



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*

DRAFT

AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

December 19, 2024, 8:00 p.m.

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

<https://us06web.zoom.us/j/86772821170?pwd=AlPDxp083Pu1sCHJtIUCARuwI91jUb.1>

Webinar ID: 867 7282 1170 Password: 879299 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: January 16, 2025 (Regular Meeting)
February 20, 2025 (Regular Meeting)
March 20, 2025 (Regular Meeting)
- Report Concerning Email from Counsel for Nwaiwu

F. **MINUTES**

- October 10, 2024, Regular Meeting Minutes
- November 14, 2024 Special Meeting Minutes

G. **SWEARING IN**

Township Professional(s)

H. **RESOLUTIONS**

- **ZB-24-02/Nwaiwu Properties, LLC** (Denied 11/21/2024)
Block: 177.08; Lot: 21; Zone: R-6
691 Eagle Rock Avenue
Application seeking “c” variance for construction of a new house was denied at the November 21, 2024, Regular Meeting.
- **ZB-24-10 Jenkins (15 North Edgewood)** (Approved 11/21/2024)
15 Edgewood Avenue North
Block: 45.06; Lot: 3
Application for C Variances was approved with conditions at the November 21, 2024, Regular Meeting.
[13951/SWM-OM-15-North-Edgewood-Ave-West-Orange 2024-12-03 \(rcd 12-9-2024\)](#)
[13950/240402--15-North-Edgewood-Ave-West-Orange-PLOT-2024-12-03 \(rcd 12-9-2024\)](#)
[M_ZB-15-N-Edgewood-Avenue-Memo2 From Municipal Engineer-Revised \(Rcd 12-13-2024\)](#)

I. **APPLICATIONS**

- 1) **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-adjournment-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 \(Dated 11-7-2024\)](#)
[01-NJD23008900-LGTE-\(rcd -Dec-9-2024\)](#)
[02-NJD23008900-C01-SU-40-\(r'cd Dec-9-2024\)](#)
[03-Final-OM-Manual-\(rcd -Dec-9-2024\)](#)

2) ZB-24-13 Friedman

10 Ridge Road

Block: 80.03; Lot: 10

Soil Removal Permit Application

[14290--FRIEDMAN---10-Ridge-Rd---Issue-for-Permit-032124](#)
[13888/Friedman---10-Ridge-Rd---West-Orange---Site-Plans---DRAFT-1](#)
[13889/23-1345-005---ZB-24-13---10-Ridge-Road---Engineering-Review](#)
[13890/2024-03-Drainage-Statement](#)
[13891/IMG 2370](#)
[13892/IMG 2371](#)
[13893/IMG 2369](#)
[13894/10-Ridge-Road-ZB-24-13--Planning-Review--November-6-2024](#)
[13895/10-Ridge-Road-Application---Buffer-ReportMap--Tax-Collector-Verification](#)
[13896/14290--FRIEDMAN---10-Ridge-Rd---Issue-for-Permit-032124-1](#)
[https://www.westorange.org/DocumentCenter/View/13897/4892-7648-1005-1-20271007-Letter-to-Diana-L-Chandler-re-WO-ZBA---10-Ridge-Road---Friedman](#)
[13898/07152401-2](#)

[13899/Aaron-Friedman-10-Ridge-Road-West-Orange-Site-Plan-Rev-1](#)
[13900/Application-Proposal](#)
[13901/Proof-of-Taxes-Paid](#)
[13902/S426699001AL0-24x36-Alta-SIGNED](#)
[13903/Soil-Removal-Permit-Application---Signed](#)
[13904/Transmittal---00001](#)
[13905/10-Ridge-Road-Public-Utilities-List](#)
[13906/10-Ridge-Road-Property-Owners-List](#)
[13907/23-1345-001---PB24-17---10-Ridge-Road---Engineering-Review](#)
[13908/2024-06-27-Soil-Movement-Permitting-Plan-Rev-0](#)
[3909/2024-07-10-Twp-Submission-Letter](#)
[13910/4867-7883-8253-1-WO-ZBA---10-Ridge---Friedman-Application](#)
[13939/Application-for-Tree-Removal-and-Replacement-Permit-2024_202407241842444302](#)
[13938/CHECKLIST-FOR-TREE-REMOVAL---Construction-Projects](#)
[13937/10-ridge-rd-memo-from Town Forester \(Dated 11-12-24\)](#)
[13942/4917-2844-1603-1-Form-PH-4Z-for-December-19-2024-Public-Hearing](#)
[13941/4921-1372-7747-1-Affidavit-of-Proof-of-Service-and-Publication-for-December-19-2024-Public-Hearing](#)

3) 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

[CME Review 1 \(Dated - 12-13-23\)](#)

[Variance Application](#)

[Planning-Review-Memo---ZB-23-11-DeOliveira \(Dated 12-1-2023\)](#)

[31-Bradford_Geo-Ret-Wall_2of2](#)

[31-Bradford_Geo-Ret-Wall_1of2](#)

[31-Bradford-Avenue-West-Orange](#)

[ZB-23-11-DeOliveira-31-Bradford-Avenue---Noticing-Docs](#)

[ZB-23-11-DeOliveira-31-Bradford---Addl-Noticing-Docs-3-8-24](#)

[20240306131512834](#)

[CME-24-03-13---Review-1---Corrected](#)

[Planning-Review-Memo---ZB-23-11-DeOliveira-updated-3-13-24](#)

[20240416141108511-4-16-24-Corr-fm-J-Dell'Italia-re-adj-req](#)

[6-10-2024-Submission](#)

[KSI-Engineering-dated-8-14-23-6-10-2024-Submission](#)

[CME 24-06-13---Review-2](#)

[7-2-2024-Submission](#)

[13958/ZB-23-11---DeOliveira---31-Bradford-Avenue---Resolution-Adopted](#)

[13945/Submission-Packet-\(Dated 91224\)](#)

[13946/24-10-17---Review-CME-1](#)

[3947/Noticing-Documents-Rcd-12-6-2024](#)

[31-Bradford-Ave--ZB-23-11--Nishuane Planning-Review---December-6-2024](#)

[13949/Rev2-31-Bradford_Geo-Ret-Wall_1of3_rev2-Merged \(Rcd 12-9-2024\)](#)

[CME Review-2 \(Dated and Rc'd 12-11-2024\)](#)

[Cover-Letter from J. Dell'Italia Esq to D. Chandler -w-Engineer-Response-Rcd-12-18-2024](#)

J. **ADJOURNMENT**

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, January 16, 2024 AT 8:00 PM.***

THIS IS THE ANNUAL REORGANIZATION MEETING**