



# TOWNSHIP OF WEST ORANGE

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

## Department of Planning and Development

**SUSAN McCARTNEY**

*Mayor*

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**DIANA L. CHANDLER**

*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  
Brent D. Scott  
Mark Sussman (Alt. 2)  
\_\_\_\_\_(Alt. 3)  
Alice Weiss

Steven K. Warner, Esq., *Board Attorney*

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 MEETING

**April 18, 2024**

**8:00 P.M.**

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

[https://us06web.zoom.us/j/86099393625?pwd=UE0Te5POBfGg-pxOWXo\\_lvjmi7LKGg.S8RCw6aDiHR4V2gO](https://us06web.zoom.us/j/86099393625?pwd=UE0Te5POBfGg-pxOWXo_lvjmi7LKGg.S8RCw6aDiHR4V2gO)

Webinar ID: 860 9939 3625 Password: 221944 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: May 16, 2024 (Regular Meeting)  
June 20, 2024 (Regular Meeting)  
July 18, 2024 (Regular Meeting)

- Application **ZB-23-11 DeOliviera (31 Bradford Avenue)** is being adjourned at the applicant's request to the **May 16, 2024 Regular Meeting**.
- Application **ZB-23-12 Washington (4 Harvard Terrace)** is being adjourned to the **May 16, 2024 Regular Meeting**.

**F. ANNUAL REPORT**

**G. MINUTES**

- March 21, 2024 Regular Meeting

**H. SWEARING IN**

Township Professional(s)

**I. APPLICATIONS**

**1.) ZB 23-09 / Seton Hall Preparatory School**

Block: 59.04; Lot: 1.01; Zone: R-6

120 Northfield Avenue

Seeking preliminary and final site plan and "d" variance approvals for the expansion of a non-conforming use

[1Seton Hall Preparatory School-B-1-DSS](#)

[1Seton Hall Preparatory School-PT-1-DSS](#)

[Binder1-22213-Digital Classroom](#)

[Initial Submittal - October 3 2023](#)

[Seton Hall Preparatory School 9.06.23-DSS \(Plans\)](#)

[SPRAB-report-ZB-23-09---Seton-Hall-Prep](#)

[Seton-Hall-Preparatory-School 10824revised---DSS](#)

[Planning-Review-Memo---ZB-23-09-Seton-Hall-Prep](#)

[24-02-27---Review-1](#)

[ZB-23-09---Seton-Hall-Prep-CME---24-02-27---Review-1](#)

[SitePlanSubm-111623](#)

[4524-Aff-of-Mailing-W-Orange10556791](#)

**2.) ZB-24-01/Georges**

Block: 137; Lot: 83; Zone: R-T

10 Elm Street

Seeking “c” variances for expansion of existing house

[Application-Version-1](#)

[Application-Version-2](#)

[200-ft-Radius-Map-and-Tax-Verification](#)

[Construction-Permit](#)

[Doc-Jan-08-2024-1239](#)

[Proposal-Letter](#)

[Survey](#)

[Screenshot-2023-12-29-at-22812-PM](#)

[10-ElmSt-West-Orange-PB-ZB-Drawings](#)

[Planning-Review-Memo-ZB-24-01---Georges---10-Elm-Street](#)

[4-15-2024-Corr-frm-Z-Carballo](#)

**3.) ZB-24-02/Nwaiwu Properties, LLC**

Block: 177.08; Lot: 21; Zone: R-6

691 Eagle Rock Avenue

Seeking “c” variance for construction of new house

[121623-Nwaiwu-FINAL-PLANS-691-EAGLE-ROCK-AVENUE-WEST-ORANGE](#)

[Planning-Review-Memo-ZB-24-02---Nwaiwu-Properties-LLC-691-Eagle-Rock-Ave](#)

[1-11-24-691-Eagle-Rock-Ave-zoning-application-packet-to-West-Orange](#)

[4-4-24-Nwaiwu-691EagleRockAve-Noticing-Packet](#)

[M ZB-691-Eagle-Rock-Ave-Engineering-Forestry](#)

**J. ADJOURNMENT**

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

***THURSDAY, May 16, 2024 AT 8:00PM.\*\****