



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 REGULAR MEETING

May 16, 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/88163687235?pwd=lOwEOB4qw5q_9nHw0_7XFrF0VHqWaw.zdXNTnBkFhmOkv5h

Webinar ID: 881 6368 7235 Password: 676780 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 23, 2024 (Special Meeting)
June 20, 2024 (Regular Meeting)
July 18, 2024 (Regular Meeting)
August 15, 2024 (Regular Meeting)

- A Special Meeting is scheduled for Application **ZB-24-05 West Orange Police Athletic League (28 Prospect Place)** on **May 23, 2024**.
- **Application ZB-23-11 DeOliviera (31 Bradford Avenue)** is adjourned at the request of the applicant to the **June 20, 2024, Regular Meeting**.

F. MINUTES

- April 18, 2024 Regular Meeting

G. SWEARING IN

Township Professional(s)

H. RESOLUTIONS

- **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 was approved with conditions at the April 18, 2024, Regular Meeting.
- **ZB-24-01/Georges**
Block: 137; Lot: 83; Zone: R-T
10 Elm Street
Seeking “c” variances for expansion of existing house was approved with conditions at the April 18, 2024, Regular Meeting.

I. APPLICATIONS

1.) ZB-23-12/Washington

(Carried from 4/18/2024)

Block: 41.01; Lot: 123; Zone: R-6

4 Harvard Terrace

Application for use variance to permit home occupation in an accessory building

[Planning-Review-Memo-ZB-23-12---Washington](#)

[4-Harvard-Terrace-w-plans-and-Tax-information](#)

[4-Harvard-Terrace](#)

[AWashington](#)

[ZB-4-Harvard-Terrace-03082024](#)

[Montclair-Real-Estate](#)

[Washington-Aff-of-Service](#)

[Affidavit-of-Publication](#)

[Noticing-Documents](#)

[4-15-24-Corr-from-G-Haizel-re-change-in-Planner](#)

[West-OrangeEmailhome-occupation](#)

[PhotosAccessory-Structure](#)

[Home-Occupation---Aja-Washington---July-7](#)

[Planning-Report---4-Harvard-Terrace-West-Orange-NJ-2024-05-03](#)

2.) ZB-24-03/Rahaman

Block: 34; Lot: 33.01; Zone: R-6

91 Oakridge Road

Seeking “c” variance for construction of new deck

[Rahaman Deck Zoning application](#)

[SITE-12123](#)

[Planning-Review-Memo-ZB-24-03---Rahaman-91-Oak-Ridge-Road](#)

[rahaman bufferzone](#)

[Affidavit-of-Publication](#)

[registered receipts](#)

[ZB-24-03-Rahaman---Notice-Letter-Rcd-by-TOWO-4-30-24](#)

[rahaman 4Z affadavit](#)

[Images---91-Oakridge-Rd](#)

J. ADJOURNMENT

*** A SPECIAL ZONING BOARD MEETING IS SCHEDULED FOR
*THURSDAY, May 23, 2024 AT 8:00 PM.****

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, June 20, 2024 AT 8:00 PM.*****