORM PH-4Z

Zoning Board of Adjustment
TOWNSHIP OF WEST ORANGE

Application No. ZB-26-02 Filed

STATE OF NEW JERSEY

COUNTY OF Essex

Karrion Rhode, of full age, being duly sworn according to law, deposes and says, that (s)he resides at 13 Porter Rd in the Municipality of _____ County of _____ and State of _____ that (s)he is the applicant in a proceeding before the Zoning Board of Adjustment of West Orange Township, New Jersey being an (appeal or) application under the Zoning Ordinance, and which has the application No. _____ and relates to premises:

(Name) Karrion Rhode (Location) 13 Porter Rd.

Block # 175.24; Lot # 3; that on 8/17, 20 26, (s)he gave written notice of the hearing on this application to each and all of the persons upon whom service must be heard, in the required form and according to the attached lists, and in the manner indicated thereon.

Date of Serving Notice 8/17/26

K Rhode

Applicant's Signature

Sworn to and Subscribed before me

this 20 day of August 20 26

W C Lange

WALTER C. LANGE III
NOTARY PUBLIC-STATE OF NEW YORK
No. 011A6256449
Qualified in Queens County
My Commission Expires February 27, 2028

NOTE: Proof of service of notices required by statute must be filed and verified with board secretary at least two (2) days prior to meeting or case may be postponed. Attach list of all persons served.

TOWNSHIP OF WEST ORANGE ZONING BOARD

An application will be heard via virtual hearing on September 17, 2026, at 8:00 p.m., to permit Karriem Rhode to construct an approximately 200-square-foot addition to an existing single-family residence consisting of an extension of the existing garage/storage area and the addition of a new bathroom and walk-in closet. The application requests C Variance relief for an existing non-conforming side yard setback of 6.4 feet where 8.0 feet is required pursuant to the R-6 One-Family Residential Zone requirements. The proposed addition maintains the existing non-conforming setback and does not increase the degree of non-conformity.

Applicant also requests relief from any other variances which may be required by the planning board for property located at 13 Porter Rd, West Orange, New Jersey 07052

Block #175.24; Lot #3.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting. All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108 to set up a time and date to view the documents.

September 17th Webinar:

Zoom Link:

<https://us02web.zoom.us/j/82933411736?pwd=ff1h5clvyBdOKVloJkhqw9jH2yUXcN.1>

Passcode: 003416

Webinar ID: 829 3341 1736

Dail In: 646 558 8656

AFFIDAVIT OF PUBLICATION

Essex News Daily
1291 Stuyvesant Ave., Union, NJ 07083
(908) 686-7700

State of New Jersey, County of Camden, ss:

I, Laquansay Nickson Watkins, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of Worrall Community Newspapers Inc., the Publisher of EssexNewsDaily.com, a public website Serving Essex County, New Jersey. A public notice of which is annexed is a true copy published online on said website on the following dates.

Publication Dates:

- Aug 17, 2026

Notice ID: u8GiDH3fPXqazztTUCFo

Notice Name: 13 Porter Rd Project Notice

Publication Fee: \$62.22

Laquansay Nickson Watkins

Agent

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 08/18/2026

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

TOWNSHIP OF WEST ORANGE ZONING
BOARD HEARING ZB-26-02

An application will be heard via virtual hearing on September 17, 2026, at 8:00 p.m., to permit Karriem Rhode to construct an approximately 200-square-foot addition to an existing single-family residence consisting of an extension of the existing garage/storage area and the addition of a new bathroom and walk-in closet. The application requests C Variance relief for an existing non-conforming side yard setback of 6.4 feet where 8.0 feet is required pursuant to the R-6 One-Family Residential Zone requirements. The proposed addition maintains the existing non-conforming setback and does not increase the degree of non-conformity.

Applicant also requests relief from any other variances which may be required by the planning board for property located at 13 Porter Rd, West Orange, New Jersey 07052 Block #175.24, Lot #3.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting. All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108 to set up a time and date to view the documents.

September 17th Webinar:

Zoom Link: <https://us02web.zoom.us/j/82933411736?pwd=ff1h5clvyBdOKVloJkhqW9JH2yUXcN.1>

Passcode: 003416

Webinar ID: 829 3341 1736

Dial In: 646 558 8656

\$62.22

Pub Date: August 17th, 2026

Order #: E-1320

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 City/State	Owner Zip	Property Mailing
West Orange Township	175.24	3		13 PORTER ROAD	RHODE, KARRIEM & OLIVIA	13 PORTER ROAD	WEST ORANGE, NJ	07052	13 Porter Road, West Orange, NJ, 07052

§

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

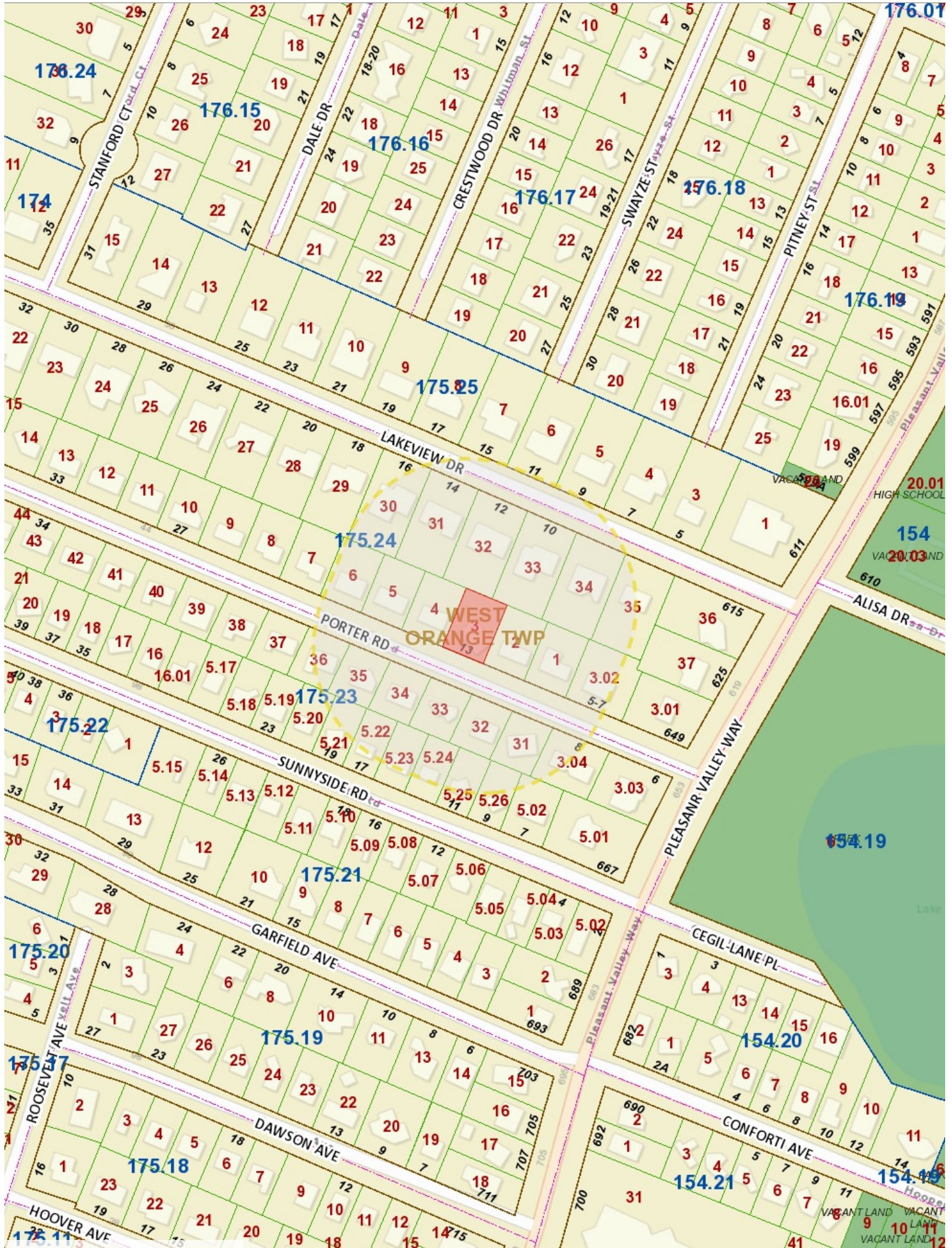
Adjoining Properties (32)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	175.23	3.04		8 PORTER ROAD	KAUFMAN, MATTHEW	8 PORTER ROAD	WEST ORANGE, NJ	07052	8 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	5.02		7 SUNNYSIDE ROAD	MEEHAN, SEAN & EINSTEIN, EMILY	7 SUNNYSIDE RD	WEST ORANGE, NJ	07052	7 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.20		21 SUNNYSIDE ROAD	CLARKE, BOBBETTE	21 SUNNYSIDE ROAD	WEST ORANGE, NJ	07052	21 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.21		19 SUNNYSIDE ROAD	WORTEL, STEPHANIE & LONDON, DANIEL	19 SUNNYSIDE RD	WEST ORANGE, NJ	07052	19 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.22		17 SUNNYSIDE ROAD	KIM, CAROLINE M.	17 SUNNYSIDE ROAD	WEST ORANGE, N.J.	07052	17 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.23		15 SUNNYSIDE ROAD	CENESCA, YOLANDE	15 SUNNYSIDE ROAD	WEST ORANGE, NJ	07052	15 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.24		13 SUNNYSIDE ROAD	FENSKE, SEAN MICHAEL & NICOLE	13 SUNNYSIDE RD	WEST ORANGE NJ	07052	13 Sunnyside Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	175.23	5.25		11 SUNNYSIDE ROAD	KURESHEPI, ALMIR & MISRAD	31 GODFREY AVENUE	ROSELAND, NJ	07068	11 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.26		9 SUNNYSIDE ROAD	MORALES, ARMANDO & RIVERA, MARIA E	9 SUNNYSIDE ROAD	WEST ORANGE, NJ	07052	9 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	31		10 PORTER ROAD	ASHUR, LISA	10 PORTER ROAD	WEST ORANGE, NJ	07052	10 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	32		12 PORTER ROAD	ISLER, STEPHEN & RACHEL	12 PORTER RD.	WEST ORANGE, NJ	07052	12 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	33		14 PORTER ROAD	FORRESTER, BEVERLEY & NIGEL	14 PORTER ROAD	WEST ORANGE, NJ	07052	14 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	34		16 PORTER ROAD	DIXON, HILORRY	16 PORTER ROAD	WEST ORANGE, NJ	07052	16 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	35		18 PORTER ROAD	JONES, JOANNAH & PHILLIPS,CAROL	18 PORTER RD	WEST ORANGE, NJ	07052	18 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	36		20 PORTER ROAD	CHERUBIN,WANTALES+CHAMPAGNE,SHARAJH	20 PORTER ROAD	WEST ORANGE, N.J.	07052	20 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	1		9 PORTER ROAD	PEIKES, VITAH & YANKOVICH, RAFAEL	9 PORTER ROAD	WEST ORANGE, NJ	07052	9 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	2		11 PORTER ROAD	OBASI, OBASI	11 PORTER ROAD	WEST ORANGE, N.J.	07052	11 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	3		13 PORTER ROAD	RHODE, KARRIEM & OLIVIA	13 PORTER ROAD	WEST ORANGE, NJ	07052	13 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	3.02		5-7 PORTER ROAD	BROOKS JR, WALTER R	5-7 PORTER RD	WEST ORANGE, NJ	07052	5-7 Porter Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	175.24	4		15 PORTER ROAD	OKAFOR, CHINWE	15 PORTER RD.	WEST ORANGE, NJ	07052	15 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	5		17 PORTER ROAD	OKONKWO, FELICIA & EZIDIEGWU,DANIEL	17 PORTER ROAD	WEST ORANGE,N.J.	07052	17 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	6		19 PORTER ROAD	MALTZ, HAROLD K & ESTER S	19 PORTER ROAD	WEST ORANGE, N.J.	07052	19 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	29		18 LAKEVIEW DRIVE	GERTELMAN, JASON&SURGEN,DEBRA	18 LAKEVIEW DRIVE	WEST ORANGE, NEW JERSEY	07052	18 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	30		16 LAKEVIEW DRIVE	BRAVERMAN, ROGER & KRAUSS, SARA	16 LAKEVIEW DRIVE	WEST ORANGE, NJ	07052	16 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	31		14 LAKEVIEW DRIVE	BRAND, DORON & RACHEL	14 LAKEVIEW DR	WEST ORANGE,NJ	07052	14 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	32		12 LAKEVIEW DRIVE	IVKER, ROBERT A & HAUERSTOCK,DEBRA	12 LAKEVIEW DR.	WEST ORANGE, NJ	07052	12 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	33		10 LAKEVIEW DRIVE	ROSENWEIN, DAVID & DANIELLE	10 LAKEVIEW DR	WEST ORANGE, NJ	07052	10 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	34		8 LAKEVIEW DRIVE	VOLK, JEROLD B. & SHARON E.	8 LAKEVIEW DRIVE	WEST ORANGE, N.J.	07052	8 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	35		6 LAKEVIEW DRIVE	NAYAK,SATYAJIT+GOVINDARAJAN,R	6 LAKEVIEW DRIVE	WEST ORANGE, N.J.	07052	6 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.25	5		9 LAKEVIEW DRIVE	SAIBEL, KENNETH MARK & MINDY	9 LAKEVIEW DRIVE	WEST ORANGE, N.J.	07052	9 Lakeview Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	175.25	6		11 LAKEVIEW DRIVE	DICKMAN, MENASHE & RONA	11 LAKEVIEW DRIVE	WEST ORANGE, N.J.	07052	11 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.25	7		15 LAKEVIEW DRIVE	YOLIN, ANDREW & NILI	15 LAKEVIEW DR.	WEST ORANGE, NJ	07052	15 Lakeview Drive, 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

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Sent To Stephen & Rachel Isler

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Street and Apt. No., or PO Box No. 14 Porter Rd.

City, State, ZIP+4® West Orange, NJ 07052

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☐ Adult Signature Required \$0.00

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Postage \$0.82

Total Postage and Fees \$6.37

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

City, State, ZIP+4® Newark, NJ 07102

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Total Postage and Fees \$6.37

Sent To Armando & Maria E. Noraks/Rivera

Street and Apt. No., or PO Box No. 9 Sunnyside Rd.

City, State, ZIP+4® West Orange, NJ 07052

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West Orange, NJ 07057

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Postage \$0.82

Total Postage and Fees \$6.37

Sent To chinwe okafor

Street and Apt. No., or PO Box No.
 15 Porter Rd.

City, State, ZIP+4®
 West Orange, NJ 07057

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WEST ORANGE POST OFFICE
 AUG 1 2026
 0317 10
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Postage \$ 0.82	
Total Postage and Fees \$ 6.37	
Sent To Hiloney Dixon Street and Apt. No. or PO Box No. 16 Porter Rd City, State, ZIP+4® West Orange, NJ 07052	

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West Orange, NJ 07052

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☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
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Postage \$0.82

Total Postage and Fees \$6.37

Sent To Felicia & Daniel Okonkwo/Ezidiagwu
 Street and Apt. No., or PO Box No.
 17 Porter Road
 City, State, ZIP+4®
 West Orange, NJ 07052

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West Orange, NJ 07052

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\$	\$5.55
Extra Services & Fees (check box, add fee to appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.82
\$	\$0.82
Total Postage and Fees	\$6.37
\$	\$6.37
Sent To Saannah & Carol Jones/Phillip S	
Street and Apt. No., or PO Box No. 18 Porter Rd.	
City, State, ZIP+4® West Orange, NJ 07052	

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West Orange, NJ 07092

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Extra Services & Fees (check box, add fee if appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.82

Total Postage and Fees \$6.37

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☐ Adult Signature Required	\$0.00
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Postage \$10.52

Total Postage and Fees \$16.57

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☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery		
Postage	\$0.87	
Total Postage and Fees		
Sent To	Wontales b Sharajih Cherubin / champagne	
Street and Apt. No., or PO Box No.	20 Forta Rd	
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage and Fees \$6.37

Sent To
Ken Mark & Mandy Saibel
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9 Lakeview Dr.
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage and Fees \$6.37

Sent To
Lisa Ashur
Street and Apt. No., or PO Box No.
10 Porter Rd.
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West Orange, NJ 07052

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage and Fees \$6.37

Sent To
Almir & Mistad Kureshepi
Street and Apt. No., or PO Box No.
31 Godfrey Ave
City, State, ZIP+4®
Roseland, NJ 07068

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage and Fees \$6.37

Sent To
Stephanie & Daniel Wiertel/Landon
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City, State, ZIP+4®
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage and Fees \$6.37

Sent To
Satyajit & R. NayaK / Govindarajan
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Postage \$0.82
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Doron & Rachel Brand
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
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Postage \$0.82
Total Postage and Fees \$6.37

Sent To
David & Danielle Rosenwein
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage and Fees \$6.37

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Polande Cerasca
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage and Fees \$6.37

Sent To
Jerold & Sharon E. Volk
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage and Fees \$6.37

Sent To
Harold & Estar S. MaHe
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
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Sent To
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage and Fees \$6.37

Sent To
Sean Michael & Nicole Fenske
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☐ Certified Mail Restricted Delivery	\$0.00
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.82
Total Postage and Fees	\$6.37

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Jason & Debra Gertelmen / Surgen
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☐ Certified Mail Restricted Delivery	\$0.00
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.82
Total Postage and Fees	\$6.37

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Roger & Sara Braverman / Krauss
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