



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
CME Associates, 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

January 15, 2026

8:00 P.M.

Will be held virtually

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

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87021297828?pwd=6RbqdaGp07AofDNKJ2I2A6SeVF5ySh.1>

Passcode:951669 Webinar ID: 870 2129 7828 Dial In: +1 646 931 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: January 22, 2026 (Special Meeting)
February 19, 2026 (Regular Meeting)
March 19, 2026 (Regular Meeting)
- ZB-24-17 Pardo (104 Winding Way) is adjourned at the request of the applicant to be carried with preservation of notice to the March 19, 2026, Regular Meeting.

F. REORGANIZATION

Vote: Appoint Chairperson
Appoint Vice-Chairperson
Appointing Board Secretary
Appointing Board Attorney
Appointing Site Plan Review Advisory Board Representatives
Appoint Consultant Engineer
Appoint Consultant Planner

G. SWEARING IN

Township Professional(s) and Re/Appointments of Board Member, Mr. W.M. Barbee

H. MINUTES

- December 18, 2025 Regular Meeting

I. RESOLUTIONS

- **ZB-25-06 Neil**
Block: 46.02; Lot: 10; Zone: R-5
13 Lowell Avenue
Application seeking Variances to construct a new front porch on an existing two and one half story home was approved with conditions at the December 18, 2025, Regular Meeting.

J. APPLICATIONS

1.) **ZB-25-04 Panorama LLC**
410 Eagle Rock Avenue
Block:109 & 111 Lot: 1.01 & 1.05 Zone: B-1 & PURD
Amended Major Site Plan Approval
[25-4-29-Katsanos-Chit-Chat-Diner-West-Orange-200-Foot-List-with-utilities](#)
[25-4-24-Katsanos-Chit-Chat-Diner-West-Orange-Zoning-Board-Application-exe](#)
[25-4-19-Katsanos-Chit-Chat-Diner-West-Orange-Fee-Explanation](#)
[2025-01-24---Drainage-Statement](#)
[2025-01-24---24-085---Preliminary-Site-Plan-Signed](#)
[15-12-17-Katsanos-Chit-Chat-Diner-West-Orange-Prior-Zoning-Board-Resolution-of-Approval](#)
[15134/22-1-20-Katsanos-Chit-Chat-Diner-West-Orange-Prior-Zoning-Board-Resolution-of-Approval](#)
[15136/25-06-16-Review-CME-1](#)
[15137/410-Eagle-Rock-Avenue-ZB-25-04---Completeness-Review---June-18-2025](#)
[15139/25-5-9-Katsanos-Chit-Chat-Diner-West-Orange-Ltr-submitting-initial-zoning-board-application-packages](#)
[15140/25-5-5-Katsanos-Chit-Chat-Diner-West-Orange-Certification-of-Taxes-Current-through-2nd-quarter](#)
[15141/2024-08-02---Signed-and-Sealed---Topo-Survey](#)

[15142/25-6-18-Katsanos-Chit-Chat-Diner-West-Orange-Ltr-from-municipal-planner-deeming-application-incomplete](#)
[15143/25-6-18-Katsanos-Chit-Chat-Diner-West-Orange-Site-Plan-Checklist-Complete](#)
[15144/25-6-23-Katsanos-Chit-Chat-Diner-West-Orange-Ltr-submitting-checklist-for-completeness-determination](#)
[15145/410-Eagle-Rock-Avenue-ZB-25-04---Planning-Review----July-25-2025](#)
[25-11-21-Katsanos-Chit-Chat-Diner-West-Orange-Ltr-submitting-revised-plans-and-drainage-statement](#)
[2025-10-27---Site-Plan-Submission-Checklist](#)
[2025-10-27---Response-to-Zoning-and-SPRAB](#)
[2025-10-27---Drainage-Statement---Rev-1](#)
[2025-10-27---24-085---Amended-Site-Plans---Rev-1-rs](#)
[2025-12-15---Engineering-Review-2](#)
[25-12-10-PanoramaLLC---CME-Planning-Review-1](#)
[25-12-31-Katsanos-Chit-Chat-Diner-West-Orange-Affidavit-of-Mailing \(rcd 1-5-2026\)](#)
[26-1-1-Katsanos-Chit-Chat-Diner-West-Orange-Affidavit-of-Publication \(rcd 1-5-2026\)](#)
[26-1-5-Katsanos-Chit-Chat-Diner-West-Orange-Ltr-submitting-affidavits-of-mailing-and-publication \(rcd 1-5-2026\)](#)
[26-1-7-Katsanos-Chit-Chat-Diner-West-Orange-Ltr-re-legal-notice-sent-to-all-individual-owners-and-not-condominium-association \(rcd 1-8-2026\)](#)

2.) ZB-22-12 / Seton Hall Preparatory School (Extension)

Block: 82.01; Lot: 1; Zone: R-1

700 Prospect Avenue

Application seeking amended site plan and “d” variance approvals for the expansion of a non-conforming use was approved with conditions at the September 28, 2023, Special Meeting. The Resolution was adopted at the October 19, 2023, Regular Meeting.

[Letter-Requesting-Extension-of-Approval-athletic-center-10-16-2025](#)
[Legal Notice \(published 1-4-2026, rcd 1-5-2026\)](#)
[NJ-Public-Notices-Print-Out \(rcd 1-5-2026\)](#)
[Stamped-White-Slips-01-02-2026 \(rcd 1-5-2026\)](#)
[Affidavit-of-Proof-of-Publication-and-Service--Seton-Hall \(rcd 1-8-2026\)](#)

-Original Application

[Cover Letter](#)

[ZBA Application](#)

[Boundary Survey](#)

[Site Plans](#)

[Architectural Drawings](#)

[Tax Certification - \(Block 82.01 Lot 1\) West Orange NJ](#)

[Application Escrow Fee Checks](#)

[23-01-20 Review #1](#)

[block 82.01 lot 1 verification of taxes](#)

[Planning Report - Seton Hall Preparatory School - West Orange NJ\(868898.1\)](#)

[Planning Review Memo - ZB-22-12 Seton Hall Prep](#)

[200 ft Property Owners List \(Block 82.01 Lot 1\) West Orange NJ](#)

[SPRAB report-ZB-22-12 - Seton Hall Prep](#)

[Planning Review Memo - ZB-22-12 Seton Hall Prep - updated 3-31-23](#)

[ZB-22-12 Seton Hall Prep - Affidavit of Service Seton Hall - April 10 2023\(908008.1\)](#)

[ZB-22-12 Seton Hall Prep- Brd Secretary - Correspondence re _Attorney taking over file - April 10 2023\(908059.1\)](#)
[Brd Secretary - Correspondence sending Affidavit - April 20 2023 \(Affidavit Attached\)\(910877.1\)](#)
[Board Secretary - Supplemental Submission -Response to Planners and Engineers Report 2-9-23](#)
[Updated Civil Plans - \(1.31.23\)](#)
[ZB-22-12---Seton-Hall-Prep---Final-Site-Plans--Resolution](#)
[Engineers Response Letter \(1-30-23\)](#)
[Architects Response Letter \(1-25-23\)](#)
[Consent-to-Continuance Extension-of-Hearing9566381](#)
[Planning-post-approval-compliance-memo---ZB-22-12---Seton-Hall-Prep](#)
[Planning-Review-Memo---ZB-22-12-Seton-Hall-Prep---updated-3-31-23](#)
[ZB-22-12-Seton-Hall-Prep---Affidavit-of-Service-Seton-Hall---April-10-20239080081](#)
[ZB-22-12-Seton-Hall-Prep--Brd-Secretary---Correspondence-re _Attorney-taking-over-file---April-10-20239080591](#)
[SP-10000---11100-Binder-E2-Project-Management-LLC](#)
[Binder1-Architectural-083022-Heintz--Fiore](#)

3.) ZB-24-17 Pardo Development Group Inc. (Carried from 11/20/2025)

[No testimony will be provided regarding this application at this meeting.]

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 \(rcd 6-11-25\)](#)
[Letter-to-CRE-Review \(rcd 11-7-2025\)](#)
[Resubmission-Cover-Letter-11625 \(rcd 11-7-2025\)](#)
[104-Winding-Way-Tree-Survey-Table-Plot \(rcd 11-7-2025\)](#)
[20251104---104-Winding-Way-Variance-Plan---R2 \(11-7-2025\)](#)
[Prior-Resolution-of-Denial \(rcd 11-10-2025\)](#)
[Resubmission-Cover-Letter-11725 \(rcd 11-10-2025\)](#)
[ZB-24-17 Pardo \(104 Winding Way\) - Forester Memorandum Dated 11-13-25 \(rcd 11-14-2025\)](#)
[11-13-2025-Email-from-PSules-re-Forester-Memo-rcd-11-14-2025](#)
[11-14-2025 Pardo---CME-Planning-Review-1 \(rcd 11-17-2025\)](#)
[11-17-2025-Engineering-Review-2 \(rcd 11-18-2025\)](#)
[11-21-2025-Ltr-from-Hudson-Essex-Passaic-Soil-Conservation-District-to-Applicant-rcd-1-5-2026](#)

[20251120---104-Winding-Way---Site-Exhibit \(rcd 1-5-2026\)](#)
[Letter-to-Board exhibits \(rcd 1-5-2026\)](#)
[Letter-to-Board-104-Winding-Way \(rcd 1-5-2026\)](#)
[Exhibit-A1---Colorized-Aerial-Exhibit \(rcd 1-5-2026\)](#)
[Exhibit-A3---Tree-Removal \(rcd 1-5-2026\)](#)
[Exhibit-A4---Aerial-Satellite-Imagery-of-Subject-Site-and-Surroundings \(rcd 1-5-2026\)](#)
[26-01-09---CME-Engineering-Review-3 \(rcd 1-12-2026\)](#)
[1-13-2026 Adjournment-Request-Ltr from S. Hehl Esq to Chair and Board \(rcd 1-13-2026\)](#)

K. ADJOURNMENT

***THE NEXT SPECIAL ZONING BOARD MEETING WILL BE THURSDAY,
JANUARY 22, 2026, AT 8:00 PM.***

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, FEBRUARY 19, 2026, AT 8:00 PM.*****