



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY

Mayor

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Zoning Board Secretary

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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 SPECIAL MEETING

October 26, 2023

8:00 P.M.

Will be held virtually

The hearing will be held via the Zoom platform, which can be accessed at the date and time of the hearing set forth above by clicking the link below (or copy and paste into your browser) to join the meeting and enter the password when prompted:

https://us06web.zoom.us/j/81054539007?pwd=3ESpR3e4xh47kpxqZkFYB3L24J4IYA.2U_3nnr_eDmR0T8Gf

Webinar ID: 810 5453 9007 Password: 824136 Dial In: 1-646-931-3860

(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: November 16, 2023 (Regular Meeting)
December 21, 2023 (Regular Meeting)

G. SWEARING IN

Township Professional(s)

H. APPLICATION

1) Daughters of Israel Inc.

**Block:171; Lot:12; Zone: R-2
1155 Pleasant Valley Way**

A public hearing pursuant to Whispering Woods at Bamm Hollow, Inc. v. Twp. of Middletown Planning Bd., 220 N.J. Super. 161 (Law Div. 1987), and other applicable case law, to consider and act upon a settlement proposal (the “Settlement Proposal”) concerning litigation captioned Daughters of Israel, Inc. v. the Zoning Board of Adjustment of the Township of West Orange, Docket No.: ESX-L-004045-23 (the “Litigation”). The Settlement Proposal pertains to the Board’s denial of Application #ZB-21-21, Daughters of Israel, Inc. with respect to property located at 1155 Pleasant Valley Way and designated as Block 171, Lot 12 on the tax map of the Township of West Orange (the “Property”). Approval of the Settlement Proposal would settle the Litigation and result in its dismissal with prejudice.

The Settlement Proposal seeks preliminary and final site plan approval, use and height variances pursuant to N.J.S.A. 40:55D-70.d, variances pursuant to N.J.S.A. 40:55D-70.c, and design standard exception relief. The testimonial and documentary presentations to the Board, and the deliberations and vote by the Board, are limited to the Settlement Proposal. The record previously compiled concerning Application #ZB-21-21 shall be incorporated by reference and the documents relating thereto are available on the Board’s website at www.westorange.org. The Settlement Proposal, related submissions and relevant documents may be accessed via the links which appear below.

1. [Resolution of Statutory Denial, dated June 15, 2023](#)
2. [Complaint filed by Daughters of Israel, Inc. dated June 23, 2023](#)
3. [Answer filed by West Orange Zoning Board of Adjustment, dated August 25, 2023](#)
4. Settlement Proposal with Exhibits
 - [00 - Transmittal Letter \(10-13-2023\)](#)
 - [01 - Settlement Proposal \(10-13-2023\) 3101307_3](#)
 - [02 - Letter from Petry Engineering \(2023-10-13\)](#)
 - [03 - Supplemental Planning Report \(10-13-23\)](#)
 - [04 - 3 ft Retaining Wall Calcs \(2023-10-13\)](#)

- [05 - Architectural Plans \(2023-10-13\)_Architectural Settlement](#)
 - [06 - Architectural Hearing Exhibits \(2023-10-26\)](#)
 - [07 - Site Plans \(2023-10-13\)](#)
 - [08 - Overall Phasing Plan \(2023-10-13\)](#)
 - [09 - Steep Slopes Map \(2023-10-13\)](#)
 - [10 - Tree Removal Plan \(2023-10-13\)](#)
 - [11 - Civil Engineering Hearing Exhibits \(2023-10-13\)](#)
5. Proposed Settlement Planning Review Memo – ZB-21-21 – Daughters of Israel 9-26-23- updated 10-17-23
- [Proposed Settlement Planning Review Memo - ZB-21-21 - Daughters of Israel 9-26-23-updated 10-17-23](#)
6. Proposed Settlement Planning Review Memo – ZB-21-21- Daughters of Israel 10-24-23
- [Proposed Settlement Planning Review Memo - ZB-21-21 - Daughters of Israel 10-24-23](#)

I. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, NOVEMBER 16, 2023 AT 8:00 PM.****