

MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING

March 21, 2024

8:00 P.M.

The West Orange Zoning Board of Adjustment held a regular meeting on March 21, 2024, commencing at 8:02 PM utilizing the virtual Zoom platform.

Chairman Phillip D. Neuer called the meeting to order at approximately 8:00 PM. It was announced that notification 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."

Chairman Neuer asked everyone to stand for the Pledge of Allegiance.

Alexander Fisher, Esq., Board Attorney read the opening statement after a momentary lapse.

ROLL CALL

Present: William Michael Barbee, Michael Dannemiller,
Philip D. Neuer,
Irv Schwarzbuaam, Peter Scalora,
Brent D. Scott, Mark Sussman, Alice Weiss

Absent: Jerome Eben (excused), Peter Ricci (excused)

Also Present: Alexander Fisher, Esq. (proxy for Steven K. Warner, Esq.,) Board Attorney
Diana L. Chandler, Board Secretary

ANNOUNCEMENTS

- Future Meetings (Virtual): April 18, 2024 (Regular Meeting)
May 16, 2024 (Regular Meeting)
June 20, 2024 (Regular Meeting)
- Chairperson Neuer announced that **ZB-23-12 Washington/4 Harvard Terrace** adjourned to the **April 18, 2024, Regular Meeting**.
- Chairperson Neuer announced that **ZB-23-11 DeOliviera (31 Bradford Avenue)** is carried to the **April 18, 2024 Regular Meeting**.
- Mayor Susan McCartney and Chairperson Neuer announced the "bittersweet" departure of Peter Scalora (Alt. #2) as he is moving out of the Township of West Orange. They both thanked him for his service to the Board and a certificate of appreciation was presented.

MINUTES

February 15, 2024 (Regular Meeting)

Motion: Chairperson Neuer

Second: M. Dannemiller

Barbee:	-	Scott:	Y
Dannemiller (Alt. 1)	Y	Sussman (Alt. 3):	Y
Eben:	-	Weiss:	-
Ricci:	-	Chairperson Neuer:	Y
Scalora (Alt. 2)	Y		
Schwarzbaum:	Y		

RESOLUTIONS

- **ZB-22-13- MPB Realty LLC- 470 Eagle Rock Avenue** to be dismissed without prejudice.

Motion: Chairperson Neuer

Second: I. Schwarzbaum

Barbee:	Y	Scott:	ABSTAIN
Dannemiller (Alt. 1)	Y	Sussman (Alt. 3):	Y
Eben:	-	Weiss:	Y
Ricci:	-	Chairperson Neuer:	Y
Scalora (Alt. 2)	Y		
Schwarzbaum:	Y		

- **ZB-22-08/Flores (156 Main Street)**
Block: 89; Lot: 21; Zone: B-1
156 Main Street

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

Motion:

Second:

Barbee:	-	Scott:	Y
Dannemiller (Alt. 1)	ABSTAIN	Sussman (Alt. 3):	Y
Eben:	-	Weiss:	-
Ricci:	-	Chairperson Neuer: Present not voting	
Scalora (Alt. 2)	Y		
Schwarzbaum:	Y		

- **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

Motion: Chairperson Neuer

Second: P. Scalora

Barbee:	ABSTAIN	Scott:	Y
Dannemiller (Alt. 1)	Y	Sussman (Alt. 3):	Y
Eben:	-	Weiss:	-
Ricci:	-	Chairperson Neuer:	Y
Scalora (Alt. 2)	Y		
Schwarzbaum:	Y		

Chairperson Neuer adjourned the meeting at 8:19 PM.

Adopted: 4/18/2024


Diana L. Chandler, Secretary