



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 REGULAR MEETING

November 21, 2024 8:00 p.m.

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

<https://us06web.zoom.us/j/82376257407?pwd=3sP86SbssvVadrVDz7PNlICJ5gafGF.1>

Webinar ID: 823 7625 7407 Password: 712925 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: December 12, 2024 (Special Meeting)
December 19, 2024 (Regular Meeting)

F. **MINUTES**

- September 19, 2024 Special Meeting Minutes
- October 17, 2024, Special Meeting Minutes

G. **SWEARING IN**

Township Professional(s)

H. **RESOLUTIONS**

- **Adopt 2025 Meeting Schedule**
- **ZB-24-07 Crestmont Country Club** (Approved 10/10/2024)
Block: 174; Lot: 1.01; Zone: R-2
750 Eagle Rock Avenue
Application seeking installation of accessory dwelling with Variances and Site Plan Approval was approved with conditions at the October 10, 2024, Regular Meeting.
[Cover-letter-for-Sustainability-checklist](#)
[Sustainability-Checklist](#)

I. **APPLICATIONS**

- 1) **ZB-24-02/Nwaiwu Properties, LLC** (Carried from 10/10/2024)
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](#)
[Consulting Town Planner-Review-Memo- \(Dated 2-1-2024\)](#)
[1-11-24-691-Eagle-Rock-Ave-zoning-application-packet-to-West-Orange](#)
[4-4-24-Nwaiwu-691EagleRockAve-Noticing-Packet](#)
[4-18-2024 Memo - 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 \(Dated 12-14-2023\)](#)
[7-11-2024 Memo 2 Engineering-Forestry](#)
[7-17-24-Nwaiwu-ZB-24-02-Hearing-Adjournment-Request-Letter](#)
[Property Record Card \(Block-17708-Lot-21\)](#)
[Property Record Card 0722 177-08 21 PRC](#)
[Property Record Card \(Block-17708-lot-22\)](#)
[\(Dated-8-19-24\) Nwaiwu-ZB-24-02-CONSENT-TO-CONTINUANCE-EXTENSION-OF-HEARING-FORM](#)
[9-24-24-691-EagleRock-ZBA2402-Plans-REV3-Per-81524-Hearing](#)
[10-7-2024 Memo 3 Engineering-Forestry](#)
[Plans \(Revision Date 11-4-2024\) - 691-EAGLE-ROCK-AVE-AS-PER-MEETING-101024](#)
[Bound-Topographic Survey \(Dated 10-25-2024\)](#)
[Stormwater Maintenance-Manual \(Dated 11-8-2024\)](#)

- 2) **ZB-24-10 Jenkins (15 North Edgewood)**
15 Edgewood Avenue North
Block: 45.06; Lot: 3
Application for C Variance
[8-20-2024-Email-Change-of-License-no](#)
[Project Data Information, Maps, Charts, Diagrams \(Dated 7-29-2024\) License No. 21AC00146600](#)
[Project Data Information, Maps, Charts, Diagrams \(Dated 7-29-2024\) Licesnse No. 21A101189200](#)
[Application - 15-North-Edgewood-Ave](#)
[Town Consultant Planning-Review \(Dated- October-20-2024\)](#)
[Noticing-Documents](#)
[11-13-2024 - Memo 1 Engineering - Forestry](#)
- 3) **ZB-24-12 – LS SB Canterbury/Zinnia Health**
33 Mount Pleasant Avenue
Block: 88; Lot: 26
Application for Appeal of Action of Zoning Office and D Variance
[ltr-Diane-Chandler-encl-application-package-9624](#)
[Ltr-Diane-Chandler-Zimmerman-enc-documents-91224](#)
[ZB-24-12-Zinnia-Health-LLC---Email](#)
[Survey](#)
[33-Mount-Pleasant-Ave-ZB-24-12--Planning-Review--October-28-2024](#)
[9-27-2024-email-of-no-Engineering-Review-from-Matrix-RE -ZB-24-12-Zinnia-Health-LLC-33-Mount-Pleasant-Avenue](#)
[Applicant Planning-Report---Zinnia-Health---West-Orange-NJ](#)
[Applicant Notice-package-11824](#)

J. ADJOURNMENT

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

Thursday, December 12, 2024 AT 8:00 PM.*

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

THURSDAY, December 19, 2024 AT 8:00 PM.**