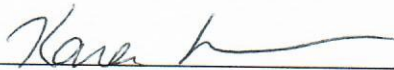


Affidavit of Publication

STATE OF NEW JERSEY
COUNTY OF ESSEX SS:

Karen Hoffman of the *News-Record* of Maplewood and South Orange, being duly sworn according to law, states on oath, that a notice of which the annexed is a true copy, was published in the *News-Record*, a public newspaper published at Maplewood, New Jersey, in its issue of **June 18, 2020** making 1 insertion in all.



Sworn and subscribed before me this 18th day of

June, 2020.



Notary Public of New Jersey

NANCY J. WORRALL
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 19, 2024

MAPLEWOOD

PLEASE TAKE NOTICE:

That a public hearing will be held by the Township of Maplewood Zoning Board of Adjustment on Monday, July 6, 2020 at 8:00 p.m. via Zoom. **This will be a virtual hearing (online). Sign on is as follows:**

Join Zoom Meeting
<https://zoom.us/j/99382930595?pwd=ZkpKc3IVWMzK2M3RXpEMWJONXVCQT09>

Meeting ID: 993 8293 0595

Password: 573274

One tap mobile
+13126266799,,99382930595#,,1#,573274#
US (Chicago)
+19292056099,,99382930595#,,1#,573274#
US (New York)

Meeting ID: 993 8293 0595

Password: 573274

The public hearing will be held online, the Maplewood Municipal Building, 574 Valley Street, Maplewood, New Jersey remains closed to the public, on the application of the undersigned for: approval of a condominium development of four (4) detached single-family homes contrary to the requirements of Sections 271-70 Zone requirements of the Zoning and Development Regulations Ordinance on an existing .3875 acre lot in the R-2-4 Residential Zone (Four units permitted at 4,000 sf each on lot of this size in zone). Relief is also sought for the following: a. With respect to Ordinance Section 271-70B.(4)(a and b), i. The buildings will be 3 stories high, as opposed to 2 stories maximum; ii. The buildings will be 36'-2" high as opposed to the height requirement of 35 ft; iii. The minimum rear yard depth will be 22.5% as opposed to the requirement of 25%; iv. The curb cut will have a 48% width (24 ft.) as opposed to a maximum of 30%; v. The lot coverage will be 61% (10,304 sf) as opposed to a maximum of 40%; and vi. Eave height will be 29'-2" as opposed to maximum of 25'; b. With respect to Ordinance Section 271-50E, vii. *De minimus* exception for the proposed width of the drive aisle with two way traffic and 90 degree parking. Aisle width will be a minimum of 12 ft. (although wider in certain sections) as opposed to minimum of 24 ft. See also RSIS Table 4.5 (5:21-4.16).

To permit: four new detached one-family condominium buildings, on the premises at: 239 Boyden Avenue which is designated as Block 31.34, Lot 2 on the Tax Maps of the Township of Maplewood.

You may appear in person, by agent, or attorney and may present any objections that you may have regarding the granting of this request. **This will be a virtual hearing. Sign on is as described above.**

All documents will be available for public inspection on the Township website (www.twp.maplewood.nj.us) at least 10 days prior to the hearing. Any member of the public wishing to make alternate plans for viewing should contact the Board Secretary at (973) 762-8120 ex. 3201 or adele@twp.maplewood.nj.us

Please note that all exhibits and items for evidence must be submitted to the Board Office at least 2 business days prior to the hearing date.

s/ Shlomie Katz
(Applicant's signature)(Sole Member of LLC)

239 Boyden, LLC
(Applicant's name - printed)

1119 52nd Street, Brooklyn, NY 11219
(Applicant's Address)
E92005 MNR June 18, 2020 (\$42.30)