



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
Brent D. Scott, Vice-Chairperson
William Michael Barbee
Laurence Cohen
Robin Miller
Irv Schwarzbbaum
Alice Weiss
Mark Sussman (Alt.)
Michael Dannemiller (Alt.)
Tal Ben-Zvi (Alt.)
Todd Dubovy (Alt.)*

*Savo, Schalk, Corsini, Warner, Gillespie, O'Gradnick & Fisher PA, 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

June 12, 2025

8:00 P.M.

Will be held virtually

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/84780690458?pwd=0eCXoKwa2f2S6pWOg3aAhtWozaJBxu.1>

Passcode: 673112; Join via audio: +1 646 931 3860 US;

Webinar ID: 847 8069 0458; Passcode: 673112

(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: July 17, 2025 (Regular Meeting)
August 21, 2025 (Regular Meeting)
September 18, 2025 (Regular Meeting)
- **ZB-24-15 Waystone Realty (42 Eagle Ridge Way)** is being carried with preservation of notice to the July 17, 2025, Regular Meeting.
- **ZB-24-16 Northfield Avenue Realty LLC (81 Northfield Avenue)** is being carried with preservation of notice to the August 21, 2025, Regular Meeting.

F. SWEARING IN

- Township Professional(s).

G. EXECUTIVE SESSION

H. RESOLUTION

(Approved 5/15/25)

- **ZB-22-09 89 Ashland Avenue LLC (87-89 Ashland Avenue)**
Block: 61; Lot: 44 & 45; Zone: I

Application seeking Preliminary and Final Site Plan Approval with “c” and “d” variances to construct building addition to accommodate two additional dwelling units was approved with conditions at the December 15, 2022 Regular Meeting and Resolution was adopted at the January 19, 2023, Regular Meeting. Extension of time for this application was approved at the May 15, 2025, Regular Meeting.

I. MINUTES

- May 15, 2025 (Regular Meeting)

J. APPLICATIONS

1.) ZB-24-12 – LS SB Canterbury/Zinnia Health (Carried from 5/15/2025)

33 Mount Pleasant Avenue

Block: 88; Lot: 26

Application for Appeal of Action of Zoning Officer and D Variance [See **Announcement Above**]

[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](#)

[Ltr-fm W. Sullivan Esq to Chair P-Neuer rcd 1-6-2025 \(re relevant principles of law\)](#)

[2014 - Stigma-Free-Resolution \(rcd 1-6-2025\)](#)

[33-Mt-Pleasant-Photos \(rcd 1-6-2025\)](#)

[Ltr-fm W. Sullivan Esq to D-Chandler-enc-photographs- \(rcd 1-6-2025\)](#)

[Ltr fm M. Dolan Esq to A. Fisher Esq re-adjourment req \(dated and rcd 1-14-2025\)](#)

[Ltr frm W. Sullivan Esq to P. Neuer Esq \(Chair\) re-adj rqt frm M. Dolan Esq \(rcd 1-15-2025\)](#)
[Ltr frm M. Dolan Esq to D. Chandler re Zinnia Health Objection w. Exs \(rcd 2-3-2025\)](#)
[Ltr frm W. Sullivan Esq to P. Neuer \(Chair\) re M. Dolan submission \(rcd 2-4-2025\)](#)
[Planning-Exhibits-A-1-to-A-11-Dated-2-13-25-Rcd-2-18-25](#)
[Corporate-Disclosure-rcd-4-7-2025](#)

2.) ZB-22-13 MPB Realty (470 Eagle Rock Avenue) (Carried from 3/20/2025)

Block: 153; Lot:38; Zone:B-2

470 Eagle Rock Avenue

Preliminary & Final Major Site Plan

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[ZB-22-13-2023-04-05-Traffic-Impact-Study---Rev-1](#)

[ZB-22-13-2023-04-06-Twp-Resubmission-Letter](#)

[ZB-22-13-Acoustal-Evaluation](#)

[ZB-22-13-Architectural-Plans---Popeyes-Sonic-West-Orange---Eagle-Rock](#)

[ZB-22-13-Combined-Site-Plan](#)

[ZB-22-13-Combined](#)

[ZB-22-13-Transmittal---00003](#)

[ZB-22-13--2023-03-Drainage-Statement](#)

[ZB-22-13-2023-04-Tree-Removal-Report](#)

[2023-06-30-Solid-Waste-Management-Plan](#)

[2023-07-06-TRAFFIC-IMPACT-STUDY](#)

[2023-07-07---Required-Regulatory-Approval-List](#)

[2023-07-07-Affidavit-of-Ownership](#)

[2023-07-07-Fast-Food-Summary](#)

[2023-07-10-Twp-Resubmission-Letter](#)

[Combined-Arch-Plans](#)

[Road-Vacation-Bk-12175-Pg-2396](#)

[Site-Plan Rev3](#)

[Transmittal---00005](#)

[470-Eagle-Rock-Avenue-West-Orange Revised-Planning-Report 07072023](#)

[2023-06-Drainage-Statement](#)

[2023-06-Tree-Removal-Report](#)

[2023-06-West-Orange---EIS](#)

[2023-06-28-Acoustical-Evaluation](#)

[2023-06-OM-Manual](#)

[2023-07-07---Variance--Waiver-List](#)

[470-Eagle--EIS-06-2024](#)

[470-Eagle--Filing-App-to-ZBA-8-12-24](#)

[470-Eagle--Planning-Report-8-2-24](#)

[70-Eagle--Site-Plan-6-7-24](#)

[470-Eagle--TIS-6-4-24](#)

[470-Eagle--Tree-Removal-Report-06-2024](#)

[470-Eagle--Waste-Management-Plan-6-7-24](#)
[470-Eagle--Acoustical-Report-6-17-24](#)
[470-Eagle--Arch-6-12-24](#)
[470-Eagle--Drainage-Reports-06-2024](#)
[470-Eagle--Executed-Revised-ZBA-Package](#)
[PB-97-18-Fan-and-Jade-Inc](#)
[ZB-22-13-MPB-REALTY---RESOLUTION-OF-DISMISSAL-WO-PREJUDICE-ADOPTED](#)
[24-10-29-MPB-Realty---Planning-Review-1](#)
[24-10-31---Review-1](#)
[470-Eagle--SWM-OM-06-2024](#)
[24-12-10-MPB-Realty---SPRAB-Report](#)
[2025-02-25-Township-Resubmission-Letter \(Rcd 3-6-2025\)](#)
[Rev-2-Combined \(Rcd 3-6-2025\)](#)
[S102199025SV0-24x36-Survey \(Rcd 3-6-2025\)](#)
[Transmittal---00013 \(Rcd 3-6-2025\)](#)
[2024-07-01---Affidavit-of-Ownership \(Rcd 3-6-2025\)](#)
[2024-12-11---Tax-Certification \(Rcd 3-6-2025\)](#)
[2025-01-10---Required-Regulatory-Approval-List \(Rcd 3-6-2025\)](#)
[2025-02-Drainage-Statement---Signed \(Rcd 3-6-2025\)](#)
[2025-02-Tree-Removal-Report \(Rcd 3-6-2025\)](#)
[2025-02-West-Orange---EIS-Signed \(Rcd 3-6-2025\)](#)
[2025-02-03-Acoustical-Evaluation \(Rcd 3-6-2025\)](#)
[Noticing Documents \(rcd 3-10-2025\)](#)
[CME Review 2 \(Dated and Rcd 3-11-2025\)](#)
[MPB-Realty---Planning-Review-2 \(Dated & Rcd 3-17-2025\)](#)
[Ltr-From-Hudson-Essex-Passaic-Soil-Conservation-District-re-MPB-Realty-Popeyes-and-IHOP-Restaurant-Dated-3-5-2025---Rcd-5-2-2025](#)

3.) ZB-24-17 Pardo Development Group Inc.

104 Winding Way

Block: 46.01; Lot: 33

Application for C Variance

[Boundary-and-Topographic-Survey---104-Winding-Way](#)

[CME-25-02-13---Review-1](#)

[Cover-Letter---104-Winding-Way](#)

[Ownership-Disclosure---104-Winding-Way](#)

[104-Winding-Way---ZB-24-17---Completeness-Memo---January-28-2025](#)

[104-Winding-Way---ZB-24-17---Planning-Review-REV1--April-7-2025](#)

[Proof-of-Taxes-Paid---104-Winding-Way](#)

[Variance-Plan---104-Winding-Way---R1](#)

[Zoning-Board-Application---104-Winding-Way](#)

[Supplemental-Statement---104-Winding-Way](#)

[Tree-Removal-and-Replacement-Application---104-Winding-Way](#)

[Noticing-Docs-dated-5-20-2025-and-rcd-6-2-2025](#)

[Affidavit-of-Publication](#)

[2020-014-Pardo-Development-West-Orange-NJ---20241030---Board-Submission \(rcd 6-11-25\)](#)

4.) ZB-24-15 Waystone Realty LLC

(Carried to July 17, 2025)

42 Eagle Ridge Way

Block: 106; Lot: 24.01; Zone: R-1;

Application for Preliminary and Final Major Site Plan Approval with D Variances.

[Application-for-42-ERW](#)

[Burgis-Variance-Discussion---42-Eagle-Ridge-Way-1](#)

[Copy-of-12-27-letter-to-WO](#)

[EX-1-PB-98-11---Highview-at-West-Orange---Resolution-Adopted-See-Last-Paragraph](#)

[Letter-10-18-of-Explanation-for-42-ERW](#)

[200-foot-radius-list-for-42-ERW](#)

[Part-of-Letter-of-Explanation-for-42-ERW](#)

[/240515---42-Eagle-Ridge-Way---West-Orange---SCD-2024-06-12-1](#)

[241018_42-ERW-Layout_s](#)

[241018_42-ERW_Stormwater-Report_compiled](#)

[241220_42-ERW-Full-Civil-Set-FINAL](#)

[241220_42-ERW_Stormwater-Report-FULL](#)

[Application-for-42-ERW-2](#)

[42-Eagle-Ridge-Way-ZB-24-15-Planning-Review---January-28-2025](#)

[SPRAB-Report-ZB-24-15---42-Eagle-Ridge-Way](#)

[Noticing Documents \(rcd 6-2-2025\)](#)

[Chronicle-Proof-of-Publication-Waystone \(rcd 6/2/25\)](#)

[Star-Ledger-Proof-of-Publication-Waystone \(rcd 6/2/25\)](#)

[Proof-of-Mailing-Page-3-of-3-waystone \(rcd 6/2/25\)](#)

[Proof-of-Mailing-Page-2-of-3-Waystone \(rcd 6/2/25\)](#)

[Proof-of-Mailing-Page-1-of-3-Waystone \(rcd 6/2/25\)](#)

- 5.) **ZB-24-16 Northfield Ave Realty** (Carried to August 21, 2025)
Block: 71.03; Lot: 43; Zone: OB-1
81 Northfield Avenue
Interpretation of Zoning
[81-Northfield-Avenue](#)
[VERIFICATION-OF-TAX-AND-SEWER-CHARGES-PAID](#)
[TFE---81-Northfield---Interpretation-Request-Application---Digital-Copy---1142416095411](#)
[Public-Utilities](#)
[81-Northfield-Ave---ZB-24-16---Planning-Review---January-14-2025](#)
[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Letter frm J. Spanarkel, Esq to D. Chandler - Submitting-Proof-of-Mailing \(rcd 4-7-2025\)](#)
[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Supplemental-Submission \(rcd 4-7-2025\)](#)
[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Aff-of-Mailing-and-Publication \(rcd 4-7-2025\)](#)
[Notarized Confirmation of Publication From NJ Advance Media \(Star Ledger\) - rcd 4-7-2025](#)

K. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, JULY 17, 2025, AT 8:00 PM.****