



75 Main Street, Suite 201
Millburn, NJ 07041

**Law Offices of
Richard Schkolnick, LLC**

973-232-5061

Rick@SchkolnickLaw.com
SchkolnickLaw.com

September 23, 2026

Via E-mail and Lawyer's Service

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

**RE: Application of Tompkins Realty LLC
34 Tompkins Street
Block 7, Lot 12.02**

Dear Jamilet:

This Firm represents Tompkins Realty LLC. In advance of the October 7 hearing on this matter, enclosed please find the following:

1. Certification of Mailing.
2. Affidavit of Publication in the Essex News Daily.

Thank you for consideration of this matter.

Very truly yours,

Richard S. Schkolnick

RSS/lp
Enclosures
Tompkins Realty LLC/34 Tompkins Street

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:

- Sep 16, 2026

Notice ID: Jzk57FKpaCBrqLuld3qK

Notice Name: Tompkins Realty

Publication Fee: \$72.99

Laquansay Nickson Watkins

Agent

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 09/18/2026

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
PLANNING BOARD
NOTICE OF HEARING

PLEASE TAKE NOTICE that Tompkins Realty LLC has filed an application with the Township of West Orange Planning Board seeking an extension of the land use protections afforded by an approval granted by resolution memorialized on February 7, 2024, which permitted a subdivision to create one new building lot and the demolition of a garage with frontage on Stockman Street and construction of a two-family structure above parking on the proposed tax lot. The properties are commonly known as 34 Tompkins Street (with Stockman Street frontage), and are identified on the tax maps of the Township of West Orange as Block 7, Lots 12.03 and 12.04 (formerly Lot 12.02), Township of West Orange. Please take further notice that this request is made pursuant to West Orange Ordinance Section 25-48.10 which requires that a construction permit be secured within two years and one from the day of an approval, or by February 8, 2026. The Planning Board is permitted to extend the time period for construction for "good cause shown." Please take further notice that a VIRTUAL public hearing on the application has been scheduled by the Planning Board on October 7, 2026 at 7:30 p.m. The instructions to access the hearing are

Please click link [HERE](#), below (or copy and paste into your browser) to join the meeting: West Orange Planning Board Meeting October 7, 2026 at 7:30 PM ZOOM FORMAT
<https://us02web.zoom.us/j/87065517447?pwd=QlMmYmllKnIyYkE2X3pnQl4hiv7u12.1>
Webinar ID: 870 6551 7447
Passcode: 014389
Dial In: 646 931 3860

All maps, plans, applications and other related documents submitted with the application are on file and available for inspection by appointment, or on the Township's Website as follows: www.westorange.org/archive.aspx. Then, go to Planning Board and the agenda for October 7, 2026.

In addition, you may contact the Board Secretary at 973-325-4111 to make an appointment to review the file in person, or with any questions or for additional instructions on how to review the file. The email is: jvite@westorange.org
Law Offices of Richard Schkolnick, LLC
Attorneys for Applicant

By: _____
Richard S. Schkolnick

Dated: September 14, 2026
\$72.99

Pub Date: September 16th, 2026

Order #: E-1377

LAW OFFICES OF RICHARD SCHKOLNICK, LLC
75 Main Street
Millburn, NJ 07041
(973) 232-5061
Attorneys for Applicant

IN RE THE APPLICATION OF:

Tompkins Realty, LLC

34 Tomkins Street

**BLOCK 7, LOT 12.02 (CURRENT
LOTS 12.03 AND 12.04)**

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD**

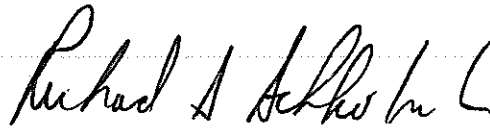
TOWNSHIP OF WEST ORANGE

CERTIFICATION OF MAILING

1. I, Richard S. Schkolnick, am the principal of the Law Offices of Richard S. Schkolnick, attorneys for Tompkins Realty, LLC.

2. On September 23, 2026, I caused to be mailed in the U. S. Post Office in Millburn, New Jersey, a sealed envelope with postage prepaid thereon, by certified mail, return receipt requested, containing the enclosed notice, list, and white slips addressed to all those on the attached list at said addresses last known address.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me is willfully false, I am subject to punishment.



Richard S. Schkolnick

Dated: September 23, 2026

TOWNSHIP OF WEST ORANGE

PLANNING BOARD

NOTICE OF HEARING

PLEASE TAKE NOTICE that Tompkins Realty LLC has filed an application with the Township of West Orange Planning Board seeking an extension of the land use protections afforded by an approval granted by resolution memorialized on February 7, 2024, which permitted a subdivision to create one new building lot and the demolition of a garage with frontage on Stockman Street and construction of a two-family structure above parking on the proposed tax lot. The properties are commonly known as 34 Tompkins Street (with Stockman Street frontage), and are identified on the tax maps of the Township of West Orange as Block 7, Lots 12.03 and 12.04 (formerly Lot 12.02), Township of West Orange.

Please take further notice that this request is made pursuant to West Orange Ordinance Section 25-48.10 which requires that a construction permit be secured within two years and one from the day of an approval, or by February 8, 2026. The Planning Board is permitted to extend the time period for construction for "good cause shown."

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Please click link [HERE](#) below (or copy and paste into your browser) to join the meeting:

West Orange Planning Board Meeting

October 7, 2026 at 7:30 PM

ZOOM FORMAT

<https://us02web.zoom.us/j/87065517447?pwd=QtMnveIKniyvEk2X3qnQi4Ihiv7u12.1>

Webinar ID: 870 6551 7447

Passcode: 014389

Dial in: 646 931 3860

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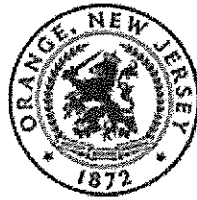
In addition, you may contact the Board Secretary at 973-325-4111 to make an appointment to review the file in person, or with any questions or for additional instructions on how to review the file. The email is: jvite@westorange.org

Law Offices of Richard Schkolnick, LLC

Attorneys for Applicant

By: _____
Richard S. Schkolnick

Dated: September 14, 2026



THE CITY OF ORANGE TOWNSHIP
OFFICE OF THE TAX ASSESSOR
Christopher L. Murray C.T.A, Tax Assessor
29 North Day Street, Orange, New Jersey 07050

P (973) 952-6062

F (973) 673-5878

**CITY OF ORANGE TOWNSHIP, NEW JERSEY
PROPERTY OWNER'S LIST**

IN RESPONSE TO WRITTEN REQUEST OF: Richard S. Schkolnick
Fee is \$10.00

Listed below are the names and addresses of owners of all Real Property as shown on our current Municipal Tax Duplicate located in Orange within 200 or 300 feet of property known and designated as:

Subject: 34 Tompkins Street
Block 7 Lot 12.02

470 State of New Jersey/Department of Transportation
1035 Parkway Avenue
Trenton, New Jersey 08625

442 Comcast Cablevision
495 Prospect Street
West Orange, New Jersey 07052

434 Public Service, Electric & Gas Company
80 Park Plaza
Newark, New Jersey 07102

43 Verizon/New Jersey
P.O. Box 2749
Addison, Texas 75001

44 Board of Public Utilities
Two Gateway Center
Newark, New Jersey 07102

I hereby certify the above to be a list from the current City of Orange Township duplicate of names and addresses of owners of real property located as described above.

Date: July 24th, 2026

Christopher L. Murray
Christopher L. Murray C.T.A
Tax Assessor

WWW.OrangeNJ.Gov
CMurray@OrangeNJ.Gov

CITY OF ORANGE TOWNSHIP

Office of the Assessor
29 North Day Street
Orange, New Jersey 07050
Telephone: (973) 952-6062
Facsimile: (973) 673-5878

8/17

Highlighted feature(s)

Subject Property (2)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	7	12.03		34 TOMPKINS STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936	34 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	12.04		STOCKMAN STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936	Stockman Street, West Orange, NJ, 07052

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List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjacent Properties (38)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
City of Orange Township	4001	2	B	357 SOUTH JEFFERSON ST	HOUSING & NEIGHBORHOOD DEV SERV	15 SOUTH ESSEX AVE	ORANGE, NJ	07050	357 South Jefferson St, Orange, NJ, 07050
City of Orange Township	4001	3	#2	347 SOUTH JEFFERSON ST	347 SOUTH JEFFERSON LLC	171 SUMMIT AVE	WALDWICK, NJ	07463	347 South Jefferson St, Orange, NJ, 07050
City of Orange Township	4001	4	#3	345 SOUTH JEFFERSON ST	ARDON, JOSE ET AL.	33 ELDORADO WAY	MONROE, NJ	08831	345 South Jefferson St, Orange, NJ, 07050
City of Orange Township	4001	5	B4	SOUTH JEFFERSON STREET	THE PEARL CO., LLC	546 MITCHELL STREET	ORANGE, N.J.	07050	South Jefferson Street, Orange, NJ, 07050
City of Orange Township	4001	6	R	546 MITCHELL STREET	THE PEARL CO., LLC	546 MITCHELL STREET	ORANGE, N.J.	07050	546 Mitchell Street, Orange, NJ, 07050
West Orange Township	6	32	B5	TOMPKINS STREET	TOMPKINS STREET DEVELOPMENT	TOMPKINS STREET	WEST ORANGE, NJ	07052	Tompkins Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	6	32	C0001 46	9 TOMPKINS STREET	DAWNUI, DESMOND N&BOU-CHEDID, MARTHA	76 SOUTH ORANGE AVE #307	SOUTH ORANGE, NJ	07079	9 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	32	C0002 47	11 TOMPKINS STREET	MIRANDA, MARGARET	11 TOMPKINS STREET #2	WEST ORANGE, NJ	07052	11 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	36	48	27 TOMPKINS STREET	TSILIKOS, GEORGE	50 SPLIT ROCK ROAD	BOONTON, NJ	07005	27 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	36.01	49	25 TOMPKINS STREET	TOMPKINS STREET APARTMENTS URBAN	1 PARKER PLAZA	FORT LEE NJ	07024	25 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	43	10	33 TOMPKINS STREET	TRUST OF ORANGE VALLEY SOCIAL SETT	33 TOMPKINS ST.	WEST ORANGE, N.J.	07052	33 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	45	11	35 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETTLEMENT	35 TOMPKINS ST.	WEST ORANGE, N.J.	07052	35 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	47	12	37 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETT. LIBRARY	TOMPKINS ST.	WEST ORANGE, N.J.	07052	37 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	5	13	44 TOMPKINS STREET	LEMBO, GIUSEPPE	107 ARVERNE ROAD	WEST ORANGE NJ	07052	44 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	8	14	42 TOMPKINS STREET	US BANK TRUST % HUDSON HOMES	4849 GREENVILLE AVE #500	DALLAS, TX	75204	42 Tompkins Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	7	9	15	40 TOMPkins STREET	GUARDADO, ROBERT C & EMERITA	40 TOMPkins ST	WEST ORANGE, NJ	07052	40 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	10	16	38 TOMPkins STREET	ORENGO, ANDREW & JESSICA	38 TOMPkins ST	WEST ORANGE, NJ	07052	38 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	11	17	36 TOMPkins STREET	CEUS, DIEUMENE	36 TOMPkins ST	WEST ORANGE, NJ	07052	36 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	12	18	28 TOMPkins STREET	LOMBARDO, SALVATORE & CONNIE	28 TOMPkins STREET	WEST ORANGE NJ	07052	28 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	12.02							, West Orange, NJ, 07052
West Orange Township	7	12.03	19	34 TOMPkins STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936	34 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	12.04	R	STOCKMAN STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936	Stockman Street, West Orange, NJ, 07052
West Orange Township	7	16	20	24-26 TOMPkins STREET	INTERLANO, MARIA MANCIA	1107 NORTH 38TH STREET	FORT SMITH, AR	72904	24-26 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	17	21	20 TOMPkins STREET	RAUDA, ROBERTO GUARDADO & RUBIA	20 TOMPkins ST	WEST ORANGE, NJ	07052	20 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	18	22	TOMPkins STREET	ORELLANA, EMERITA M. GUARDADO ET AL	31 VAN SICKLE ROAD	LAFAYETTE, NJ	07848	Tompkins Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	7	21	RR	70 TOMPKINS STREET	ORELLANA, EMERITA M GUARDADO ET AL.	31 VAN SICKLE ROAD	LAFAYETTE, NJ	07848	10 Tompkins Street, West Orange, NJ, 07052
West Orange Township	8	1	23	44 STOCKMAN STREET	STOCKMAN STR., L.L.C. %D. CICCAGLIONE	25 WALDEN PLACE	WEST CALDWELL, NJ	07006	44 Stockman Street, Orange, NJ, 07050
West Orange Township	8	9	24	38-40 STOCKMAN STREET	38-40 STOCKMAN ST LLC	47 KNOLLWOOD DRIVE	LIVINGSTON, NJ	07039	38-40 Stockman Street, Orange, NJ, 07050
West Orange Township	8	11	25	62 STOCKMAN STREET	NICK ALBANESE & SONS LANDSCAPING LL	116 LOCKTOWN-FLEMINGIN RD	FLEMINGTON, NJ	08822	32 Stockman Street, Orange, NJ, 07050
West Orange Township	8	13	26	28 STOCKMAN STREET	CICCHINO HORATIO J.	28 STOCKMAN STREET	WEST ORANGE, N.J.	07052	28 Stockman Street, Orange, NJ, 07050
West Orange Township	8	14	27	26 STOCKMAN STREET	VARELA, RICARDO	4828 LOOP CENTRAL DR.	HOUSTON, TEXAS	77081	26 Stockman Street, Orange, NJ, 07050
West Orange Township	8	16	28	22 STOCKMAN STREET	MELENDEZ, MARCOS R. & ANA MARIA R.	22 STOCKMAN STREET	WEST ORANGE, NJ	07052	22 Stockman Street, Orange, NJ, 07050
West Orange Township	8	17	29	20 STOCKMAN STREET	DE OCA, JOSE MONTES	35 QUINBY PLACE	WEST ORANGE, NJ	07052	20 Stockman Street, Orange, NJ, 07050
West Orange Township	8	18	30	18 STOCKMAN STREET	MONTES DE OCA, JOSE & MARIA	35 QUINBY PLACE	WEST ORANGE N J	07052	18 Stockman Street, Orange, NJ, 07050
West Orange Township	8	19	31	16 STOCKMAN STREET	GUBERNA, GERARDO J	16 STOCKMAN STREET	WEST ORANGE, NJ	07052	16 Stockman Street, Orange, NJ, 07050
West Orange Township	8	20	32	12-14 STOCKMAN STREET	POON, KWAN & HO, JANE	8 DOMINICK COURT	CEDAR GROVE, NJ	07009	12-14 Stockman Street, Orange, NJ, 07050

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
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West Orange Township	8	20.01	33	STOCKMAN STREET-REAR	THE PEARL CO. LLC	341 SOUTH JEFFERSON STR.	ORANGE, NJ	07050	Stockman Street-Rear, Orange, NJ, 07050
West Orange Township	8	20.02	R	STOCKMAN STREET	THE PEARL CO. LLC	341 SOUTH JERFFERSON ST	ORANGE, NJ	07050	Stockman Street, Orange, NJ, 07050

PUBLIC UTILITIES

ELECTRIC & GAS

34 ✓

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

WATER

35 ✓

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

CABLE TV

36 ✓

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE/CABLE

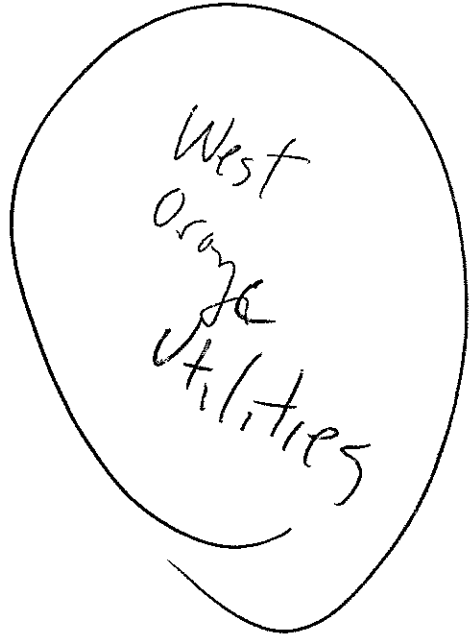
37 ✓

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

38 ✓

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



Buffer Report

created on 8/17/2026

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 City/State	Owner Zip	Property Mailing
West Orange Township	7	12.03		34 TOMPKINS STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936	34 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	12.04		STOCKMAN STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936	Stockman Street, West Orange, NJ, 07052

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

Adjoining Properties (38)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
City of Orange Township	4001	2	61	357 SOUTH JEFFERSON ST	HOUSING & NEIGHBORHOOD DEV SERV	15 SOUTH ESSEX AVE	ORANGE, NJ	07050	357 South Jefferson St, Orange, NJ, 07050
City of Orange Township	4001	3	412	347 SOUTH JEFFERSON ST	347 SOUTH JEFFERSON LLC	171 SUMMIT AVE	WALDWICK, NJ	07463	347 South Jefferson St, Orange, NJ, 07050
City of Orange Township	4001	4	63	345 SOUTH JEFFERSON ST	ARDON, JOSE ET AL.	33 ELDORADO WAY	MONROE, NJ	08831	345 South Jefferson St, Orange, NJ, 07050
City of Orange Township	4001	5	64	SOUTH JEFFERSON STREET	THE PEARL CO., LLC	546 MITCHELL STREET	ORANGE, N.J.	07050	South Jefferson Street, Orange, NJ, 07050
City of Orange Township	4001	6	R	546 MITCHELL STREET	THE PEARL CO., LLC	546 MITCHELL STREET	ORANGE, N.J.	07050	546 Mitchell Street, Orange, NJ, 07050
West Orange Township	6	32	55	TOMPKINS STREET	TOMPKINS STREET DEVELOPMENT	TOMPKINS STREET	WEST ORANGE, NJ	07052	Tompkins Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	6	32	CO0016	9 TOMPKINS STREET	DAWNUI, DESMOND N&BOU-CHEDID, MARTHA	76 SOUTH ORANGE AVE #307	SOUTH ORANGE, NJ	07079	9 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	32	CO0017	11 TOMPKINS STREET	MIRANDA, MARGARET	11 TOMPKINS STREET #2	WEST ORANGE, NJ	07052	11 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	36	56	27 TOMPKINS STREET	TSILIKOS, GEORGE	50 SPLIT ROCK ROAD	BOONTON, NJ	07005	27 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	36.01	59	25 TOMPKINS STREET	TOMPKINS STREET APARTMENTS URBAN	1 PARKER PLAZA	FORT LEE NJ	07024	25 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	43	510	33 TOMPKINS STREET	TRUST. OF ORANGE VALLEY SOCIAL SETT	33 TOMPKINS ST.	WEST ORANGE, N.J.	07052	33 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	45	511	35 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETTLEMENT	35 TOMPKINS ST.	WEST ORANGE, N.J.	07052	35 Tompkins Street, West Orange, NJ, 07052
West Orange Township	6	47	512	37 TOMPKINS STREET	ORANGE VALLEY SOCIAL SETT. LIBRARY	TOMPKINS ST.	WEST ORANGE, N.J.	07052	37 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	5	513	44 TOMPKINS STREET	LEMBO, GIUSEPPE	107 ARVERNE ROAD	WEST ORANGE NJ	07052	44 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	8	514	42 TOMPKINS STREET	US BANK TRUST % HUDSON HOMES	4849 GREENVILLE AVE #500	DALLAS, TX	75204	42 Tompkins Street, West Orange, NJ, 07052

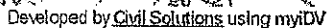
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	7	9	^Δ 15	40 TOMPKINS STREET	GUARDADO, ROBERT C & EMERITA	40 TOMPKINS ST	WEST ORANGE, NJ	07052	40 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	10	^{\$} 16	38 TOMPKINS STREET	ORENGO, ANDREW & JESSICA	38 TOMPKINS ST	WEST ORANGE, NJ	07052	38 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	11	⁴ 17	36 TOMPKINS STREET	CEUS, DIEUMENE	36 TOMPKINS ST	WEST ORANGE, NJ	07052	36 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	12	^{\$} 18	28 TOMPKINS STREET	LOMBARDO, SALVATORE & CONNIE	28 TOMPKINS STREET	WEST ORANGE NJ	07052	28 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	12.02							, West Orange, NJ, 07052
West Orange Township	7	12.03	^{0/9}	34 TOMPKINS STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936	34 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	12.04	^{12} R	STOCKMAN STREET	ALLONARDO, CARMINE & KIMBERLY	5 OAK LAWN DRIVE	EAST HANOVER, NJ	07936	Stockman Street, West Orange, NJ, 07052
West Orange Township	7	16	^{\$} 20	24-26 TOMPKINS STREET	INTERIANO, MARIA MANCIA	1107 NORTH 38TH STREET	FORT SMITH, AR	72904	24-26 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	17	^{\$} 21	20 TOMPKINS STREET	RAUDA, ROBERTO GUARDADO & RUBIA	20 TOMPKINS ST	WEST ORANGE, NJ	07052	20 Tompkins Street, West Orange, NJ, 07052
West Orange Township	7	18	^{\$} 22	TOMPKINS STREET	ORELLANA, EMERITA M. GUARDADO ET AL	31 VAN SICKLE ROAD	LAFAYETTE, NJ	07848	Tompkins Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	7	21	R2	10 TOMPKINS STREET	ORELLANA, EMERITA M GUARDADO ET AL.	31 VAN SICKLE ROAD	LAFAYETTE, NJ	07848	10 Tompkins Street, West Orange, NJ, 07052
West Orange Township	8	1	B23	44 STOCKMAN STREET	STOCKMAN STR., L.L.C. % D. CICCAGLIONE	25 WALDEN PLACE	WEST CALDWELL, NJ	07006	44 Stockman Street, Orange, NJ, 07050
West Orange Township	8	9	24	38-40 STOCKMAN STREET	38-40 STOCKMAN ST LLC	47 KNOLLWOOD DRIVE	LIVINGSTON, NJ	07039	38-40 Stockman Street, Orange, NJ, 07050
West Orange Township	8	11	25	32 STOCKMAN STREET	NICK ALBANESE & SONS LANDSCAPING LL	116 LOCKTOWN-FLEMING RD	FLEMINGTON, NJ	08822	32 Stockman Street, Orange, NJ, 07050
West Orange Township	8	13	26	28 STOCKMAN STREET	CICCHINO HORATIO J.	28 STOCKMAN STREET	WEST ORANGE, N.J.	07052	28 Stockman Street, Orange, NJ, 07050
West Orange Township	8	14	27	26 STOCKMAN STREET	VARELA, RICARDO	4828 LOOP CENTRAL DR.	HOUSTON, TEXAS	77081	26 Stockman Street, Orange, NJ, 07050
West Orange Township	8	16	28	22 STOCKMAN STREET	MELENDEZ, MARCOS R. & ANA MARIA R.	22 STOCKMAN STREET	WEST ORANGE, NJ	07052	22 Stockman Street, Orange, NJ, 07050
West Orange Township	8	17	29	20 STOCKMAN STREET	DE OCA, JOSE MONTES	35 QUINBY PLACE	WEST ORANGE, NJ	07052	20 Stockman Street, Orange, NJ, 07050
West Orange Township	8	18	30	18 STOCKMAN STREET	MONTES DE OCA, JOSE & MARIA	35 QUINBY PLACE	WEST ORANGE N J	07052	18 Stockman Street, Orange, NJ, 07050
West Orange Township	8	19	31	16 STOCKMAN STREET	GUBERNA, GERARDO J	16 STOCKMAN STREET	WEST ORANGE, NJ	07052	16 Stockman Street, Orange, NJ, 07050
West Orange Township	8	20	32	12-14 STOCKMAN STREET	POON, KWAN & HO, JANE	8 DOMINICK COURT	CEDAR GROVE, NJ	07009	12-14 Stockman Street, Orange, NJ, 07050

Municipality	Block	Lot	Qualities	Parcel Number	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
--------------	-------	-----	-----------	---------------	------------	--------------	------------------	-----------	------------------

West Orange Township	8	20.01	633	STOCKMAN STREET-REAR	THE PEARL CO. LLC	341 SOUTH JEFFERSON STR.	ORANGE, NJ	07050	Stockman Street-Rear, Orange, NJ, 07050
West Orange Township	8	20.02	R	STOCKMAN STREET	THE PEARL CO. LLC	341 SOUTH JEFFERSON ST	ORANGE, NJ	07050	Stockman Street, Orange, NJ, 07050

ALSO NOTIFY THE CITY OF ORANGE



9589 0710 5270 3954 2280 08

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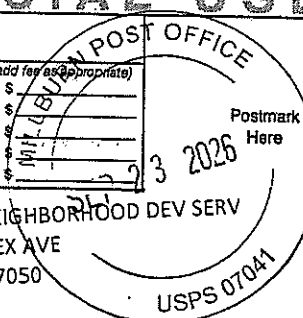
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Post \$
HOUSING & NEIGHBORHOOD DEV SERV
15 SOUTH ESSEX AVE
ORANGE, NJ 07050
Sent To TOMPKINS-1
Street and
City, State,



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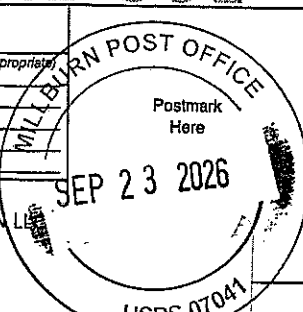
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Post \$
347 SOUTH JEFFERSON L
171 SUMMIT AVE
WALDWICK, NJ 07463
Sent To TOMPKINS-2
Street and
City, State,



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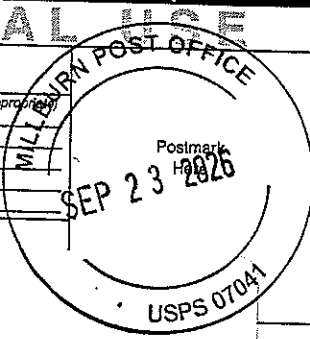
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Post \$
ARDON, JOSE ET AL
33 ELDORADO WAY
MONROE, NJ 08831
Sent To TOMPKINS-3
Street and
City, State



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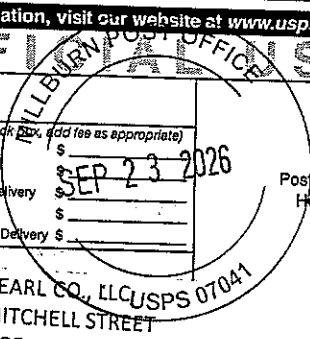
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage \$
THE PEARL CO, LLC
546 MITCHELL STREET
ORANGE, NJ 07050
Sent To TOMPKINS-4
Street and Ap.
City, State, Zi



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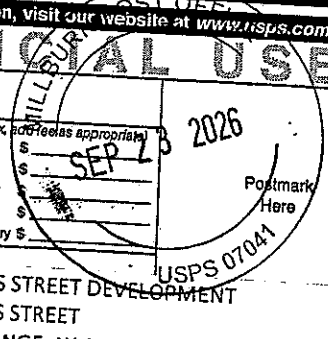
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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage \$
TOMPKINS STREET DEVELOPMENT
TOMPKINS STREET
WEST ORANGE, NJ 07052
Sent To TOMPKINS-5
Street and Ap.
City, State, Zi



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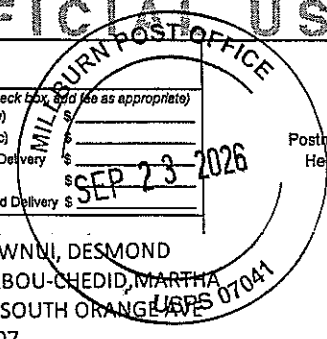
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage \$
DAWNUL, DESMOND
N&BOU-CHIEDI, MARTHA
76 SOUTH ORANGE AVE
#307
SOUTH ORANGE, NJ 07079
Sent To TOMPKINS-6
Street and Apt.
City, State, Zip



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Street and Apt.
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☐ Adult Signature Restricted Delivery

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Sent To
Street and
City, State

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☐ Adult Signature Restricted Delivery

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☐ Adult Signature Restricted Delivery

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

Postage

Total Postage \$
Sent To LEMBO, GIUSEPPE
107 ARVERNE ROAD
WEST ORANGE NJ 07052
TOMPKINS-13
Street and Apt.
City, State, ZIP+4

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

Postage

Total Postage \$
Sent To US BANK TRUST % HUDSON HOMES
4849 GREENVILLE AVE #500
DALLAS, TX 75204
TOMPKINS-14
Street and Apt.
City, State, ZIP+4

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

Postage

Total Postage \$
Sent To GUARDADO, ROBERT C & EMERITA
40 TOMPKINS ST
WEST ORANGE, NJ 07052
TOMPKINS-15
Street and Apt. N
City, State, ZIP+4

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

Postage

Total Postage \$
Sent To ORENGO, ANDREW & JESSICA
38 TOMPKINS ST
WEST ORANGE, NJ 07052
TOMPKINS-16
Street and Apt.
City, State, ZIP+4

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

Postage

Total Postage \$
Sent To CEUS, DIEUMENE
36 TOMPKINS ST
WEST ORANGE, NJ 07052
TOMPKINS-17
Street and Apt.
City, State, ZIP+4

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

Postage

Total Postage \$
Sent To LOMBARDO, SALVATORE & CONNIE
28 TOMPKINS STREET
WEST ORANGE, NJ 07052
TOMPKINS-18
Street and Apt.
City, State, ZIP+4

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To ALLONARDO, CARMINE & KIMBERLY
5 OAK LAWN DRIVE
EAST HANOVER, NJ 07936
Street and Apt. N TOMPKINS-19
City, State, ZIP+4

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To INTERIANO, MARIA MANOIA
1107 NORTH 38TH STREET
FORT SMITH, AR 72904
Street and Apt. TOMPKINS-20
City, State, ZIP+4

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To RAUDA, ROBERTO
GUARDADO & RUBIA
20 TOMPKINS ST
WEST ORANGE, NJ 07052
Street and Apt. N TOMPKINS-21
City, State, ZIP+4

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To ORELLANA, EMERITA M
GUARDADO ET AL.
31 SICKLE ROAD
LAFAYETTE, NJ 07848
Street and Apt. TOMPKINS-22
City, State, ZIP+4

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To STOCKMAN STR., LLC%D. SICCA
25 WALDEN PLACE
WEST CALDWELL, NJ 07006
Street and Apt. TOMPKINS-23
City, State, ZIP+4

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To 38-40 STOCKMAN ST LLC
47 KNOLLWOOD DRIVE
LIVINGSTON, NJ 07039
Street and Apt. TOMPKINS-24
City, State, ZIP+4

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

Postage

Total Postage \$

Sent To NICK ALBANESE & SONS
LANDSCAPING LL
116 LOCKTOWN-FLEMINGTON RD
FLEMINGTON, NJ 08822
TOMPKINS-25

City, State, ZIP+4

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

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Total Postage \$

Sent To CICCHINO HORATIO J.
28 STOCKMAN STREET
WEST ORANGE, NJ 07057
TOMPKINS-26

City, State, ZIP+4

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☐ Adult Signature Restricted Delivery \$

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Sent To VARELA, RICARDO
4828 LOOP CENTRAL DR.
HOUSTON, TEXAS 77081
TOMPKINS-27

City, State, ZIP+4

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

Postage

Total Postage and

Sent To MELENDEZ, MARCOS R. & ANA MARIA R.
22 STOCKMAN STREET
WEST ORANGE, NJ 07057
TOMPKINS-28

City, State, ZIP+4

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

Postage

Total Postage \$

Sent To DE OCA, JOSE MONTES
35 QUINBY PLACE
WEST ORANGE, NJ 07052
TOMPKINS-29

City, State, ZIP+4

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

Postage

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Sent To MONTES DE OCA, JOSE & MARIA
35 QUINBY PLACE
WEST ORANGE NJ 07052
TOMPKINS-30

City, State, ZIP+4

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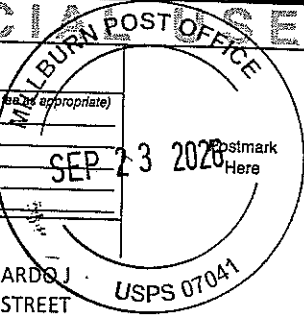
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$



Postage \$
Total Postage \$
Sent To GUBERNA, GERARDO J
16 STOCKMAN STREET
WEST ORANGE, NJ 07052
Street and Apt. TOMPKINS-31
City, State, ZIP

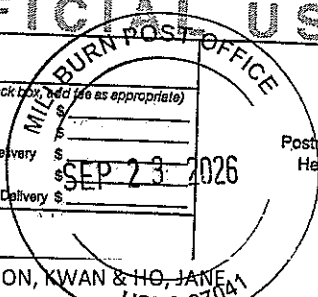
9589 0710 5270 3954 2283 12

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



Postage \$
Total Postage and F \$
Sent To POON, KWAN & HO, JANE
8 DOMINICK COURTS
CEDAR GROVE, NJ 07009
Street and Apt. No. TOMPKINS-32
City, State, ZIP

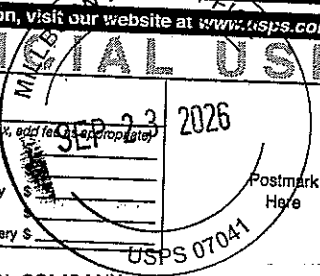
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☐ Adult Signature Restricted Delivery \$



Postage \$
Total Postage \$
Sent To THE PEARL COMPANY
341 SOUTH JEFFERSON STR.
ORANGE, NJ 07050
Street and Apt. TOMPKINS-33
City, State, ZIP

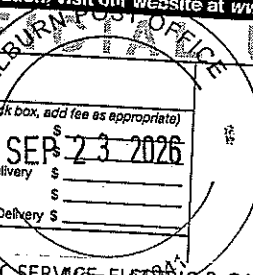
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$



Postage \$
Total Postage \$
Sent To PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA T6B
NEWARK, NEW JERSEY 07102
Street and Apt. TOMPKINS-34
City, State, ZIP

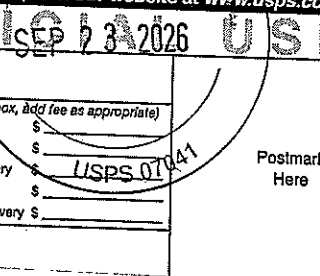
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$



Postage \$
Total Postage \$
Sent To NEW JERSEY AMERICAN WATER COMPANY
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078
Street and Apt. TOMPKINS-35
City, State, ZIP

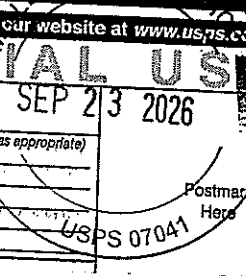
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$



Postage \$
Total Postage \$
Sent To COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083
Street and Apt. TOMPKINS-36
City, State, ZIP

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$ VERIZON
Sent To \$ 1 VERIZON WAY
Street and Apt. BASKING RIDGE, NEW JERSEY 07920-1025
City, State, ZIP+4 TOMPKINS-37

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$ TOWNSHIP OF WEST ORANGE
Sent To \$ MUNICIPAL BUILDING
Street and Apt. 66 MAIN STREET
City, State, ZIP+4 WEST ORANGE, NJ 07052 TOMPKINS-38

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$ ESSEX COUNTY PLANNING BOARD
Sent To \$ 900 BLOOMFIELD AVENUE
Street and Apt. VERONA, NJ 07044
City, State, ZIP+4 TOMPKINS-39

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$ STATE OF NEW JERSEY/
Sent To \$ DEPARTMENT OF TRANSPORTATION
Street and Apt. No 1035 PARKWAY
City, State, ZIP+4 TRENTON, NJ 08625 TOMPKINS-40

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$ CLERK, CITY OF ORANGE TOWNSHIP
Sent To \$ 29 NORTH DAY STREET
Street and Apt. ORANGE, NJ 07050
City, State, ZIP+4 TOMPKINS-41

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$ COMCAST CABLEVISION
Sent To \$ 495 PROSPECT STREET
Street and Apt. WEST ORANGE, NEW JERSEY 07052
City, State, ZIP+4 TOMPKINS-42

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☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, Zip _____

VERIZON/NEW JERSEY
P.O. BOX 2749
ADDISON, TEXAS 75001
TOMPKINS-43

SEP 23 2026
USPS 07041

Postmark Here

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☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, Zip _____

BOARD OF PUBLIC UTILITIES
TWO GAEWAY CENTER
NEWARK, NEW JERSEY 07102
TOMPKINS-44

SEP 23 2026
USPS 0710

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Post \$
Sent To \$
Street and \$
City, State, ZIP+4®

HOUSING & NEIGHBORHOOD DEV SERV
15 SOUTH ESSEX AVE
ORANGE, NJ 07050
TOMPKINS-1

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Post \$
Sent To \$
Street and \$
City, State, ZIP+4®

347 SOUTH JEFFERSON LLC
171 SUMMIT AVE
WALDWICK, NJ 07463
TOMPKINS-2

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Post \$
Sent To \$
Street and \$
City, State, ZIP+4®

ARDON, JOSE ET AL.
33 ELDORADO WAY
MONROE, NJ 08831
TOMPKINS-3

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To \$
Street and Apt. \$
City, State, ZIP+4®

THE PEARL CO., LLC
546 MITCHELL STREET
ORANGE, NJ 07050
TOMPKINS-4

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To \$
Street and Apt. \$
City, State, ZIP+4®

TOMPKINS STREET DEVELOPMENT
TOMPKINS STREET
WEST ORANGE, NJ 07052
TOMPKINS-5

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To \$
Street and Apt. \$
City, State, ZIP+4®

DAWNUI, DESMOND
N&BOU-CHIEDI, MARTHA
76 SOUTH ORANGE AVE
#307
SOUTH ORANGE, NJ 07079
TOMPKINS-6

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