

**NOTICE TO PROPERTY OWNER WITHIN 200 FEET OF
147 MT. PLEASANT AVENUE, EAST HANOVER, NJ
(Block 101, Lot 17)**

PLEASE TAKE NOTICE, that on **Tuesday, April 28, 2026 at 7:00 P.M.** the Township of East Hanover Land Use & Planning Board ("Board") will hold a PUBLIC HEARING at Town Hall, Council Chambers, 411 Ridgedale Avenue, Township of East Hanover, New Jersey, on the application of the applicant, Joseph Hunchak (the "Applicant"), seeking a minor subdivision/lot line adjustment, at the property located at 147 Mt. Pleasant Avenue, East Hanover, New Jersey (Block 101, Lot 17), (the "Property"). Applicant is the owner. The Property is located in the R-20 Zone. The application proposes to remove 12,424.41 sq. ft. from Lot 17, to the adjacent (neighbor) property known as Lot 18.01 (also known as 145 Mt. Pleasant Avenue), wherein Lot 17 is currently 32,522 sq.ft. and is proposed to be 20,098 sq.ft., and Lot 18.01 is currently 28,868 sq.ft. and is proposed to be 41,293 sq.ft., and the R-20 zone requires minimum lot area of 20,000 sq.ft. No new improvements to either lot are proposed and this application will not create any new variances. Several pre-existing nonconfining conditions for Lot 17 will remain unaffected and unchanged as a result of this proposed lot line adjustment. If it is discovered any variance is required, along with any additional deviations, variances, waivers, exceptions, interpretations, *de minimis* exceptions to RSIS, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and/or relief that may be determined to be necessary during the review and processing of the application and/or based upon an analysis of the plans and testimony at the **PUBLIC HEARING** on the Application, this application may be amended to include same as determined by the Board.

All plans, maps and other documents relating to this application including the Site Plan Documents are on file and will be available for public inspection free of charge, beginning ten (10) days prior to the public hearing, by contacting the Planning Board Secretary, Lisa Kiss via telephone at (973) 888-6021 or via electronic mail at lisak@easthanovertownship.com to make an appointment to view the application and supporting materials at Town Hall, 411 Ridgedale Avenue, Township of East Hanover, New Jersey 07936. The PUBLIC HEARING may be continued without further notice on such additional or other dates as the Planning Board may determine. This notice is being sent to you as a property owner within 200 feet of the Property upon the order of the Board.

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Attorney for the Applicant