



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY

Mayor

Tel: (973) 325-4108

DIANA L. CHANDLER

Zoning Board Secretary

Email: zoningboard@westorange.org

Philip D. Neuer, *Chairperson*
Irv Schwarzbaum, *Vice-Chairperson*
William Michael Barbee
Michael Dannemiller (Alt.1)
Jerome Eben
Peter Ricci
Peter Scalora (Alt. 2)
Brent. D. Scott
Mark Sussman (Alt. 3)
Alice Weiss

Steven K. Warner, Esq., *Board Attorney*
Paul Grygiel, AICP, PP, *Consulting Township Planner*
John J. Hess, PE, PP, *Consulting Engineer*
Leonard Lepore, PE, *Township Engineer*
Geniece Gary-Adams, *Director of Planning & Development /Zoning Official*

Zayibeth Carballo, *Assistant Municipal Engineer*

AGENDA TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT MEETING

August 17, 2023

8:00 P.M.

Will be held virtually

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

<https://us06web.zoom.us/j/84123454981?pwd=NUIGcDZGZFIRczZXMK9qcjkuRzA0UT09>

Webinar ID:841 2345 4981 Password: 982907 Dial In: 1-646-931-3860

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4109 or 973-325-4133.)

A. NOTICE

Notice of this meeting was given to the Township Clerk, the West Orange Chronicle and the Star Ledger, and posted on the Township Bulletin Board in accordance with the "Senator Byron M. Baer Open Public Meetings Act."

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

E. ANNOUNCEMENTS

Future Meetings: September 21, 2023 (Regular Meeting)
September 28, 2023 (Special Meeting)
October 19, 2023 (Regular Meeting)
November 16, 2023 (Regular Meeting)

- Special Meeting for **ZB-22-13 MBP Realty/470 Eagle Rock Avenue** is scheduled for **September 28, 2023**
- **ZB-22-12 Seton Hall Preparatory School** is carried to the **October 19, 2023 Regular Meeting**.

F. SWEARING IN

Township Professional(s)

G. RESOLUTIONS

- **Appointment of Board Attorney**

H. APPLICATIONS

1.) ZB-22-13 / MPB Realty LLC (470 Eagle Rock Avenue) (Carried 7/20/2023)

470 Eagle Rock Avenue

Block: 153; Lot: 38; Zone: B-2

The applicant seeks C & D variances with preliminary and final site plan approval to build two (2) restaurant buildings with accessory drive thru components.

[21-0032 WO Planing Board-PB-1-PLAN](#)

[21-0032 WO Planing Board-PB-2-ELEVATIONS](#)

[21-0032 WO Planing Board-PB-3-ELEVATIONS-SPEC-FINISHES](#)

[21-0032 WO Planing Board-PB-4 EQUIPMENT PLAN AND SCHUDELE](#)

[470 Eagle Rock Avenue-West Orange Planning Report 12.21.2022](#)

[Dynamic - Popeyes West Orange - Full Site Plan - Rev 0.pdf - Google Drive](#)

[2021-12-10 Legal Description](#)

[2022-10 Drainage Statement - Signed](#)

[2022-10 OM Manual](#)

[2022-10 Tree Removal Report](#)

[2022-10-21 Traffic Impact Study](#)

[2022-11-11 - Variance Waiver List](#)

[Dynamic-Parikh-West Orange-200 Foot Radius Exhibit](#)

[Executed Application](#)

[S102199025SV0-24x36 Survey](#)

[2023-01-13 SCD Certification](#)

[SPRAB report-ZB-22-13 - MPB Realty](#)

[ZB-22-13 - Affidavit pkg 4-10-23](#)

[ZB-22-13- 2023-03 Drainage Statement](#)

[ZB-22-13-2023-03 OM Manual](#)

[ZB-22-13-2023-04 Tree Removal Report](#)

[ZB-22-13-2023-04-05 - Variance Waiver List](#)

[ZB-22-13-2023-04-05 Traffic Impact Study - Rev 1](#)

[ZB-22-13-2023-04-06 Twp Resubmission Letter](#)

[ZB-22-13-Acoustual Evaluation](#)

[ZB-22-13-Architectural Plans - Popeyes Sonic West Orange - Eagle Rock](#)

[ZB-22-13-Combined Site Plan](#)

[ZB-22-13-Combined](#)

[ZB-22-13-Transmittal - 00003](#)

[ZB-22-13 - 4-10-2023 Email BWine - DChandler \(Incorrect Applicant Name - Dynamic Submission\)](#)

[Planning Review Memo - ZB-22-13 - MPB Realty](#)

[Previous Resolution - PB-97-18-Fan Jade Inc. 468-470 ERA](#)

[470 Eagle Rock Ave - Planning Exhibit](#)

[Dynamic-West Orange-Eagle Rock Avenue-Aerial Map Exhibit](#)

[Dynamic-West Orange-Eagle Rock Avenue-Aerial Map Exhibit-50 SCALE](#)

[Dynamic-West Orange-Eagle Rock Avenue-Aerial Overlay](#)

[Dynamic-West Orange-Eagle Rock Avenue-Popeyes Signage Exhibit](#)

[Dynamic-West Orange-Eagle Rock Avenue-Site Plan Rendering](#)

[Dynamic-West Orange-Eagle Rock Avenue-Sonic Signage Exhibit](#)
[470 Eagle Rock Ave - Planning Exhibit](#)
[CME Review #1 \(Dated 5-2-2023\)](#)
[NJ Natural Resources Conservation Program-Correspondence \(Dated 1-13-2023\) re-soil erosion and sediment control plan](#)
[470 Eagle Rock Avenue-West Orange Revised Planning Report 07.07.2023](#)
[2023-06 Drainage Statement](#)
[2023-06 OM Manual](#)
[2023-06 Tree Removal Report](#)
[2023-06 West Orange - EIS](#)
[2023-06-28 Acoustical Evaluation](#)
[2023-06-30 Solid Waste Management Plan](#)
[2023-07-06 TRAFFIC IMPACT STUDY](#)
[2023-07-07 - Required Regulatory Approval List](#)
[2023-07-07 - Variance Waiver List](#)
[2023-07-07 Affidavit of Ownership](#)
[2023-07-07 Fast Food Summary](#)
[2023-07-10 Twp Resubmission Letter](#)
[Combined Arch Plans](#)
[Road Vacation Bk 12175 Pg 2396](#)
[Site Plan_Rev3](#)
[Transmittal - 00005](#)
[Planning Review Memo - ZB-22-13 - MPB Realty - revised July 13 2023](#)
[23-07-20 - CME Review #2](#)

2.) ZB-23-02/Robert and Rachel Ciottariello (Carried from 6/15/2023)

Block: 170; Lot: 15.4; Zone: R-2

606 Mount Pleasant Avenue

Seeking use and bulk variances and minor site plan approval for mix of residential and commercial uses.

[2021 11.08 - Site Plans 606 Mt Pleasant Ave \(West Orange\) Final](#)

[Ciottoriello 606 Mt. Pleasant Application 2022.12.23](#)

[CME Review #1 \(3-21-2023\)](#)

[Letter to Zoning Board w Planners Report Taxes Paid Statement 2023.02.10](#)

[Planning Review Memo ZB-23-02 - Ciottoriello](#)

[Tax Paid Certification 20230131 150202](#)

[ZB-23-02 Ciottariello \(606 Mount Pleasant Avenue\) P. Grygiel \(No SPRAB\)](#)

[ZB-23-02 Ciottariello \(606 Mount Pleasant Avenue\) Noticing Letter](#)

[Ciottariello Certification of Service 2023.06.08](#)

[2023 07.25 - Site Plans \(21-18\) 606 Mt Pleasant Ave \(West Orange\)_REV1](#)

[Fwd 606 Mt Pleasant Avenue West Orange NJ 07052 \(Ciottariello\) - Application No.](#)

[ZB-23-02](#)

[2023 07.25 - Site Plans \(21-18\) 606 Mt Pleasant Ave \(West Orange\)_REV1](#)

[Planning Review Memo ZB-23-02 - Ciottoriello-updated 8-4-23](#)

[23-08-10 - CME Review #2](#)

3.) ZB-23-06/Daughters of Israel Geriatric Services Urban Renewal, Inc.

Block: 165; Lot: 16; Zone: R-2

748-750 Northfield Avenue

Seeking “c” variances for new freestanding sign

[DIGSUR Inc - Application to the W Orange Zoning Board of Adjustment for 748-750 Northfield Ave - 200 FT PROPERTY LIST MAP - 5-11-2023](#)

[DIGSUR Inc - Application to the W Orange Zoning Board of Adjustment for 748-750 Northfield Ave - APPLICATION FORM W ATTACHMENTS - 5-11-2023](#)

[DIGSUR Inc - Application to the W Orange Zoning Board of Adjustment for 748-750 Northfield Ave - ARCHITECT PLANS - 5-11-2023](#)

[DIGSUR Inc - Application to the W Orange Zoning Board of Adjustment for 748-750 Northfield Ave - COVER LETTER - 5-11-2023](#)

[DIGSUR Inc - Application to the W Orange Zoning Board of Adjustment for 748-750 Northfield Ave - PROJECT DESCRIPTION PHOTOS - 5-11-2023](#)

[DIGSUR Inc - Application to the W Orange Zoning Board of Adjustment for 748-750 Northfield Ave - VERIFICATIONS OF TAXES PAID - 5-11-2023](#)

[Planning Review Memo ZB-23-06 - DIGSUR](#)

[DIGSUR Inc - Application to the W Orange Zoning Board of Adjustment for 748-750 Northfield Ave - ARCHITECT PLANS - 5-11-2023 rev 8-1-2023](#)

[Notice to be Published Proof of Publication](#)

[Notice Affidavit of Mailing SIGNED attachments](#)

[Notice to be mailed certified mail white green cards as of 2023-08-15](#)

4.) ZB-23-05/Red Barn Dog OPS NJ LLC

Block: 152.01; Lots: 1445 and 1445.05; Zone: P-C and R-5/IHO-1

235 Prospect Avenue

Seeking use variances and minor site plan approval for dog daycare facility.

[1 Dogtopia West Orange 9-21-2022.sealed](#)

[Application.revised.3.24.23](#)

[Buffer Report \(created 4-21-2023\)](#)

[Dogtopia West Orange NJ Floor Plan sealed](#)

[Planning Review Memo ZB-23-05 - Dogtopia](#)

[Re WO Zoning Board](#)

[RE ZB-23-05 Dogtopia \(WO Plaza 233-235 Prospect Avenue\)](#)

[Red Barn Application](#)

[Red Barn Dogtopia West Orange NJ 2023-03-29 Floor Plan](#)

[Red Barn Signage Plans](#)

[Red Barn West Orange NJ West Orange Plaza Site Plan](#)

[RedBarn Checklist](#)

[Tax Collector Documentation \(From Website\)](#)

[Tax Payment Verification](#)

[Application 08.01.23](#)

[CHECK LIST](#)

[Notices Package](#)

[West Orange NJ West Orange Plaza Site Plan](#)

I. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, SEPTEMBER 21, 2023 AT 8:00PM.*****