



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

SUSAN McCARTNEY

Mayor

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DIANA L. CHANDLER

Zoning Board Secretary

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*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*

DRAFT

AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

October 23, 2025

8:00 P.M.

Will be held virtually

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87203878182?pwd=GwZlI6iObRKqx3LFnJrualbxx4BtZc.1>

Passcode: 879912

+1 646 931 3860 US

Webinar ID: 872 0387 8182

Passcode: 879912

(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: November 20, 2025 (Regular Meeting)
December 18, 2025 (Regular Meeting)

F. SWEARING IN

- Township Professional(s).

G. APPLICATION

ZB-22-13 MPB Realty (470 Eagle Rock Avenue) (Carried from 7/31/2025)

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](#)

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[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](#)
[2025-10-08-Acoustic-Supplemental-Memo \(rcd 10-10-2025\)](#)
[2025-10-08-Township-Resubmission-Letter \(rcd 10-10-2025\)](#)
[Sustainability-Checklist \(rcd 10-10-2025\)](#)
[23-0099-PB-2-CONCEPT-PB-RF-ss \(rcd 10-10-2025\)](#)
[ZB-22-13-MPB-Realty-470-Eagle-Rock-Avenue---SP-Mtg-10-23-2025-Noticing-rcd-10-16-25](#)
[25-10-16-Memorandum-Engineering---rcd-10-17-2025](#)
[25-10-20-MPB-Realty---Planning-Review-4 \(r'cd 10-20-2025\)](#)

ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, November 20, 2025, AT 8:00 PM.****