



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*
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 SPECIAL MEETING

November 14, 2024 8:00 p.m.

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

<https://us06web.zoom.us/j/88550103218?pwd=iKo8bXcj101bdXzYiIFRXrETeOzVSi.1>

Webinar ID: 885 5010 3218 Password: 101894 Dial-In: 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: November 21, 2024 (Regular Meeting)
December 12, 2024 (Special Meeting)
December 19, 2024 (Regular Meeting)

F. SWEARING IN

Township Professional(s)

G. APPLICATIONS

ZB-24-11 Wonder 481 Eagle Rock Avenue

(Carried from 10/10/24)

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 W9](#)

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

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

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

[List-Public-Utilities](#)

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

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

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

[9-24-2024 - Letter-to-Diana-Chandler-From Atty James Fant - re-Oct-Board-meeting and Special Meeting Req](#)

[10-1-2024 email from atty James Fant office ZB-24-11-Wonder-481-Eagle-Rock-Avenue re- noticing documents](#)

[10-1-2024 - Letter-to-Diana-Chandler from atty James Fant office-re-original-zoning-board-noticing-documents68825691](#)

[10 1 24--Affidavit-of-Service-of-Notice-ZB68825661](#)

[Noticing-Docs](#)

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

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

[10-10-2024 - Letter-to-Zoning-Board from Atty James Fant-confirming-adjourment-of-Application-to-11 21 24-meeting68901261](#)

[481-Eagle-Rock-Ave--ZB-24-11--Township Consultant Planning-Review--October-8-2024](#)

[10-30-2024 Letter-to-Zoning-Board from Atty James Fant -Re-confirmation-of-Special-meeting -no-further-notice69053151](#)

[10-31-2024-Email-Response-to-10-30-2024-Ltr-DChandler-to-J-Dunlap](#)

[481-Eagle-Rock-Ave-West-Orange-NJ---Preliminary--Final-Major-Site-Plan---11042024](#)

[11-4-2024 Letter-to-Diana-Chandler-from- Atty James Fant -re-Addl-docs-1142469077401](#)

[04_AECOM_Environmental-Report_Final
20241031---WONDER---MAYFIELD---481-EAGLE-ROCK-AVE_ISSUE-FOR-
PLANNING
SPRAB-Report from Town Consulting Planner - ZB-24-11-481-Eagle-Rock-Ave
\(Dated 11-7-2024\)](#)

H. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, November 21, 2024 AT 8:00 PM.*****

***THE NEXT SPECIAL ZONING BOARD MEETING WILL BE *THURSDAY, December
12, 2024 AT 8:00 PM.****