



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 Schwarzbaum
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

July 17, 2025

8:00 P.M.

Will be held virtually

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/86839609539?pwd=Do0lukHh43zra8lnvekT3cLqBSxXLt.1>

Webinar ID: 868 3960 9539; Passcode: 702539; Dial in: 646 931 3860 US

(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 31, 2025 (Special Meeting)
August 21, 2025 (Regular Meeting)
September 18, 2025 (Regular Meeting)
October 16, 2025 (Regular Meeting)
- **ZB-24-06 PSEG** is being carried with preservation of notice to the September 18, 2025, Regular Meeting.
- **ZB-24-11 Wonder** is being carried with preservation of notice to the September 18, 2025, Regular Meeting.
- July 31, 2025, starting at **7:00 PM**, a Special Meeting will be held for **ZB-24-12 Zinnia/LS Canterbury (33 Mount Pleasant Avenue)** and **ZB-22-13 MPB Realty (470 Eagle Rock Avenue)**.

F. SWEARING IN

- Township Professional(s).

G. MINUTES

- June 12, 2025 (Regular Meeting)
- June 12, 2025 (Executive Session)

H. APPLICATIONS

1.) ZB-21-22 17 Wheatland LLC (17 Wheatland Avenue)

(Approved July 21, 2022, Adopted August 18, 2022)

Block: 61; Lot: 44 & 45; Zone: I

Seeking an extension of an approved application for “c” variances for construction of a new single-family dwelling was approved with conditions at the **Approved July 21, 2022** Regular Meeting and Resolution was adopted at the **August 18, 2022**, Regular Meeting.

[22-7-28-Bolivar-17-Wheatland-West-Orange-Affidavit-of-Publication-for-Notice-of-Approval \(rcd 6-25-25\)](#)

[25-6-23-Bolivar-17-Wheatland-West-Orange-Ltr-req-extension-of-approval \(rcd 6-25-25\)](#)

[23-9-12-Bolivar-17-Wheatland-West-Orange-Curent-Deed-Recorded-Copy \(rcd 6-25-25\)](#)

[22-8-18-Bolivar-17-Wheatland-West-Orange-Zoning-Board-Resolution-exe \(rcd 6-25-25\)](#)

[Extension-Noticing-Docs-rcd-7-7-2025](#)

[25-7-7-Bolivar-17-Wheatland-West-Orange-Ltr-enc-affidavits-of-mailing-and-publication](#)

[25-7-3-Bolivar-17-Wheatland-West-Orange-Affidavit-of-Publication](#)

[25-7-2-Bolivar-17-Wheatland-West-Orange-Affidavit-of-Mailing](#)

Planning	Director	Memo
Certification of Payment of Property Taxes and Sewer Charges		
West	Orange	Fee
Explanation		
Planning	Board	Set
200	Foot	List
with	Public	Utilities
Zoning	Board	Application
Revised	Set	Back
and	Stairs-Signed	
A2		9/30/2021
Proposed	Single	Family
Dwelling		A1
West Orange Letter Submitting	West Orange Zoning Board	

[Application](#)
[Grading Plot Plan Revision 3 Dated 7/7/2022 Signed](#)
[Petry Letter Dated 7/8/2022 Outlining Changes](#)
[Architectural Plans](#)
[Engineering Plans](#)
[Letter from Project Architect re changes to plans](#)
[Letter from Project Engineer re changes to plans](#)
[Grading Plot Plan Revision 3 Dated 7/7/2022 Signed](#)
[Petry Letter Dated 7/8/2022 Outlining Changes](#)
[WO Zoning 7/7/22](#)
[A1- 7/7/22](#)
[Planning Director Memo – Dated 7-15-2022](#)

2.) ZB-23-11 DeOliveira/ 31 Bradford (Carried from 3/20/2025)

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-DeOliviera-31-Bradford-Avenue---Noticing-Docs](#)
[ZB-23-11-DeOliviera-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](#)
[exhibits-ZB-23-11-DeOliveira \(rcd 5-9-2025\)](#)
[UPDATED-PLANS-31-BRADFORD-5-1-2025-ZB-23-11-DeOliveira \(rcd 5-9-2025\)](#)
[CME \(Consulting Engineer\) 25-07-09-Review-3-Memorandum \(rcd 7-10-2025\)](#)

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

(Carried from 5/15/2025)

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

481 Eagle Rock Avenue

Application seeking D Variances, Interpretation, with Major/Final Site Plan Approval
Deemed Complete 10/8/24

[See Announcement Above]

[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-\(rcd -Dec-9-2024\)](#)
[03 Wonder-Mayfair-ZBA-Board-Deck-wout-Animation-V2](#)
[Letter- From J. Fant Esq to-Diana-Chandler-Re-Adjournment-request-to-5 15 25-zoning-board-meeting \(Dated & Rcd 3/18/2025\)](#)
[Letter from J. Fant Esq -to-Diana-Chandler-Re-Adjournment-request-to-June-12-2025-zoning-board-meeting \(Dated and rcd 5-1-2025\)\)](#)
[Email-exchange-ref-5-1-2025-letter-from-J-Fant-Esq-adj-request-rcd-5-2-2025](#)
[Letter-to-Diana-Chandler-Re-Adjournment-request-to-9 18 25-zoning-board-meeting](#)

4.) ZB-24-15 Waystone Realty LLC (Carried from 6/12/2025)

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](#)
[ZB-24-15---42-Eagle-Ridge-Way---Engineering-Review](#)
[42-ERW-House-Plans \(rcd 7-2-2025\)](#)
[42-ERW-Barn-and-Arena-Plans \(rcd 7-2-2025\)](#)
[Letter-7-2-25-to-WO-Waystone \(rcd 7-2-2025\)](#)
[Letter-7-2-25-from-Colliers-Waystone \(rcd 7-2-2025\)](#)
[250701 JF Response-Letter \(rcd 7-7-2025\) re error in previous document](#)
[42-ERW-Full-Set-Rev \(rcd 7-2-2025\)](#)
[42-ERW Stormwater-Report \(rcd 7-2-2025\)](#)
[---42-Eagle-Ridge-Way---West-Orange-Survey \(rcd 7-2-2025\)](#)
[O2Compost-SOQ-Comprehensive \(rcd 7-7-2025\)](#)

(Carried from 5/15/2025)

5.) ZB-24-06 PUBLIC SERVICE ELECTRIC AND GAS COMPANY

Block: 155 Lot: 26.01 Zone: (O-R) Office Research; (PURD) Planned Unit
Residential Development; (R-5) Single Family Residential Zone
325 Mount Pleasant Avenue

Seeking Variances, Preliminary, and Final Major Site Plan Approval in connection
 with upgrades. **[See Announcement Above]**

[M1 Development-Plans---Site-Plans](#)

[J_2024-05-09_West-Orange-Stormwater-Management-Plan](#)
[West-Orange-Compiled-ZBA-Application-5-15-24](#)
[M3_Development-Plans---Civil-Plans](#)
[M2_Development-Plans---Landscape-Plans](#)
[ZB-24-06---PSEG---Tree-Removal-Application](#)
[PSEG-West-Orange-Switching-Substation-West-Orange-NJ6524](#)
[24-07-24---Review-1-CME](#)
[SPRAB-Report-ZB-24-06---PSEG-1](#)
[PSEG-325-Mt-Pleasant-Ave---Affidavit-of-Publication-w-Mailing](#)
[PSEG-Forester Memo](#)
[325-Mount-Pleasant-Ave--ZB-24-06--Planning-Review---August-12-2024](#)
[13433/West-Orange_Additional-Environmental-Info_82924](#)
[13434/0601315-0895-West-Orange_L01R-Rendering](#)
[0401315-0895-LA01-Landscape-Plan-L-01](#)
[13436/0501315-0895-LA02-Landscape-Details-L-02](#)
[0301315-0895-TR02-Tree-Removal-Details-TR-03](#)
[0101315-0895-TR01-Tree-Removal-Plan-TR-01](#)
[0201315-0895-TR02-Tree-Removal-Details-TR-02](#)
[Final-Affidavit-of-Publication--Mailing-w-Exhibits-Special-Hearing-PSEG-325-](#)
[Mt-Pleasant-Ave](#)
[24-09-09---CME-Review-2](#)
[PSEG-prospect-and-Mt-pleasant-September-2024-forester memo](#)
[PSEG_West-Orange_Photosimulations91224-Exhibits](#)
[9-12-24-West-Orange-BOA-ZB-24-06-PSEG-Full-size-Transcript](#)
[Exhibit A8 – Picture - Fairmount Substation \(Dated – August 23, 2023\)](#)
[Exhibit A-9 Picture Newport Substation \(Dated – June 12, 2024\)](#)
[Exhibit A-10 - Picture Hillsdale Substation \(Dated – November 22, 2022\)](#)
[Exhibit A-11 - Picture Greenville Substation \(Dated – August 23, 2024\)](#)
[Exhibit A-12 - Picture - Plainfield Substation \(Dated – June 13, 2016\)](#)
[Exhibit A-13 - East-Rutherford \(Dated - May 17, 2016\)](#)
[9-19-24-West-Orange-BOA-ZB-24-06-PSEG-Full-size Transcript](#)
[9-19-24-West-Orange-BOA-ZB-24-06-PSEG-Condensed Transcript](#)
[Ltr-to-D-Chandler-Twp-of-WO-Encl-Affid-of-Publ--Mailing-10-17-24-Hearing](#)
[Affidavit-of-Publication--Mailing-w-Exhibits---PSEG-West-Orange-10-17-24-](#)
[Hearing](#)
[CONSENT-TO-CONTINUANCE-EXTENSION-OF-HEARING---West-Orange---](#)
[PSEG-ZBA-4875-2737-6369-v1](#)
[Transcript-10-17-24-WO-BOA-ZB-24-06-PSEG-Full-size](#)
[\(Dated-11-6-2024\) Hudson-Essex-Passaic-Soil-Conservation-District-Ltr-to-N-](#)
[Merainer-\(rcd-12-30-2024\)-re-soil-erosion](#)
[12-12-24-Special Meeting Transcript Full-Size](#)
[12-12-24-Special Meeting Transcript Condensed](#)
[Ltr frm J. Porter Esq. to-Chairman-Neuer-and-ZBA-Members-w-EXHIBITS-FOR-](#)
[LTR-REQUESTING-2-BD-MEMBERS-REQUASAL-2-10-25---PSEG-325-MT-](#)
[PLEASANT-WO \(rcd 2-10-2025\)](#)

6.) ZB-22-13 MPB Realty (470 Eagle Rock Avenue) (Carried from 6/12/2025)
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](#)

7.) ZB-24-12 – LS SB Canterbury/Zinnia Health (Carried from 6/12/2025)

33 Mount Pleasant Avenue
 Block: 88; Lot: 26
 Application for Appeal of Action of Zoning Officer 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](#)
[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 frm M. Dolan Esq to A. Fisher Esq re-adournment 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](#)

I. ADJOURNMENT

***A SPECIAL ZONING BOARD MEETING IS SCHEDULED FOR**
THURSDAY, JULY 31, 2025, AT 7:00 PM*

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE**
THURSDAY, AUGUST 21, 2025, AT 8:00 PM.**