

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
July 18, 2024
8:00 P.M.**

The West Orange Zoning Board of Adjustment held a regular meeting on July 18, 2024, commencing at 8:00 PM utilizing the virtual Zoom platform.

Chairperson Neuer said that the Board was alerted to a potential technical difficulty and noted that he did not hear from the public telephonically in response to the note on the Agenda. He added that Mr. Fagan worked continuously and diligently to achieve a workaround and the meeting can and will occur.

Chairperson Philip 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."

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

Alexander Fisher, Esq., Board Attorney read the opening statement.

ROLL CALL

Present: William Michael Barbee, Michael Dannemiller,
Jerome Eben, Philip D. Neuer, Peter Ricci
Brent D. Scott, Mark Sussman, Alice Weiss
Absent: Irv Schwarzbaum
Also Present: George Wheatle Williams, Consulting Planner for the Township
Alexander Fisher, Esq. (proxy for Steven K. Warner, Esq.,) Board Attorney
Diana L. Chandler, Board Secretary

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**.

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

PRESENTATION

- Mr. John Dell'Italia, Esq, entered on the record on behalf of the applicant. He explained that the professional (Engineer, Mizra Baig, PE) that he intended to have present had a last minute emergency and requested an adjournment. He did have Applicant, Mr. DeOliveira at the meeting but did not feel that he could adequately proceed without his Engineer being present.
- In response to this, Chairperson Neuer informed Mr. Dell'Italia that this application has had five (5) previous adjournments (February 15, 2024; March 21, 2024; April 18, 2024; May 16, 2024; June 20, 2024) so due to the Amendment to Rules & Regulations (Adopted on February 15, 2024), this application will need to be voted on whether or not to be dismissed without prejudice.
- Mr. Dell'Italia apologized and thanked the Board for their time and patience concerning this application.

Motion to Dismiss without Prejudice: Chairperson Neuer

Second: J. Eben

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

Chairperson Neuer adjourned the meeting at 8:15 PM.

Adopted: 8/15/2024


Diana L. Chandler, Secretary