



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

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*
Nishuane Group, *Consulting 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

August 15, 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=zUni05fCJbsa4bp63B8lAO45fkan2y.1>

Webinar ID: 818 0056 6092 Password: 812878 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: September 19, 2024 (Regular Meeting)
October 10, 2024 (Regular Meeting)
November 21, 2024 (Regular Meeting)

F. MINUTES

- July 18, 2024, Regular Meeting Minutes

H. SWEARING IN

Township Professional(s)

I. RESOLUTIONS

- **ZB-23-11 DeOliveira/ 31 Bradford**

31 Bradford Avenue

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

31 Bradford Avenue

Application seeking “c” variance approvals for retaining walls and fences was dismissed without prejudice at the July 18, 2024, Regular Meeting.

J. APPLICATIONS

1.) ZB-24-08- Wallace (6 Mountain Way South)

Block: 45.06; Lot: 3; Zone:

6 Mountain Way South

Seeking “c” variance for construction of new deck

[Survey](#)

[Survey-w-New-Open-Deck](#)

[WALLACE 6-Mountain-Way-S Application-for-Variance](#)

[FINAL WALLACE-VARIANCE- 6-Mountain-Way-South](#)

[Wallace](#)

[Variance-Notification-Docs](#)

[6-Mountain-Way-South---ZB-24-08---Planning-Review---August-5-2024](#)

[Affidavit](#)

2.) ZB-24-02/Nwaiwu Properties, LLC

(Carried from 7/18/2024)

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](#)

[4-23-24-Nwaiwu-CONSENT-TO-CONTINUANCE-executed](#)

[6-12-24-Nwaiwu-REV1-41824-691-EAGLE-ROCK-AVENUE-WEST-ORANGE-](#)

[NJ-61224](#)

[6-24-24-Nwaiwu-691-Eagle-Rock-Continuation](#)

[7-8-24-Nwaiwu-West-Orange-revised-plans-delivery-packet](#)

[REV2-70824-691-EAGLE-ROCK-AVENUE-WEST-ORANGE-NJ-61224](#)

[7-9-24-Nwaiwu-West-Orange-survey-delivery-packet](#)

[691-Eagle-Rock-Ave-Topographic-Boundary-Survey](#)

[M ZB-691-Eagle-Rock-Ave-Engineering-Forestry-2](#)

[7-17-24-Nwaiwu-ZB-24-02-Hearing-Adjournment-Request-Letter](#)

3.) ZB-24-06 PUBLIC SERVICE ELECTRIC AND GAS COMPANY

Block: 155 Lot: 26.01 Zone: (O-R) Office Research; (PURD) Planned Unit Residential Development; (R-5) Single Family Residential Zone

325 Mount Pleasant Avenue

Seeking Variances, Preliminary, and Final Major Site Plan Approval in connection with upgrades.

[M1_Development-Plans---Site-Plans](#)

[J_2024-05-09_West-Orange-Stormwater-Management-Plan](#)

[West-Orange-Compiled-ZBA-Application-5-15-24](#)

[M3_Development-Plans---Civil-Plans](#)

[M2_Development-Plans---Landscape-Plans](#)

[ZB-24-06---PSEG---Tree-Removal-Application](#)

[PSEG-West-Orange-Switching-Substation-West-Orange-NJ6524](#)

[24-07-24---Review-1-CME](#)

[SPRAB-Report-ZB-24-06---PSEG-1](#)

[PSEG-325-Mt-Pleasant-Ave---Affidavit-of-Publication-w-Mailing](#)

[PSEG-Forester Memo](#)

[325-Mount-Pleasant-Ave--ZB-24-06--Planning-Review---August-12-2024](#)

K. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, September 19, 2024 AT 8:00 PM.****