



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

November 16, 2023

8:00 P.M.

Will be held virtually

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

<https://us06web.zoom.us/j/85628045387?pwd=dURFSUQ2UktiVFJ2Q3hXM2t4Tjdxdz09>

Dial In: 1-646-931-3860 Webinar ID: 856 2804 5387 Password: 046478

(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: December 21, 2023 (Regular Meeting)

- **ZB-22-08 Flores** is adjourned at the request of the applicant to the December 21, 2023, Regular meeting.

F. MINUTES

Adopt: **October 19, 2023 Regular Meeting**
 September 21, 2023, Executive Session Minutes
 September 28, 2023, Executive Session Minutes

G. SWEARING IN

Township Professional(s)

H. RESOLUTIONS

- [ADOPT 2024 MEETING SCHEDULE](#)
- **ZB-23-05/Red Barn Dog OPS NJ LLC** (Approved 10/19/2023)
Block: 152.01; Lots: 1445 and 1445.05; Zone: P-C and R-5/IHO-1
235 Prospect Avenue
Application seeking use variances and minor site plan approval for dog daycare facility was approved with conditions at the October 19, 2023, Regular Meeting.
- **ZB-21-21 Daughters of Israel, Inc.** (1155 Pleasant Valley Way, Block 171 Lot 12), for a public hearing pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., 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, on a settlement proposal relating to litigation entitled Daughters of Israel, Inc. v. the Zoning Board of Adjustment of the Township of West Orange Docket No.: ESX-L-004045-23 was heard and statutorily denied by a vote of four in favor and three opposed where five affirmative votes are required at the October 26, 2023 Meeting.

I. APPLICATIONS

- 1.) **ZB-23-01/Williams** (Carried from 9/21/2023)
Block: 76; Lot: 6; Zone: R-4
6 Merrywood Drive
Seeking “c” variances for expansion of existing garage and house.
[6 Merrywood Dr Garage Proposal](#)
[6 Merrywood Dr. Buffer Report](#)
[6 Merrywood Dr. Survey](#)
[6 Merrywood Dr. Variance Application](#)
[Certificate of tax collection](#)
[Planning Review Memo ZB-23-01 - Williams](#)
[Proposed Garage Drawing at 6 Merrywood Dr](#)
[ZB-23-01 - proof of noticing](#)
[Assistant Municipal Engineer Review Comments - M ZB 6 Merrywood Dr.-03.10.2023](#)
[10.10.23 6 MERRYWOOD W STAMP](#)
[Planning Review Memo ZB-23-01 - Williams revised November 2 2023](#)
6 [Merrywood Drive-stamp \(11-6-2023 submission\)](#)
[Consulting Engineer Review 11-16-2023.pdf](#)
- 2.) **ZB-23-07/Petco Animal Supplies Stores, Inc.** (Carried from 9/21/2023)
Block: 155.21; Lot: 40; Zone: P-C
495 Prospect Avenue
Seeking use variance approval for veterinary operations
(227282749 1) - Ltr to D. Chandler-Zimmerman - Variance App (2)

[\(227315906 1\) - POL from West Orange 6-9-23 PET176.00812](#)
[CLPF-ESSEX GREEN \(Verification of taxes\)](#)
[Essex Green - Survey 2018-11-02](#)
[Essex Green - West Orange ZB Signed Site Plan 2023-05-01](#)
[Petco West Orange NJ Architectural Set Binder](#)
[Planning Review Memo ZB-23-07 - Petco](#)
[\(227325158 1\) – Response Letter to Diana Chandler-Zimmermann – West Orange](#)
[ZB- 23-07 - Petco - Notice Material \(9 21 23 Hearing\)](#)
[Affidavit of Publication \(9 21 23 Hearing\) PET176.00812](#)
[Supplemental Submission package \(Dated 10-27-2023\)](#)
[A1.0B\(227974478.1\)](#)
[Sheet A0.1\(227974452.1\)](#)
[Sheet A1.0\(227974453.1\)](#)
[Planning Review Memo ZB-23-07 - Petco-revised 11-1-23](#)
[Engineer Memo 11-14-2023.JPG](#)

J. ADJOURNMENT

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