



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

October 10, 2024 8:00 p.m.

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

<https://us06web.zoom.us/j/82067025666?pwd=cFcMR5OGZxwPYjbTPISizCoDbB1u5w.1>

Webinar ID: 820 6702 5666 Password: 366811 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: October 10, 2024 (Regular Meeting)
October 17, 2024 (Special Meeting)
November 21, 2024 (Regular Meeting)
December 19, 2024 (Regular Meeting)

F. MINUTES

- September 12, 2024, Special Meeting Minutes

G. RESOLUTION

- Proposed Rule Change Resolution

H. SWEARING IN

Township Professional(s)

I. APPLICATIONS

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

(Carried from 8/15/2024)

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](#)

[Block-17708-Lot-21-691-ERA-old-property-record-card](#)

[0722_177-08_21_PRC](#)

[Block-17708-lot-22-old-property-record-card](#)

[8-19-24-Nwaiwu-ZB-24-02-CONSENT-TO-CONTINUANCE-EXTENSION-OF-](#)

[HEARING-FORM](#)

[9-24-24-691-EagleRock-ZBA2402-Plans-REV3-Per-81524-Hearing](#)

[M_ZB-691-Eagle-Rock-Ave-Engineering-Forestry-3](#)

2.)ZB-24-07 Crestmont Country Club

Block: 174; Lot: 1.01; Zone: R-2

750 Eagle Rock Avenue

Seeking installation of accessory dwelling with Variances and Site Plan Approval

[Double-Wide-Floor-plan](#)

[Full-Plan-Set-240412](#)

[24-foot-modular-exterior](#)

[Crestmont-Application-Package-modular-home-5124](#)

[Crestmont-Country-Club----Nishuane-Planner-Report---6-21-2024](#)

[1000084772](#)

[1000084773](#)

[1000084769](#)

[1000084771](#)

[24-08-15---CME-Review-1](#)

[Full-Plan-Set-240412](#)

[Crestmont-ZBA-Application-Package-72224](#)

[PB-07-20](#)

[PB-13-03T-Crestmont-CC-Signed-Resolution](#)

[PB-14-14T-Crestmont-Country-Club-Signed-Resolution](#)

[PB-17-08-Crestmont-Country-Club-Signed-Resolution](#)

[PB-95-17](#)

[ZB-05-33-Crestmont-Country-Club](#)

[Completed-revised--application-form](#)

[Cover-letter-for-revised-submission](#)

[13378/PB-02-08](#)

[13379/PB-03-20](#)

[13380/PB-06-08](#)

[13381/PB-07-20](#)

[13382/PB-13-03T-Crestmont-CC-Signed-Resolution](#)

[13383/PB-14-14T-Crestmont-Country-Club-Signed-Resolution](#)

[13384/PB-17-08-Crestmont-Country-Club-Signed-Resolution](#)

[13385/PB-95-17](#)

[13386/Revised-Application-Signed-72924](#)

[13387/ZB-05-33-Crestmont-Country-Club](#)

[13388/Completed-revised--application-form](#)

[13389/Cover-letter-for-revised-submission](#)

[13390/PB-02-08](#)

[13391/PB-03-20](#)

[13392/PB-06-08](#)

[Major-Site-Plan-Checklist](#)

[Waiver-letter--24-09-17](#)

[Cover-letter](#)

[Engineer-letter--24-09-18](#)

[Engineering-Plans-rev--91624](#)

[Land-Merger-and-Minor-Subdivision-PB-07-20](#)

[Ltr-with-Certification-of-Mailing-92524](#)

[Affidavit-of-Publication-92524](#)

[Ltr-Chandler-93024-with-affidavit-of-publication](#)

3.) ZB-24-11 Wonder 481 Eagle Rock Avenue

Block: 152.01; Lot: 1445.01; Zone: B2;

481 Eagle Rock Avenue

Application seeking D Variances, Interpretation, with Major/Final Site Plan Approval

[481-Eagle-Rock-Ave-West-Orange-NJ---Preliminary-and-Final-Major-Site-Plan---08222024](#)

[VERIFICATION-OF-TAXES--SEWER-CHARGES-PAID](#)

[05-Carport-Wonder-Spec](#)

[04-A820 Spec-Sheet](#)

[02 Wonder 481-Eagle-Rock ZBA-Application89847](#)

[01-200022-02-AS-BUILT---Survey](#)

[Remarkable-Foods-re-Eagle-Rock-Avenue_West-Orange--Mayfair](#)

[2023-Wonder-Group](#)

[2024-09-10 West-Orange-Planning-Report68603611](#)

[Letter-to-Zoning-Board-secretary-re---Variance-Justification-Memo68604721](#)

[Statement-of-Principal-Points-on-Letter-head](#)

[Public-Utilities](#)

[E3---481-Eagle-Rock-Ave---Aerial](#)

[481-Eagle-Rock-Avenue-property-owners-list](#)

[9 25 24-Letter-to-Diana-Chandler-re-Wonder-Application68767941](#)

[Letter-to-Diana-Chandler-re-Oct-Board-meeting68759121](#)

[ZB-24-11-Wonder-481-Eagle-Rock-Avenue](#)

[Letter-to-Diana-Chandler-re-original-zoning-board-noticing-documents68825691](#)

[10_1_24--Affidavit-of-Service-of-Notice-ZB68825661](#)

[Noticing-Docs-to-send-to-Diana-Chandler68825921](#)

[Star-Ledger-ZB-Public-Notice-Affidavit68855321](#)

[ZB-24-11-481-Eagle-Rock-Ave---Engineering-Review](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE**

THURSDAY, November 21, 2024 AT 8:00 PM.**