



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

August 21, 2025

8:00 P.M.

Will be held virtually

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/83696845711?pwd=CAVxB8rL6M0wcmspJ0GzOwQtV6kAGm.1>

Webinar ID: 836 9684 5711; Passcode: 371960; 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: September 4, 2025 (Special Meeting)
September 18, 2025 (Regular Meeting)
October 16, 2025 (Regular Meeting)
- A Special Meeting for application **ZB-24-15 Waystone Realty (42 Eagle Ridge Way)** is scheduled for **Thursday, September 4, 2025, at 8:00 PM.**

F. SWEARING IN

- Township Professional(s).

G. RESOLUTIONS

- **ZB-21-22 17 Wheatland LLC (17 Wheatland Avenue) (Approved July 17, 2025)**
Block: 61; Lot: 44 & 45; Zone: I
Application 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. Extension of time for this application was approved with conditions at the **July 17, 2025**, Regular Meeting.
- **ZB-23-11 DeOliveira/ 31 Bradford (Approved July 17, 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 was approved with conditions at the July 17, 2025, Regular Meeting.

H. APPLICATIONS

- 1.) **ZB-25-03 Klein**
7 Himsl Court
Block:167.01; Lot:13; Zone: R-3 AH
Seeking “c” variance for construction of new deck
[PB-ZB-Application-Package-KLEIN-Final](#)
[7-Himsl-Court---ZB-25-3---Planning-Review---April-25-2025](#)
[M_ZB-7-Himsl-Ct---Variance_Open-Deck](#)
[7-Himsl--Photo-1](#)
[7-Himsl--Photo-2](#)
[Notifications-Packet](#)
- 2.) **ZB-25-01 Taharally**
79 Lessing Road
Block:158.14; Lot:243 ; Zone: R-4
[Home-occupation-application-12192024011419](#)
[M_ZB-25-1_77-79-Lessing-Road](#)
[Memo-Response_Nishuane-Group](#)
[77-79-Lessing-Road--ZB-25-1-Planning-Review---February-18-2025](#)
[77-79-Lessing-Road--ZB-25-1-Planning-Review-Rev1---February-19-2025](#)
[200ft-Raduis-Map-79-Lessing-Rd](#)

[cfo-1_completed-1](#)
[ColunaLLCFormation](#)
[EPay-Check-Payment-Success-Content---Customer-Self-Service-1](#)
[Form-PH-4z-Form-and-Proof-of-Publication-For-Noticing-Purposes](#)
[Certified-Mail-Slips](#)
[PH-3Z-Form-For-Noticing-Purposes](#)
[Coluna-Coffee-and-Cookes---Paid-Invoice-and-Affidavit](#)

3.)ZB-24-16 Northfield Ave Realty
Block: 71.03; Lot: 43; Zone: OB-1

(Carried from 4/17/2025)

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](#)

[ZB-24-16---Planning-Review-Rev-1--August-20-2025 \(rcd 8-21-2025\)](#)

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

(Carried from 6/12/2025)

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 \(rcd 6-11-25\)](#)

5.) **ZB-24-15 Waystone Realty LLC** (Carried from 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.

[Please see Announcement above.]

[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](#)

[23-1345-010---ZB-24-15---42-Eagle-Ridge-Way---Engineering-Review](#)

[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 \(rcd 6/2/25\)](#)

I. ADJOURNMENT

*** THE NEXT SPECIAL ZONING BOARD MEETING WILL BE
Thursday, September 4, 2025, AT 8:00 PM.***

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, September 18, 2025, AT 8:00 PM.****