



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development Zoning Board of Adjustment

SUSAN McCARTNEY

Mayor

Tel: (973) 325-4108

DIANA L. CHANDLER

Zoning Board Secretary

Email: zoningboard@westorange.org

Philip D. Neuer, Chairperson

Irv Schwarzbaum, Vice-Chairperson

William Michael Barbee

Laurence Cohen

Robin Miller

Brent D. Scott

Alice Weiss

Mark Sussman (Alt.)

Michael Dannemiller (Alt.)

Tal Ben-Zvi (Alt.)

Todd Dubovy (Alt.)

Geniece Gary-Adams (Director of Planning & Development/Zoning Official)

Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher PA, Board Attorneys

CME Associates, Consulting Planner

John J. Hess, PE, PP, Consulting Engineer

Zayibeth Carballo, Municipal Engineer

AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

March 19, 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/86539112887?pwd=aGhpTHRqaYrCQv1Ud7aMYtb2VtTbaP.1>

Passcode: 167809 Webinar ID: 865 3911 2887 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, posted on the Township Web Site under the Current Legal Notices tab, and posted on the Township Bulletin Board in accordance with the "Senator Byron M. Baer Open Public Meetings Act" and the "Publication Reform Act."

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

E. ANNOUNCEMENTS

Future Meetings: April 16, 2026 (Regular Meeting)
May 28, 2026 (Regular Meeting)
June 18, 2026 (Regular Meeting)

F. SWEARING IN

Township Professional(s)

G. MINUTES

- February 19, 2026, Regular Meeting

H. ANNUAL REPORT

I. RESOLUTIONS

- **ZB-24-15 Waystone Realty LLC** (Approved 2/19/2026)
42 Eagle Ridge Way
Block: 106; Lot: 24.01; Zone: R-1;
Application for Preliminary and Final Major Site Plan Approval with D
Variances was approved with conditions at the February 19, 2026, Regular Meeting.
- **ZB-25-02 Montclair Stables LLC** (Approved 2/19/2026)
Block: 152.02; Lot: 176, 179, & 186 ; Zone: R-1, R-5, B-5,
12-22 Woodland Avenue
Application for Preliminary and Final Site Plan Approval with C and D Variances
was approved with conditions at the February 19, 2026, Regular Meeting.

J. APPLICATIONS

- 1.) **ZB-24-17 Pardo Development Group Inc.** (Carried from 1/15/2026)

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-rd-6-2-2025](#)

[Affidavit-of-Publication](#)

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

[Letter-to-CRE-Review \(rd 11-7-2025\)](#)

[Resubmission-Cover-Letter-11625 \(rd 11-7-2025\)](#)

[104-Winding-Way-Tree-Survey-Table-Plot \(rd 11-7-2025\)](#)

[20251104---104-Winding-Way-Variance-Plan---R2 \(11-7-2025\)](#)

[Prior-Resolution-of-Denial \(rd 11-10-2025\)](#)

[Resubmission-Cover-Letter-11725 \(rd 11-10-2025\)](#)

[ZB-24-17 Pardo \(104 Winding Way\) - Forester Memorandum Dated 11-13-25 \(rd 11-14-2025\)](#)

[11-13-2025-Email-from-PSules-re-Forester-Memo-rd-11-14-2025](#)

[11-14-2025 Pardo---CME-Planning-Review-1 \(rd 11-17-2025\)](#)

[11-17-2025-Engineering-Review-2 \(rd 11-18-2025\)](#)

[11-21-2025-Ltr-from-Hudson-Essex-Passaic-Soil-Conservation-District-to-Applicant-red-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 \(rcd 1-13-2026\)](#)
[3-10-2026-Email-from-T-Endler-Esq-to-D-Chandler-re-Green-Acres-Letter \(rcd 3-10-2026\)](#)
[3-10-2026 Green-Acres-Letter \(rcd 3-10-2026\)](#)

2.) ZB-22-13 MPB Realty (470 Eagle Rock Avenue) (Carried from 1/22/2026)

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-Acoustical-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 \(r'cd 10-20-2025\)](#)
[12-4-2025 Traffic Impact Study - rcd 12-8-2025](#)
[12-8- 2025 Resubmission-Letter From Dynamic Engineering \(rcd 12-8-2025\)](#)
[11-25-2025 - Site Plans \(Rev 4\) rcd 12-8-2025](#)
[12-12-2025-Engineering-Review-5 \(rcd 12-15-2025\)](#)
[12-12-25 MPB-Realty---Planning-Review-5 \(rcd 12-16-2025\)](#)
[12-17-2025 - ZB-22-13-470-Eagle-Rock-Ave - Forester Memo \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - TREE-REMOVAL-PERMIT-APPLICATION \(rcd 12-17-25\)](#)
[Attachment included with 12-17-2025 Forester Memo - TREE-REPLACEMENT-TABLE \(rcd 12-17-2025\)](#)

[Attachment included with 12-17-2025 Forester Memo - Tree-Ordinance \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - ESSEX-COUNTY-NATIVE-PLANT-LIST \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - CHECKLIST-FOR-TREE-REMOVAL---SOLAR-PANEL-Projects \(rcd 12-17-2025\)](#)
[1-9-2026-Planning-Report- \(rcd 1-12-2026\)](#)
[2-5-2026-Email-w-Forester-Memo-and-note](#)
[CHECKLIST-FOR-TREE-REMOVAL \(rcd 2-5-2026\)](#)
[470-EAGLE-ROCK-AVENUE-PROP-POPEYES-IHOP-ZB-22-13-FORESTERSMEMO \(rcd 2-5-2026\)](#)
[01-DEMOLITION-AND-TREE-REMOVAL-PLAN-EXHIBIT \(rcd 3-10-2026\)](#)
[02-LANDSCAPE-PLAN-EXHIBIT \(rcd 3-10-2026\)](#)
[2026-03-Tree-Removal-Report \(rcd 3-10-2026\)](#)
[2026-03-06-Justifications-Memo_470-Eagle-Rock-AvenueWORev4 \(rcd 3-10-2026\)](#)
[2026-03-09-Township-Resubmission-Letter \(rcd 3-10-2026\)](#)
[26-03-16-MPB-Realty---Planning-Review-6 \(rcd 3-16-2026\)](#)
[26-03-17-Consultant Engineering-Review-6 \(rcd 3-17-2026\)](#)
[ZB-22-13-FORESTERS-MEMO-rev-3-18-26 \(rcd 3-18-2026\)](#)

ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, April 16, 2026, AT 8:00 PM.*****