



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
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

July 18, 2024 8:00 p.m.

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

<https://us06web.zoom.us/j/81800566092?pwd=5XavNKuZ0WbpfD3YhGD-3ko9lO1g0g.YlYMC-pWl-WlHpIN>

Webinar ID: 818 0056 6092 Password: 812878 Dial-In: 1-646-931-3860

The Board has been alerted to a potential technical difficulty with respect to the July 18, 2024 meeting. If you utilize the link and it does not take you into the meeting then it means the meeting has been postponed. If you need to verify why you have not been allowed into the meeting but not to discuss the scheduled application then you are invited to phone Chairperson Phil Neuer at 973.220.0100. We apologize, in advance, if this occurs but it is due to reasons beyond the control of the Board. Mr. Fagan has worked continuously and diligently in an effort to achieve a workaround and we are optimistic that the meeting will take place.

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: August 15, 2024 (Regular Meeting)
September 19, 2024 (Regular Meeting)
October 10, 2024 (Regular Meeting)
- Application **ZB-24-02 Nwaiwu Properties LLC** has been adjourned at the request of the applicant to the **August 15, 2024, Regular Meeting**.

F. **MINUTES**

- June 20, 2024, Regular Meeting Minutes

G. **RESOLUTIONS**

- **ZB-23-12/Washington**

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

4 Harvard Terrace

Application for use variance to permit home occupation in an accessory building was partially heard at the May 16, 2024, Regular Meeting and was withdrawn without prejudice at the request of the Applicant.

H. **SWEARING IN**

Township Professional(s)

I. **APPLICATIONS**

1.) ZB-23-11 DeOliveira/ 31 Bradford (Carried from 6/20/2024)

31 Bradford Avenue

Block: 55.06; Lot: 1.01; Zone: R-5

31 Bradford Avenue

Seeking “c” variance approvals for retaining walls and fences

[Review 1](#)

[Variance Application](#)

[Planning-Review-Memo---ZB-23-11-DeOliveira](#)

[31-Bradford_Geo-Ret-Wall_2of2](#)

[31-Bradford_Geo-Ret-Wall_1of2](#)

[31-Bradford-Avenue-West-Orange](#)

[ZB-23-11-DeOliveira-31-Bradford-Avenue---Noticing-Docs](#)

[ZB-23-11-DeOliveira-31-Bradford---Addl-Noticing-Docs-3-8-24](#)

[20240306131512834](#)

[CME-24-03-13---Review-1---Corrected](#)

[Planning-Review-Memo---ZB-23-11-DeOliveira-updated-3-13-24](#)

[20240416141108511-4-16-24-Corr-frm-J-DellItalia-re-adj-req](#)

[6-10-2024-Submission](#)

[KSI-Engineering-dated-8-14-23-6-10-2024-Submission](#)

[CME 24-06-13---Review-2](#)

[7-2-2024-Submission](#)

J. **ADJOURNMENT**

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, August 15, 2024 AT 8:00 PM.*****