

BEATTIE PADOVANO, LLC

200 Market Street, Suite 401

Montvale, New Jersey 07645

(201) 573-1810

Attorneys for Monarch Development Group JV LLC

**IN RE APPLICATION OF
MONARCH DEVELOPMENT GROUP JV
LLC**

**WEST ORANGE ZONING BOARD
OF ADJUSTMENT**

AFFIDAVIT OF PUBLIC NOTICE

STATE OF NEW JERSEY)
)
COUNTY OF BERGEN)

I, Antimo A. Del Vecchio, Esq., of full age, being duly sworn according to law,
depose and say:

1. I am an attorney at law of the State of New Jersey and a member of the
law firm of Beattie Padovano, LLC.

2. I am the attorney who has been assigned by the firm to handle this matter
and as such, I am familiar with the facts and circumstances of this Application and am
authorized to make this Affidavit.

3. A true and exact copy of the list of property owners within 200' of 481
Eagle Rock Avenue, as obtained from the Tax Assessor of West Orange, dated May 23,
2022, is attached hereto as **Exhibit "A"**.

4. By letter dated May 25, 2022 notice to all property owners within 200'
was provided. A copy of the form of notice transmitted to each property owner is
attached hereto as **Exhibit "B"**.

5. A true and exact copy of Barry Cohen's Affidavit of Mailing of the
aforementioned notices is attached hereto as **Exhibit "C"**

6. A true and exact copy of the certified mail receipts are attached hereto as **Exhibit "D"**.

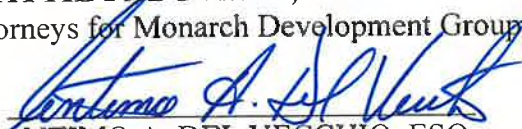
7. On May 26, 2022 a copy of the above-referenced notice was published in the West Orange Chronicle. A copy of the Affidavit of Publication and the notice, as it appeared in the West Orange Chronicle, is attached hereto as **Exhibit "E"**.

8. A true and exact copy of the Certification of Taxes dated May 20, 2022, from the West Orange Official Tax Search Officer is attached hereto as **Exhibit "F"**.

BEATTIE PADOVANO, LLC

Attorneys for Monarch Development Group JV LLC

By:


ANTIMO A. DEL VECCHIO, ESQ.

Sworn and subscribed to
before me this 27 day of May 2022



MARY JANE STATHOPOULOS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/17/2023

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)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	152.01	1445.01		481 EAGLE ROCK AVENUE	MAYFAIR FARMS HOLDING CORP.	481 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052

§

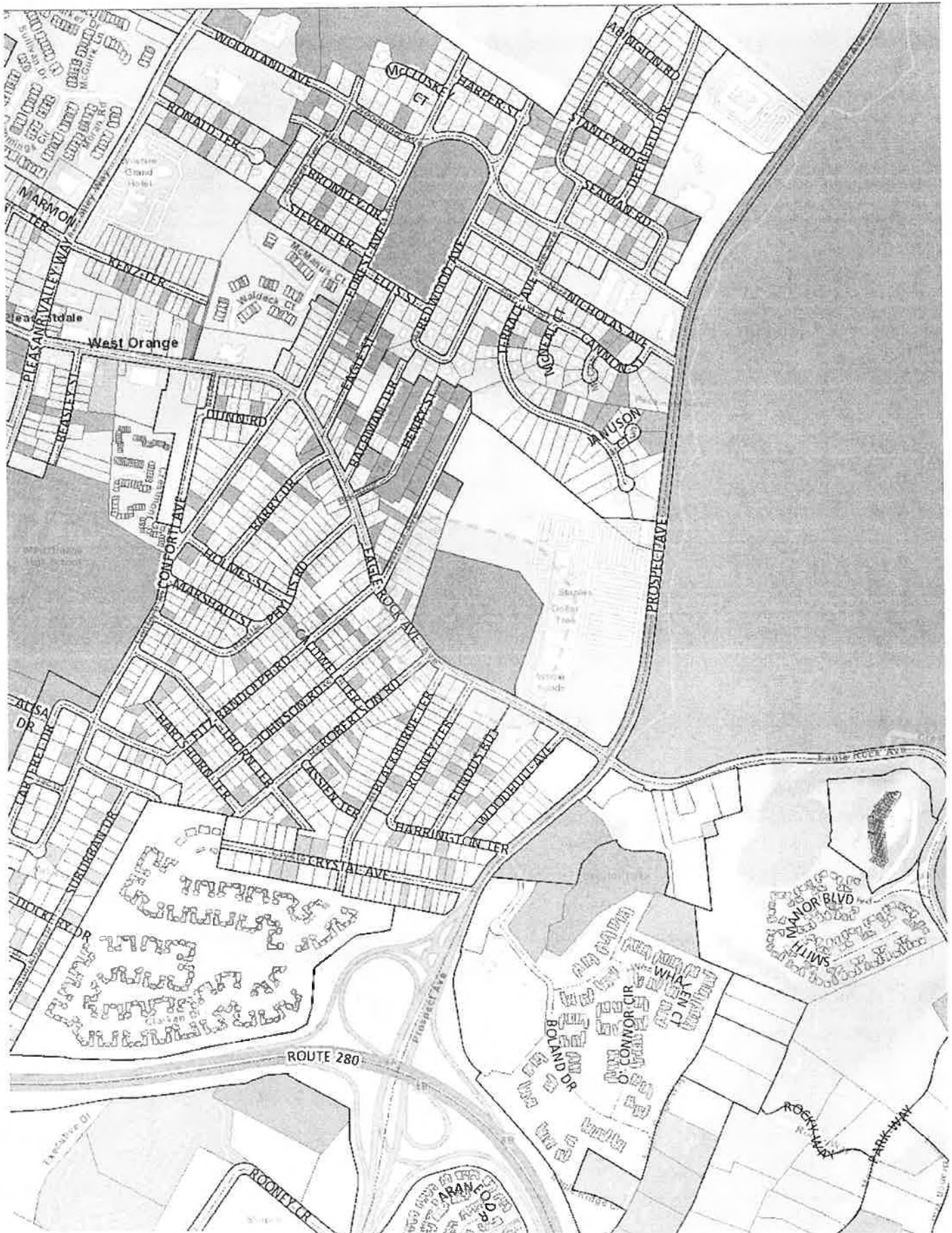
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (30)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	152.01	1		525 EAGLE ROCK AVENUE	ASANTE, TYBERIUS D & SANDRA L	525 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	3		523 EAGLE ROCK AVENUE	ARIAS, OLGA & OSVALDO E.	523 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	7		515 EAGLE ROCK AVENUE	PETERS, MARISOL & VELEZ, CARLOS	515 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	9		509 EAGLE ROCK AVENUE	HAMMER, LAWRENCE J	509 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	152.01	10		2 TERRACE AVENUE	NICOLAESCU, NICU SEBASTIAN	2 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	12		4 TERRACE AVENUE	DAVENPORT, STEVEN & ALLYSON	4 TERRACE AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	152.01	15		12 TERRACE AVENUE	VOLPE, ANGELA M. ESTATE OF	12 TERRACE AVE.	WEST ORANGE, N.J.	07052
West Orange Township	152.01	17		14-16 TERRACE AVENUE	LUGO, LOUIS, LETICIA & VALLEJO, C.	14 TERRACE AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	19		20 TERRACE AVENUE	VOLPE, THERESA A. & JOSEPH	184 KINNELON ROAD	KINNELON, NJ	07405
West Orange Township	152.01	22		22 TERRACE AVENUE	ALBIETZ, JACQUELYN & PETER M.	22 TERRACE AVE	WEST ORANGE, NJ	07052
West Orange Township	152.01	26		26 TERRACE AVENUE	MATHEWS, NICHOLAS ADAM	26 TERRACE AVENUE	WEST ORANGE, NJ	07052
West Orange Township	152.01	27		28 TERRACE AVENUE	DE FRANCO, W. MARGERITE	28 TERRACE AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	152.01	1445		EAGLE ROCK & PROSPECT AVE	WEST ORANGE PLAZA,	P.O. BOX 326	PLAINFIELD, NJ	07061
West Orange Township	152.01	1445.01		481 EAGLE ROCK AVENUE	MAYFAIR FARMS HOLDING CORP.	481 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	153	38		470 EAGLE ROCK AVENUE	ZG REAL ESTATE LLC,	235 MAIN ST, #296	MADISON, NJ	07940

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	153.01	1		514 EAGLE ROCK AVENUE	LARSEN, JAMES P & YVONNE A.	514 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	153.01	3		520 EAGLE ROCK AVENUE	MAAN, RAJENDER S.	3 GALLOWAY COURT	WEST ORANGE, NJ	07052
West Orange Township	153.01	6		524 EAGLE ROCK AVENUE	GELLINGS, CHRISTOPHER M. & DORCA L.	524 EAGLE ROCK AVENUE	WEST ORANGE, N. J.	07052
West Orange Township	153.02	1		1 ROBERTSON ROAD	RACANELLI, LUCAS M & MELANIE S	1 ROBERTSON RD	WEST ORANGE, NJ	07052
West Orange Township	153.02	4		500 EAGLE ROCK AVENUE	CORBETT, TYRONE G & YVETTE L	500 EAGLE ROCK AVE.	WEST ORANGE, N.J.	07052
West Orange Township	153.02	6		504 EAGLE ROCK AVENUE	NOESNER, MATTHEW	504 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	153.02	8		508 EAGLE ROCK AVENUE	FREDA, CARMEN	508 EAGLE ROCK AVE.	WEST ORANGE, NJ	07052
West Orange Township	153.02	10		3 ROBERTSON ROAD	SILVA, JR WALTER & STELLA L	3 ROBERTSON ROAD	WEST ORANGE, NEW JERSEY	07052
West Orange Township	153.02	37		4 JOHNSON ROAD	BRADLEY, THOMAS J. L & TERESITA S.	4 JOHNSON RD	WEST ORANGE, NJ	07052
West Orange Township	153.08	1		490 EAGLE ROCK AVENUE	RISKO, INES M.	490 EAGLE ROCK AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	153.08	2		1 BLACKBURNE TERRACE	MYRTOLLI, HYSEN & DHURATA	1 BLACKBURNE TERRACE	WEST ORANGE, NJ	07052
West Orange Township	153.08	4		4 ROBERTSON ROAD	NIEVES, IVAN & MONICA	4 ROBERTSON RD.	WEST ORANGE, NJ	07052
West Orange Township	153.14	33		464 EAGLE ROCK AVENUE	SL 469 EAGLE ROCK AVE LLC	788 MORRIS TPKE	SHORT HILLS, NJ	07078
West Orange Township	153.15	1		478 EAGLE ROCK AVENUE	NEISHA, ASSIF & GOPIE, MICHELLE	478 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	153.15	2		482 EAGLE ROCK AVENUE	CASTE, PAUL & ANN MARIE	482 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052

Buffer Report - Map



PUBLIC UTILITIES

ELECTRIC & GAS

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

WATER

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

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

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

SEWER

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

Exhibit B

MARTIN W. KAFAFIAN (NJ, NY, DC BARS)
ADOLPH A. ROMEI (NJ, NY BARS)
JOHN J. LAMB (NJ BAR)
ANTIMO A. DEL VECCHIO (NJ, NY, DC BARS)
ROBERT A. BLASS (NJ, NY BARS)
ARTHUR N. CHAGARIS (NJ BAR)
STEVEN A. WEISFELD (NJ, NY BARS)
IRA E. WEINER (NJ BAR)
RENATA A. HELSTOSKI (NJ, NY BARS)
MICHAEL STERNLIEB (NJ BAR)
DANIELE CERVINO (NJ, NY BARS)
ARTHUR M. NEISS (NJ, NY BARS)
DANIEL L. STEINHAGEN (NJ, NY BARS)
MARTIN R. KAFAFIAN (NJ, NY BARS)

OF COUNSEL

ROGER W. BRESLIN, JR. (NJ BAR)
THOMAS W. DUNN (NJ BAR)
DANA B. COBB (NJ, NY BARS)
IRA J. KALTMAN (NJ, NY BARS)
MARY ELLEN B. OFFER (NJ, NY BARS)
EMERY C. DUELL (NJ, NY BARS)
JOSEPH A. RIZZI (NJ BAR)
PATRICK J. MONAGHAN, JR. (NJ, NY BARS)



COUNSELLORS AT LAW
200 MARKET STREET, SUITE 401
MONTVALE, NEW JERSEY 07645

(201) 573-1810

www.beattielaw.com

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99 MAIN STREET, SUITE 319
NYACK, NEW YORK 10960
(845) 512-8584

COUNSEL TO THE FIRM
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JEANETTE A. ODYNSKI (NJ, NY BARS)
CRISTIN M. KEEGAN (NJ, NY BARS)
MARIYA GONOR (NJ, NY, PA BARS)

IAN M. EASTWICK (NJ, NY BARS)
KIMBERLEY A. BRUNNER (NJ, NY BARS)
JOSEPH A. DIPISA III (NJ, NY BARS)
JASON A. CHERCHIA (NJ, NY BARS)

RALPH J. PADOVANO (1935-2016)
JAMES R. BEATTIE (1935-2021)

Reply to New Jersey Office
Writer's Direct Access
Email: adelvecchio@beattielaw.com
Direct Dial and Fax: (201) 799-2107

May 25, 2022

**Re: Township of West Orange
Zoning Board of Adjustment Application
481 Eagle Rock Avenue
Block 152.01, Lot 1445.01
West Orange**

PLEASE TAKE NOTICE that the undersigned attorneys for Monarch Development Group JV LLC (hereinafter the "Applicant"), with the consent of the record owner, Mayfair Farms Holding Corp. for the property known as 481 Eagle Rock Avenue, and more formally known as Block 152.01, Lot 1445.01, on the current Tax Assessment Map of the Township of West Orange (hereinafter the "Property") has filed a bifurcated application with the Zoning Board of Adjustment (hereinafter the "Board"). The Property was previously used as a banquet facility and is and will be utilized as a catering establishment. The Property is located in the B-2 Zone and also the IHO-1 Inclusionary Housing Overlay Zone in the Township of West Orange, New Jersey.

PLEASE TAKE FURTHER NOTICE that the Applicant filed this first application as part one of a bifurcated application requesting use and bulk variances to allow for the construction of assisted living units, memory care units and congregate care units in a multi-level senior housing facility ("MLSHF") on a portion of the Property and for the continued use of Mayfair Farms as a catering establishment ("MF"). If the first part of the bifurcated application is approved, the applicant will request further approvals, which will include an application to subdivide the property so that two (2) lots would be created, one for the MLSHF and a second lot for MF.

Fifty-One Years of Service

PLEASE TAKE FURTHER NOTICE that the Applicant has applied for a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) and West Orange Land Use Regulations §25-7.1 (Table of District Regulations Part A: Permitted Uses Table of District Regulations) for the continued use of MF which is not a permitted use and for the proposed MLSHF, which is not a permitted use. The Applicant has applied for a height variance for the proposed MLSHF pursuant to N.J.S.A. 40:55D-70(d)(6) and West Orange Land Use Regulations §25-7.1 (Table of District Regulations Part B: Bulk Standards) (2.5 stories/35' permitted, 4 stories/52.59' proposed).

PLEASE TAKE FURTHER NOTICE that the Applicant has also applied for bulk variances pursuant to N.J.S.A. 40:55D-70 (c) (1) and/or (2); and from West Orange Land Use Regulations: if determined needed under §25-12.2.b.1 minimum required number of parking spaces for catering facilities (MF) (0 spaces required, 236 spaces exist, and 98 spaces proposed) and for the proposed MLSHF (210 required by ordinance, 90 spaces required by RSIS, 144 with 4 EV charging stations proposed); §25-11.3d buffer strips in all nonresidential districts (aboveground stormwater management facility proposed to be located in buffer strip where not permitted); §25-28.8.b limitations on development in steep slope areas (project proposes to disturb slopes greater than 25% and also proposes to disturb above the allowable percentages for several slope ranges identified in Table 1 §25-28.8.b).

PLEASE TAKE FURTHER NOTICE that the Applicant has applied/will also apply for, if deemed necessary, bulk variances pursuant to N.J.S.A. 40:55D-70 (c) (1) and/or (2); and from West Orange Land Use Regulations, relating to the proposed MLSHF: §25-12.1.h.6 access aisle width (24' required, 20.2' proposed); §25-8.1(a) setbacks of accessory uses, for the proposed MLSHF garden area and walking path proposed to be located in the front yard setback, which is not permitted; §25-8.2 yard encroachments, for the proposed MLSHF's proposed 6' tall fence, proposed garden walkway and proposed modular wall, all of which are in the required setback areas, which is not permitted; §25-8.4(a) walls and fences, for the MLSHF's proposed 6' tall vinyl fence and proposed modular wall proposed in the front yard setback area, which are more than 50% solid, which is not permitted and the proposed vinyl fence is higher than four feet, which is not permitted; §25-11.3.a required buffer strip of 50' along the boundary line of a residential and nonresidential district, and a storm water basin is proposed within the required buffer; §25-11.2 side yards of nonresidential buildings to contiguous lots located in any residential district (75' required; 51.3' proposed); §25-12.4.a.2 access drives and parking areas not permitted within 5' of side lot line and proposed access drive located within 5' of a side lot line; §25-15.3.C.2.d freestanding or monument signs maximum sign area (50 sq. ft. permitted, 101.5 sq. ft. proposed); and §25-15.3.C.2.d freestanding or monument signs maximum sign width (6' permitted, 14' proposed).

PLEASE TAKE FURTHER NOTICE that the Applicant will also request any and all other variances, exceptions, waivers, de minimis exceptions, interpretations and/or incidental relief from the requirements of the Township of West Orange Ordinances that may be required by the Board after a review of the Application.

PLEASE TAKE FURTHER NOTICE that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. and in consideration of the Executive Orders issued by Governor Murphy, the application will be heard by the Board of the Township of West Orange at a Special Meeting of the Board on Thursday, June 9, 2022 beginning at 8 PM, which will be held remotely, via Zoom. Formal Action may be taken at this Meeting.

May 25, 2022

Page 3

Please follow the instructions below to access the remote meeting held via Zoom for the West Orange Zoning Board Special Meeting, Thursday 6/9/2022 @ 8 pm.

From a computer or phone application: use the link below (by copy and pasting or typing it into your browser) to join the meeting.

<https://us06web.zoom.us/j/87336874254?pwd=RHZjZ3NmaldJub1BtaGc2R2JpZEFkZz09>

Webinar ID: 873 3687 4254

Password: 980265

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

Telephone: Dial: US: 1-646-558-8656

Webinar ID: 873 3687 4254

When it is time for the 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.

PLEASE TAKE FURTHER NOTICE that all documents and plans relating to this application have been filed with the Secretary of the Board and may be inspected in the office of the Secretary of the Board, in the Municipal Building, 66 Main Street, West Orange, NJ 07052, by appointment only. Please contact the Secretary of the Board at 973-325-4108 to set up a time and date to view the documents. Electronic copies of the documents will also be available through links on the agenda for the Board's Special Meeting, posted to the Township of West Orange's Website, on the Zoning Board of Adjustment page, under Agendas.
<https://www.westorange.org/529/Zoning-Board-of-Adjustment>

Respectfully Submitted,

BEATTIE PADOVANO, LLC
Monarch Development Group JV LLC

BY: /s/ Antimo A. Del Vecchio
Antimo A. Del Vecchio, Esq.

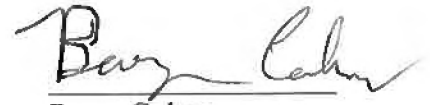
Exhibit C

AFFIDAVIT OF MAILING

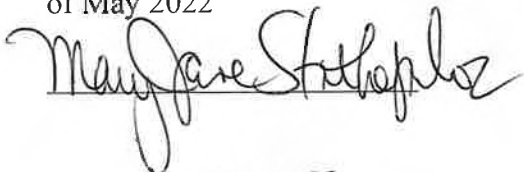
STATE OF NEW JERSEY)
) SS:
COUNTY OF BERGEN)

I, Barry Cohen, of full age, being duly sworn according to law, depose and say:

1. I am employed by the office of Beattie Padovano, LLC.
2. On Wednesday May 25, 2022, I mailed notices to the persons named on the attached lists at the addresses stated therein by first class mail, return receipt requested, by depositing same into the United States mails with postage fully prepaid.
3. A copy of that letter as sent to all parties of interest, is attached herewith and made a part hereof.


Barry Cohen

Sworn and Subscribed to
before me this 26 day
of May 2022



MARY JANE STATHOPOULOS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/17/2023

Exhibit D

7021 0350 0000 4203 7792

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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

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

Postage

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Total Postage

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Sent To

Street and

City, State

ARIAS, OLGA & OSVALDO E.
523 EAGLE ROCK AVE
WEST ORANGE, NJ 07052
210658/ADV

02

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Here

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

See Reverse for Instructions

7021 0350 0000 4203 7785

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- ☐ Adult Signature Restricted Delivery \$ _____

Postage

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Total Postage

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Sent To

Street and

City, State

ASANTE, TYBERIUS D & SANDRA L
525 EAGLE ROCK AVE
WEST ORANGE, NJ 07052
210658/ADV

01

Postmark
Here

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Postage

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Street or

City, Sta

HAMMER, LAWRENCE J
509 EAGLE ROCK AVENUE
WEST ORANGE, NEW JERSEY 07052
210658/ADV 04

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7021 0350 0000 4203 7808

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

PETERS, MARISOL & VELEZ, CARLOS
515 EAGLE ROCK AVE
WEST ORANGE, NJ 07052
210658/ADV 03

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

Postage
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 Total Postage

Sent To
 Street and
 City, State

DAVENPORT, STEVEN & ALLYSON
4 TERRACE AVENUE
WEST ORANGE, N.J. 07052
210658/ADV

Postmark
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7021 0350 0000 4203 7822

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
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NICOLAESCU, NICU SEBASTIAN
2 TERRACE AVENUE
WEST ORANGE, NJ 07052
210658/ADV

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OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
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LUGO, LOUIS, LETICIA & VALLEJO, C 14 TERRACE AVE WEST ORANGE, NJ 07052 210658/ADV 08	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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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	\$
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Street	
City, State,	
VOLPE, ANGELA M. ESTATE OF 12 TERRACE AVE. WEST ORANGE, N.J. 07052 210658/ADV 07	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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

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City, Sta

ALBIETZ, JACQUELYN & PETER M.
 22 TERRACE AVE.
 WEST ORANGE, NJ 07052
 210658/ADV

10

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

See Reverse for Instructions



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Certified Mail Fee

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

Postage

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Total Po

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Sent To

Street an

City, Sta

VOLPE, THERESA A. & JOSEPH
 184 KINNELON ROAD
 KINNELON, NJ 07405
 210658/ADV

09

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

See Reverse for Instructions



7021 0350 0000 4203 7891

U.S. Postal Service™	
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Certified Mail Fee \$	Postmark Here
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 P \$	
Sent To	DE FRANCO, W. MARGERITE
Street a	28 TERRACE AVENUE
City, Sta	WEST ORANGE, N.J. 07052
	210658/ADV 12
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 4203 7884

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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 \$	
Total P \$	
Sent To	MATHEWS, NICHOLAS ADAM
Street a	26 TERRACE AVENUE
City, Sta	WEST ORANGE, NJ 07052
	210658//ADV 11
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 4203 7914

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

Postage

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Total Pct

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Sent To

Street at

City, Sta

MAYFAIR FARMS HOLDING CORP.
 481 EAGLE ROCK AVENUE
 WEST ORANGE, NEW JERSEY 07052
 210658/ADV 14

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

Postage

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Total Pct

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Sent To

Street at

City, Sta

WEST ORANGE PLAZA
 P.O. BOX 326
 PLAINFIELD, NJ 07061
 210658/ADV 13

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
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Total Po	
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Sent To	
Street ad	
City, Sta	

LARSEN, JAMES P & YVONNE A.
514 EAGLE ROCK AVE
WEST ORANGE, NJ 07052
210658/ADV

Postmark Here

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
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Total Pos	
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Sent To	
Street an	
City, State	

ZG REAL ESTATE LLC
235 MAIN ST, #296
MADISON, NJ 07940
210658/ADV

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 4203 7952

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

Postage

\$

Total P

\$

Sent To

Street

City, St

GELLINGS, CHRISTOPHER M. &
 DORCA L.
 524 EAGLE ROCK AVENUE
 WEST ORANGE, N.J. 07052
 210658/ADV 18

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

Postage

\$

Total Po

\$

Sent To

Street

City, Sta

MAAN, RAJENDER S.
 3 GALLOWAY COURT
 WEST ORANGE, NJ 07052
 210658/ADV 17

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

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7021 0350 0000 4203 7976

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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

CORBETT, TYRONE G & YVETTE L
500 EAGLE ROCK AVE.
WEST ORANGE, N.J. 07052
210658/ADV

20

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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

RACANELLI, LUCAS M & MELANIE S
1 ROBERTSON RD
WEST ORANGE, NJ 07052
210658/ADV

19

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

Postage

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Total Po

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Sent To

Street and

City, State

FREDA, CARMEN
508 EAGLE ROCK AVE.
WEST ORANGE, NJ 07052

210658/ADV

22

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

Postage

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Total Postage

\$

Sent To

Street and

City, State

NOESNER, MATTHEW
504 EAGLE ROCK AVENUE
WEST ORANGE, NEW JERSEY 07052
210658/ADV

Postmark
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21

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

Postage

\$

Total Postage

\$

Sent To

Street and

City, State

BRADLEY, THOMAS J. L & TERESITA S.
4 JOHNSON RD
WEST ORANGE, NJ 07052
210658/ADV

24

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

Postage

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Total Postage

\$

Sent To

Street and

City, State

SILVA, JR WALTER & STELLA L
3 ROBERTSON ROAD
WEST ORANGE, NEW JERSEY 07052
210658/ADV

Postmark
Here

23

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

Postage

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Total P

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Sent To

Street a

City, St

Postmark
Here

RISKO, INES M.
490 EAGLE ROCK AVENUE
WEST ORANGE, N.J. 07052

210658/ADV

25

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

Postage

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Total P

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Sent To

Street a

City, St

Postmark
Here

MYRTOLLI, HYSEN & DHURATA
1 BLACKBURNE TERRACE
WEST ORANGE, NJ 07052
210658/ADV

26

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

Postage

\$

Total

Sent To

Street

City, St

SL 469 EAGLE ROCK AVE LLC
788 MORRIS TPKE
SHORT HILLS, NJ 07078
210658/ADV

Postmark
Here

28

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

Postage

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Total

Sent To

Street

City, St

NIEVES, IVAN & MONICA
4 ROBERTSON RD.
WEST ORANGE, NJ 07052
210658/ADV

27

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

Postage

\$
 Total

\$
 Sent To

Street Address

City, State

CASTE, PAUL & ANN MARIE
482 EAGLE ROCK AVENUE
WEST ORANGE, NEW JERSEY 07052
210658/ADV 30

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

Postage

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 Total Paid

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 Sent To

Street Address

City, State

NEISHA, ASSIF & GOPIE, MICHELLE
478 EAGLE ROCK AVE
WEST ORANGE, NJ 07052
210658/ADV 29

Postmark
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☐ Adult Signature Required \$
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Postage

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Total Post

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Sent To

Street and

City, State

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PUBLIC SERVICE ELECTRIC & GAS
COMPANY
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102
210658/ADV 31

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

Postage

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Sent To

Street and

City, State

Postmark
Here

NEW JERSEY AMERICAN WATER
COMPANY
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078
210658/ADV 32

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Sent To

Street

City, St

Postmark
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COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083

210658/ADV

33

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City, St

Postmark
Here

VERIZON
1 VERIZON WAY
BASKING RIDGE,
NEW JERSEY 07920-1025
210658/ADV 34

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

Postage
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Total \$
Sent To
Street
City, State
Zip

Postmark
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TOWNSHIP OF WEST ORANGE
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052
210658/ADV 35

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
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Total \$
Sent To
Street
City, State
Zip

Postmark
Here

JOINT MEETING OF ESSEX AND UNION
COUNTIES
500 SOUTH FIRST STREET
ELIZABETH, NJ 07202
210658/ADV 36

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7201 0350 0000 4203 6856

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Postage \$ _____ Total P \$ _____ Sent To _____ Street a _____ City, St _____	ESSEX COUNTY PLANNING BOARD COUNTY PLANNING OFFICE ESSEX COUNTY DEPT. OF PUBLIC WORKS 900 BLOOMFIELD AVENUE VERONA, NJ 07044 210658/ADV
PS Form 3800, April 2015 PSN 7530-02-000-9047	See Reverse for Instructions

7201 0350 0000 4203 6825

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Postage \$ _____ Total P \$ _____ Sent To _____ Street a _____ City, St _____	CITY OF ORANGE TOWNSHIP 29 NORTH DAY STREET ORANGE, NJ 07050 210658/ADV
PS Form 3800, April 2015 PSN 7530-02-000-9047	See Reverse for Instructions

Exhibit E

Exhibit F

Search # 2022 - 7

OFFICIAL SEARCH FOR MUNICIPAL LIENS

Application # 202205204

New Jersey Statutes Annotated, Article 3, Title 54, Chapter 5

This is to CERTIFY that the undersigned is the Official Tax Search
Officer of the TOWNSHIP OF WEST ORANGE

To Beattie Padovano LLC
200 Market St. Ste 401
Montvale, NJ 07645

in the County of ESSEX

In pursuance of the authority so vested in me as such Official, I do further
certify that I have searched the records of said municipality for unpaid
taxes, assessment all other municipal liens and certificates of tax sale pur-
suant to N.J.S.A.54:5 on lands situated within said municipality and more
particularly described as follows:

Block No. 00152 01 Lot No. 01445 01 Qualifier _____ Location 481 EAGLE ROCK AVENUEAssessed to MAYFAIR FARMS HOLDING CORP

Additional Lots _____

Taxes

2021	TAX	INTEREST	TOTAL DUE
PRIOR	All Prior Taxes Paid...		
1st 1/4	73003.00	PAID	
2nd 1/4	73003.00	PAID	
3rd 1/4	75081.00	PAID	
4th 1/4	75694.70	PAID	
2022	74195.00	PAID	
	74195.00	PAID	

UTILITY & OTHER MUNICIPAL CHARGES

DUE DATE	TYPE	CHARGES	INTEREST	TOTAL DUE
See attached				

ADDITIONAL INTEREST MUST BE COMPUTED TO DATE OF PAYMENT.

QUALIFICATIONS, DEDUCTIONS AND EXEMPTIONS

Veteran:	0	Veteran Spouse:	0	Others
Senior Citizen:	0	Disability:	0	
Farmland Rollback:		Surviving Spouse	0	

ASSESSMENTS

Ord No	Block	Lot	Original Assessment	Date Confirmed	Total # Annual Installments	Annual Installments Due Date	Paid on Account	Balance Owning	Amt. of Next Installment Due	Interest at % from

CERTIFICATE OF SALE FOR TAXES, ASSESSMENTS AND (OR) OTHER MUNICIPAL LIENS

CERT NO	DATE OF SALE	AMOUNT	TO WHOM SOLD

SUBSEQUENT MUNICIPAL LIENS PAID BY CERTIFICATE HOLDER FOR WHICH
AFFIDAVIT HAS BEEN FILED PURSUANT TO N.J.S.A.54:5-60

DATE OF AFFIDAVIT	TOTAL AMOUNT OF AFFIDAVIT

A BUILDING PERMIT WAS ISSUED ON _____

THE POSSIBILITY OF ADDED,
OMITTED OR ROLL BACK
ASSESSMENT ARE AS FOLLOWS:

YES NO NOT KNOWN AT THIS TIME AMOUNT (IF KNOWN)

Added Assessments
If yes, year(s)
Omitted Assessment
If yes, year(s)
Rollback assessments
If yes, year(s)

FOR ADDITIONAL REMARKS - SEE REVERSE SIDE

Fee for making this Search \$10.00DATED 05/20/22CHRIS BATTAGLIA

Official Tax Search Officer

CERTIFICATE OF CONTINUATION SEARCH

This is to certify that the foregoing Search has been continued to _____ with the same result as
stated except as follows: _____

Fee \$ \$10.00 Date 05/20/22CHRIS BATTAGLIA

Official Tax Search Officer