

AFFIDAVIT OF SERVICE & NOTICE

Application No. PB-19-09

STATE OF NEW JERSEY :
: SS.
COUNTY OF MORRIS :

JAMES M. PARISI, of full age, being duly sworn according to the law, upon his oath deposes and says:

1. I am an attorney at law of the State of New Jersey and an associate of the law firm of Murphy McKeon P.C., which is located at 51 Route 23 South, Riverdale, New Jersey.
2. I am the attorney for the property owner, 732 Eagle Rock Ave LLC, in connection with a proceeding before the Planning Board of West Orange Township, New Jersey seeking relief from condition 2(e) in the Resolution approving the minor subdivision certified by the Planning Board on April 4, 2020 in connection with the two (2) new lots created by the subdivision known as Block 177, Lots 26.01 and 26.02 on the municipal tax maps.
3. I did on March 12, 2021, at least ten (10) days prior to the hearing date of April 7, 2021, give written notice of this hearing to each and all of the persons upon whom service must be heard, including all property owners within 200 feet of the subject property and all public utilities required by the Township Planning Board, in the required form. Said notice was given by certified mail, return receipt requested, to the property owners listed on the Certified List of Property Owners provided by the West Orange Tax Assessor and the utilities on the list of public utilities provided by the Township Planning Board.
4. A copy of the Certified List of Property Owners within 200 feet of the subject property provided by the West Orange Tax Assessor upon whom notice was served is attached hereto as **Exhibit A** and is incorporated as if fully referenced herein.
5. A copy of the list of public utilities provided by the Township Planning Board upon whom notice was served is attached hereto as **Exhibit B** and is incorporated as if fully referenced herein.

6. The original white certified mailing receipts for all of the property owners and utilities served with notice are attached hereto as **Exhibit C** and are incorporated as if fully referenced herein.
7. A copy of the said Legal Notice together with the Zoom meeting instructions that were served by certified mail is attached hereto as **Exhibit D** and is incorporated as if fully set forth at length herein.

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



JAMES M. PARISI

Sworn and subscribed to before me this
15th day of March, 2021



ADLA VANDENBERG
A Notary Public of New Jersey
My Commission Expires 10/4/2024

EXHIBIT A



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX ASSESSOR

KEVIN J. DILLON, CTA
Tax Assessor

Tel: (973) 325-4060
Fax: (973) 669-4859
Email: Taxassessor@westorange.org

RE: BLOCK 177 LOTS 26.01 & 26.02
732 EAGLE ROCK AVE.

To Whom It May Concern:

I hereby certify that to the best of my knowledge, information and belief, based on the official tax records of the Township of West Orange, and the map submitted to this office by you, the attached contain names, addresses, and block and lot numbers of all property owners within 200 feet of the subject property.

Very truly yours,

Kevin J. Dillon, CTA

Kevin J. Dillon, CTA
Tax Assessor



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org

ADJACENT PROPERTY LISTING
TAXING DISTRICT 22 WEST ORANGE TWP

APPLICANT: 732 Eagle Rock Ave.
COUNTY 07 ESSEX

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
/ 174 1	750 EAGLE ROCK AVENUE	1	CRESTMONT COUNTRY CLUB 750 EAGLE ROCK AVENUE WEST ORANGE, NEW JERSEY 07052
176.21 45	724 EAGLE ROCK AVENUE	2	DILKES, DAVID H. & SAUTER, NICOLE M 724 EAGLE ROCK AVENUE WEST ORANGE, NJ 07052
176.21 46	720 EAGLE ROCK AVENUE	2	PAYNE, MCDONALD & PATRICIA 720 EAGLE ROCK AVE WEST ORANGE, NJ 07052
176.21 55	19 EDMONT ROAD	2	NEMBARD, DEXTER & CALISSE E B 19 EDMONT RD WEST ORANGE, NJ 07052
176.23 11	21 FERRIS DRIVE	2	LEVENSON, MARK & ETA 21 FERRIS DRIVE WEST ORANGE, NJ 07052
176.23 12	17 FERRIS DRIVE	2	KELLY, ANDREA 17 FERRIS DR WEST ORANGE, NJ 07052
176.25 11	20 FERRIS DRIVE	2	BLANK, JONATHAN D. & PAULA S. 20 FERRIS DR. WEST ORANGE, N.J. 07052
177 24	726 EAGLE ROCK AVENUE	2	LILLIS, DREW & ALYSE 726 EAGLE ROCK AVE. WEST ORANGE, NJ 07052
177 24.01	728 EAGLE ROCK AVENUE	2	GRIFFIN, PETER 728 EAGLE ROCK AVE WEST ORANGE, NJ 07052
177 28	736 EAGLE ROCK AVENUE	2	MONTANO, PHILLIP + GLADYS PO BOX 205 LAKE HOPATCONG, NJ 07849
177.05 1	22 WAKEMAN STREET	2	OKOLIE, FLEETA BURGESS-& HENRY 22 WAKEMAN STREET WEST ORANGE, NJ 07052
177.05 2	20 WAKEMAN STREET	2	JOISIL, ODILES & GISELE 20 WAKEMAN STREET WEST ORANGE, NJ 07052
177.05 3	747 EAGLE ROCK AVENUE	2	CORCORAN, JOHN K. & GINA S. 743 EAGLE ROCK AVENUE WEST ORANGE, N.J. 07052
177.05 4	741 EAGLE ROCK AVENUE	2	FORESO, JOSEPH T. & ROSE C. 745 EAGLE ROCK AVENUE WEST ORANGE, N.J. 07052

ADJACENT PROPERTY LISTING
TAXING DISTRICT 22 WEST ORANGE TWP

APPLICANT: 732 Eagle Rock Ave.
COUNTY 07 ESSEX

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
177.05 5	739 EAGLE ROCK AVENUE	2	THOMPSON, KENNETH A+PADOVANO, KAYLIN 739 EAGLE ROCK AVENUE WEST ORANGE, NJ 07052
177.05 6	2 VALLEY VIEW STREET	2	SAMMAN, LUCA & KASSANDRA 2 VALLEY VIEW STREET WEST ORANGE, NJ 07052
177.05 18	18 WAKEMAN STREET	2	BROWN, WYCLIFFE & JUDY 18 WAKEMAN ST. WEST ORANGE, NJ 07052
177.07 1	733 EAGLE ROCK AVENUE	2	HINOJOSA, JOSE 733 EAGLE ROCK AVE WEST ORANGE, NJ 07052
177.07 3	727 EAGLE ROCK AVENUE	2	MONAHAN, JOYCE 727 EAGLE ROCK AVE. WEST ORANGE, NJ 07052
177.07 4	725 EAGLE ROCK AVENUE	2	HO, LIEM THANH & MINH THI PHAN 725 EAGLE ROCK AVENUE WEST ORANGE, N. J. 07052
177.07 5	1 CLIFF STREET	2	CAILLET, JEAN 1 CLIFF STREET WEST ORANGE, NEW JERSEY 07052
177.08 8	723 EAGLE ROCK AVENUE	2	MITTERMAN, GARY & GREGORY 723 EAGLE ROCK AVE WEST ORANGE, NJ 07052

EXHIBIT B

PUBLIC UTILITIES

ELECTRIC & GAS

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

WATER

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

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, NJ 07920-1025

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

EXHIBIT C

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee

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

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

Postage

Total Pct

Sent To

Street &

City, State, ZIP+4

Norman Malcolm Jr. & Sasha Cohen
9 Edgemont Road
West Orange, NJ 07052

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Giovanni Fleres and Valentina Artemisia
7 Valley View Street
West Orange, NJ 07052

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Jean Caillet
1 Cliff Street
West Orange, NJ 07052

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Adam & Melissa Caplan
17 Edgemont Road
West Orange, NJ 07052

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Mark and Eta Levenson
21 Ferris Drive
West Orange, NJ 07052

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Edward Ribustello & Robert L. Lach
11 Edgemont Road
West Orange, NJ 07052

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Kenneth Thompson and Kaylin Padovano
739 Eagle Rock Avenue
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McDonald & Patricia Payne
720 Eagle Rock Avenue
West Orange, NJ 07052

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7 Edgemont Road
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Jose Hinojosa
733 Eagle Rock Avenue
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Drew and Alyse Lillis
726 Eagle Rock Avenue
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Joseph T. and Rose C. Foresi
745 Eagle Rock Avenue
West Orange, NJ 07052

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Phillip and Gladys Montano
P.O. Box 205
Lake Hopatcong, NJ 07849

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Andrea Kelly
17 Ferris Drive
West Orange, NJ 07052

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Anthony Larice
5 Edgemont Road
West Orange, NJ 07052

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Odiles and Gisele Joisil
20 Wakeman Street
West Orange, NJ 07052

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Peter Griffin
728 Eagle Rock Avenue
West Orange, NJ 07052

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Crestmont Country Club
750 Eagle Rock Avenue
West Orange, NJ 07052

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7019 0160 0000 8156 3577

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Postage

\$ Total Postage

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Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

Street and
City, State,

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

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City, State,

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West Orange, NJ 07052

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

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

Street and
City, State,

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City, Sta.

Verizon

1 Verizon Way

Basking Ridge, NJ 07920-1025



EXHIBIT D

LEGAL NOTICE
TOWNSHIP OF WEST ORANGE
PLANNING BOARD
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on Wednesday, April 7, 2021 at 7:30 p.m., a hearing will be held remotely before the Planning Board of the Township of West Orange via the Zoom platform, on the application of 732 Eagle Rock Ave LLC, for relief from condition 2(e) in the Resolution approving the minor subdivision certified by the Board on April 4, 2020 in connection with the two (2) new lots created by the subdivision known as Block 177, Lots 26.01 and 26.02. A copy of the instructions to attend the April 7, 2021 Planning Board hearing on the Zoom platform is attached to this notice.

732 Eagle Rock Ave LLC is the owner of two (2) parcels of real property located at 730 and 732 Eagle Rock Avenue, West Orange, New Jersey 07052, said properties being designated on the Municipal Tax Map as Block 177, Lots 26.01 and 26.02. On or about April 4, 2020, the Planning Board passed a resolution granting said minor subdivision, whereby condition 2(e) therein stated that “the existing dwelling must be renovated prior to the issuance of the certificate of occupancy for any new dwelling on the property.” 732 Eagle Rock Ave LLC now seeks relief from this condition in part due to the dilapidated state of the foundation of the existing dwelling, which is not suitable to safely support a two-story dwelling. 732 Eagle Rock Ave LLC reserves the right to seek relief from this condition on any other legal or factual bases.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting. All documents relating to the subdivided properties may be inspected by the public in the office of the Secretary of the Planning Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4111 to set up a time and date to view the documents.

James M. Parisi, Esq.
Murphy McKeon, P.C.
Attorney for 732 Eagle Rock Ave LLC

West Orange Planning Board Meeting - Zoom Instructions

From a computer/phone app: Click the link below to join the meeting.

From a phone line: Use the phone number below (when prompted enter Webinar ID then #, then # again)

West Orange Planning Board Meeting 4/07/2021 @ 7:30pm

Please click the link below (or copy and paste into your browser) to join the meeting and enter password when prompted:

**[https://us02web.zoom.us/j/83918447295?](https://us02web.zoom.us/j/83918447295?pwd=RWhMRFN6cUZuOHNRVjN0b2Z3ZjhIQT09)
pwd=RWhMRFN6cUZuOHNRVjN0b2Z3ZjhIQT09**

Or Telephone:

Dial:

US: 1-646-558-8656

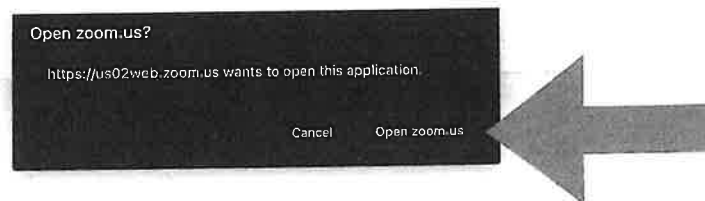
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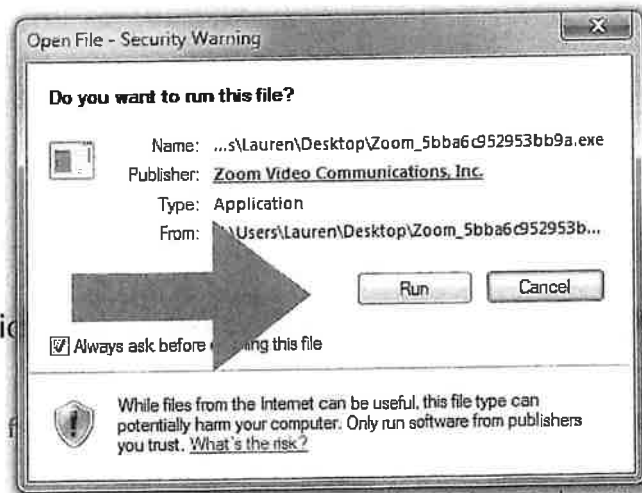
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If you cannot download or run the application, join from [your browser](#).

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**For both browser and downloaded versions,
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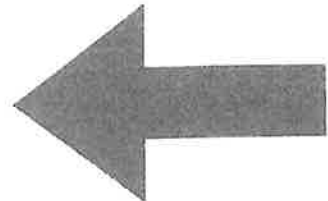
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Email address

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WEST ORANGE PLANNING BOARD MEETING

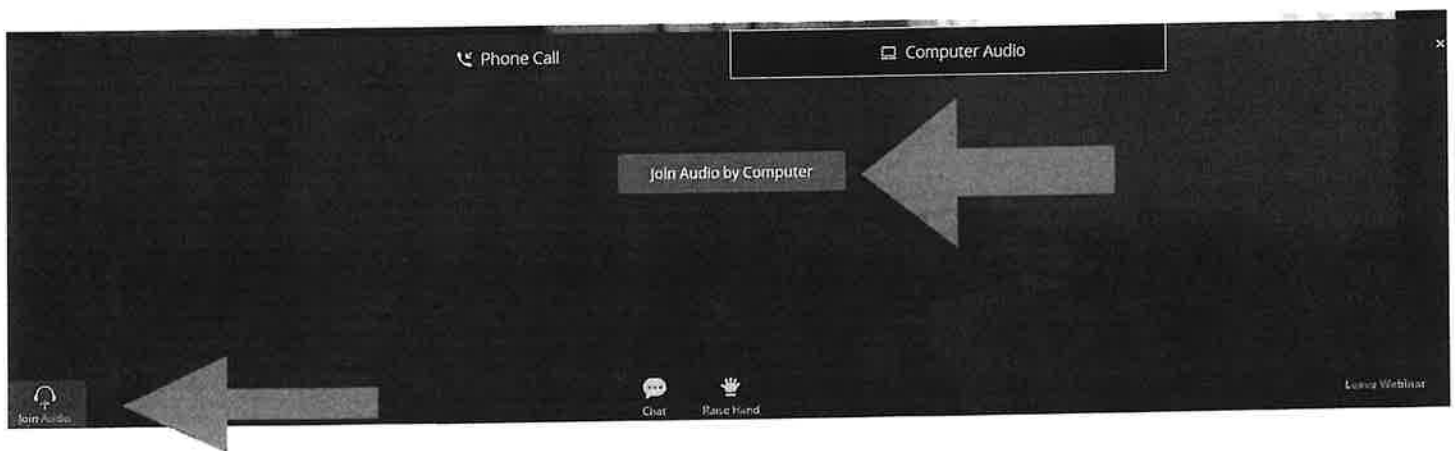
**The webinar is scheduled for 4/07/2021
Start at 7:30p**

**West Orange Planning Board Meeting,
Wednesday, 4/07/2021 @ 7:30p**

West Orange Planning Board Meeting - Zoom Instructions

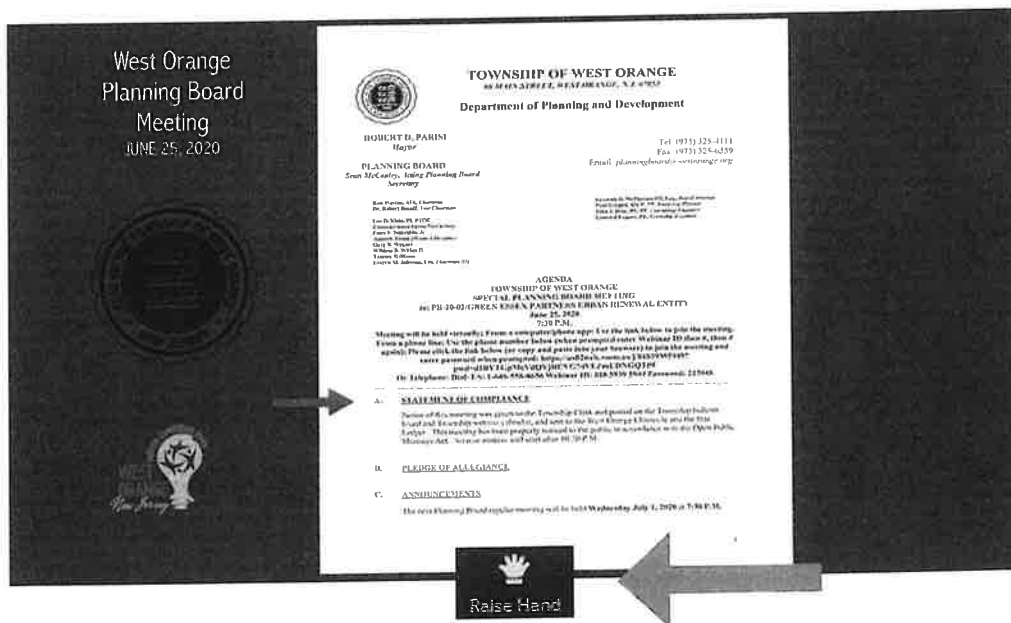
**Once meeting begins, choose “Join Audio by Computer”
or click the icon in the bottom left of your screen**

***Please note - you will be muted upon entering the meeting**



West Orange Planning Board Meeting - Zoom Instructions

When it is time for Public Comment and you would like to speak, click the Raise Hand icon. The moderator will prompt you when it is your turn to speak and mute you when you are finished.



**If you are connecting via a phone line:
press *9 to raise your hand.
You will still be muted and unmuted by the moderator.**

West Orange Planning Board Meeting - Zoom Instructions

- The meeting will be recorded for the record.
- The chat and Q&A functions will be disabled.

If you would like to speak during Public Comment:

- It is recommended you use a pair of headphones/earbuds with a microphone as the sound quality will be enhanced. It is not mandatory.
- Don't press the raise your hand feature until Public Comment begins. The moderator will lower your hand if you press it before either Public Comment section begins.
- You will be muted until you hear the moderator announce your name for comment. Your video will be off when you are speaking but be aware of background noises and distractions.