



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

December 21, 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/85686482867?pwd=4sIg5Edb1M8MHwRwDPU2V7uR2fM3Rg.tZFh7P3mMUpsQOOor>

Webinar ID: 856 8648 2867 Password: 068541 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: January 18, 2024
February 15, 2024
March 21, 2024

- **ZB-22-13 / MPB Realty LLC (470 Eagle Rock Avenue)** at the applicant's request is adjourned to the January 18, 2024, Regular Meeting.
- **ZB-22-08 Flores (156 Main Street)** is adjourned at the request of the applicant to the January 18, 2024, Regular meeting.

F. MINUTES

Adopt: October 26, 2023 Meeting Minutes
November 16, 2023 Meeting Minutes

G. RESOLUTION

- **ZB-23-07/Petco Animal Supplies Stores, Inc.** (Approved 11/16/2023)
Block: 155.21; Lot: 40; Zone: P-C
495 Prospect Avenue
An application seeking use variance approval for veterinary operations was approved with conditions at the November 16, 2023, Regular Meeting.
- **Proposed Resolution**
[Proposed Resolution](#)

H. SWEARING IN

Township Professional(s)

I. APPLICATIONS

- 1.) **ZB-23-01/Williams** (Carried from 11/16/2023)
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](#)
11.28.23 6 MERRYWOOD STAMPED DRAWINGS

2.) ZB-23-08 Orange Valley Social Settlement House, Inc. (Carried from 9/21/23)

Block: 6; Lot: 47; Zone: R-M

37 Tompkins Street

Seeking use variances and minor site plan approval for conversion of existing building

[23-07-26 - CME Review #1](#)

[Boundary Survey \(01117847xA1948\)](#)

[200' property owners list dated 1-18-23 \(01113076xA1948\)](#)

[Completed Checklist \(01121332xA1948\)](#)

[Completed checklist and Sustainability \(01150520xA1948\)](#)

[Letter to Board filing application \(01144205xA1948\)](#)

[Letter to ZBA encl. Completed Sustainability Checklist and Traffic Reports \(01152288xA1948\)](#)

[Planning and Zoning Evaluation Report \(01144135xA1948\)](#)

[Planning Review Memo ZB-23-08 - Orange Valley Social Settlement House](#)

[Preliminary Zoning Submission \(01120816xA1948\)](#)

[Signed West Orange ZBA Application \(01120108xA1948\)](#)

[Traffic Parking Assessment Report \(01152280xA1948\)](#)

[Letter to ZBA encl Affidavit of Proof of Service \(01162766xA1948\)](#)

[Addendum to Application Section G Requirements for Variances \(01162990xA1948\)](#)

[Planning Report \(01162460xA1948\)](#)

[Revised Plans \(01162867xA1948\)](#)

[Summary of Revisions Letter with Sustainability Checklist \(01162866xA1948\)](#)

[Tax Certification dated 9-7-23 \(01162577xA1948\)](#)

[Revised Plans \(01162867xA1948\)](#)

[CME Review Letter \(9-18-23\)](#)

[Signed consent to continuance form \(01168265xA1948\)](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE**

THURSDAY, JANUARY 18, 2024, AT 8:00 PM.

THIS IS THE ANNUAL REORGANIZATION MEETING**