



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*

Geniece Gary-Adams, *Director of Planning & Development /Zoning Official*

Zayibeth Carballo, *Municipal Engineer*

AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

February 15, 2024

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/87403324402?pwd=U4coFjBaCPa6ieTlCzOPHOXpa1oEbg.TtnXsITOC1kK7H9m>

Webinar ID: 8740 332 4402 Password: 348243 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: March 21, 2024 (Regular Meeting)
April 18, 2024 (Regular Meeting)
May 16, 2024 (Regular Meeting)

- **ZB-23-11 DeOliviera/ 31 Bradford Avenue** is being adjourned to the **March 21, 2024 Regular Meeting**.

F. MINUTES

- January 18, 2024 (Regular Meeting)

G. SWEARING IN

Township Professional(s)

H. RESOLUTIONS

- Confirmation of Appointment of Board Attorney
- Proposed Amendment to Rules & Regulations

I. APPLICATIONS

1.) ZB-22-08/Flores (156 Main Street) (Carried from 9/21/2023)

Block: 89; Lot: 21; Zone: B-1

156 Main Street

Seeking variances for construction of a new two-family dwelling.

[Planning Director Memo - Flores](#)

[Site Plan](#)

[Architectural Plans](#)

[Flores Application Submission Package 156 Main Street](#)

[Application Submission Package](#)

[Survey of Property](#)

[Written Proposal](#)

[Proof of Paid Taxes-200 ft Owner's List](#)

[ZB-22-08 - Flores JCR West Orange Application 04.09.2023 Planning Report](#)

[Plg Dir Memo - ZB-22-08 - Flores \(updated 4-18-23\)](#)

[Adjournment Request Letter \(04.19.2023\)](#)

[ZB-22-08 - Flores -Adjournment Request Letter \(05.04.2023\)](#)

[C100 Cover Sheet](#)

[C101 EX-Prop Conditions Plan - 6-2-23 - signed](#)

[C102 Soil Erosion - 6-2-23 - signed](#)

[C103 DETAILS](#)

[Supplemental Submission - Flores \(06.05.2023\) "see four items immediately above"](#)

[Flores Notice Submission Package \(06.06.2023\)](#)

[DWOA Letter \(re-156 Main Street\)](#)

[SIGNED - CONSENT TO CONTINUANCE EXTENSION OF HEARING FORM \(06.20.2023\)](#)

[Adjournment Request Letter \(11.13.2023\)](#)

[GECA 00001 Traffic Statement 2023-12-05](#)

[CS300- Soil Removal Plan - 8-25-23 - Signed](#)

2.) ZB-23-10 Feleke & Sewasew

18 Kling Street

Block: 116; Lot:62 Zone:

18 Kling Street

Seeking “d” and “c” variance approvals to convert two-family dwelling to three-family dwelling

[Feleke Application Package](#)

[Combined-Feleke-BOA-Set-10-2-2023](#)

[200-ft-list-83123](#)

[Planning-Review-Memo---ZB-23-10-Feleke](#)

[Planning-Report---18-Kling-Street-West-Orange-NJ](#)

[Ltr with cert of mailing and affidavit 1.3.24](#)

[Ltr-Chandler-with-Affidavit of Publication](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, MARCH 21, 2024 AT 8:00PM.****